



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

October 25, 2022, 5:30 PM

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

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

1. Discussion Items

- 1.A DISCUSSION ITEM: EMMC 17.72.030.C -- Requirement for a "Man-Door" in Conjunction with Construction of (a) Rear-Loaded Multiple-Family Structure(s) (3+ units)
Scenic Mtn C - UFA response letter
- 1.B DISCUSSION ITEM -- Planning Commissioner Training Requirements and Accomplishments Status
Planning Commission Legal Training Requirements Outline
- 1.C DISCUSSION ITEM -- 2022 Planning Commission Meeting Calendar Amendment
Review 4th Quarter Planning Commission Hearing Calendar with Intent to Modify November Meeting Date to the 8th in Lieu of the 22nd.

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

2. Pledge of Allegiance

3. Declaration of Conflicts of Interest

4. Approval of Meeting Minutes

- 4.A October 11, 2022 Planning Commission Minutes
[PC 10.11.22 DRAFT Minutes](#)

5. Status Report

6. Action and Advisory Items

- 6.A ACTION ITEM: PUBLIC HEARING -- Draft Ordinance Amending EMMC 17.80.080, Off-Premise Ladder Signs
Review and Approval of a Draft Textual Code Amendment to EMMC 17.80.080 Regarding Ladder Signs in the City.

6.B [ACTION ITEM: PUBLIC HEARING -- America First Credit Union.](#)

Site Plan approval of America First Credit Union at 4195 North Pony Express on Parcel 67:122:0005 in the Marketplace at Eagle Mountain Development.

[AFCU Civil](#)

[AFCU Elevations](#)

[AFCU Photometric](#)

6.C [ACTION ITEM: Amended Plat and Related Right-of-Way Vacation petition in Scarlet Ridge Subdivision.](#)

Review and Approval of a Request to Amend the Scarlet Ridge Phase A, Plat 1 Final Plat including Vacating Taylee Lane within Scarlet Ridge Subdivision Phase A, Plat 1, located on Parcel 59:019:0004 in a RD2 Zone East of Lake Mountain Road and South of the Future Tiffany Lane extension.

[Scarlet Ridge - Recorded Plat 1](#)

[Scarlet Ridge REVISED Phase A Plat 1](#)

[Scarlet Ridge Phase A Plat 1A](#)

6.D [ACTION ITEM: PUBLIC HEARING -- Site Plan Review and Approval for the John Hancock Academy Charter School \(K-8\)](#)

A Site Plan Approval request by Eagle Mountain School Development, LLC for site plan approval of a new charter school to be located at the intersection of Scarlet Road and Liam Lane on 8.96 acres of land [Parcel #s 66:892:0141-0144 & 0127-0138] all zoned RD2.

[Scarlet Ridge REVISED Phase A Plat 1](#)

[School Civil Drawings with Site Plan](#)

[School Elevations](#)

6.E [ACTION ITEM: AGREEMENT -- Porter's Crossing Amended and Restated Master Development Agreement \(MDA\)](#)

An Applicant-Proposed Amended and Restated Master Development Agreement for the Porter's Crossing Town Center Project, located north of Pony Express Parkway and along Porter's Crossing Road.

[Draft Amended & Restated MDA](#)

[MDA Exhibits](#)

7. **Discussion Items**

8. **Next scheduled meeting**

9. **Adjournment**

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

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



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
OCTOBER 25, 2022

TITLE:	DISCUSSION ITEM: EMMC 17.72.030.C -- Requirement for a "Man-Door" in Conjunction with Construction of (a) Rear-Loaded Multiple-Family Structure(s) (3+ units)		
ITEM TYPE:	Development Code Amendment		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION n/a	CURRENT ZONE n/a	ACREAGE n/a	COMMUNITY n/a

PUBLIC HEARING:
No

PREPARED BY:
Robert Hobbs, Planning

PRESENTED BY:

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Scenic Mtn C - UFA response letter](#)



UNIFIED FIRE AUTHORITY

FIRE PREVENTION DIVISION

December 9, 2020

Pete Kane
Long Range Planning Manager
City of Eagle Mountain
2565 N. Pony Express Pkwy
Eagle Mountain, UT 84005

Pete,

I've put this letter together at your request, as a written response from UFA addressing the decision by the Planning Commission in denying approval on the MDP for Scenic Mountain, Phase C. Let me start by saying I have had several phone and email exchanges with Julie Smith of Fieldstone Homes on this project beginning back at the concept phase. During these exchanges, I worked with her on conceptual site revisions and provided a list of changes I needed to see on the civil drawings to meet the fire code requirements. Each of the issues we discussed were addressed by Julie and her team.

The two issues raised by the PC were lack of "man doors" on the garage side of the "rear loaded" townhome product and street widths / parallel parking along Hurstbourne Drive. Let me address each of these issues.

Garage Side Man Doors – First, let me provide some background on this issue. The issue specifically applies to a rear loaded product that fronts on green space rather than fronting along a main roadway. This topic was brought up following a DRC meeting where another developer presented the group with a proposal for a rear loaded townhome project. Following the meeting, I voiced my concerns to the group and provided some history of similar projects I have dealt with in other jurisdictions. This has become an issue for UFA when responding to high density developments utilizing mixed addressing. There was a lack consistency in the way these developments were addressed. Some buildings would be addressed on the front, some were addressed on the back and others fronting along main roadways but still getting addressed off the rear garage side alley. In some cases, identical address numbers are posted on garages on either side of the alley. This happened when one side fronts green space and the other side fronts a main road – but both share the common alley to access garages. Once in the alley, there were no access paths leading to the front door. All of these issues were often found in the same development. It has created confusion in locating the correct address and caused delays in emergency response.

As we discussed this issue, my initial ask was for the city to require all residential buildings to only front along main roadways to alleviate any addressing confusion. Another idea was to have an access door into the residence from the garage / alley side. This was an idea at that time that made sense in trying to figure out the best way to simplify addressing issues. My thought was to create a front loaded home out of a rear loaded home. I had no idea this conversation had been pushed further, culminating with the city codifying this idea into a new development standard.



I only just became aware of *EMMC 17.72.030(C)* today in your email Pete. After reading through this section, I do see an issue however. The man door called out in this code section does not specify direct access into the residence. Technically a builder could install a side door leading into the garage that would meet this requirement and still not provide better fire department access. While additional access is always beneficial, this access door is not a specific requirement called out in the fire code. UFA can only enforce the provisions of the fire code.

Since that initial DRC discussion, I have worked out better solutions for these types of developments to obtain the access and addressing as called out in the fire code. UFA does not serve any other jurisdictions that have this type of development requirement. As far as how these developments are currently handled, each are reviewed on a case by case basis. These developments all differ in complexity and each can provide unique access challenges. I review submittals to identify and correct any potential access / addressing issues while the project is still in the conceptual phase whenever possible.

Today UFA no longer allows a rear loaded, green space fronting product to be accessed or addressed off of a 20' private drive or service alley. All residential buildings, whether front or rear loaded, must access off at least a 26' wide fire access road. This is the minimum road width allowed by the fire code for a residential roadway served by fire hydrants. Walkways are required to be installed at each end of the building leading from the garage side roadway to the main access door(s) on the green space side. Address numbers are required to be installed above the garage door as well as the main access door. When two sides share garage access off this road, only the green space fronting buildings get addressed above the garage doors. The 26' wide fire access roadway is parking restricted along one side (hydrant side) and "No Parking" signs are required to be installed. Scenic Mountain, Phase C meets all of these requirements.

Hurstbourne Drive Street Width / Parallel Parking – There is some confusion on the true width of Hurstbourne Drive due to an incorrect road cross-section being shown on the plans. The ROW for Hurstbourne Drive provides a total of 38' (see the attached update road cross-section). This provides the fire department with 34' of drivable surface. The fire code does not differentiate between public roads and private roads or private parallel parking spots and public curbside parking spots. If a residential roadway exceeds 32' in width, vehicles are allowed to park on both sides of the roadway while still maintaining fire department access. There has never been a requirement for parking restrictions along the full length of Hurstbourne Drive. The only portion of Hurstbourne Drive that requires restrictions is on the NE end at the S-turn where the road narrows down to connect to the existing Saratoga City roadway. By contrast, Vernham Lane is a full width residential road that allows for parking on both sides, yet the PC didn't raise any of the same safety concerns with this road. The 34' road width of Hurstbourne Drive is wider than the typical 32' road width provided in the standard 51' residential ROW currently being approved in the city.



UNIFIED FIRE AUTHORITY

FIRE PREVENTION DIVISION

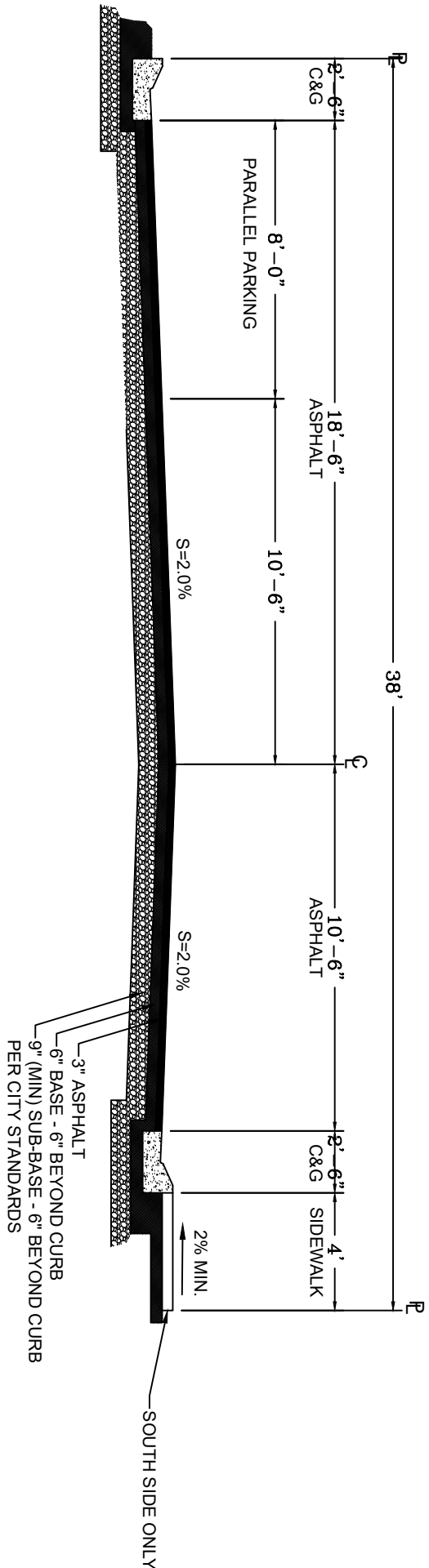
To summarize, I like the idea of a garage side man door as a possible alternative to the access walkways I now require. The door might actually work better than walkways in some developments with topography issues. Ultimately, whether or not the city chooses to keep and enforce the door requirement – or consider it as an alternative is a Planning and Zoning issue. It is not a UFA issue or a fire code requirement. I would recommend amending *EMMC 17.72.030(C)* to allow the use of either option to provide the required access into the residence.

The issue that kept coming up time and time again during the meeting was the lack emergency access on Hurstbourne Drive. Everyone seemed to be hung up with the parallel parking on the north side of the road. It was mentioned that there should be enough access width so fire apparatus had the ability to pass each other during an emergency. That is unrealistic. The city would need to increase the current residential road standard from 32' to 46' in width to accommodate that. The currently adopted residential road standards meet fire code. Hurstbourne Drive not only meets fire code, it exceeds it by 2'. There is not an access issue on Hurstbourne Drive.

Finally, everything I asked of Fieldstone Homes for this project was provided. Julie Smith took the time to reach out to me on the front end and conduct her due diligence on this project. She incorporated all of the changes I asked for. Scenic Mountain, Phase C provides a straightforward design layout which does not present addressing challenges. I do not see the potential for delayed emergency response in this development due to address confusion. UFA does not have issues with this submittal. If there were still issues to be addressed, I wouldn't have signed off on moving the project forward to Planning Commission.

Respectfully,

Dan DeVoogd
Captain / Deputy Fire Marshal
Unified Fire Authority, Fire Prevention Division
801-824-3719
ddevoogd@unifiedfire.org



38' ROW-(HURSTBOURNE DRIVE W/PARALLEL PARKING)



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
OCTOBER 25, 2022**

TITLE:	DISCUSSION ITEM -- Planning Commissioner Training Requirements and Accomplishments Status		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:	n/a		
GENERAL PLAN DESIGNATION n/a	CURRENT ZONE n/a	ACREAGE n/a	COMMUNITY n/a

PUBLIC HEARING:
No

PREPARED BY:
Robert Hobbs, Planning

PRESENTED BY:
Robert Hobbs

RECOMMENDATION:
n/a

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:
n/a

PLANNING COMMISSION ACTION/RECOMMENDATION:
n/a

ATTACHMENTS:
[Planning Commission Legal Training Requirements Outline](#)

Enrolled Copy H.B. 409 May 5, 2021

Planning Commissioner Training

(6) (a) (i) This Subsection (6) applies to:

(A) a city of the first, second, third, or fourth class;

(B) a city of the fifth class with a population of 5,000 or more, if the city is located within a county of the first, second, or third class; and

C) a metro township with a population of 5,000 or more.

(ii) The population figures described in Subsection (6)(a)(i) shall be derived from:

(A) the most recent official census or census estimate of the United States Census Bureau; or

(B) if a population figure is not available under Subsection (6)(a)(ii)(A), an estimate of the Utah Population Committee.

(b) A municipality described in Subsection (6)(a)(i) shall ensure that each member of the municipality's planning commission completes four hours of annual land use training as follows:

(i) one hour of annual training on general powers and duties under Title 10, Chapter 9a, Municipal Land Use, Development, and Management Act; and

(ii) three hours of annual training on land use, which may include:

(A) appeals and variances;

(B) conditional use permits;

(C) exactions;

(D) impact fees;

(E) vested rights;

(F) subdivision regulations and improvement guarantees;

(G) land use referenda;

(H) property rights;

(I) real estate procedures and financing;

(J) zoning, including use-based and form-based; and

(K) drafting ordinances and code that complies with statute.

(c) A newly appointed planning commission member may not participate in a public meeting as an appointed member until the member completes the training described in Subsection (6)(b)(i).

(d) A planning commission member may qualify for one completed hour of training required under Subsection (6)(b)(ii) if the member attends, as an appointed member, 12 public meetings of the planning commission within a calendar year.

(e) A municipality shall provide the training described in Subsection (6)(b) through:

(i) municipal staff;

(ii) the Utah League of Cities and Towns; or

(iii) a list of training courses selected by:

(A) the Utah League of Cities and Towns; or

(B) the Division of Real Estate created in Section 61-2-201.

(f) A municipality shall, for each planning commission member:

(i) monitor compliance with the training requirements in Subsection (6)(b); and

(ii) maintain a record of training completion at the end of each calendar year.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
OCTOBER 25, 2022**

TITLE: DISCUSSION ITEM -- 2022 Planning Commission Meeting
Calendar Amendment

ITEM TYPE: Motion

FISCAL IMPACT:

APPLICANT:

**GENERAL PLAN
DESIGNATION**

CURRENT ZONE

ACREAGE

COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Robert Hobbs, Planning

PRESENTED BY:

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



EAGLE MOUNTAIN Planning Commission MEETING MINUTES

October 11, 2022, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Jason Allen, Jeremy Bergener, Matthew Everett, and Erin Wells, and Alternate Commissioner Brent Strong. Commissioner Christopher Pengra was excused.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Colby Curtis, Liaison to the Planning Commission.

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; Todd Black, Wildlife Biologist/Environmental Planner; and Robert Hobbs, Planning Manager.

CITY STAFF PRESENT ELECTRONICALLY: Elizabeth Fewkes, Recording Secretary.

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

Commissioner Everett called the meeting to order at 6:37 p.m.

1. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None.

3. Approval of Meeting Minutes

3.A. September 27, 2022 Planning Commission Minutes

MOTION: *Commissioner Allen moved to approve the September 27, 2022 minutes. Commissioner Wells seconded the motion.*

Those Voting Yes

☒ Jason Allen
☒ Jeremy Bergener
☒ Matthew Everett
☐ Chris Pengra
☒ Erin Wells
☒ Brent Strong

Those Voting No

☐ Jason Allen
☐ Jeremy Bergener
☐ Matthew Everett
☐ Chris Pengra
☐ Erin Wells
☐ Brent Strong

Those Abstaining

☐ Jason Allen
☐ Jeremy Bergener
☐ Matthew Everett
☐ Chris Pengra
☐ Erin Wells
☐ Brent Strong

Those Absent

☐ Jason Allen
☐ Jeremy Bergener
☐ Matthew Everett
☒ Chris Pengra
☐ Erin Wells
☐ Brent Strong

The motion passed with a unanimous vote.

As Commissioner Pengra was absent, Alternate Commissioner Brent Strong voted.

4. Status Report

Planning Manager Robert Hobbs reviewed the planning items discussed and voted upon during the October 4, 2022 City Council meeting.

Wildlife Biologist/Environmental Planner Todd Black gave an update on cooperative agreements that were approved during the October 4, 2022 City Council meeting between Eagle Mountain City, the Utah Department of Transportation, and the Utah Department of Natural Resources Division of Wildlife Resources for the first Thermal IR/Li-DAR advanced warning system in Utah installed on Wride Memorial Highway. Upcoming projects to protect the Tickville Wash include restoration, erosion control, revegetation of the Tickville Wash, and the installation of dams. The check dams and beaver dam analogs (BDAs) disburse the energy and flow of flash flooding to spread out sediment to revegetate the wash. The efficacy of the dams will be monitored and more will be installed if the test dams are successful.

5. Discussion Items

5.A. DISCUSSION ITEM – Review of Proposed Draft Text Amendments Regarding the Wildlife Corridor Overlay Zone

Mr. Black presented the item. With input from the Division of Wildlife Resources and the Eagle Mountain Nature and Wildlife Alliance, the Wildlife Corridor Overlay Zone was established in Eagle Mountain Municipal Code Chapter 17.49 in March of 2021. As written, the standards address the mule deer migration through the City. Proposed revisions maintain the intent of the overlay, clarify standards, and add Section 17.49.090 Noncompliance with a Wildlife Overlay Zone. The overlay provides a means to reduce the continuing loss and fragmentation of these corridors and wildlife habitats while simultaneously accommodating acceptable and appropriate improvements to the area without changing the underlying zoning.

The proposed amendment:

- Adds 29 additional definitions of words and phrases;
- Provides a methodology to identify areas appropriate for the overlay;
- Expands on partial coverage;
- Adds recommendations for owners of land adjacent to the overlay to consult with a wildlife biologist or environmental planner and use Eagle Mountain seed mix to revegetate undeveloped areas;
- Adds new language to EMMC 17.49.080 concerning motorized vehicles, new roads, OHV trails, seasonal closures, hours of use, and domesticated animals; and
- Adds a penalty of \$5,000 to \$25,000 per day for each day of violation until the violation has been resolved and the disturbed area has been restored to an acceptable natural state as approved by the Eagle Mountain Wildlife Biologist and the City Council.

Mr. Black noted that the proposed amendments are a draft that has yet to be reviewed by legal counsel and the language for EMMC 17.49.090 was adapted from stormwater standards.

Commissioner Allen supported the addition of standards for noncompliance to demonstrate the importance of the overlay to the City.

Commissioner Wells expressed concern with the severity of the proposed penalties, the prohibiting of new roads except for those identified in the 2022 Transportation Master Plan, and domesticated animal restrictions. She feels that EMMC 17.49.030(C)(2), "In areas where any street or street systems (see 16.35.070) are deemed necessary, wildlife crossing structures shall be constructed using the best available science," may create too high of a burden for developers. She recommended changing the verbiage to allow the developers to work with staff to determine the appropriate wildlife crossing.

Mr. Black said the high penalty amount is meant as a deterrent and to serve as an available option for enforcement rather than a requirement. He explained that threatened and endangered species are determined by the U.S. Fish and Wildlife Service and species of concern are determined by the Utah Division of Wildlife Resources. Domesticated animal restrictions are intended to be seasonal to prohibit interference with migration. He plans to present mitigation strategies at a future meeting to balance the functionality of the corridor with property owner rights. Elk avoid conflicts with humans better than mule deer and over and underpasses could be built to accommodate larger animals.

Commissioner Bergener said he appreciates the refinement of the standards and looks forward to input from the City Attorney and the public to assist with directing revisions. Because of the way the standards are written, he is unconcerned with the potential penalty amounts.

Commissioner Everett invited interested parties to continue to work with the City and Mr. Black throughout the process.

5.B. DISCUSSION ITEM – Pole Canyon Project Concept Update

Applicant representatives Nate Shipp with DAI Utah, David Vitek the president of the homebuilding division of DAI Utah, and Jared Westhoff with Oquirrh Wood Ranch presented the item. They partnered with other groups to redesign their 2,700-acre project with 9,659 vested units located within the existing Pole Canyon Master Development Area to center around over 420 acres of connected parks, trails, and open space, double the Municipal Code requirement, to create a community to encourage youth to spend time outside. Key features of the plan include:

- A northern sports park that offers a regional trail, multipurpose sports fields, playground, concessions, restroom, parking, pickleball courts, basketball courts, skatepark, pump track, and underpass;
- A themed homeowner's association playland amenity with an indoor/outdoor playground, underpass amphitheater, amenity building, splash pad, entry plaza, boulder climbing feature, event/sports lawn, parking, and regional trail; and

- An outdoor adventure area, located in a portion of the property currently dedicated to the Boy Scouts of America that will revert back to the developer. The amenity will have a viewing platform, shade overlook, beginner downhill bike course, intermediate downhill bike course, advanced downhill bike course, parking lot, water tower, and access road.

The landscaping will have a combination of grass areas and native, drought-tolerant plants. The density of the new plan remains at the same total of 9,659 residential dwelling units but relocates 1,358 residential dwelling units from the western portion of the development to the east of Wride Memorial Highway. The west side of the development has 105 horse properties and equestrian trails. They plan to partner with 4H, Future Farmers of America, and high school rodeo programs. The regional commercial uses will be moved to the east near the anticipated location of the future freeway. Neighborhood Commercial uses will be centered around collector roads and multifamily areas. Their model is to plan for public schools and work with private schools to have elementary schools open when the homes are built. Currently, Pole Canyon has a local area district that will be bonding for the master infrastructure associated with the project. Due to legislative and financial changes, the amended MDA requests to create a public improvement district (PID).

Discussion ensued regarding the following:

- The need to consider land and locations for schools;
- The maintenance and availability of the amenities;
- The 20-to-30-year estimated timeframe to complete the project and the potential for the development to take longer than anticipated;
- Requests for exceptions to Municipal Code standards to permit a wider variety of products on more narrow, smaller lots with shorter driveways that will be presented at the next meeting;
- Concerns with animal conflicts with ATVs;
- Apprehension with PIDs; and
- The terms of the Pole Canyon annexation require the local area district to be responsible for the infrastructure expansions only serving Pole Canyon.

6. Action and Advisory Items

None.

7. Next scheduled meeting

The next scheduled Planning Commission meeting is scheduled for October 25, 2022.

The Commission discussed upcoming items, Planning Commissioner training requirements, and potentially canceling or rescheduling the November 22, 2022 meeting due to the Thanksgiving holiday.

Commissioner Everett requested to have training requirements added to an agenda as a discussion item and for the Commissioners to inform him of any Municipal Code amendments they would like added to an agenda.

8. Adjournment

MOTION: *Commissioner Strong moved to adjourn the meeting at 9:09 p.m.
Commissioner Allen seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
☒ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>
☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☒ <i>Chris Pengra</i>
☒ <i>Erin Wells</i>	☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>

The motion passed with a unanimous vote.

As Commissioner Pengra was absent, Alternate Commissioner Brent Strong voted.

The meeting was adjourned at 9:09 p.m.

Approved by the Planning Commission on October 25, 2022.

Steve Mumford, AICP
Assistant City Administrator/Community Development Director



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
OCTOBER 25, 2022**

TITLE:	ACTION ITEM: PUBLIC HEARING -- Draft Ordinance Amending EMMC 17.80.080, Off-Premise Ladder Signs		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:	Eagle Mountain Chamber of Commerce		
GENERAL PLAN DESIGNATION n/a	CURRENT ZONE n/a	ACREAGE n/a	COMMUNITY n/a

PUBLIC HEARING:
Yes

PREPARED BY:
Robert Hobbs, Admin

PRESENTED BY:
Robert Hobbs

RECOMMENDATION:

Staff recommends approval of the requested code changes.

BACKGROUND:

The Chamber of Commerce, working in concert with City Staff, present the requested code language changes respecting ladder signs as used within the community. The contemplated amendments add an allowance for advertisers who have more slats than the basic allocation to have either a single or a double slat (vs. just a single). Further, advertising copy may now be approved either by the community development director and/or the economic development director. Additional minor code alterations address City billing of advertisers, allow for either the community development director and/or the economic development director to determine when ladder signs in pre-approved locations may be constructed, and increase the number of ladder signs permitted in the City from 40 to 60. The proposed code changes were presented to the Planning Commission previously as a discussion item and it was deemed appropriate to advance the same through the formal public hearing process.

ITEMS FOR CONSIDERATION:

Propriety of the increase in ladder sign quantity, whether such should be given any perceived form of preferential treatment vs. other off-site directional signage, realization that billboard language does not

pertain to this amendment, 30-day removal of signs for non-payment being agreeable.

REQUIRED FINDINGS:

Amendments to this title may be initiated and proposed by the city through the planning director, planning commission or city council. Individuals may also propose amendments by submitting such amendments in writing and paying an application fee as adopted in the city's consolidated fee schedule. The process for amending this title shall be that process allowed for and required by the Utah Code, as amended from time to time, for changing the city's land use title. [Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 1.12)]. (EMMC 17.05.120)

Zoning code amendments are legislative matters and are subjective in nature.

PLANNING COMMISSION ACTION/RECOMMENDATION:

Planning Commission was previously presented with these requested code changes, aimed at simplifying the management of the ladder signs and increasing the maximum number of signs permitted. Planning commission previously requested a minor change regarding non-payment and that change has been included.

ATTACHMENTS:

[Ladder_Sign_Proposed_Changes_10-6-22](#)

Potential Changes to City Code related to Off-Premises Ladder Signs

17.80.080 Off-premises ladder signs.

Directional off-premises double-faced ladder signs located in the shoulder of the city's right-of-way (ROW) along city streets are only permitted as this chapter allows. No other off-premises signs are permitted in the right-of-way, unless specifically allowed in this chapter. These ladder signs are intended to direct traffic to a business with an active city business license, subdivision or development project, model home, neighborhood, city facility or park, or not-for-profit entity. Ladder signs and sign inserts/slats shall comply with the following requirements:

A. Allowed Signs. Ladder signs are intended to direct people to, and/or advertise for, a licensed business, model home, new subdivision, city facility or park, not-for-profit entity, neighborhood, or community event. All advertisers must have an active Eagle Mountain City business license (if required to obtain a license) and be current members of the Eagle Mountain Chamber of Commerce. Advertising priority shall be given in the following order:

1. Commercial or home-based businesses located within Eagle Mountain City and nonprofits with primary operations within Eagle Mountain City.
2. Residential or commercial developers advertising for active projects within Eagle Mountain City.
3. Commercial or home-based businesses not located within Eagle Mountain City and nonprofits with primary operations outside Eagle Mountain City.

B. Application. Interested advertisers shall submit, on forms prepared by Eagle Mountain City, an application to the economic development director or Eagle Mountain Chamber of Commerce if a separate concessions agreement has been entered into, to be added to a wait list for advertising space on ladder signs. Application shall include:

1. Business name, address, and business type.
2. Eagle Mountain City business license number (if required).
3. Proof of Eagle Mountain Chamber of Commerce membership.
4. Signage requested.
5. Preferred location of sign.

C. Sign Inserts. The sign slats or inserts should be consistent in background color and design and may contain advertising along with directional information. Sign copy shall be readable from 30 feet (minimum of three-inch-tall letters). The logo at the top of each sign shall be the approved Eagle Mountain City logo. There are three allowable slat sizes on each ladder sign: single (16-inch by 72-inch), double (32-inch by 72-inch), or full slats (80-inch by 72-inch). The total advertising area must equal 80 inches by 72 inches. Advertisers may reserve a maximum

Potential Changes to City Code related to Off-Premises Ladder Signs

of two full slat signs throughout the city and any additional space would be limited to a single ~~or double~~ slat. The maximum signs a single entity, or its associated affiliates, may advertise on is five. All advertising copy shall be approved by the community development director ~~and/or the~~ economic development director or designee.

D. Sign Ownership. The city shall maintain ownership of all signs, and may contract out the construction, maintenance, and management of the signs. The city may place directional signs leading to city facilities in any appropriate right-of-way location.

E. Billing and Payment. Eagle Mountain City ~~or designee~~ may bill advertisers on a semi-annual basis. Signs may be removed for nonpayment ~~after 30 days. Out-of-city advertisers must be billed on a semi-annual basis and allow for higher priority advertisers, if any are on the wait list, to take their place.~~

F. Maintenance. Sign structures and slats shall be maintained in good repair and shall be repainted, repaired, or otherwise maintained in good visual condition.

G. Location. Signs may be located on arterial or collector roads throughout the city, and generally spaced at least 1,000 feet apart, excluding any ladder signs used exclusively for city facilities. Within business areas and near major intersections the signs may be spaced closer together, but no less than 300 feet apart. No on-site or commercial advertising sign existing at the time of relocation of or construction of a new ladder sign may be blocked or obstructed. Specific ladder sign locations are designated on the approved map. If a sign location is requested outside of the approved map, the city council may amend the map and approve the new location. In all cases, the placement of signs shall not create a traffic hazard.

H. New Signs. The community development director ~~and/or the~~ economic development director or designee shall determine which signs from the approved map should be constructed. Business shall be drawn from the wait list. Existing signs should be filled before new signs are added.

I. Maximum Number. Excluding any directional ladder signs to city facilities, the maximum number of ladder signs that will be permitted in the rights-of-way is ~~40~~ 60. [Ord. O-19-2019 § 2 (Exh. A); Ord. O-08-2016 § 2 (Exh. A); Ord. O-02-2012 § 2 (Exh. A); Ord. O-06-2010 § 2 (Exh. A); Ord. O-12-2009 § 2 (Exh. A); Ord. O-26-2008 § 2 (Exh. A § 16.8); Ord. O-18-2008 § 2 (Exh. A § 16.8); Ord. O-17-2006 § 2 (Exh. 1 § 16.8); Ord. O-23-2005 § 3 (Exh. 1(1) § 16.8)].

Notes about requested amendments:

17.80.080 C.

Single slats are a great, affordable product for a small business with a very limited budget. It allows them to advertise in a high traffic area for about \$50 a month over a year. Many businesses prefer to have a double to be able to have a bigger picture, logo, or text size. It

Potential Changes to City Code related to Off-Premises Ladder Signs

would be better to offer the option of single or double for the “The maximum signs a single entity, or its associated affiliates, may advertise on is five.”

“and/or” We typically send to both, but it does take a while to get both responses, it would be good to allow it to be either.

17.80.080 E.

“Or designee” because the Chamber currently administers the billing under the supervision of the city via the Economic Development Director.

Section 17.80.080 A addresses this with

“ Advertising priority shall be given in the following order:

1. Commercial or home-based businesses located within Eagle Mountain City and nonprofits with primary operations within Eagle Mountain City.
2. Residential or commercial developers advertising for active projects within Eagle Mountain City.
3. Commercial or home-based businesses not located within Eagle Mountain City and nonprofits with primary operations outside Eagle Mountain City.”

Requiring billing on a semi-annual basis incurs additional expense for the City or its Designee. The priority list can be monitored by the City or Designee. Two examples of prioritizing local business has happened in the last six months, where a requested sign was given to a local business over an outside business or developer.

17.80.080 H.

“and/or” We typically send to both, but it does take a while to get both responses, it would be good to allow it to be either.

17.80.080 I.

The city has increased in population and in the number of businesses. In the last 6 months, the number of businesses in Eagle Mountain has increased from 621 to 676. Moreover, there has been an increase in businesses in the South Service Area. Permitting additional locations and distributing them in newly commercially-developed areas allows for businesses to have more community standardized marketing opportunities. Of the 40 allowed locations all are sold or reserved. There are additional local businesses on the waiting list pending approval of additional locations.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
OCTOBER 25, 2022**

TITLE:	ACTION ITEM: PUBLIC HEARING -- America First Credit Union.		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:	None.		
APPLICANT:	Natalie Nichols, AWA; agent for AFCU		
GENERAL PLAN DESIGNATION Community Commercial	CURRENT ZONE CC	ACREAGE 1.05	COMMUNITY South Town / City Center

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

PRESENTED BY:

David Stroud, AICP

RECOMMENDATION:

The Planning Commission may make a recommendation of approval to the City Council regarding the AFCU site plan for the reasons set forth in the staff report and in the meeting with the following condition(s): 1) Compliance with EMMC; and 2) Subject to any provisions of The Marketplace at Eagle Mountain Development Agreement.

BACKGROUND:

Natalie Nichols, agent for America First Credit Union requests site plan approval of a new AFCU branch location. This will be the first branch location in Eagle Mountain. The nearest branch location is currently in Saratoga Springs.

The applicant proposes to construct a 2,968 square-foot building on a 1.05 acre lot. The lot is platted as Lot 5 of Marketplace at Eagle Mountain Town Center Subdivision which was recorded in July 2021. A detached drive-through structure is a component of the site and will be located on the west, or interior side, of the lot. Parking (29 stalls) will not be located between the building and Pony Express but will be located south and west of the building. Landscaping totals 11,608 square feet and is comprised of shrubs, trees, flowers, groundcover, and stone. Grass is not proposed on-site but is included as landscaping in the right-of-way which will be maintained by

AFCU. Required landscape material is proposed to block vehicular lighting from impact to adjacent property and Pony Express.

The main building is 23'10" in height and the drive-through is 16'10" in height. Material used on the exterior is standing seam metal roofing, cast in place concrete, precast concrete, brick veneer, split-face CMU (dumpster enclosure) and metal panels. Lighting on the building with three fixtures on the exterior (two on the west elevation and one on the south elevation), seven 14' parking lot lights, and six under-canopy lights. Lighting cannot exceed 100,000 lumens per acre and this site calculates at 79,456 lumens.

ITEMS FOR CONSIDERATION:

Site Plan Development Standards: The following are standards required for all site plans in any zoning district (17.100.050)

A. Use of Property: The entire parcel is to be built, landscaped, or paved, thus the proposal complies with 17.100.050.A.

B. Screening Requirements: The project is located within a commercial district, and does not abut any agriculture or residential property, therefore it complies with 17.100.050.B.

C. Access Requirements: The building is accessed via an internal roadway. The width of the access is 28' which complies with 17.100.050.C.

D. Off-Street Truck Loading Space: This use does not require the frequent distribution of materials and therefore does not provide off-street truck loading space.

E. Utilities: All utilities are shown as being underground and in proper easements in compliance with 17.100.050 E.

F. Grading and Drainage: The applicant has provided grading and draining plans that have been reviewed by the City Engineer.

Commercial Design Standards The following are design standards for the site and building design of commercial developments.

17.72.030.A requires buildings be located at or near the front setback with pedestrian access leading to the primary entrance and with landscaping between the building and the street. The building is located adjacent to Pony Express Parkway with the drive-thru between the building and interior lot line. Pedestrian access is provided from the Pony Express trail.

17.72.030.A.1 requires the primary entrance of a commercial building to orient toward the street and the sidewalk. Orienting the primary entrance to a parking area without addressing the street-facing facade with entrances, display windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited. The main entrance to the building is located on the south elevation which opens to the main parking area with the side (East elevation) facing toward Pony Express Parkway. It is the opinion of staff that the architecture and landscaping is sufficient to provide needed elements when facing a public ROW. Additional site plans approved in the Marketplace development have similar characteristics.

17.72.030.B requires surface parking to be located to the rear or side of the building and that parking should not be located between any commercial building and the street. All parking is located to the side or rear of the building in compliance with the required design standard.

Architectural Standards: The following architectural elements shall be applied to commercial development. Minor variations to these standards may be considered. 17.72.040 A requires that commercial buildings be similar in style to adjacent buildings, and that all facades of the building be designed with consistent architectural style, detail, and trim features as the primary façade. The proposed AFCU elevations vary from approved elevations with elements unique to each user. It is the opinion of staff that the elevations largely comply with code and are in harmony with approved building architecture.

17.72.040.B states "the main entrance of a structure should orient to major sidewalks, pedestrian ways, plazas, courtyards, or other public spaces. It shall be clearly identifiable, and consist of a sheltering element such a porch, stoop, awning, arcade, or portico." The main entrance of the structure orients towards the parking area. The pedestrian entrance is readily identifiable and uses an awning structure. Awnings are used on all elevations.

17.72.040.C states: "the primary roof form of a structure should help reduce the perceived scale of the building. All commercial buildings shall contain either a sloping roof with overhanging eaves, or a decorative parapet and multiple roof planes and heights..." The

proposed building has multiple roof planes and heights and a decorative parapet, therefore, it complies with 17.72.040.C.

17.72.040.D requires vertical and horizontal articulation. The building includes vertical and horizontal elements, awnings, and various materials providing visual articulation.

17.72.040.E.1 states: "Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and molding, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers and trellis structures, all side of a building shall include chosen details" The proposal uses reveals, awnings, decorative trim and molding, decorative doors and windows. The west (interior side) elevation is less enhanced than the others. This side of the building is the location of the breakroom, storage, mother's room, and restroom. It was suggested to the applicant to include a window in the mother's room (upper portion of wall to provide privacy but break up wall and allow natural light) but this is not wanted by the applicant.

17.72.040.F.2 states: "All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides..." It shall be up to the Planning Commission to determine if the elevations meet this standard. In staff's opinion, the east wall lacks the amount of detail of the others but since this location is interior to the lot and the drive-thru structure in proximity, may not be an issue.

17.72.040.G states "Buildings should not be restricted to using desert landscape colors such as beige, tan, grays, browns etc. A wide palette of colors is recommended..." The proposed elevations match the colors and materials of other developments within the Marketplace development, and it is the opinion of staff that the elevations comply with this requirement.

Parking. Financial institutions are not specifically listed in the parking standards of EMMC 17.55 and as such can be classified as "Other Business" or "Office Professional" which each have a standard of one stall per 300 square feet. Where no comparative land use standard for parking is found in Table 17.55.120(c), Required Parking by Land Use, the city engineer shall make a recommendation

to the Planning Commission. The Planning Commission shall then determine an appropriate parking requirement. Planning and Engineering have not determined the appropriate number. The applicant proposes 29 stalls, which seems excessive for a financial institution with the trend to use digital banking. Various studies point to a large percentage of transactions now done with computers or mobile devices. If this were a retail establishment, required parking would be 3.3 to 5 stalls per 1,000 square feet or 10 to 15 stalls. Per the Institute of Transportation Engineers, Trip Generation Handbook, 10th Edition, a 2,600 square foot walk-in bank will generate 32 PM Peak hour trips and a 2,600 square foot drive in bank will generate 54 PM Peak Hour trips. The number of stalls may be justified at peak times.

Bike Racks

The applicant is providing bike racks in compliance with 17.35.050.K.

Site plan approval is based on compliance with the Marketplace at Eagle Mountain Development Agreement. Approval is also subject to compliance with: A. Parking. The development shall comply with Chapter 17.55 EMMC. B. Outdoor Lighting. The development shall comply with Chapter 17.56 EMMC. C. Landscaping. The development shall comply with Chapter 17.60 EMMC. Parking, landscaping, and outdoor lighting is compliant with the EMMC.

REQUIRED FINDINGS:

Site Plan approvals are based upon compliance with City Code requirements and the Marketplace at Eagle Mountain Development Agreement. The approval criteria for a Site Plan can be found in EMMC 17.100.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission recommends approval of the AFCU site plan to the City Council, for the reasons set forth in the staff report and in the meeting, with the following conditions:

1. Compliance with EMMC; and

2. Compliance with the Marketplace at Eagle Mountain Development Agreement.

(Additional conditions, if any, recommended by the Planning Commission.)

ATTACHMENTS:

[AFCU Civil](#)

[AFCU Elevations](#)

[AFCU Photometric](#)

RBallif reviewed 9/22/22 no comment
DDeVoogd/UFA reviewed 9/23/2022 - No Comments
CTrusty reviewed 9/26/22- No Comments
S. Lehmitz reviewed 09/27/2022 - No Comments
M BAHR 9-29-22
NO COMMENT

AFCU - Eagle Mountain

4195 North Pony Express Parkway

Eagle Mountain, UT

Planning, David Stroud, 801-789-6615 dstroud@emcity.org
Engineering, Chris Trusty, 801-789-6671, ctrusty@emcity.org
Public Works, Mack Straw, 801-789-6678, mstraw@emcity.org
Parks, Brad Hickman, 801-789-6664 bhickman@emcity.org
Fire, Dan DeVoogd, 801-743-7232 ddevoogd@unifiedfire.org

Owner/Developer

Tim Snideman
America First Federal Credit Union
4546 South 1500 West, Suite 100
Riverdale, UT 84405

Engineer

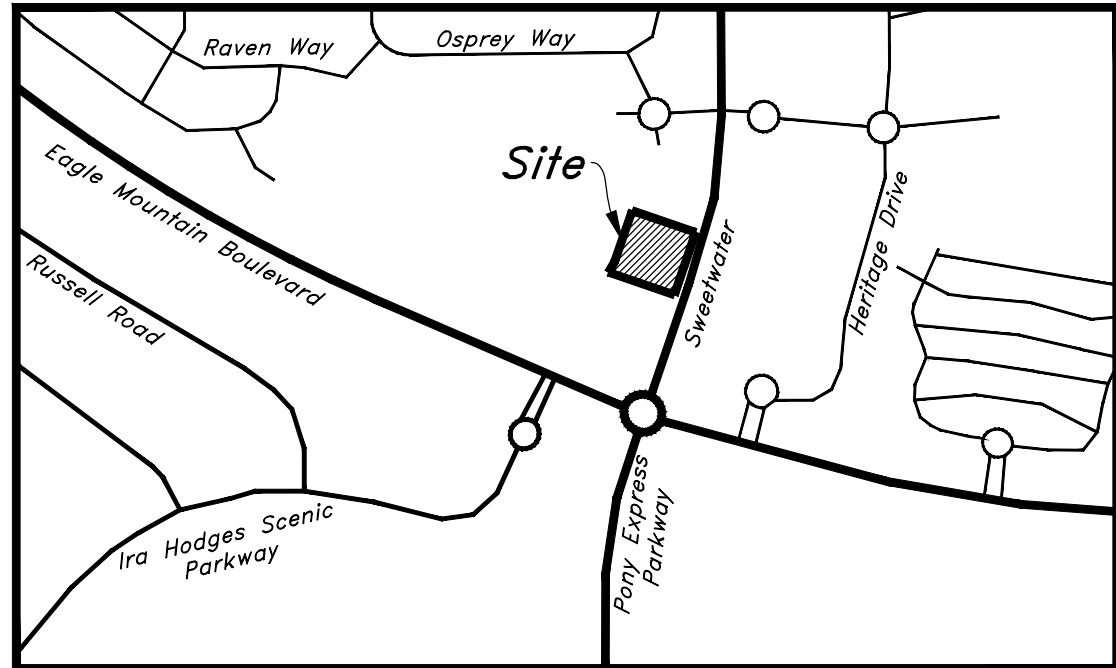
Jake Tate
Anderson, Wahlen & Associates
2010 North Redwood Road
Salt Lake City, UT 84116

Architect

Tony Pantone
Bolt Pantone Architects
333 24th Street
Ogden, UT 84401

Surveyor

Anderson, Wahlen & Associates
2010 North Redwood Road
Salt Lake City, UT 84116



Vicinity Map
Not to Scale

Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Bollard	PVC	Polyvinyl Chloride
BRW	Finish Grade - Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sewer Manhole
EB	Electrical Box	SP	Signal Pole
EC	End of Curve	SS	Sanitary Sewer
ECR	End Curb Return	SVZ	Sight Visibility Zone
GB	Grade Break	SW	Secondary Water
GM	Gas Meter	TA	Top of Asphalt
HB	Hose Bib	TB	Telephone Box
HP	High Point	TBC	Top Back of Curb
I	Irrigation Line	TG	Top of Grate
ICB	Irrigation Control Box	TMH	Telephone Manhole
Lip	Lip of Gutter	TP	Top of Concrete
LP	Light Pole	TRW	Finish Grade - Top of Retaining Wall
MH	Manhole	TW	Top of Walk
Mon	Monument	VC	Vertical Curve
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve

Legend

Proposed Curb & Gutter	Existing Improvements	Existing Asphalt
Proposed Open Face C & G	Existing Concrete	Existing Concrete
Proposed Asphalt	Existing Inlet Box	Existing Inlet Box
Proposed Concrete	Existing Catch Basin	Existing Catch Basin
Proposed Truncated Domes	Existing Manhole	Existing Manhole
Proposed Inlet Box	Existing Fire Hydrant	Existing Fire Hydrant
Proposed Catch Basin	Existing Water Valve	Existing Water Valve
Proposed Manhole	Existing Overhead Power Line	Existing Overhead Power Line
Proposed Transformer	Existing Water	Existing Water
Proposed Meter Box	Existing Secondary Water	Existing Secondary Water
Proposed Water Meter	Existing Sewer	Existing Sewer
Proposed Combo Box	Existing Storm Drain	Existing Storm Drain
Proposed Fire Hydrant	Existing Gas	Existing Gas
Proposed Water Valve	Existing Power	Existing Power
Proposed Water Line	Existing Telephone	Existing Telephone
Proposed Sanitary Sewer	Existing Fence	Existing Fence
Proposed Storm Drain	Flowline	Flowline
Proposed Conduit Line	Centerline	Centerline
Proposed Power Line	Existing Contour	Existing Contour
Proposed Gas Line	Existing Spot	Existing Spot
Proposed Fire Line	Existing Light Pole	Existing Light Pole
Proposed Secondary Water Line	Existing Street Light	Existing Street Light
Proposed Roof Drain	Existing Building	Existing Building
Proposed Fence	Existing Telephone Box	Existing Telephone Box
Ridge line	Existing Power Meter	Existing Power Meter
Grade Break	Existing Electrical Box	Existing Electrical Box
Proposed Contour	Existing Electrical Cabinet	Existing Electrical Cabinet
Direction of Drainage	Existing Gas Meter	Existing Gas Meter
Proposed Spot	Existing Water Meter	Existing Water Meter
ADA Accessible Route	Existing Iris, Control Box	Existing Iris, Control Box
Property Line	Existing Bollard	Existing Bollard
Sawcut Line	Existing Hose Bib	Existing Hose Bib
Proposed Light Pole	Working Point	Working Point
Proposed Street Light	Existing Deciduous Tree	Existing Deciduous Tree
Proposed Building	Existing Coniferous Tree	Existing Coniferous Tree
Existing Power Pole w/ Guy	Detail Number	Detail Number
Existing Utility Marker	Sheet Number	Sheet Number
Existing Post		



Civil Sheet Index

C0.0	Cover Sheet
	ALTA Survey
C0.1	Demolition Plan
C1.0	Context Plan
C1.1	Site Plan
C2.1	Grading Plan
C2.2	Grading Details & Notes
C3.1	Utility Plan
C4.1	Details
C4.2	Details
C5.1	Erosion Control Plan - Phase 1
C5.2	Erosion Control Plan - Phase 2
C5.3	Erosion Control Details
L1.1	Landscape Plan
L2.1	Irrigation Plan
L3.1	Landscape & Irrigation Details

Eagle Mountain City General Notes

SEWER

- Pipe bedding: 3/4" gravel required 6" below, on the sides & 12" above the pipe (minimum).
- Depth: Sewer main/laterals to maintain 4' of cover (minimum) from finished grade, 3' minimum from top of pipe at time of installation.
- Separation: sewer mains & laterals to maintain 10' separation (minimum) from culinary water mains & laterals.
- Sewer Y's: 3' minimum separation between sewer Y's.
- Lateral stubs: A) stubs must extend 15' into property and be marked with 2x4 painted green. B) All laterals must be GIS (shot in) at the Y's and stubs. Also slopes (2% min. on 4" pipe) to be checked before backfill.
- Manholes: manholes to be within 1' of finished grade, 12" of whirly gig form (max) and no flat rings allowed, 12" of 3/4" gravel required under manholes/boxes.

WATER

- Valves: 1. Valves must be flanged to tee's (fittings). 2. Valves 12" and larger to be butterfly valves.
- Bedding: sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve. 6" below pipe on the sides & 12" above pipe (minimum).
- Depth: water main & laterals must maintain 4' cover from finished grade (minimum), 3' minimum from top of pipe at time of installation. Max depth 72" from finished grade.
- Services & fittings: services & fittings to maintain 3' minimum separation from pipe joints and other fittings.
- Setters: all setters to be 21" tall (minimum), have unions at the base and be dual check model, also 3/4" setters to have double braces. Setters to be set at 18" to 22" from the top of setter to top of lid.
- Water can lid: all lids to say "Eagle Mountain" on them recessed with a hole for the ERT and to be set at level to 1" above the plane of the curb & sidewalk.
- Water Can: the water can for 3/4" & 1" services will need to be a 36" tall minimum and 21" inside diameter. Water can for 1-1/2" to 2" service will need to follow APWA specification.
- Hydrants: hydrants to be 5' bury (minimum).
- Laterals: all laterals need to be GIS (shot in) at the corp. stop & setter, and also visual inspection on poly inserts before backfill. Water laterals to extend 15' into property and be marked with a 2x4 painted blue. All poly lines to have visual poly insert inspection.
- Tracer wire: run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.
- Water fittings: all water fittings to be checked for thrust blocks (pre & post) and GIS (shot in) before backfill.
- Vertical separation: water main to maintain 18" minimum separation from storm drain or other obstacles/utilities.
- Water line fittings: all fittings to have mega lug followers.
- Water Main Line: NO DEFLECTION or bending of pipe will be allowed in the water lines and bend fittings will be required. All fittings to be Mega-lug fittings.

STORM DRAIN

- Bedding: 3/4" gravel 6" below and on sides of pipe & 12" above pipe (minimum).
- ADS: all ADS pipe to be "HP" brand.
- Collars: collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & post collar pour.
- Manholes: manholes to be within 1' of finished grade, 12" of whirly gig form (max) and no flat rings allowed, 12" of 3/4" gravel required under manholes/boxes.

ROAD SECTION

- Proof rolls: proof roll required on all sections of road: i.e. sub-grade, sub-base, and curb base and road base. Curb stakes required for sub-grade inspection and string line required for sub-base and road base inspection.
- UTBC: state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.
- Collars: all collars to be 1' wide by 1' deep with a 6000 psi concrete with 1.5# fiber mesh per cubic yard (3/4" manila filament) required for all street collars. Manhole covers and water valve towers to be 3/8" down from asphalt edge and concrete to be 3/4" to 3/8" down from asphalt edge.

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Eagle Mountain, Utah County, Utah and Incorporated Areas Map Number 49049C0275F dated 19 June, 2020 (Not Printed). Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Basis of Bearings

A line between monuments found for Southeast Corner and the East Quarter Corner of Section 12 was assigned the Utah County Survey bearing of North 0°27'04" East as the Basis of Bearings to place the Survey on State Plane Basis.

Benchmark

Brass Cap Monument for the South Quarter Corner of Section 12, T6S, R2W, SLB&M Assigned elevation using GPS methods
Elevation = 4865.18 feet
Observed 16 September, 2020

Legal Description

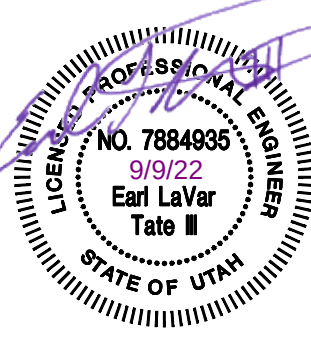
A part of the South Half of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian in Utah County, Utah:

Beginning at a point on the Westerly line of Sweetwater Road as widened to 76.00 foot half-width located 947.79 feet North 0°27'04" East along the Section line; and 2482.95 feet North 89°32'56" West from the Southeast Corner of said Section 12; and running thence North 71°03'24" West 155.46 feet; thence North 73°41'43" West 63.00 feet; thence North 18°56'36" East 212.40 feet; thence South 71°03'24" East 218.39 feet to the Westerly line of said Sweetwater road as widened; thence South 18°56'36" West 209.50 feet along said Westerly line to the point of beginning.

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWengineering.net

Cover Sheet

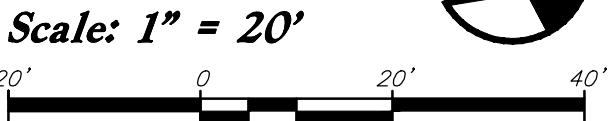
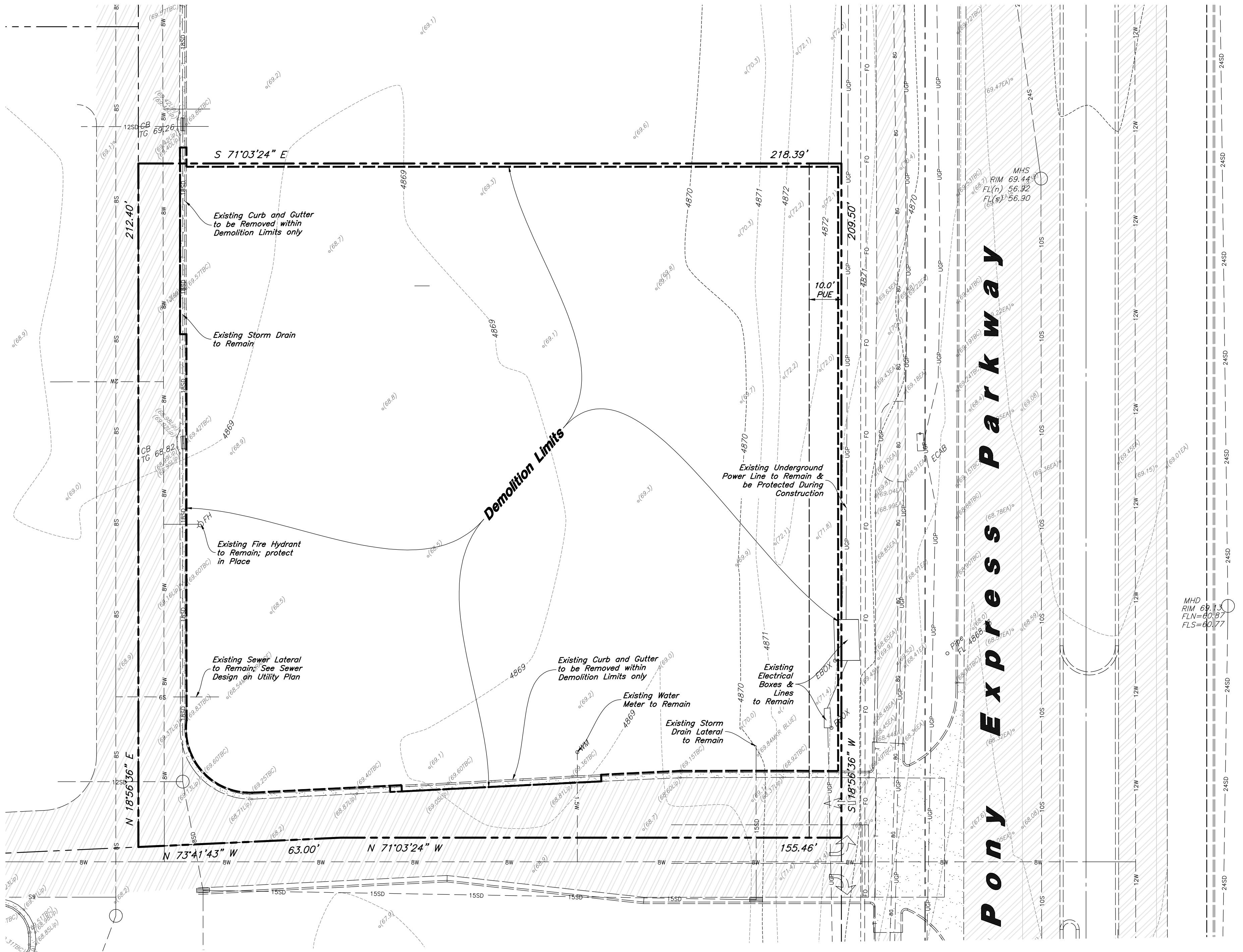
AFCU Eagle Mountain
4195 North Pony Express Parkway
Eagle Mountain, Utah



21 Jul, 2022

SHEET NO.

C0.0



General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures within the demolition limits to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within demolition limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
16. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
17. Contractor shall shore and protect neighboring properties per OSHA stds. during excavation activities when necessary. All excavation shall remain on and within the bounds of the subject property. Unless specifically noted on the plans and approval from the adjoining neighbor has been obtained prior to any excavation beyond the subject property limits.

CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



Demolition Plan
AFCU Eagle Mountain
4195 North Pony Express Parkway
Eagle Mountain, Utah



21 Jul, 2022

SHEET NO.
C0.1

The Marketplace at Eagle Mountain Town Center Phase 1

Lot 9
EM Commercial
Development, LLC
67:122:0009

Lot 7
WT Land Company
67:122:0007

Lot 6
EM Commercial Development, LLC
67:122:0006

Lot 2
The Marketplace at Eagle
Mountain Town Center

Lot 8
EM Commercial Development, LLC
67:122:0008

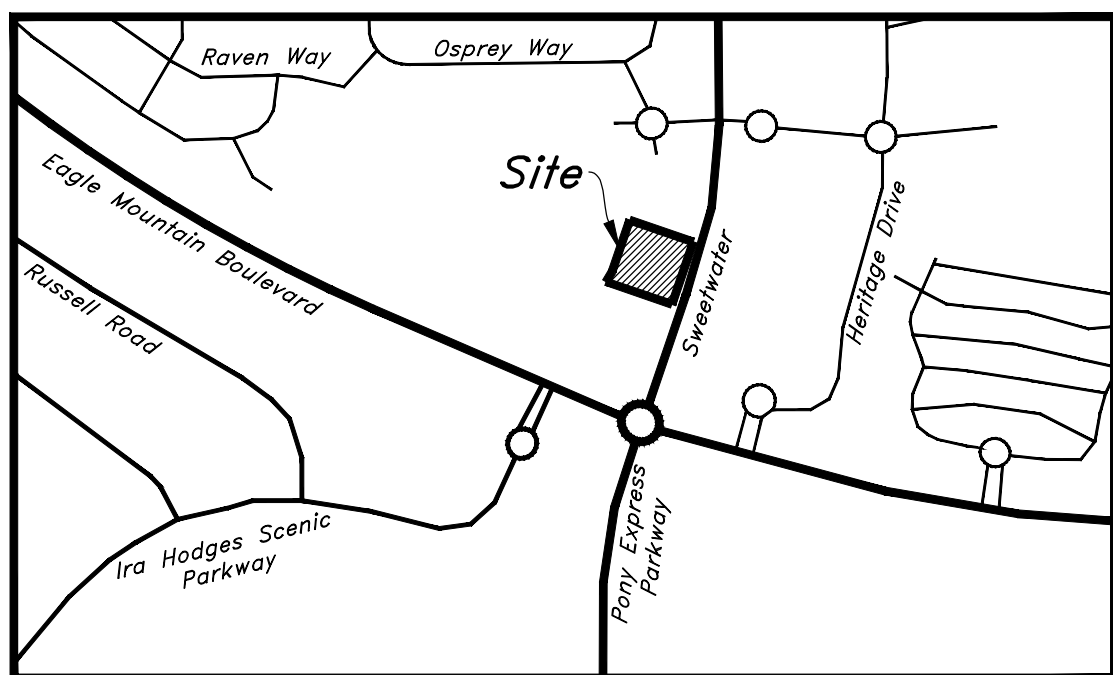
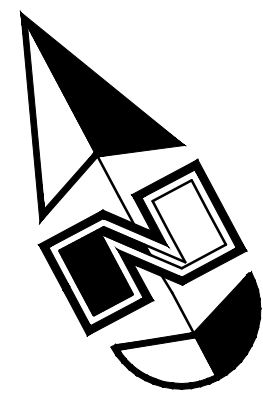
Lot 4
EM Commercial Development, LLC
67:122:0004

Lot 3
Monte Vista Ranch LC
59:044:0082

Pony Express Parkway

AFCU
2,966 s.f.
FF=4870.45

Scale: 1" = 30'



Vicinity Map

Site Data

Site Area = 45,843 s.f. (1.05 ac.)
Landscape Area Provided = 11,608 s.f. (25%)
Impervious Area Provided = 31,267 s.f. (69%)
Building Area = 2,968 s.f. (6%)
Parking Required = 1/300 s.f. = 11 stalls
Parking Provided = 29 stalls (9.77/1,000)

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

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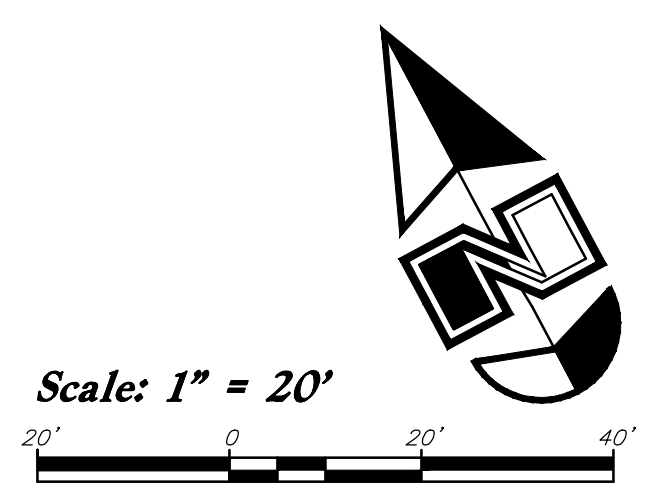
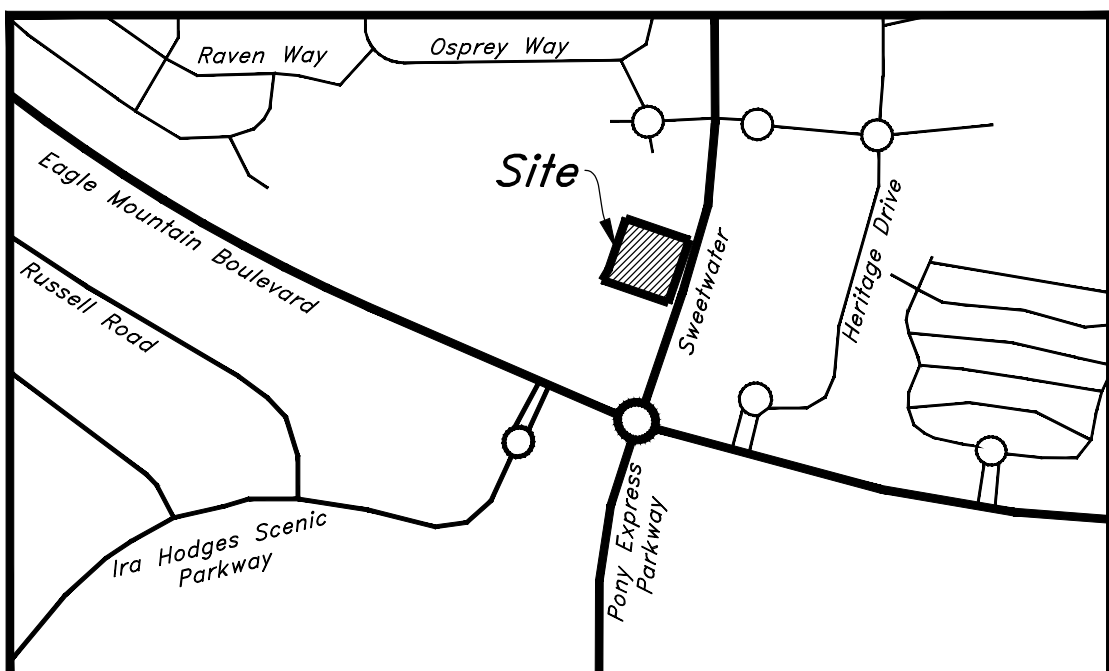
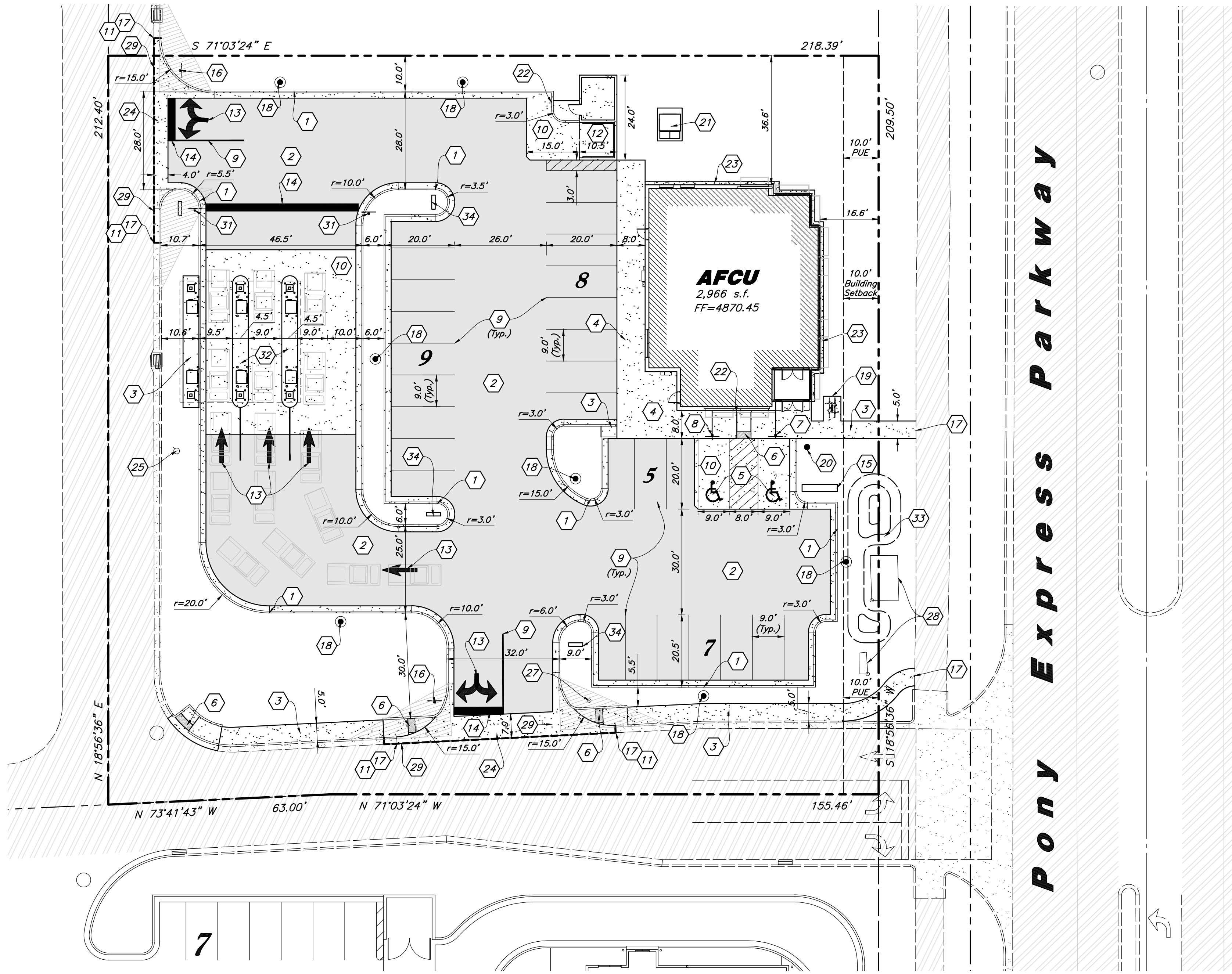
Context Plan
AFCU Eagle Mountain
4195 North Pony Express Parkway
Eagle Mountain, Utah



21 Jul, 2022

SHEET NO.

C1.0



Vicinity Map
Not to Scale

Site Data
Site Area = 45,843 s.f. (1.05 ac.)
Landscape Area Provided = 11,608 s.f. (25%)
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Parking Required = 1/300 s.f. = 11 stalls
Parking Provided = 29 stalls (9.77/1,000)

- Hatch Legend**
- Light Duty Asphalt Paving
 - Existing Asphalt Paving
 - Proposed Concrete Paving
 - Existing Concrete Paving
 - Building Interior
 - Accessible Isle Striping

Accessible Access Note:
All applicable elements of the Americans with Disabilities Act Accessibility Guidelines will be adhered to

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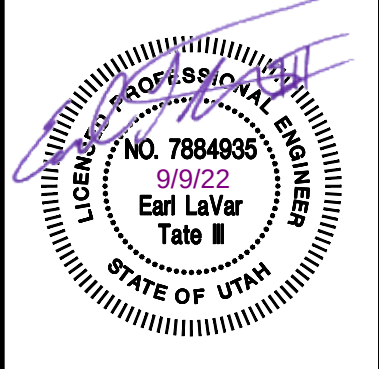
- Site Construction Notes**
- Const. 24" Curb & Gutter
 - Const. Asphalt Paving
 - Const. Conc. Sidewalk
 - Const. Thickened Edge Sidewalk
 - Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
 - Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
 - Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
 - Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
 - Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
 - Const. Conc. Paving
 - Sawcut; Provide Smooth Clean Edge
 - Dumpster Enclosure with Shed (See Arch. & Structural Plans)
 - Const. Directional Arrows per MUTCD
 - Const. 24" White Stop Bar, 2 Coats
 - Const. Monument Sign (by Separate Plans and Permits)
 - Const. Stop Sign per MUTCD R1-1
 - Conn. & Match Existing Improvements
 - Const. Light Pole & Base (See Electrical Plans)
 - Const. Bike Rack
 - Const. Flag Pole
 - Transformer Location; Coord. with Electrical Plans
 - Const. 6" Curb Wall
 - Const. Concrete Mowstrip
 - Const. Concrete Waterway
 - Existing Fire Hydrant
 - Not Used
 - Existing Water Meter
 - Existing Electrical Boxes
 - Clear Vision Triangle per City Stds.
 - Not Used
 - Const. "DO NOT ENTER" Sign, per separate permit
 - Const. raised concrete drive-thru island. (See architectural plans) - 6" Max. Height.
 - Const. Landscape Berm. See Grading and Landscape Plans.
 - Const. Directional Signage; by Separate Plans and Permit

- General Site Notes:**
- All dimensions are to back of curb unless otherwise noted.
 - Fire lane markings and signs to be installed as directed by the Fire Marshal.
 - Asile markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
 - Const. curb transition at all points where curb abuts sidewalk, see detail.
 - Contractor shall place asphalt paving in the direction of vehicle travel where possible.
 - Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

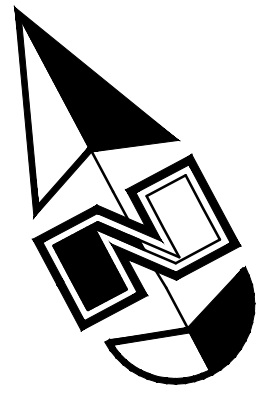
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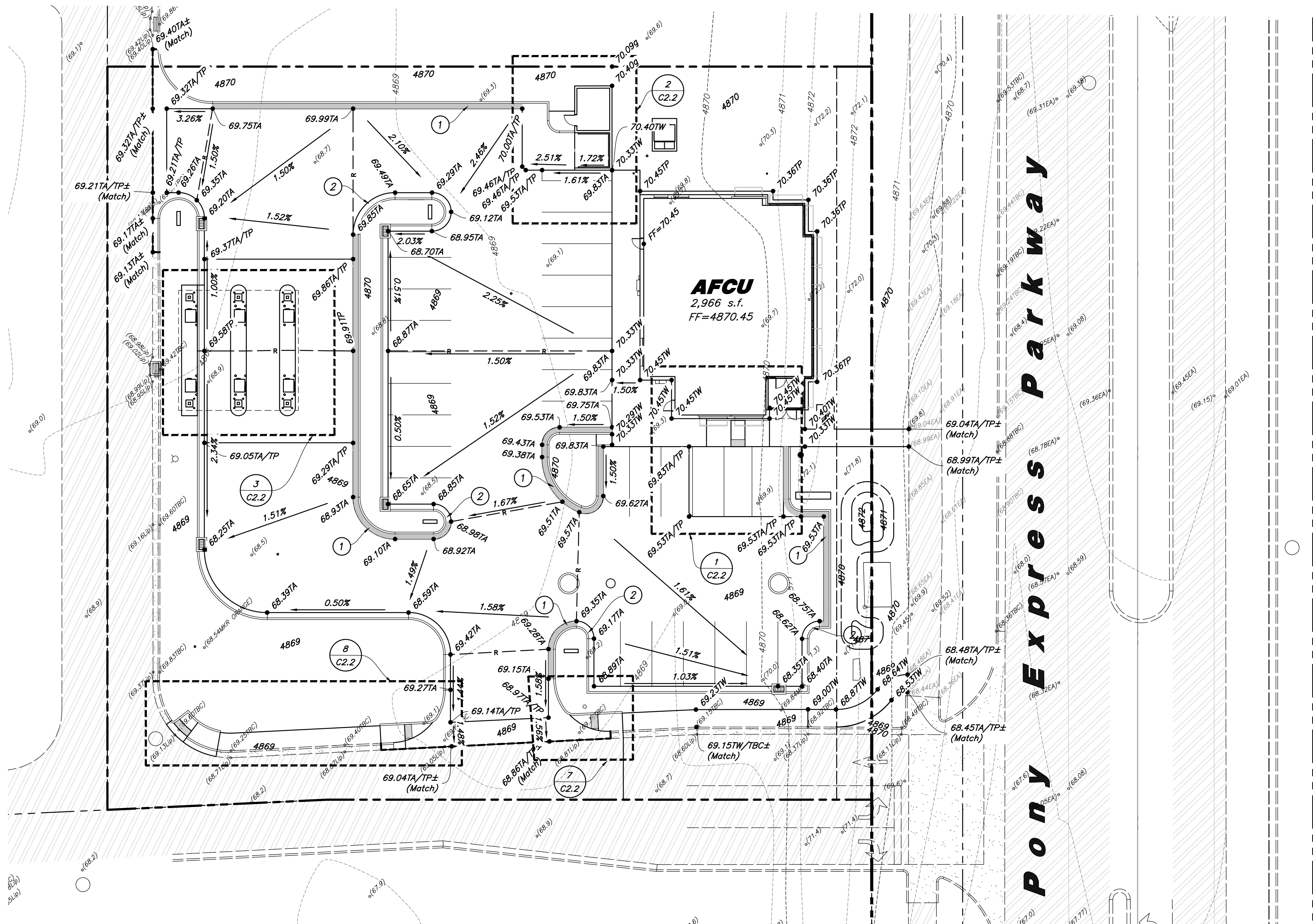
Site Plan
AFCU Eagle Mountain
4195 North Pony Express Parkway
Eagle Mountain, Utah



21 Jul, 2022
SHEET NO.
C1.1



Scale: 1" = 20'



General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permittee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by GSH Geotechnical, Inc. are included in the requirements of grading and site preparation. The Report is titled "Report Geotechnical Study Proposed AFCU Eagle Mountain Branch Northwest Corner of Eagle Mountain Boulevard and Pony Express Parkway Eagle Mountain Utah" Project No.: 1242-028-20 Dated: December 1, 2020
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
3. Refer to the Site Plan for sidewalk dimensions.



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Grading Plan

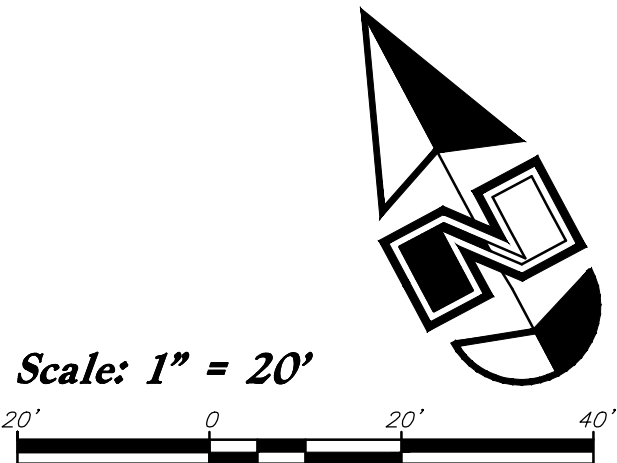
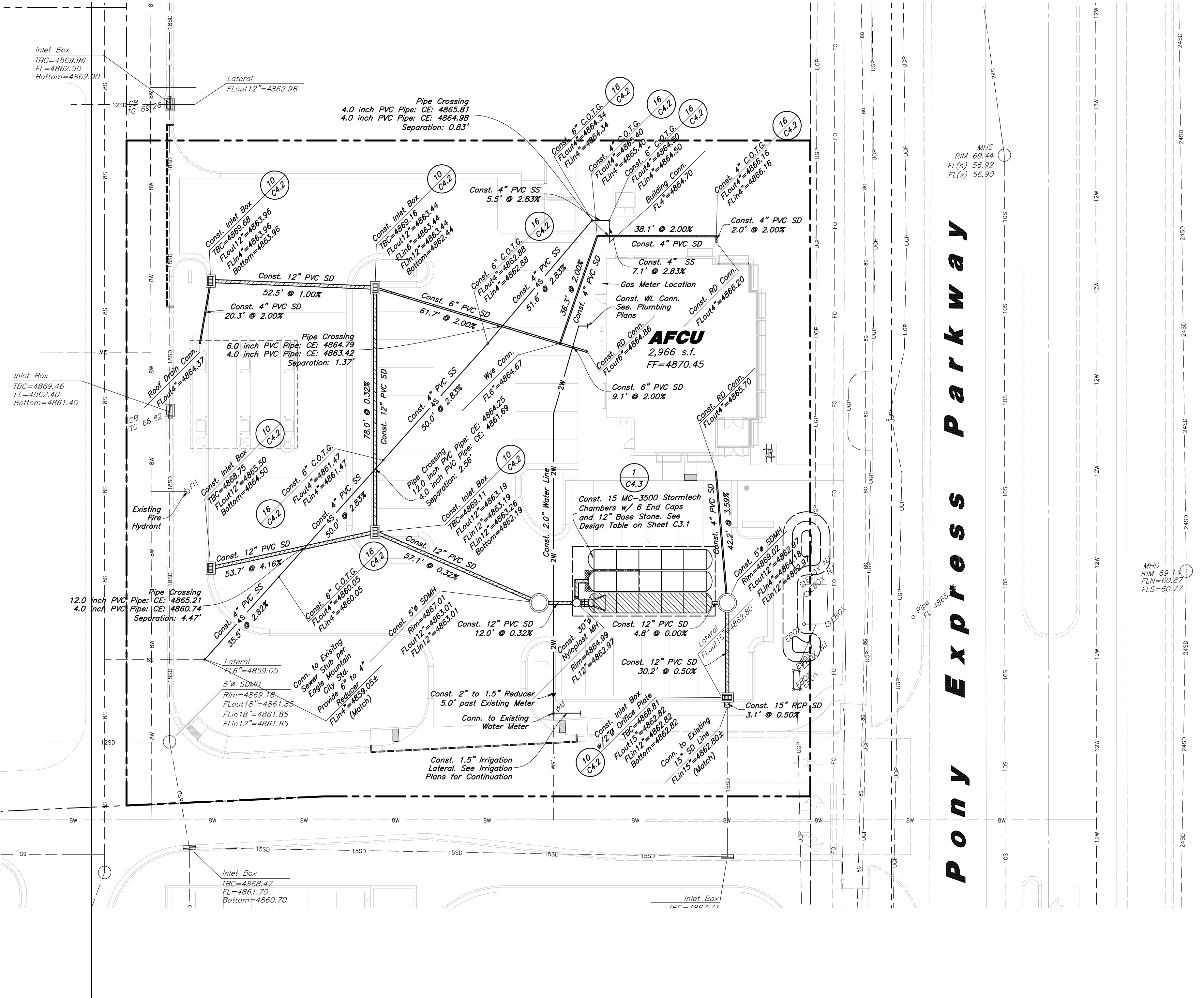
AFCU Eagle Mountain
4195 North Pony Express Parkway
Eagle Mountain, Utah



21 Jul, 2022

SHEET NO.

C2.1



General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III

Stormtech Design

Const. 15 StormTech (Model MC-3500) Chambers per Manufacturer Specs. Contractor to Provide Submittal on Full Chamber, Isolator Row, and Header/Manifold System for Approval Prior to Installation.

3,037 of Required
3,046 of Provided
Top of Chambers = 4866.72
Bottom of Chamber = 4862.97
Bottom of Stone = 4861.97
FLN = 4862.97
FLout = 4862.97

Storm Drain & Sanitary Sewer Note:

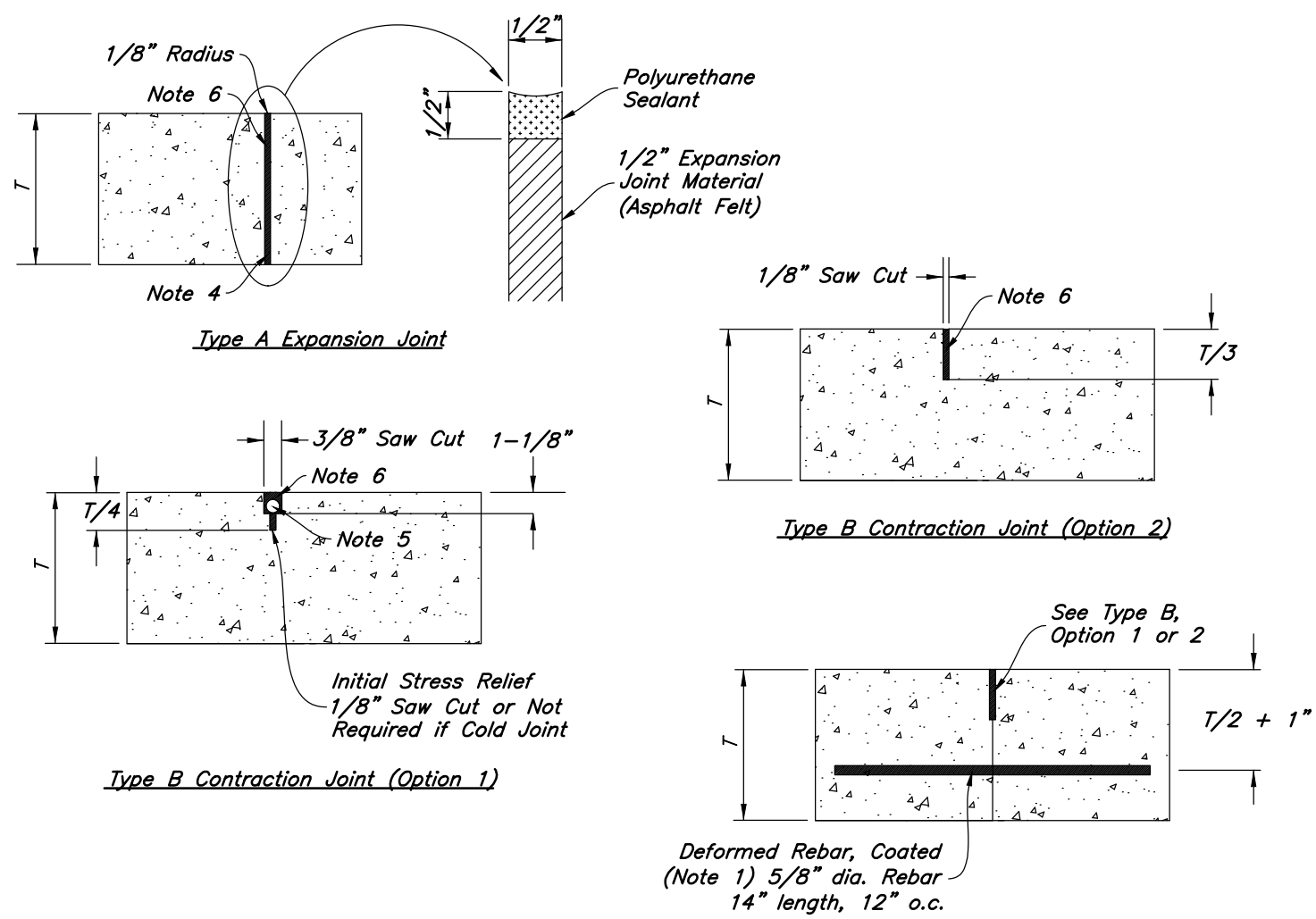
All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

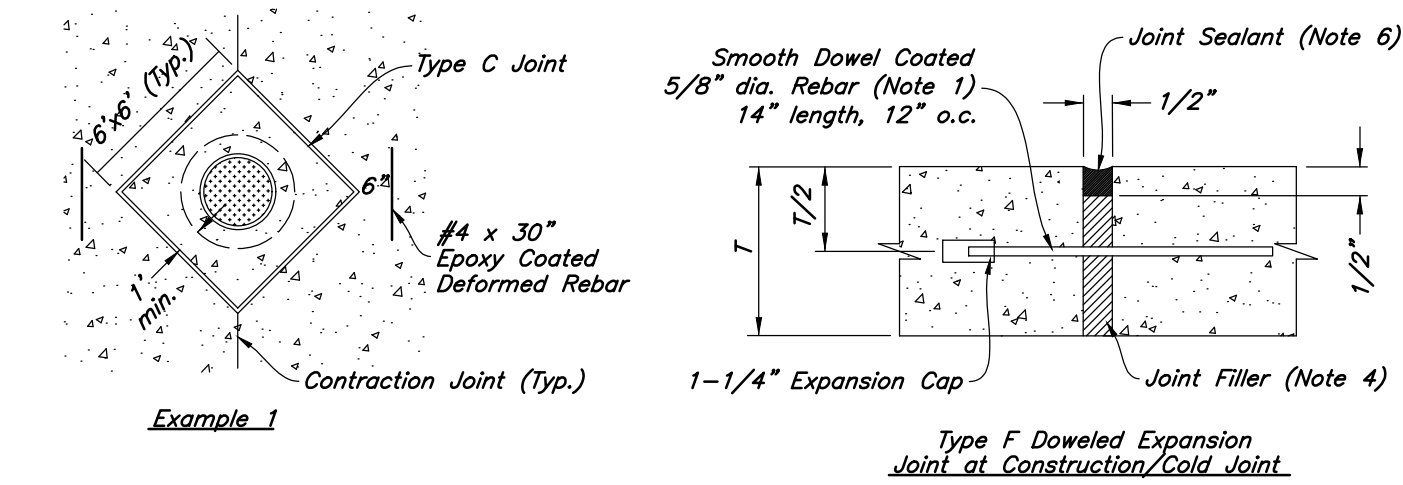
1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.



1. **REINFORCEMENT:** ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.
- A. Space rebar and dowels at 12 to 15 inches on center.
B. Grease dowels to provide movement in expansion joints.
C. Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.
2. **SAWING:** Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.
3. **JOINTS:** Lay out joints to aid construction and control random cracking.
- A. Joint Spacing shall be 12 feet maximum on center in both directions.
B. Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
C. Make adjustments in joint locations to meet inlet or manhole locations.
D. Expansion joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.
4. **JOINT FILLER:** Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.
5. **BACKER ROD:** Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.
6. **JOINT SEALANT:** Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.

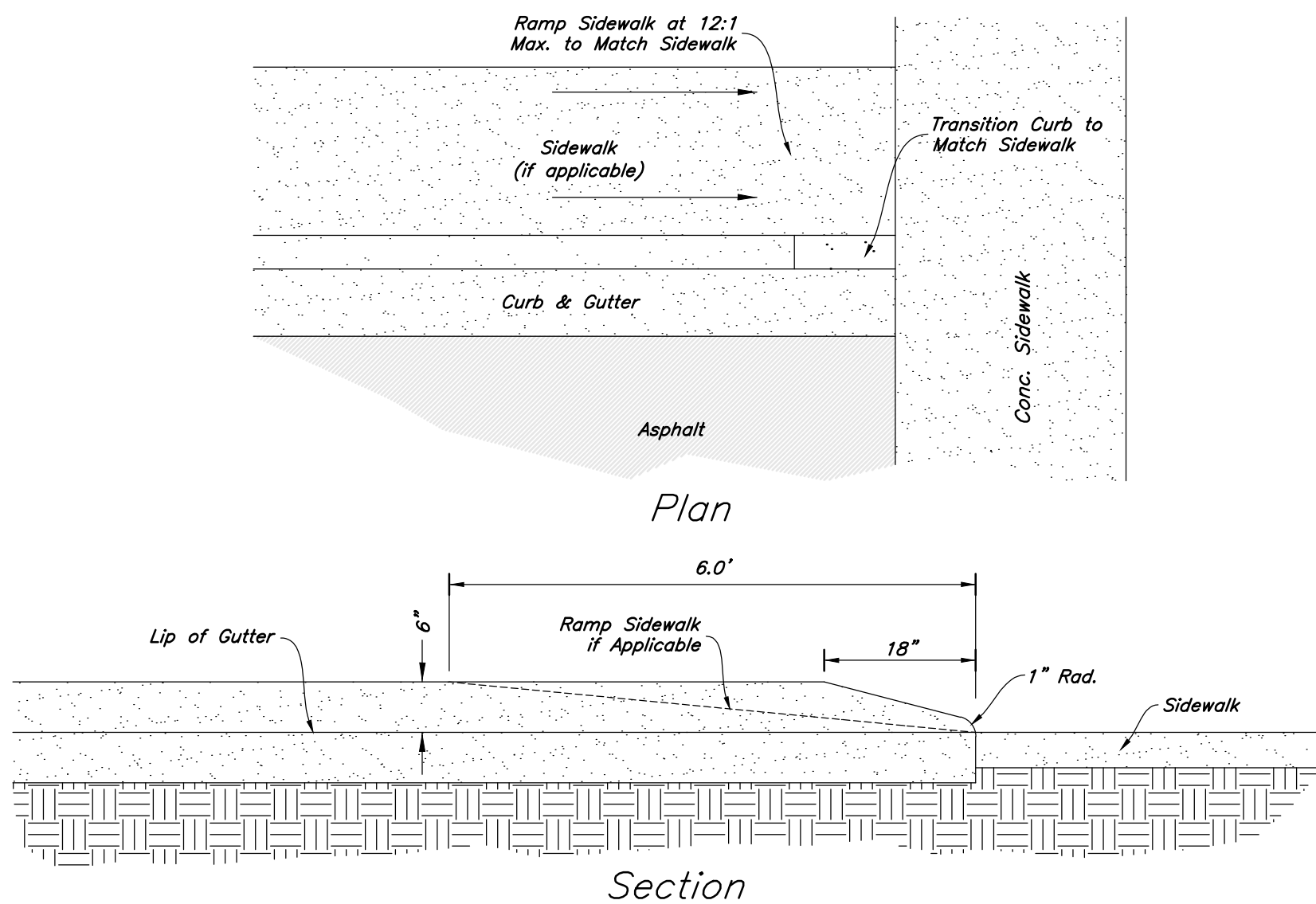


Rebar at all corners of expansion joints that do not intersect a contraction joint.



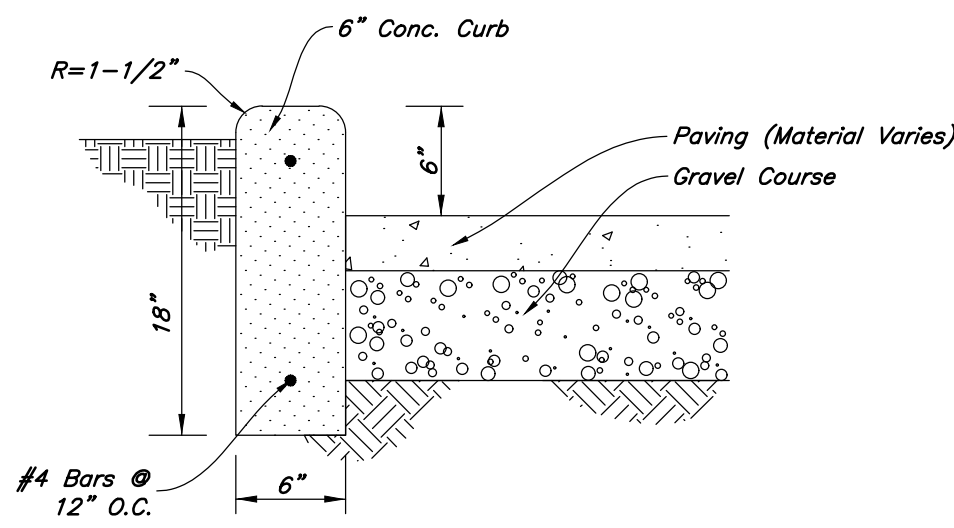
9 Concrete Joint Detail

Not to Scale



8 Curb Transition

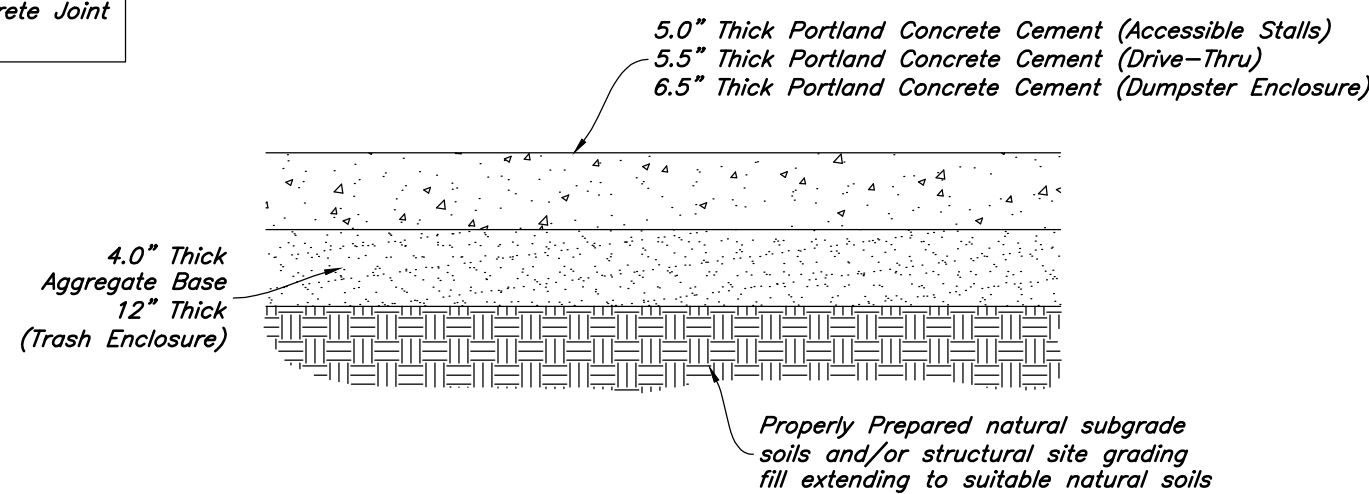
Not to Scale



7 Curb Wall Detail

Not to Scale

1. See Geotechnical Report for Project for Future Details
2. See Concrete Joint Detail



6 Concrete Paving Section

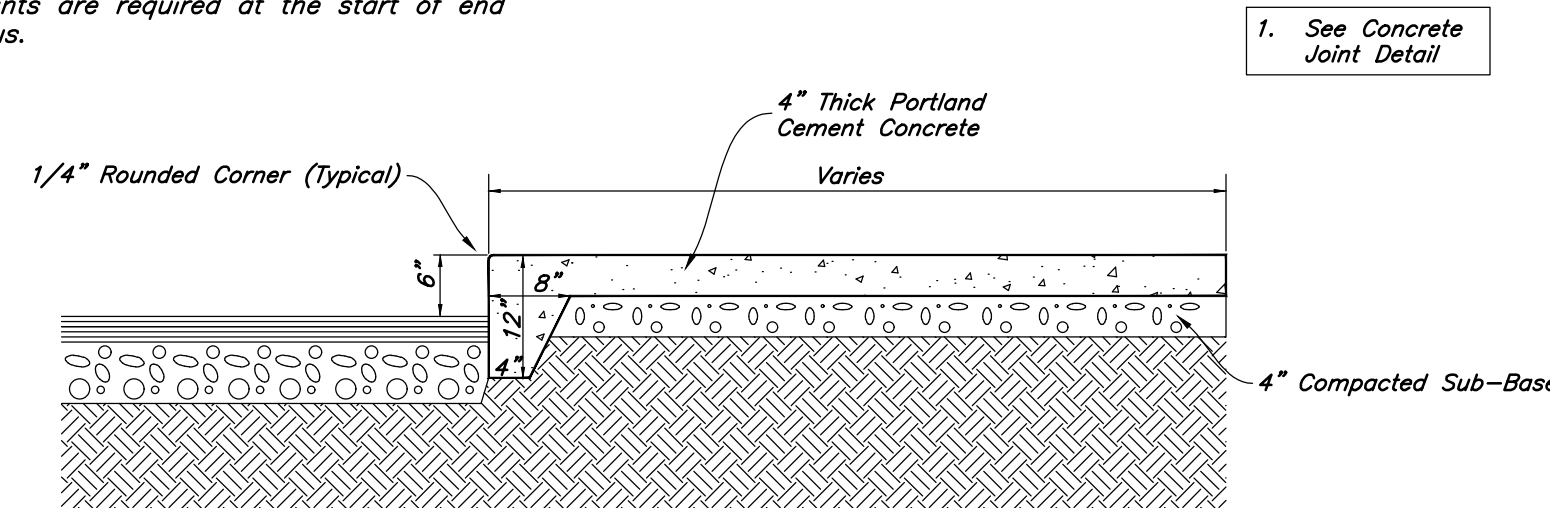
Not to Scale

Contraction Joints

- A. Spacing = 10' O.C.

Expansion Joints

- A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.



5 Thickened Edge Walk

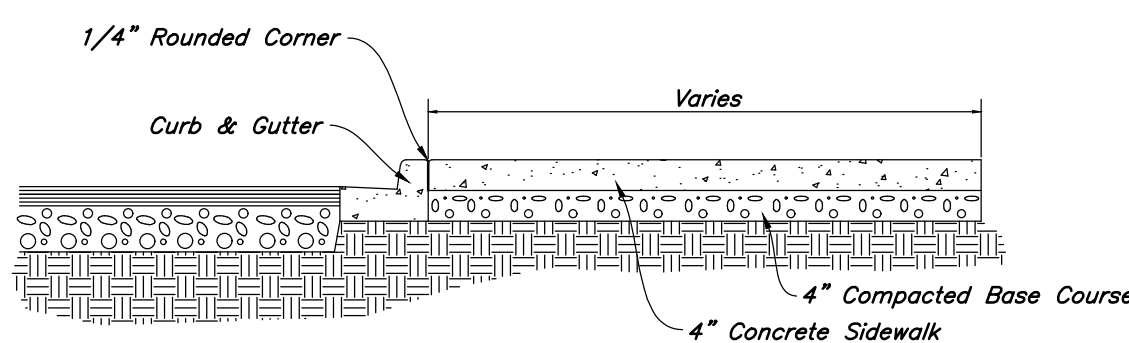
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Contraction Joints

- A. Spacing = 10' O.C.

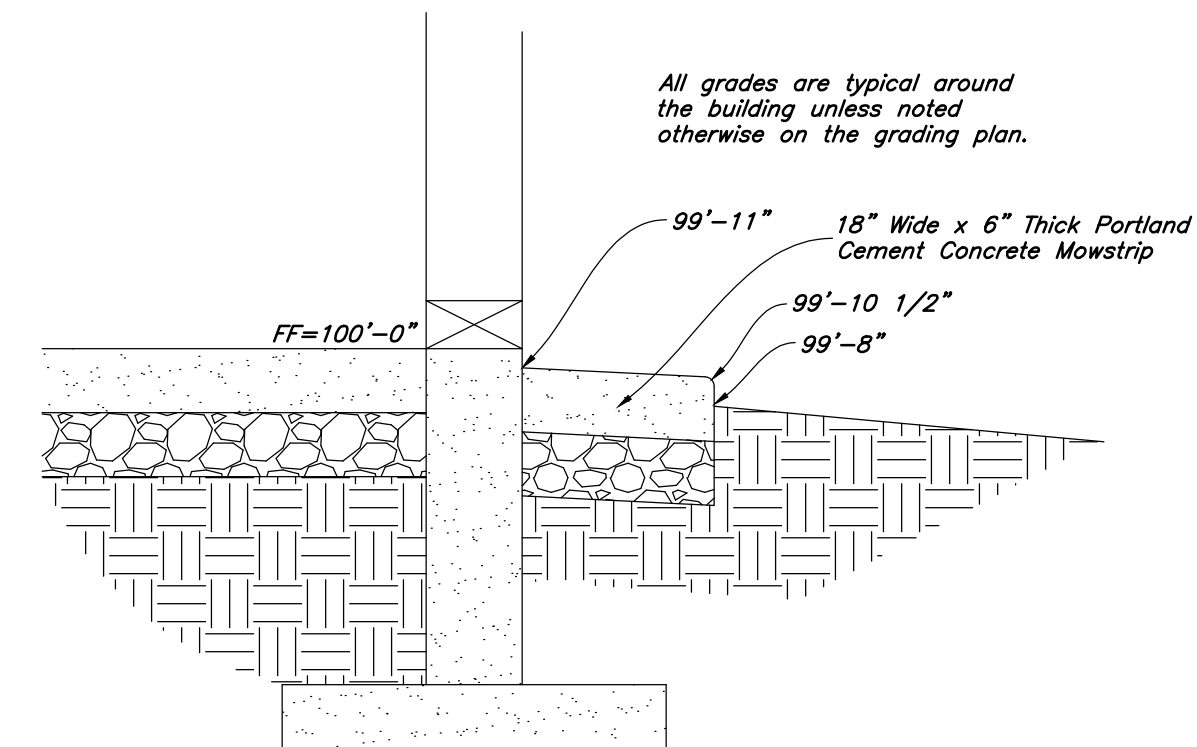
Expansion Joints

- A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.



4 Typical Sidewalk Detail

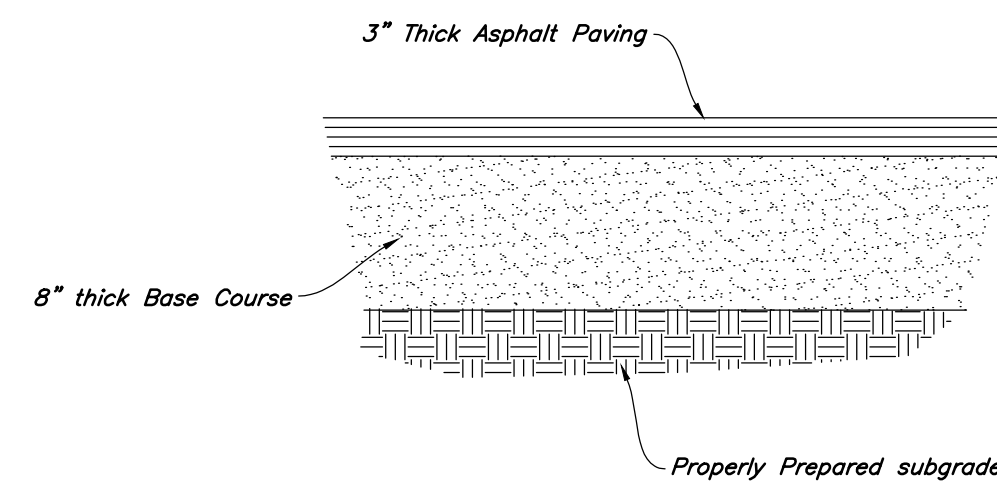
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3 Concrete Mowstrip

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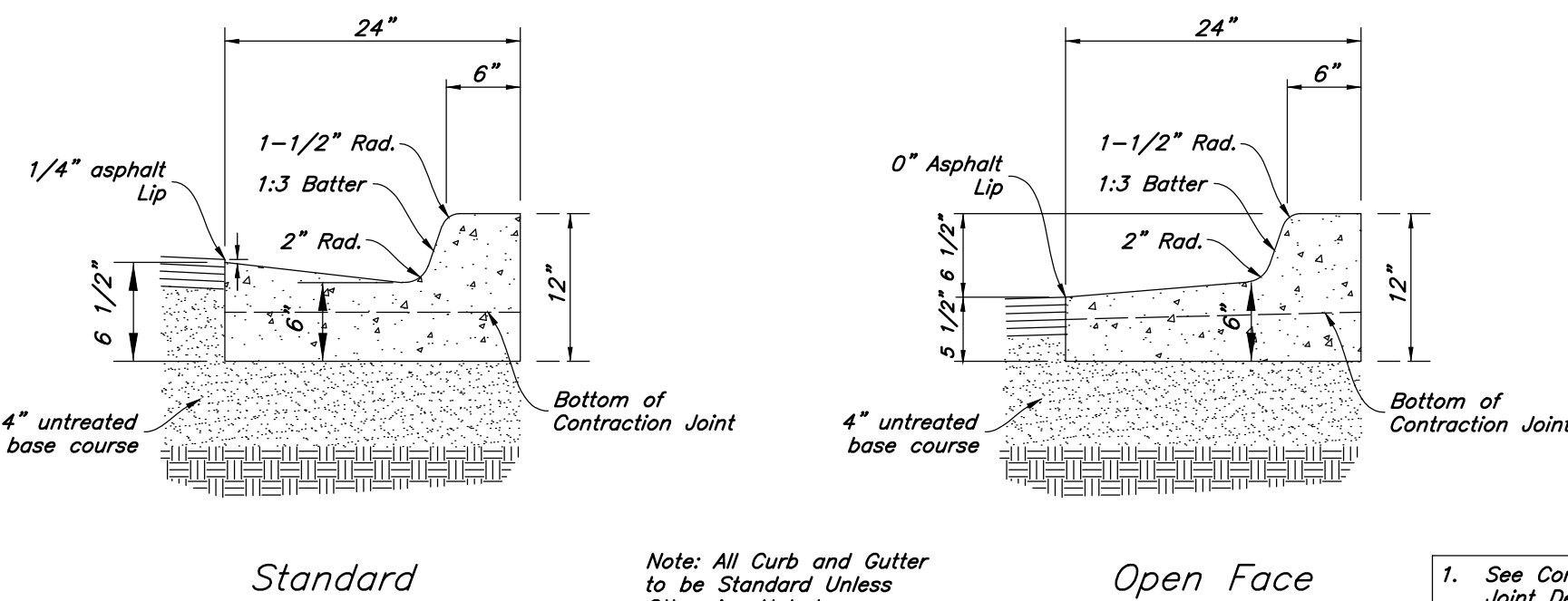
1. See Geotechnical Report for Project



2 Standard Asphalt Section

Not to Scale

1. **Contraction Joints**
A. Spacing = 10' o.c., see joint detail
B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals
2. **Expansion Joints**
A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at ends of all radii 0.08.
D. Required 5'-0" on each side of drainage structures
E. Required at 90'-0" maximum intervals in straight curb and gutter
F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (3/4" thick bituminous filler material)
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
4. Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
6. All radii shall be true arcs
7. Medium to light broom finish on all exterior concrete



Standard

Note: All Curb and Gutter to be Standard Unless Otherwise Noted

Open Face

1. See Concrete Joint Detail

1 24" Curb And Gutter

Not to Scale

Designed by: NN

Drafted by: NE

Client Name:

AFCU

19-142dt

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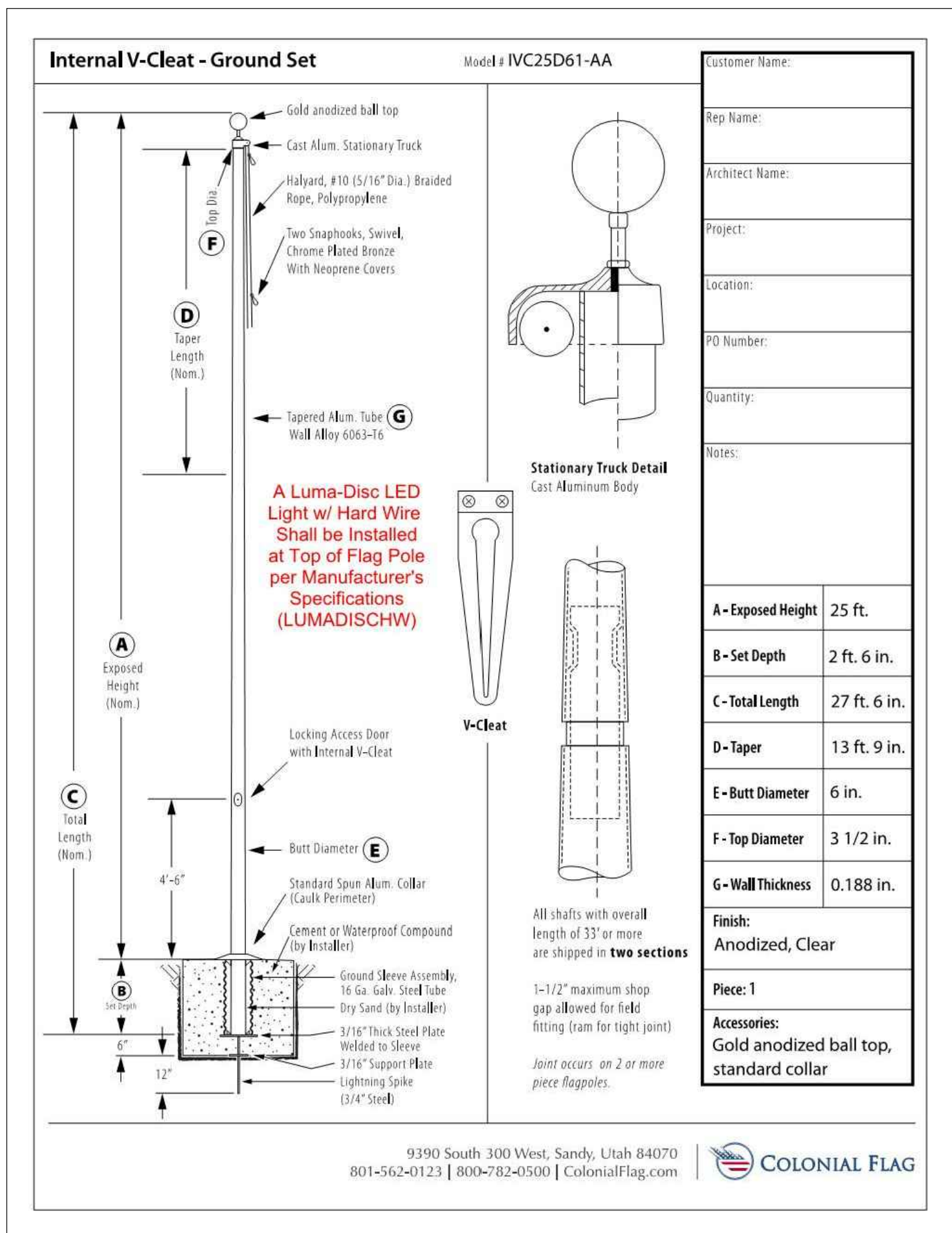
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21 Jul, 2022

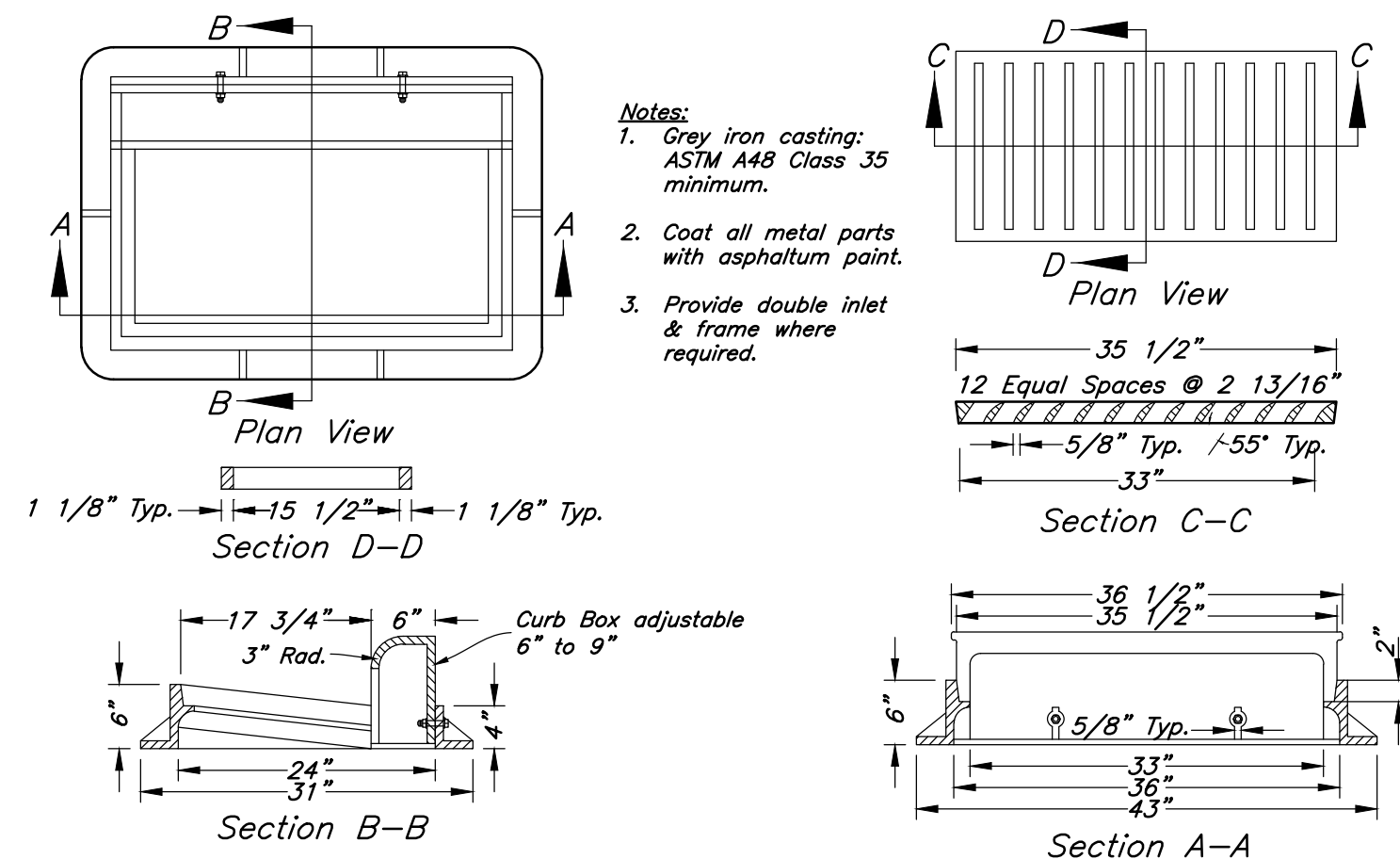
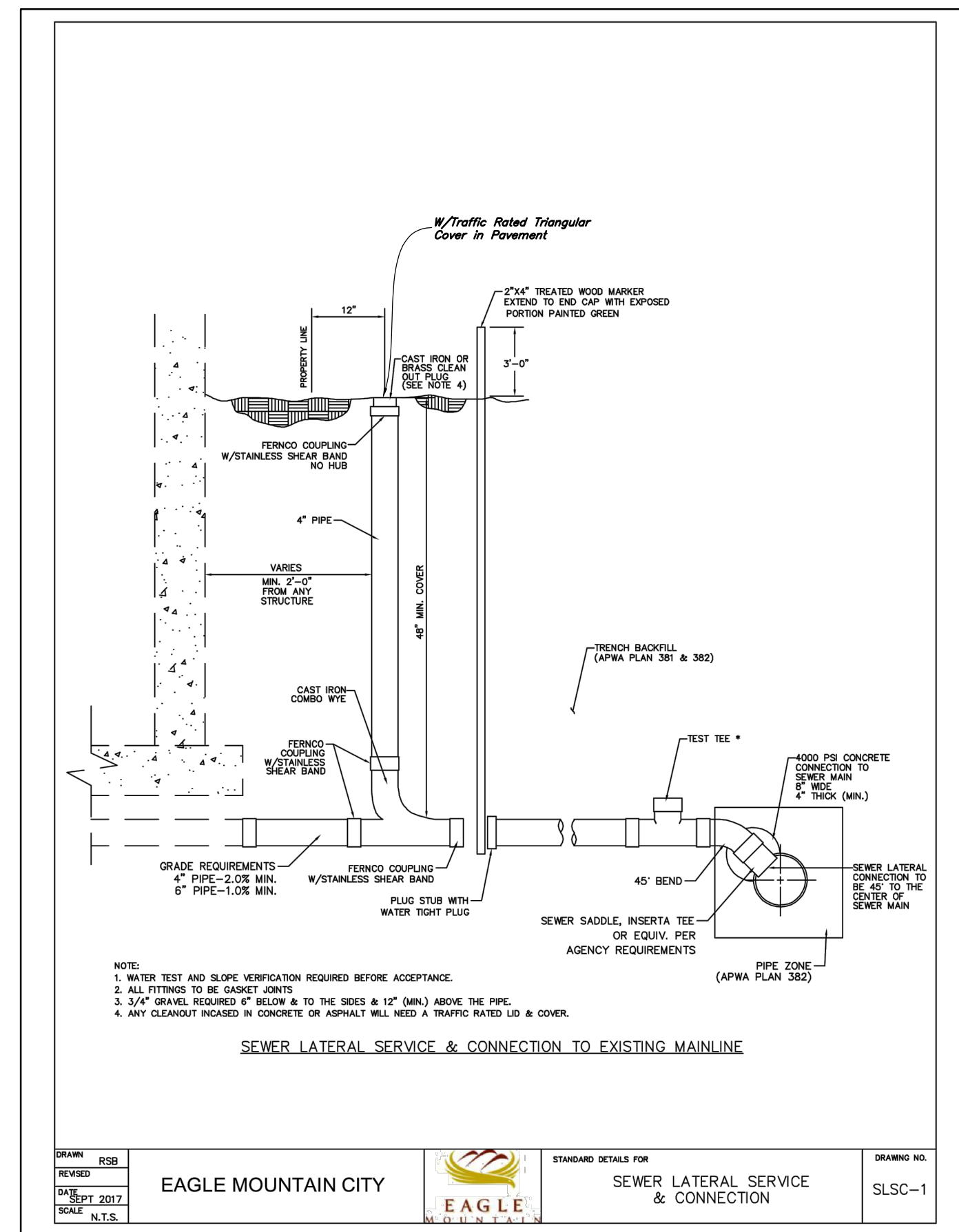
SHEET NO.

C4.1



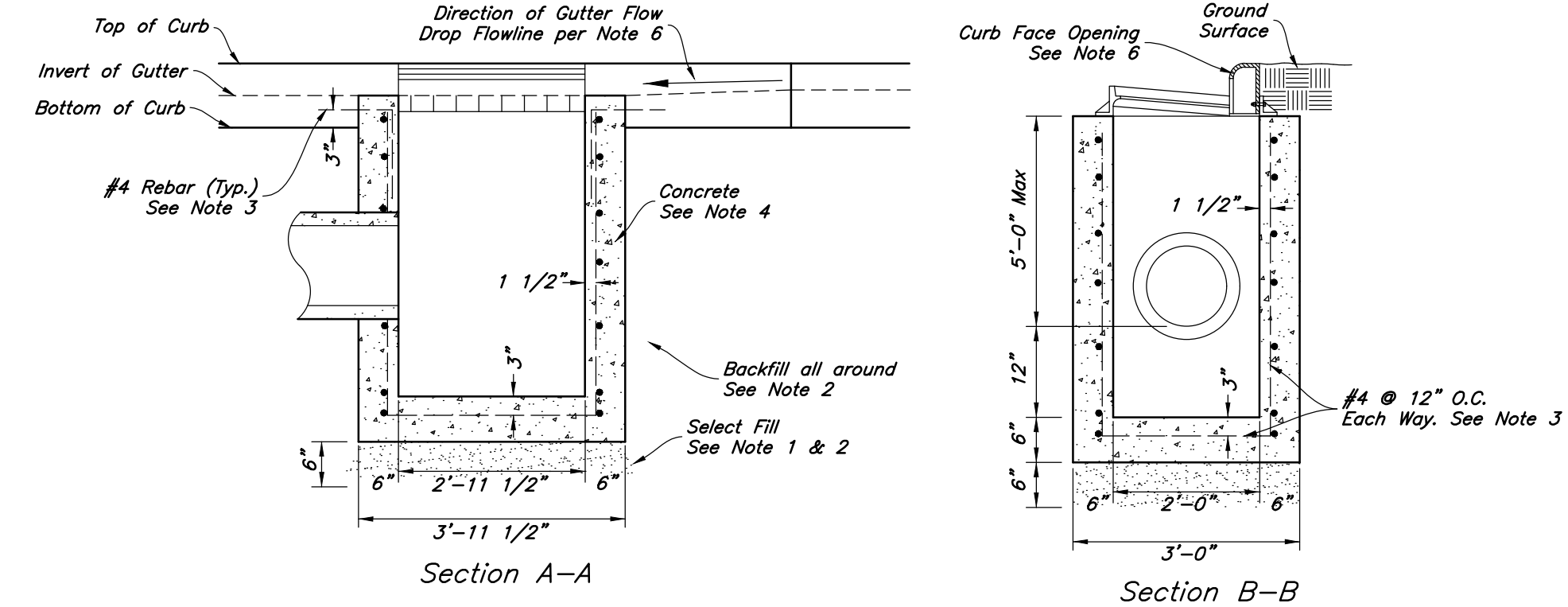
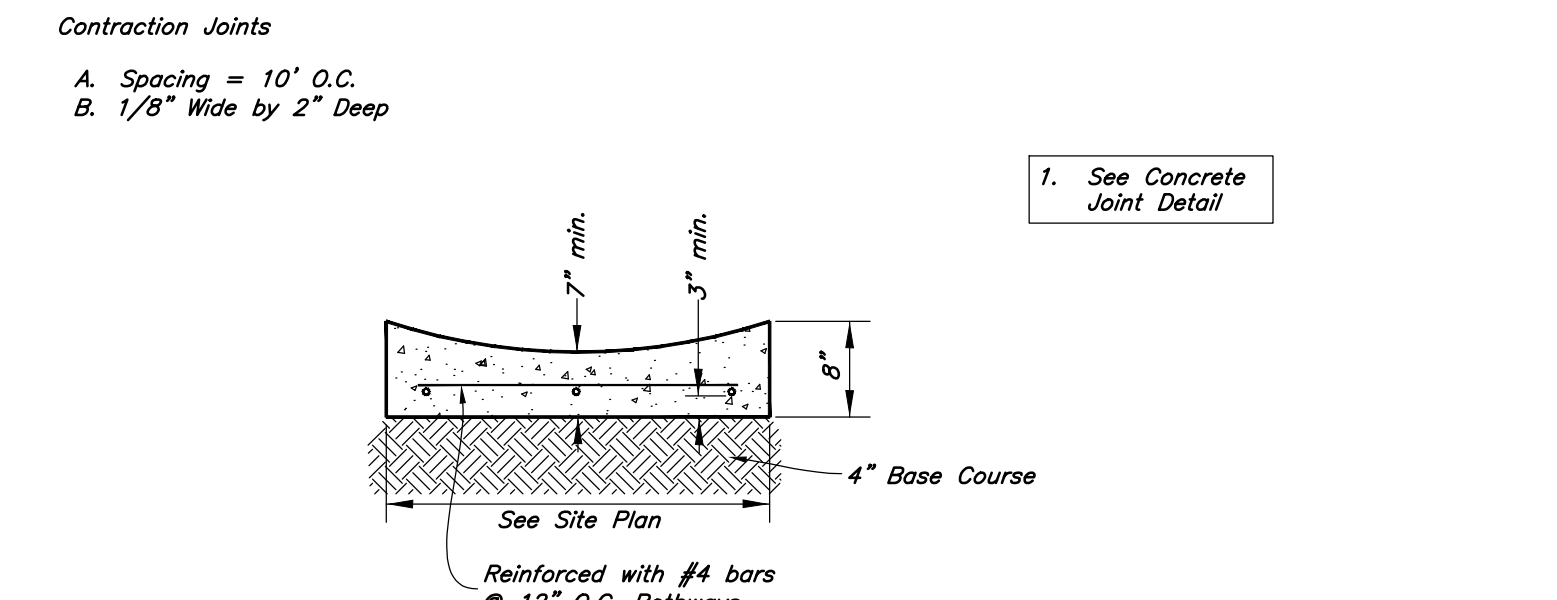
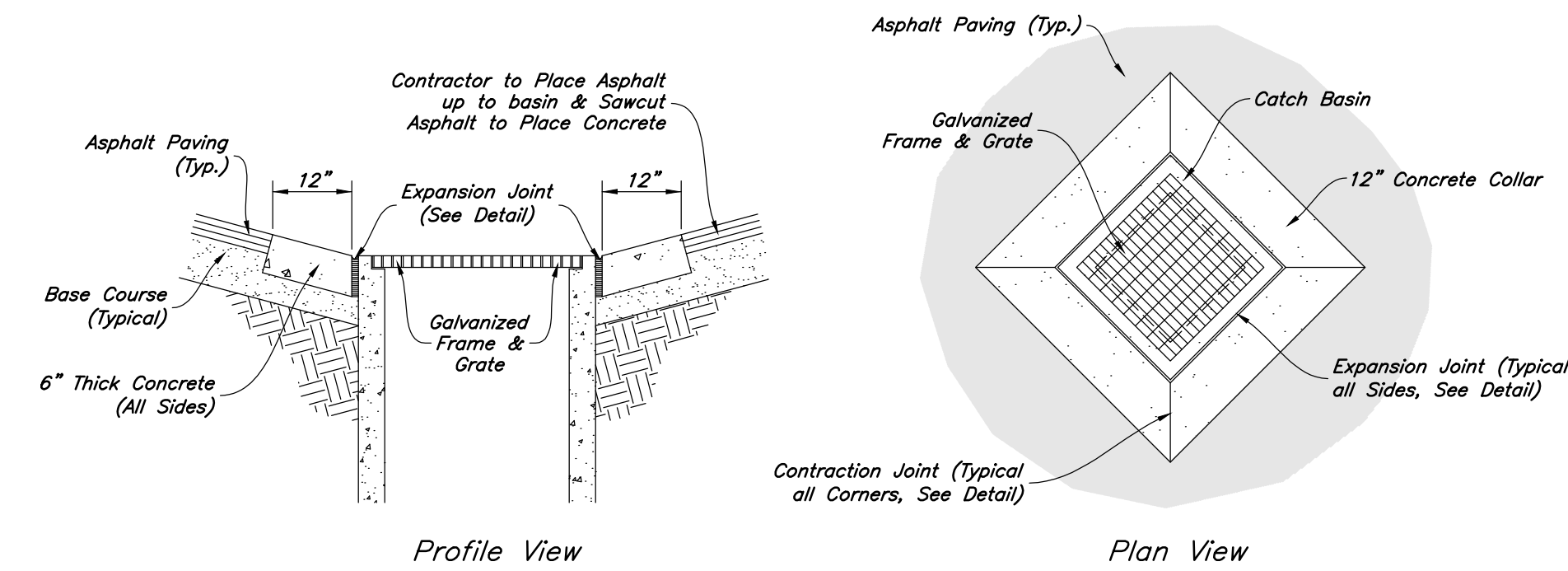
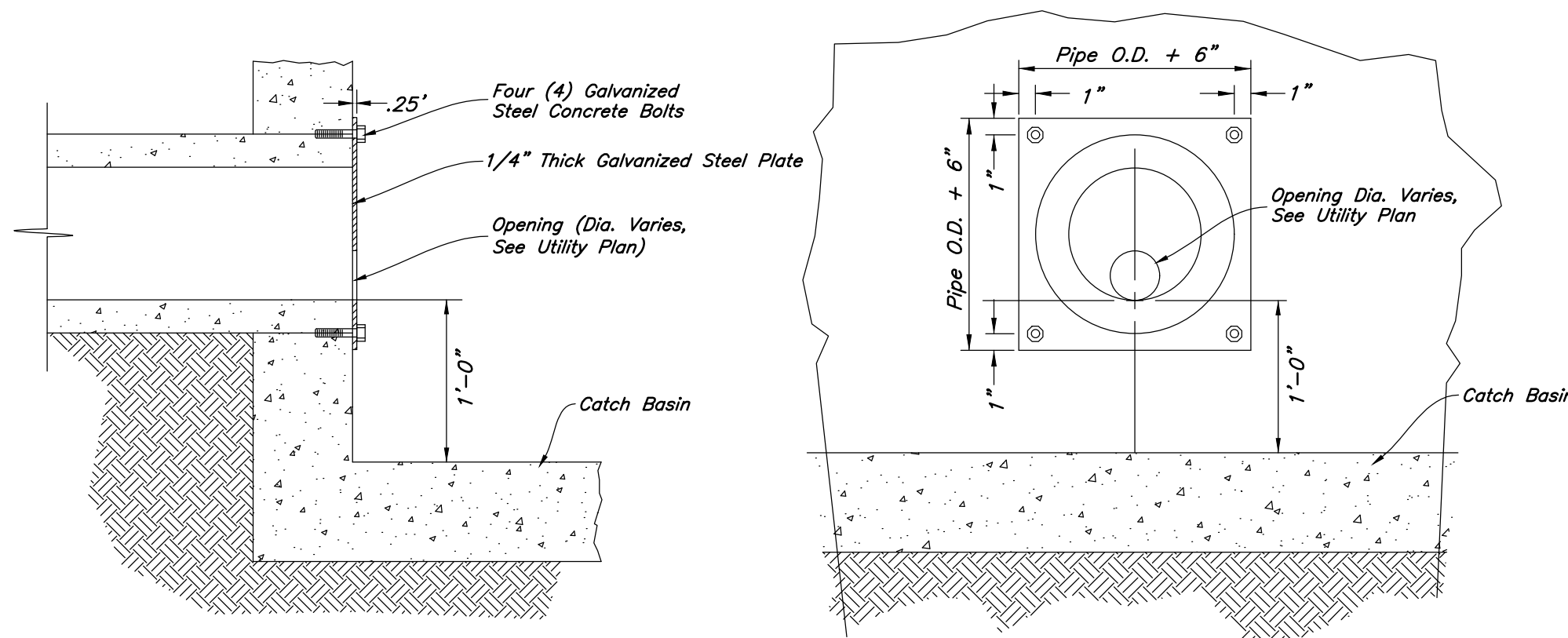
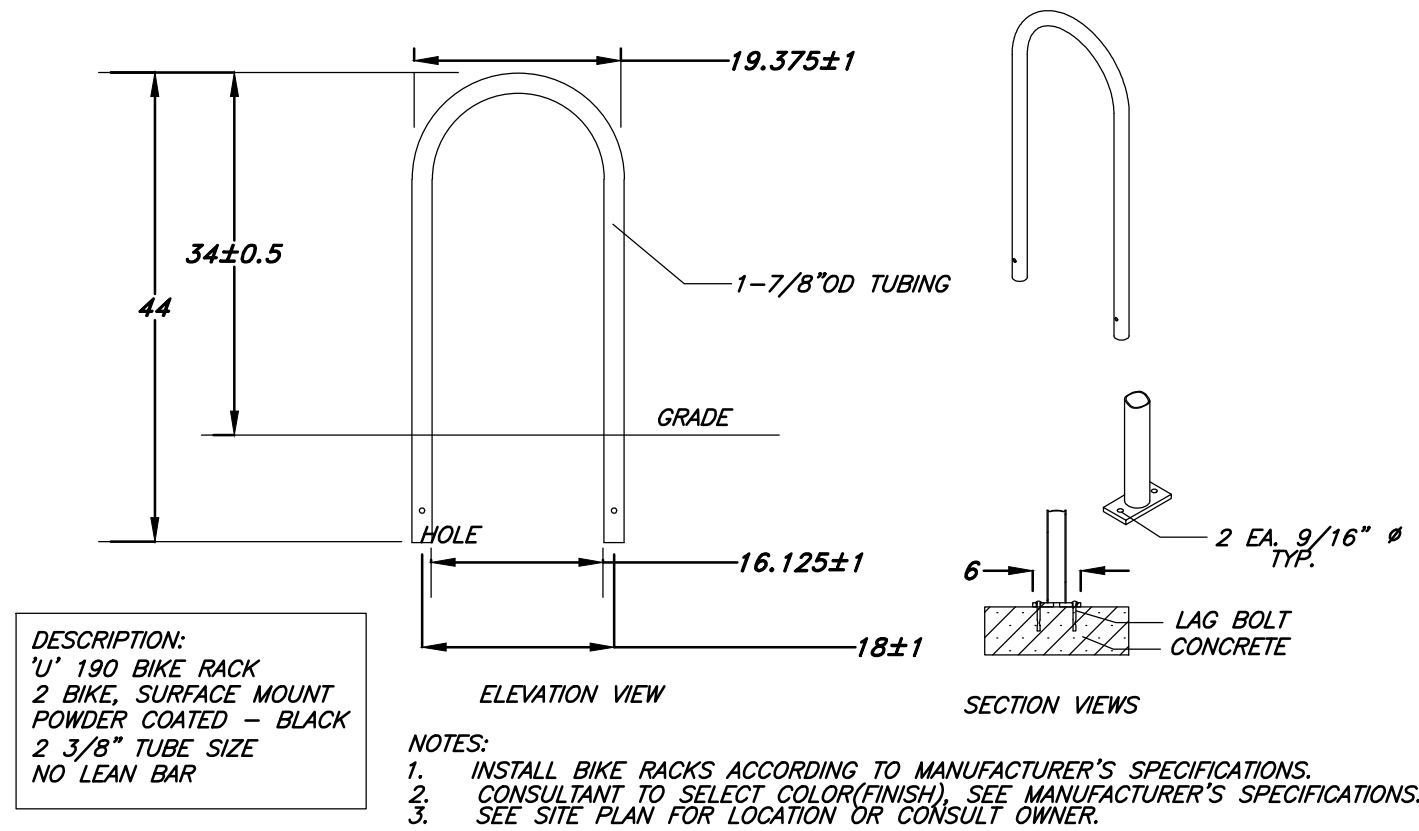
17 Flag Pole

Not to Scale



MADRAX

TRILARY, INC.
1080 UNIVER DRIVE
WAUNAKEE, WI 53597
(800) 448-7931
WWW.MADRAX.COM
E-MAIL: SALES@MADRAX.COM



ANDERSON WAHLEN & ASSOCIATES

2010 North Redwood Road, Salt Lake City, Utah 84116
801-521-8529 - AWEngineering.net

Details

AFCU Eagle Mountain

4195 North Pony Express Parkway
Eagle Mountain, Utah

Professional Engineer

No. 7884935

9/9/22

Earl LaVar

Tate II

STATE OF UTAH

21 Jul, 2022

SHEET NO.

C4.2



*Place Inlet Protection at all Inlet Locations
to prevent boxes from silting.*

Silt Fence

Limit of Disturbance

Construction Entrance / Truck Wash (50'x24' Min.)

Concrete Washout Area

Portable Toilet

Gravel Sock

Existing Contour

Existing Spot
Proposed Contour

Erosion Control Notes

1. Storm water *will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.*
2. *The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.*
3. *All Construction equipment will enter thru Designated Construction Entrances.*
4. *Coordinate Entrance locations with the local jurisdiction.*
5. *Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.*
6. *Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.*
7. *The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.*
8. *All Materials Spilled, Drooped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.*
9. *Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.*
10. *Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.*
11. *Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.*
12. *This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.*
13. *Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.*
14. *Re-vegetate areas where landscaping has died or not taken hold.*
15. *Divert storm water runoff around disturbed soils with berms or dirt swales.*
16. *Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseding native vegetation (if not otherwise stabilized).*
17. *Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the permit of the dust control plan shall be the responsibility of the Contractor.*

Erosion Control Plan - Phase 1

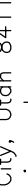
AFCU Eagle Mountain

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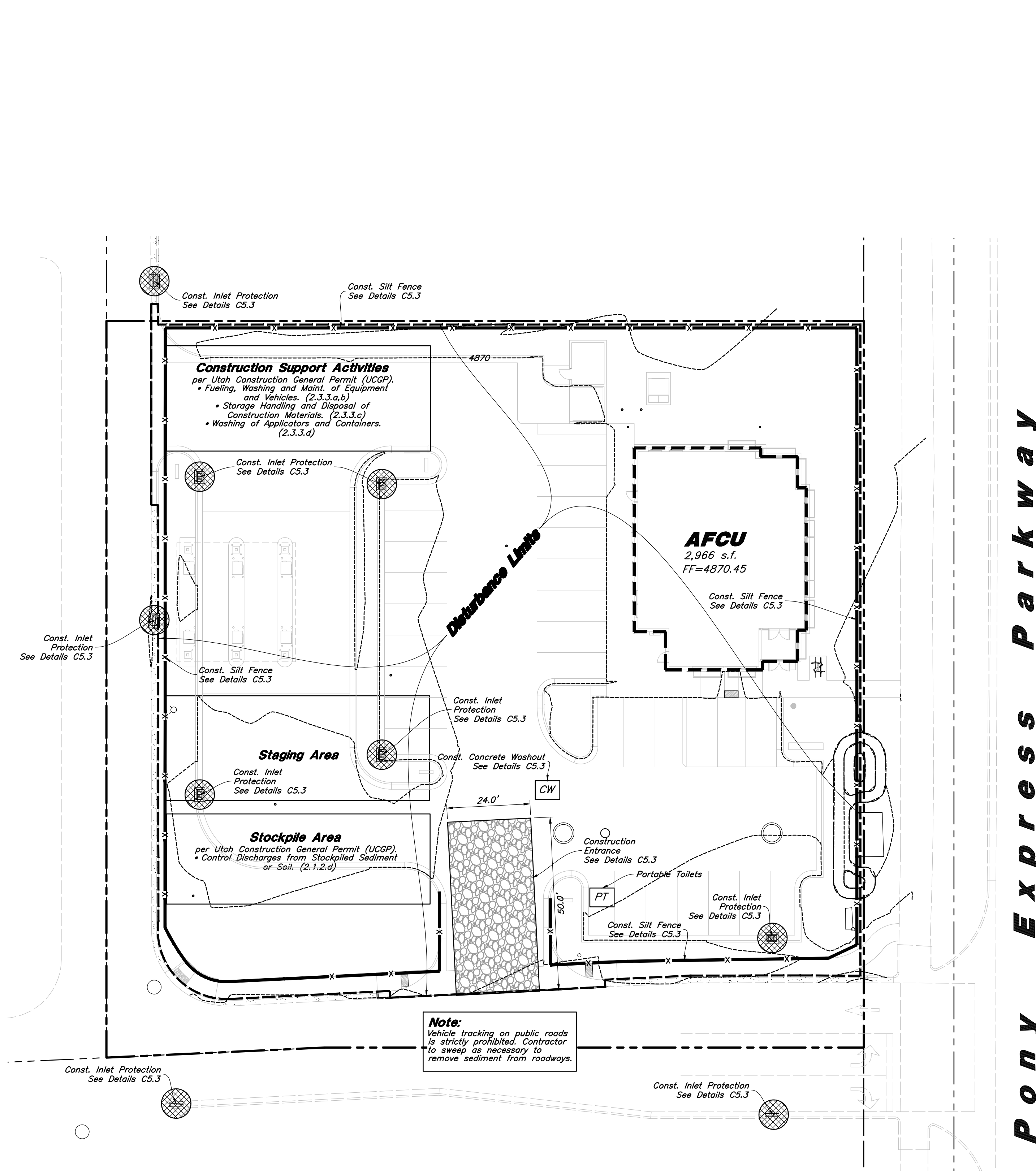
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 801 521-8529 — AWMengineering.net

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th Redwood Road, Salt Lake City, Utah 84116
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Scale: 1" = 20'

Legend

- Place Inlet Protection at all Inlet Locations to prevent boxes from silting.
- Silt Fence
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area
- Portable Toilet
- Gravel Sock
- Existing Contour
- Existing Spot
- Proposed Contour

Erosion Control Notes

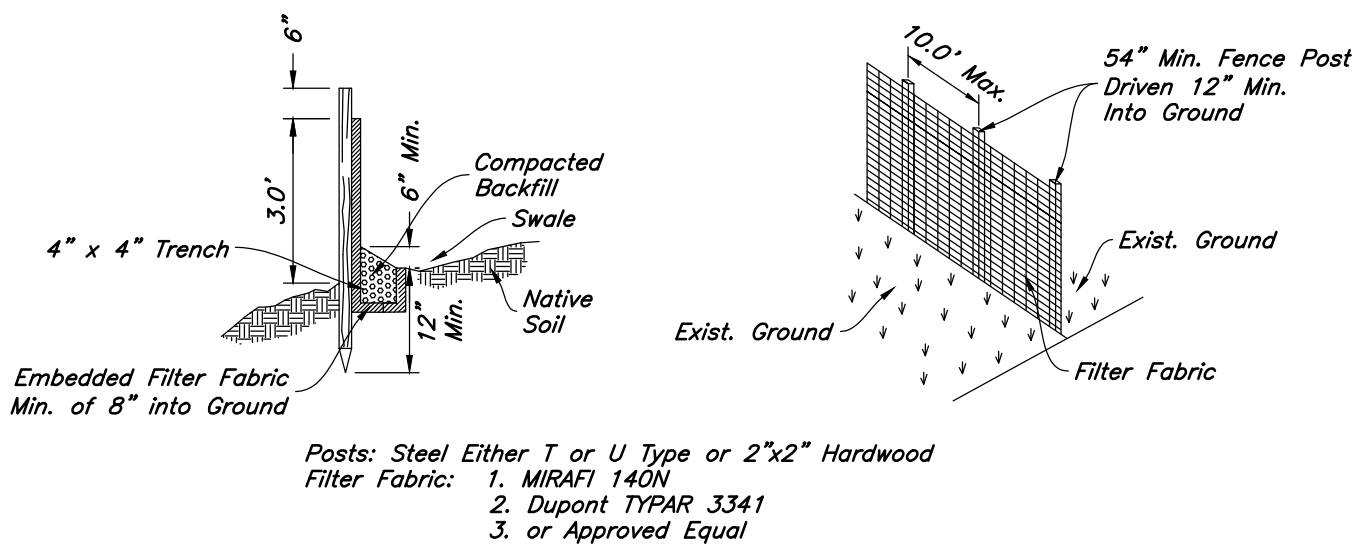
- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
- The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
- All Construction equipment will enter thru Designated Construction Entrances.
- Coordinate Entrance locations with the local jurisdiction.
- Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
- Silt Fences shall be Repaired to their Original Conditions if Damaged. Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
- The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
- All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
- Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
- Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
- Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
- This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
- Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
- Re-vegetate areas where landscaping has died or not taken hold.
- Divert storm water runoff around disturbed soils with berms or dirt swales.
- Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
- Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

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Erosion Control Plan - Phase 2
AFCU Eagle Mountain
4195 North Pony Express Parkway
Eagle Mountain, Utah

Professional Engineer
No. 7884935
9/9/22
Earl LaVar
Title II
STATE OF UTAH

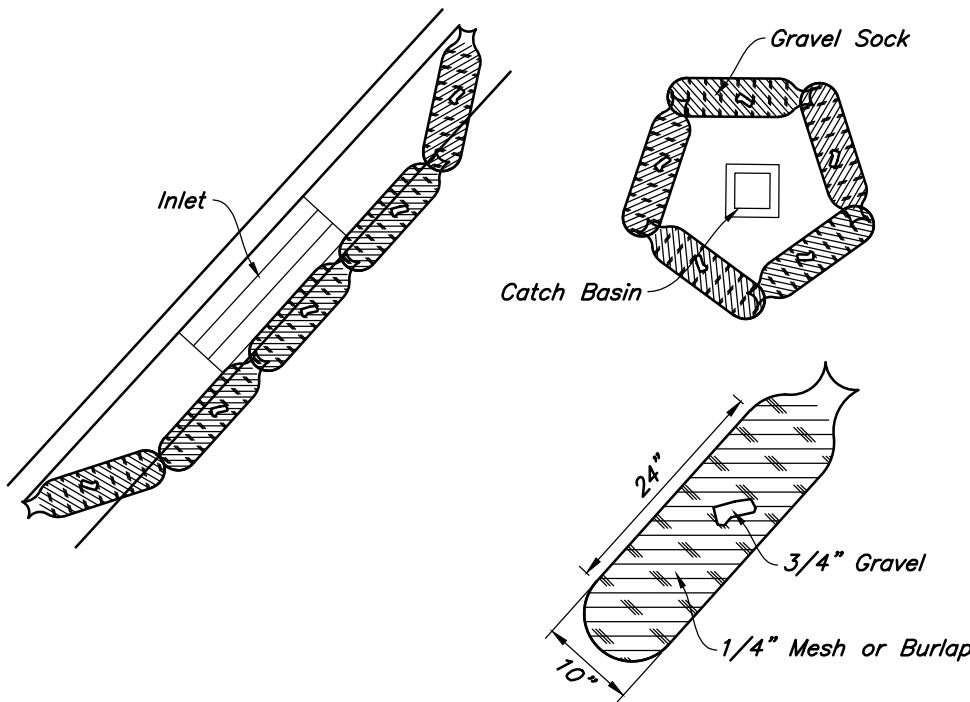
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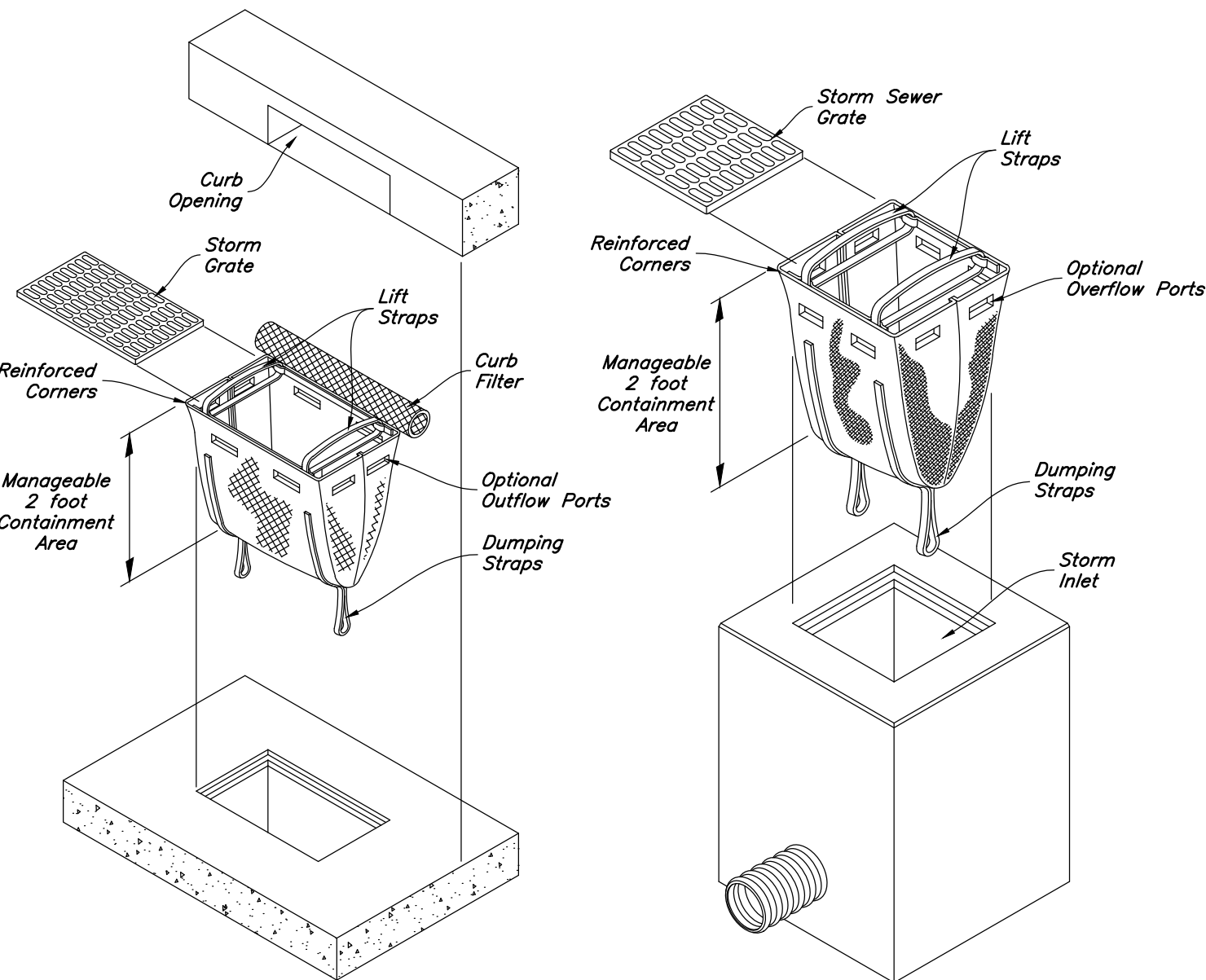
Posts: Steel Either T or U Type or 2"x2" Hardwood
Filter Fabric: 1. MIRAFI 140N
2. Dupont TYPAR J3341
3. or Approved Equal

- Notes:
1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
 2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
 3. Collected material shall be removed when "bulges" develop in the silt fence.

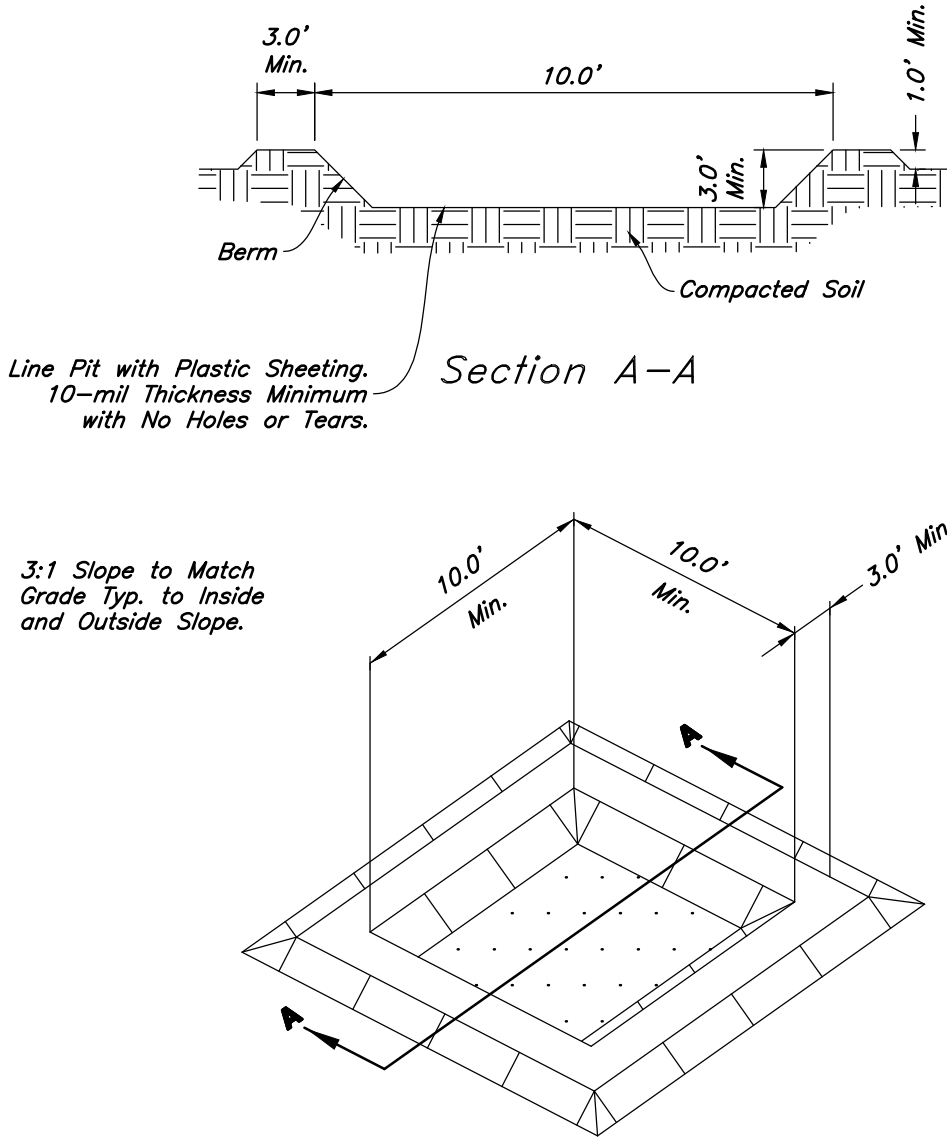
3 **Silt Fence Section**
Not to Scale



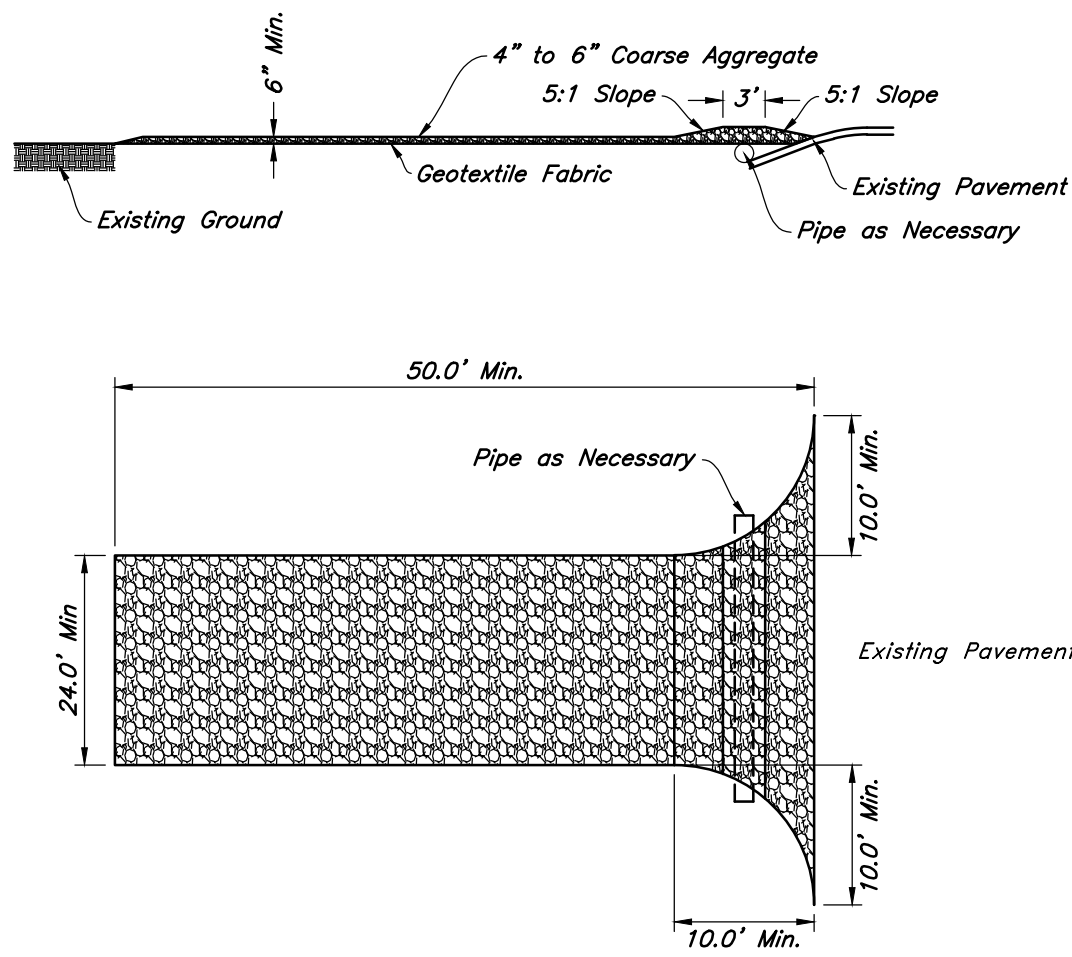
5 **Gravel Sock Sediment Barrier**
Not to Scale



2 **Dandy Sack Inlet Protection**
Not to Scale



4 **Concrete Washout**
Not to Scale



1 **Stabilized Construction Entrance**
Not to Scale

General Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
13. The contractor shall install all landscape material per plan, notes and details.
14. All existing and relocated trees shall be properly protected. Trees damaged during construction shall be replaced at no cost to the owner.

15. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
16. No grading or soil placement shall be undertaken when soils are wet or frozen.
17. Existing topsoil shall be stripped and stockpiled for landscape use. Contractor shall verify existing topsoil amounts and quality with the general contractor. Import topsoil as needed. The landscape contractor shall perform a soil test on existing and imported topsoil and amend per soil test recommendations. Soil test shall be done by certified soil testing agency. Provide new imported topsoil as needed from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. Topsoil shall be installed in all landscaping areas.
18. Prior to placement of topsoil in all landscaping areas, remove all construction debris and trash. All subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
19. Provide an 8 inch depth of stockpiled or imported topsoil in all shrub areas. Parking islands shall be slightly bermed up in the middle and receive 12 inches of topsoil.
20. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
21. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
22. All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule.
23. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive a specified stone over Dewitt Pro5 weed barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas. All stone shall be washed after installation.
24. All deciduous trees shall be double staked per tree staking details as needed. Verify that all trees are straight. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Tree ties shall be V.I.T. Cinche Ties #C132.
25. Install steel edging between seasonal flowers and shrub areas. Edging shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See steel edging detail.
26. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

Landscape Data

Site Area = 45,843 s.f. (1.05 ac.)

Landscape Area Provided = 11,608 s.f. (25%)

Lawn Area = 0 s.f. (0%)

Xeriscaping = 11,608 s.f. (100%)

Street Trees Along Pony Express Parkway are Existing

50% of Landscape Area Shall be Live Vegetation

Drought Tolerant Plant Material = 164/184 (89%)

Parking Lot Area = 17,420 s.f. @ 4" Depth

Parking Lot Snow Storage Required = 5,749 c.f.

Parking Lot Snow Storage Provided = 1,256 s.f. @ 5-6' High

Lawn Behind Existing Road Sidewalk is Existing and Shall be Modified to Make Way for New AFCU Site

The site is Over Park by 18 stalls. Stalls Around the Perimeter Shall be Used for Snow Storage

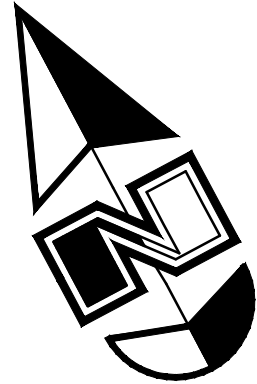
PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	2	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple 15' (H) x 15' (W)	2" Cal. / 6-8' Ht.
	1	Koelreuteria paniculata 'Fastigiata' / Columnar Goldenrain Tree 18' (H) x 8' (W)	2" Caliper
	5	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac * 15' (H) x 15' (W)	2" Caliper
	3	Zelkova serrata 'Musashino' / Musashino Zelkova 25' (H) x 12' (W)	2" Caliper
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	2	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper * 12' (H) x 4' (W)	6' Min. Ht.
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	15	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry * 24" (H) x 24" (W)	1 gal
	8	Buxus microphylla japonica 'Julea-Jane' / Japanese Boxwood 36" (H) x 36" (W)	5 gal
	21	Caryopteris x clandonensis 'Sapphire Surf' / Sapphire Surf Bluebeard * 30" (H) x 24" (W)	5 gal
	9	Forsythia x 'Gold Tides' / Golden Tide Forsythia * 24" (H) x 36" (W)	5 gal
	9	Pinus mugo 'Stowmound' / Mugo Pine * 36" (H) x 36" (W)	5 gal
	10	Potentilla fruticosa 'Goldfinger' / Goldfinger Potentilla * 24" (H) x 24" (W)	5 gal
	15	Prunus x cistena / Purple Leaf Sand Cherry * 60" (H) x 48" (W)	5 gal
	5	Rosa x 'Meipsidue' / Fire Meidiland Rose 24" (H) x 36" (W)	1 gal
	20	Spiraea x bumalda 'Goldflame' / Goldflame Spirea * 30" (H) 30" (W)	5 gal
	20	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper * 6" (H) x 24" (W)	5 gal
	9	Juniperus sabin 'Buffalo' / Buffalo Juniper * 12" (H) x 60" (W)	5 gal
	9	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac * 24" (H) x 60" (W)	1 gal
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	3	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass * 60" (H) x 18" (W)	1 gal
	3	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass * 24" (H) x 24" (W)	1 gal
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	10	Salvia x superba 'Caradonna' / Caradonna Sage * 18" (H) x 24" (W)	1 gal
	18	Zauschneria garrettii 'Orange Carpet' / Hummingbird Trumpet * 10" (H) x 30" (W)	1 gal
SEASONAL FLOWERS			
	160 s.f.	Colorful Seasonal Flowers: Fall Plantings: Shall consist of Pansy's, Tulip's & Daffodil's. Bulbs Shall Remain in Planting Area for Next Year while Pansy's are to be Discarded and Replaced with Summer Annual Flowers; Summer Plantings: Shall consist of a Petunias, Salvia, and Snapdragons. Till a 4" Depth of Soil Conditioner into the Top 8 inches of Topsoil in Annual Planters; Annuals & Bulbs Shall be Planted and Grouped @ 10" o.c. to Till Planter; A 1" Depth of Shredded Bark Mulch Shall be Spread Around Annual Flowers; Annual Planting Beds Shall be Slightly Mounded Up	

* Drought Tolerant Tree, Shrub, Ornamental Grass, Groundcover, or Perennial

MATERIAL SCHEDULE

Symbol	Comments
	Decorative Stone #1 - Install a (3) Three Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Planters Where Shown on Plan; Carefully Hand Place Stone Around Plants; Stone Shall be Washed Prior to Installation; Stone Shall be 1 Inch Diameter Fractured Gray Stone from Staker Parsons Lehi Pit (385-239-0804); Submit Sample for Approval Detail: 4/L3.1
	Decorative Stone #2 - Install a (4) Four Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Planters Where Shown on Plan; Carefully Hand Place Stone Around Plants; Stone Shall be Washed Prior to Installation; Stone Shall be 2 Inch Diameter Fractured (Crushed) Stone from Staker Parsons McGuire Pit (Grayish Tones) (385-239-0804); Submit Sample for Approval Detail: 4/L3.1
	Decorative Stone #3 - Install a (6) Six Inch Depth; Stone Shall be Used in Stormwater Treatment Swales and in Retention Pond; Stone Shall be Washed Prior to Installation; Stone Shall be 3-6 Inch Diameter Fractured (Crushed) Stone from Staker Parsons McGuire Pit (Grayish Tones) (385-239-0804); Submit Sample for Approval Detail: 4/L3.1
	Landscape Boulder - Boulders Shall be 2-3' in Diameter, Angular, and Match Decorative Stone Color; Boulders Shall be Recessed into Ground and Washed Upon Completion of Installation; Submit Photo for Approval Detail: 5/L3.1
	3/16" x 4" Steel Edging - Install Flush to all Concrete Edges Between Shrub Areas and Seasonal Flowers; Manufacturer Shall be Sure-Loc Inc.; Color Shall be Black Detail: 6/L3.1



Scale: 1" = 20'



Landscape Notes:

1. See Sheet L3.1 for Landscape Details.
2. All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Drip for Shrub Areas and Spray for Existing Lawn Areas. See Sheet L2.1 for Irrigation Layout and Sheet L3.1 for Details.
3. Adjust Landscape Material as Needed to Allow Access to all New and Existing Utilities. Irrigation Components Shall be Spaced Between Plant Material to Allow Easy Access for Maintenance.
4. All Areas Disturbed by Construction Shall be Landscaped and not Left Undone. Contact Landscape Architect with Areas in Question.
5. No Edging Shall be Used Between Different Size Stone.

Landscape Maintenance:

1. All Landscape within the Property Line Shall be Installed and Maintained by the Owner. The Landscape in the ROW Along Pony Express Parkway Shall be Installed by the Developer and Maintained by the Adjacent Owner.

Landscape Keynotes

- 1 Install Shrub Planter with Decorative Stone #1
- 2 Install Shrub Planter with Decorative Stone #2
- 3 Install Shrub Planter with Decorative Stone #3
- 4 New Monument Sign by Separate Permit
- 5 New Bike Rack - See Civil Plans
- 6 Install Seasonal Flowers - See Plant Schedule for More Details
- 7 New Elect. Transformer - See Elect. Plan
- 8 Install Landscape Boulder
- 9 New Flag Pole - See Civil Plans; Adjust Plant Material Spacing as Needed to Accommodate Centering Flag Pole in Plant Material
- 10 New Dumpster Enclosure with Plant Screening
- 11 New Maintenance Building with New Irrigation Controller - See Irrigation Plan
- 12 Install Decorative Steel Edging Between Shrub Planter and Seasonal Flowers
- 13 1' Wide Building Concrete Mowstrip - See Civil Plans for More Detail
- 14 Light Pole - See Site Elect. Plans; Adjust and Evenly Space Plant Material Around Light Poles
- 15 Irrigation Backflow Preventer - See Irrigation Plan for More Detail; Adjust Plant Material for Exact Location; Center Backflow Between Plant Material and Away From Back of Curb to Avoid a Conflict with a Vehicle Bumper
- 16 Lawn Shall be Installed by the Master Developer; Landscape was Approved with the Overall Offsite Landscape Plan; Lawn to Remain and be Protected; Patchup Lawn Against New AFCU Site Improvements
- 17 Planting Screen to Screen Headlights From Leaving the Site (City Required) Evergreen and Deciduous Combination
- 18 Directional Sign by Separate Permit
- 19 Remove Existing Lawn and Install Shrub Area as Shown on Plan
- 20 Park Strip with Lawn, Street Trees and Shrubs Shall be Installed by the Master Developer; Landscape was Approved with the Overall Offsite Landscape Plan; Landscape Shall Remain and be Protected
- 21 Clear Vision Triangle; No Plant Material Over Three Feet in Height Above the Street Shall be Permitted; No Trees Are Allowed Within the Clear Vision Triangle
- 22 Existing Landscape; Blend New into Existing
- 23 Install Landscape Concrete Curbing Between New Shrub Area and Existing Lawn; Patch-up Lawn Against New Curb
- 24 Snow Storage Area; See Landscape Data Table for More Info.
- 25 Landscape Berm to Assist in Screening Headlights From Leaving the Site; See Grading Plan for More Detail

UT - Existing Utility Box and Manhole

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWengineering.net

Landscape Plan
AFCU Eagle Mountain
4195 North Pony Express Parkway
Eagle Mountain, Utah

State of Utah
Professional Engineer
Jared R. Manscill
No. 7740426-3301
09/09/2022
Landscape Architect

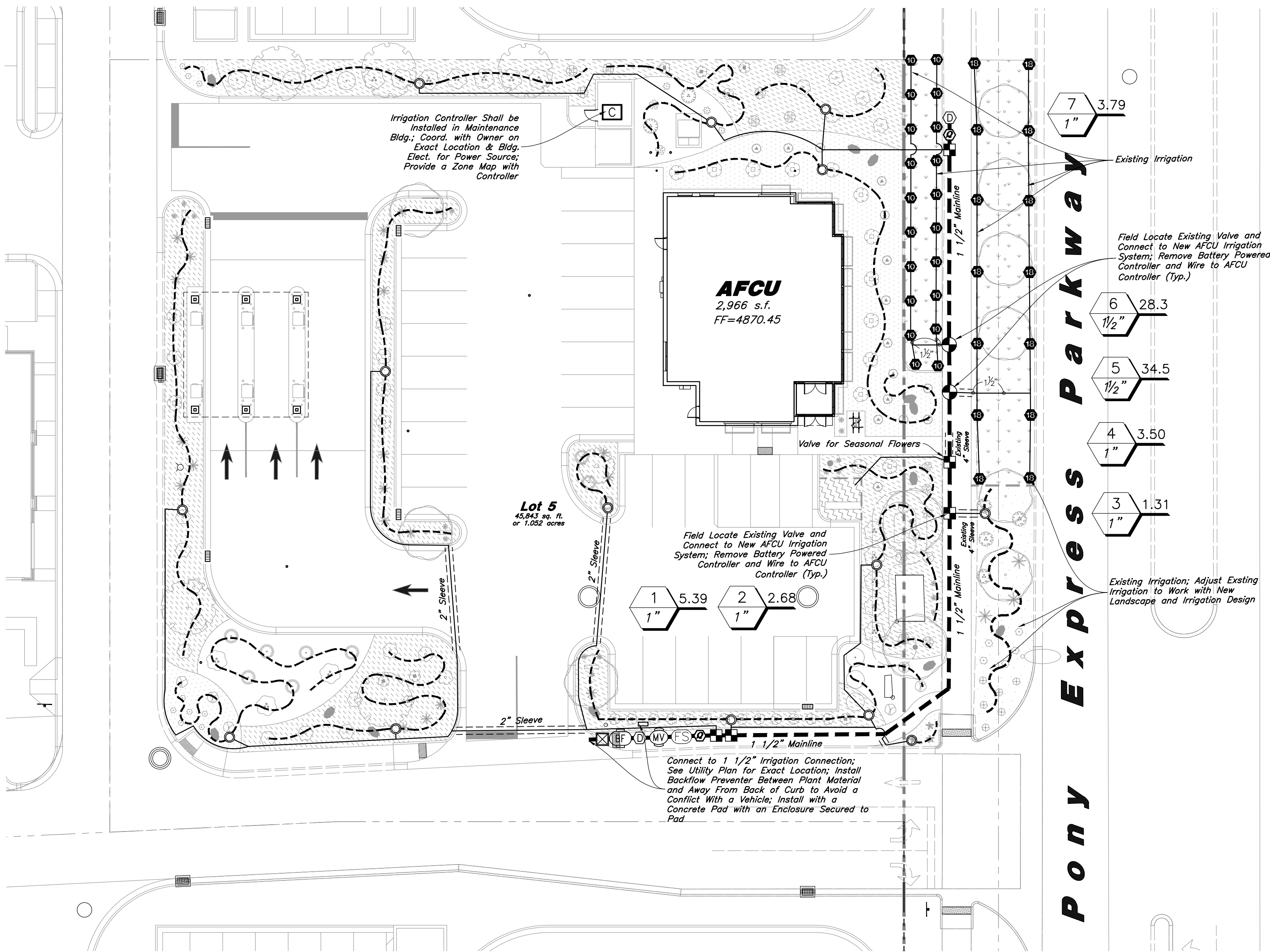
21 Jul, 2022

SHEET NO.

L1.1



Know what's below.
Call before you dig.



General Irrigation Notes:

- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
- The contractor shall install all irrigation material per plan, notes and details.
- Irrigation system components must be premium quality only and installed to manufacturers requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
- Irrigation system guarantee for all materials and workmanship shall be one year from the time of branch opening or final project acceptance (whichever is longer). Guarantee will include, but is not limited to winterizing, spring activation, repair, trench setting, backfilling depressions, and repairing freeze damage. Contractor must contact Landscape Architect to schedule pre and post guarantee inspection meetings. Failure to do so will mean the official guarantee period has not been activated or de-activated.
- Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assume the complete system has no documented problems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.
- Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings. one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
- Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.
- Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100(%) percent irrigation coverage of areas indicated.
- Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
- Control valve wire shall be #14 single conductor: white for common wire, red for hot wire and blue for the spare wire. Provide (2) two spare wire that runs the length of the mainline and to the controller. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors (DBR/Y or equivalent) and contained in control valve boxes. Provide 3/4" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
- Control valve size, type, quantity, and location to be approved by landscape architect. install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes shall be Carson Brooks or equal.
- Quick couplers shall be a Rain Bird 44RC with a (one) 1 inch swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
- Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
- All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-two (22) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeves.
- Plans are diagrammatic and approximate due to scale, where possible, all piping is to be installed within the planting areas. No tees, elbows, or changes in direction shall occur under hardscape.
- It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
- The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
- All sprinkler heads shall be set perpendicular to finish grade of the areas to be irrigated and shall be installed 6"-8" from buildings walls, or within 4" of pavement, curbs, or header edges.
- Drip system piping shall consist of a rigid schedule 40 PVC pipe. distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
- Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
- The sprinkler system design is based on the operating pressure shown on the irrigation drawings. The irrigation contractor shall verify water pressure prior to any construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the point of connection to the owner's authorized representative immediately.
- Provide and install all manufacturer's recommended surge and lighting protection equipment on all controllers.
- All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
- Upon completion and approval of irrigation system, irrigation contractor to provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.
- An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.

Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Maintenance:

- All Irrigation within the Property Line Shall be Installed and Maintained by the Owner. The Irrigation in the ROW Along Pony Express Parkway Shall be Installed by the Developer and Maintained by the Adjacent Owner.

Irrigation Notes

- See Sheet L1.1 for Plant Layout and Sheet L3.1 for Planting Details.
- See Sheet L3.1 for Irrigation Details.
- The City Reported a Water Pressure Range of 85 psi in the Area. The City Suggests that the Irrigation System Shall be Designed in the Range of 40-60 psi to Accommodate for Future Water Usage Growth in the City. See Valve Schedule for Required Design Pressures at the Existing P.O.C.
- Irrigation in Park Strip Shall be Installed by the Developer and Remain and be Added to AFCU's Irrigation System. Irrigation Behind Sidewalk Shall be Added to AFCU's Irrigation System and Modified to Accommodate AFCU's New Site Improvements. New Irrigation Shall Connect to New 1 1/2" Water Service Line - See Utility Plan for Exact Location. All Temporary Battery Powered Controllers Used for Valves along Street Frontage Shall be Removed and Valves Shall be Wired to New Controller Located in AFCU's Maintenance Building.

Irrigation Schedule

Symbol	Manufacturer/Model #	Description	Notes	Detail
Valves				
	Rain Bird 150-PESB	Master Control Valve with Scrubber Technology	1 1/2 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	17/L3.1
	Rain Bird XGZ-100-PRB-COM	Drip Remote Control Valve	1 Inch Size; Drip Control Zone Kit; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	18/L3.1
	Rain Bird 44RC	Quick Coupler Valve With a Swing Joint Assembly	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	7/L3.1
	Matco-Norca 759	Manual Drain Valve	1/2" Inch Size; Install at End of Mainline and After Filter in a 10" Round Valve Box with 6" Depth Sump of Gravel Over Weed Barrier	10/L3.1
Drip				
	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	11/L3.1
	Netafim TLCV9-12XX		Technline CV Dripline with 0.9 gph Emitters @ 12" Spacing; Dripline Shall be Used to Water all Perennials, Shrubs, Ornamental Grasses and Trees. See Drip Irrigation Detail for Dripline Configuration and Layout; Blank Tubing Shall be Used in Areas Where There is No Plant Material; Install per Manufacturer's Specifications; Drip Shall be Installed After Plant Installation; Secure Tubing with Staples No Less Than Every 24 Inches & at Critical Holding Points; Tubing with Emitters Shall be Installed Under Weed Barrier so That the Water Drips on the Soil and not on Top of Weed Barrier	9&13/L3.1
	Netafim TLCV4-12XX		Technline Dripline with 0.4 gph Emitters @ 12" Spacing; Drip Line Shall be Used to Water Plant Material in Annual Flower Beds; Tubing Shall be Installed in Rows With a Netafim Piping Header; Use Netafim Barbed Fittings; Row Spacing Shall be 10" With Emitters Alternating in a Triangular Pattern Between Rows; Tubing Shall be Staked Down at Intervals to Keep Tubing From Moving When in Use	None

P.O.C. Components

	Mueller Oriseal Mark II	Stop & Waste Valve	1 1/2 Inch Size; Installed in 10" Round Valve Box with 3" Depth Gravel Over Weed Barrier	16/L3.1
	Hunter HC-100-Flow	Flow Meter for Hydrowise	1 1/2 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump; Install with Water Proof Wire Connectors	None
	Wilkins 375XL Series	Reduce Pressure Backflow Assembly	1 1/2 Inch Size; Backflow Preventer Shall be Properly Installed & Tested to Meet Oil State & Local Health & Safety Laws & Ordinances; Install in Artificial Rock Enclosure (110-ST from DekaRra Products, LLC); Rock Color Shall be Riverband Brown; Install on Concrete Pad with Frost Bag (602-DT)	15/L3.1

Pipes

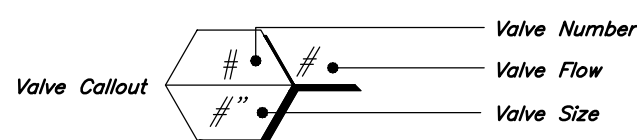
	Schedule 40 PVC	Mainline Pipe	1 1/2 Inch Size; Controller Wire Shall be Tucked Under Mainline; Sch. 80 Fittings Shall be Used for Mainline Connections	8/L3.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipes; Sch 40 Fittings Shall be Used for Lateral Line Connections	8/L3.1

Controller

	Hunter HCC-800-PL	8 Station Base Model WIFI Controller with Hydrowise Technology and 4 Station Module	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor; Provide Zone Map with Controller; Coordinate with AFCU in Purchasing and Installing WIFI Module	12/L3.1
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Sleeving

	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals and Controller Wire Located Under Concrete and Asphalt Paving at Specified Depths	Contractor Shall Coordinate the Installation of Sleeving with the Installation of Concrete Footwork and Asphalt Paving. All Sleeving Shall be by the Landscape Contractor Unless Otherwise Noted.	14/L3.1
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VALVE SCHEDULE

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1"	Area for Drip Emitters	5.39	35.11	47.12	0.36 in/h
2	1"	Area for Drip Emitters	2.68	32.03	44.04	0.65 in/h
3*	1"	Area for Drip Emitters	1.31	31.00	43.00	0.53 in/h
4	1"	Drip Irrigation -Annuals	3.50	27.56	39.58	0.71 in/h
5*	1-1/2"	Turf Spray	34.53	35.82	49.63	1.37 in/h
6*	1-1/2"	Turf Spray	28.29	31.38	44.94	2.76 in/h
7	1"	Area for Drip Emitters	3.79	32.97	45.26	0.75 in/h

* Existing Valves Shall be Added to AFCU Irrigation System; Remove Battery Powered Controllers

Scale: 1" = 20'



Designed by: NN
Drafted by: NE
Client Name: AFCU
19-142ir

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWengineering.net

Irrigation Plan
AFCU Eagle Mountain
4195 North Pony Express Parkway
Eagle Mountain, Utah

State of Utah
Jared R. Mansfield
No. 7740426-3301
09/09/2022
Landscape Architect

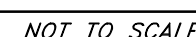
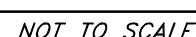
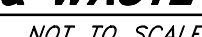
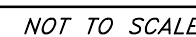
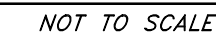
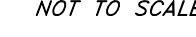
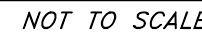
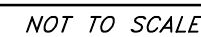
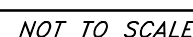
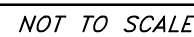
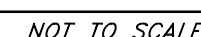
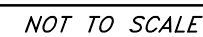
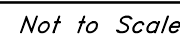
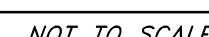
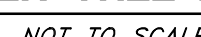
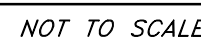
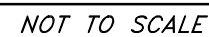
21 Jul, 2022

SHEET NO.

L2.1

Know what's below.
Call before you dig.





01.02	Line of soffit above shown dashed - R: reflected ceiling plan
01.03	Line of aluminum sunshine awne - details
01.11	Line of steel canopy edge above shown dashed - roof plan. Face of canopy shall align with face of aluminum sunshade.
01.12	Line of aluminum sunshade above - details. Face of sunshade shall align with face of adjacent brick veneer/aluminum break metal.
06.01	Approved contractor to coordinate surface material (Arden CD Concrete Dressing) at all exposed concrete foundations at base of structural system and interior elevations.
05.01	Steel column - re: structural (Panel where exposed)
06.06	Milwork - re: milwork details and interior elevations
06.07	Milwork above shown dashed - re: milwork details and interior elevations
06.08	Provide 1/2" plywood or metal backing behind TWall locations - re: partition types
06.14	Provide 3/4" AC plywood - extend from finish floor to roof deck above - re: finish schedule for paint color.
06.14	Milwork ADA shelf - re: milwork details and interior elevations
06.23	Scheduled aluminum storefront system - re: window elevations
08.09	Interior gas partition system furnished and installed by Contractor (CRJ Series 487 Office Partition System)
08.09	Installed jammed aluminum ADA door actuator - re: door hardware detailing
08.09	Provide a floor mounted door stop for cash sale
08.13	Aluminum corner post via interior glass partition manufacturer (CRJ Series 487 Office Partition System)
09.07	Coordinate to provide Schedule 40 steel support on this wall - re: finish schedule for product data and interior elevations for color and joint layout. Provide "1/4" reveal around perimeter of panels. Typical. Carefully cut openings in panels for electrical outlets and cover plates, wall mounted milwork, etc.. Openings at such items shall be even with 1/8" reveal - re: finish schedule 3.045.31.
10.02	Smelt recessed fire extinguisher cabinet with fire extinguisher - re: detail 11AAT.31. Basis of design: JCI Industries FTEO extinguisher with JCI Industries 10T5G17 with safety lock cabinet.
10.03	Roof access ladder and roof hatch above - provide attachment finishes. Coordinate roof access ladder attachments with wall plumbing - re: details 01-01-01 on this wall.
10.09	fully recessed lock box location. Knox Box322 coordinated mounted hinged door model -re: Manufacturer's recommendations for mounting height. Coordinate with partition type assembly. Verify location and finish color with Architect.
10.15	Provide 2" wide x 4" high stainless steel corner guards at all exposed gypsum board corners on-site . n/p.
10.11	Refrigerator (N.I.C.) provided by Owner's Equipment Contractor
11.01	Microwave (N.I.C) courtesy of Owner's Equipment Contractor
11.03	Walled Mounted LCD Screen (N.I.C.) by Owner. Contractor to coordinate exact location with Owner and Architect - re: electrical and equipment panel.
11.05	Cash sale - re: equipment panel. Provide floor mounted door stop for safe.
11.06	Telecom server rack - re: equipment panel
11.07	Security equipment - re: equipment panel
11.07	milwork
11.11	Cash register machine by Owner's Equipment Contractor - re: equipment panel. Contract to coordinate installation with Architect.
11.21	Wall mounted cabinet by Owner's Equipment Contractor - re: equipment panel. Provide blocking in wall.
22.01	Drain water cooler - re: plumbing and electrical
22.02	Sink and faucet - re: plumbing
22.03	Map sink - re: plumbing
22.06	Floor drain - re: plumbing
22.10	Sink and faucet w/disposal - re: plumbing
23.03	Interior wall mounted mechanical unit above shown dashed - re: mechanical
23.02	Surface mounted electrical panel - re: electrical
23.08	Electrical equipment - re: electrical
24.01	Gas meter - re: mechanical. Paint to match brick color.

 : Area of recessed slab for thickset tile - re: finish schedule & plans

[illegible]

- GENERAL EXTERIOR ELEVATION NOTES:
- A. All building signage shall be submitted by the Signage Contractor as a deferred submittal to the City for review.
- B. All utility meters and equipment on the exterior face of the building shall be painted to match color as selected by the Architect.
- C. All steel in contact with dissimilar metals shall be hot dipped galvanized, or zinc rich primed.
- D. All ACME panel joints shall be shown on exterior elevations. All ACME panel joints shall be coordinated with Architect.
- E. All mechanical rooftop units and equipment shall be screened from view of the public/private streets.

EXTERIOR MATERIALS LEGEND:			
ID	MATERIAL	MANUFACTURER	COLOR/NOTES
ROOFING			
R01	Standing Seam Metal Roofing	Re: Specifications	Custom Color: Match 'MP01' ACM Panel System Color
CONCRETE			
C01	Cast In Place Concrete	Re: Specifications	Re: Specifications
C02	Precast Concrete Belt Course	Re: Specifications	Honed Finish; Match Architect's Sample
MASONRY			
M01	Brick Veneer	Interstate Brick	Size: 2 1/4" Nominal; Color: Platinum; Finish: Matte; Brick Coursing: 1/3 running bond; Mortar Joints: Raked bed joint, Flush tooled head joints
M02	CMU	Amcor	Color: Canvas
METAL PANEL			
MP01	ACM Panel System	Alpolic	Color: MTL BSK SLVR
MP02	ACM Panel System	Alpolic	Custom Color: 739L1284 (FEVE) Valfon 13708 Prismatic Basecoat 736L1150 NCU
METAL COPING			
MC01	ACM Coping Cap	Re: Specifications	Custom Color: Match 'MP01' ACM Panel System Color
MC02	Pre-Finished Metal Coping Cap	Re: Specifications	Custom Color: Match 'MP01' ACM Panel System Color
METAL TRIM			
MT01	Pre-Finished Break Metal Trim	-	Custom Color: Match 'MP01' ACM Panel System Color

- KEYED NOTES:
- 03.05 Apply polymer modified concrete surfacing material (Ardex CD Concrete Dressing) at all exposed concrete foundations at base of storefront system - typ.
- 07.02 Prefinished ACM coping cap - match ACM wall panel finish
- 07.03 Stainless steel gutter system
- 07.09 Prefinished ACM panel system, custom color: 739L1284 (FEVE) Valfon 13708 Prismatic Basecoat 736L1150 NCU - install as per manufacturer's recommendations
- 07.24 Prefinished ACM panel joint. Coordinate joint locations with Architect.
- 08.01 Scheduled aluminum storefront door
- 08.03 Scheduled aluminum storefront system - re: window elevations
- 08.05 Aluminum sunshade - re: details
- 08.11 Aluminum sunshade - re: details. Face of sunshade shall align with face of adjacent brick veneer/aluminum break metal.
- 10.12 Back lit routed image in aluminum panel sign cabinet (by Owner's Contractor) flush with ACM building panels - re: detail 11A2.5
- 26.01 Light fixture - re: electrical
- 32.08 Electrical equipment - re: electrical and civil
- 33.01 Gas meter - re: mechanical. Paint to match brick color.

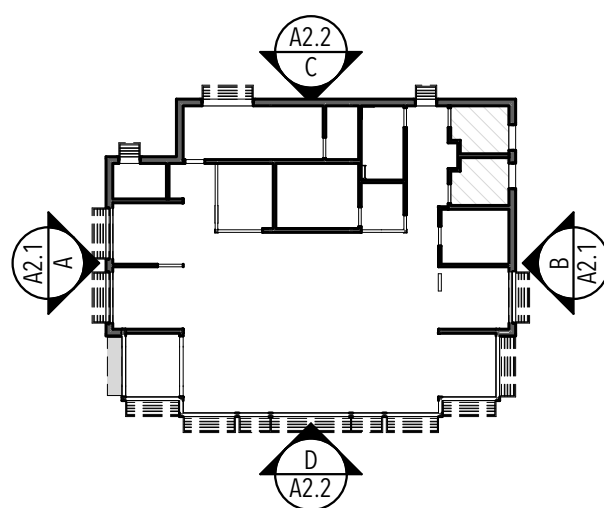
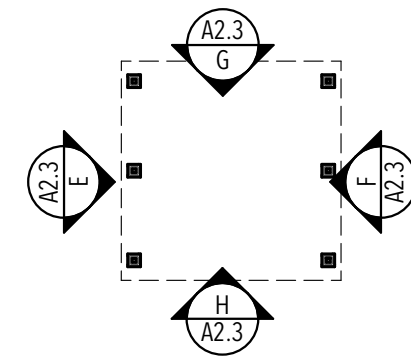
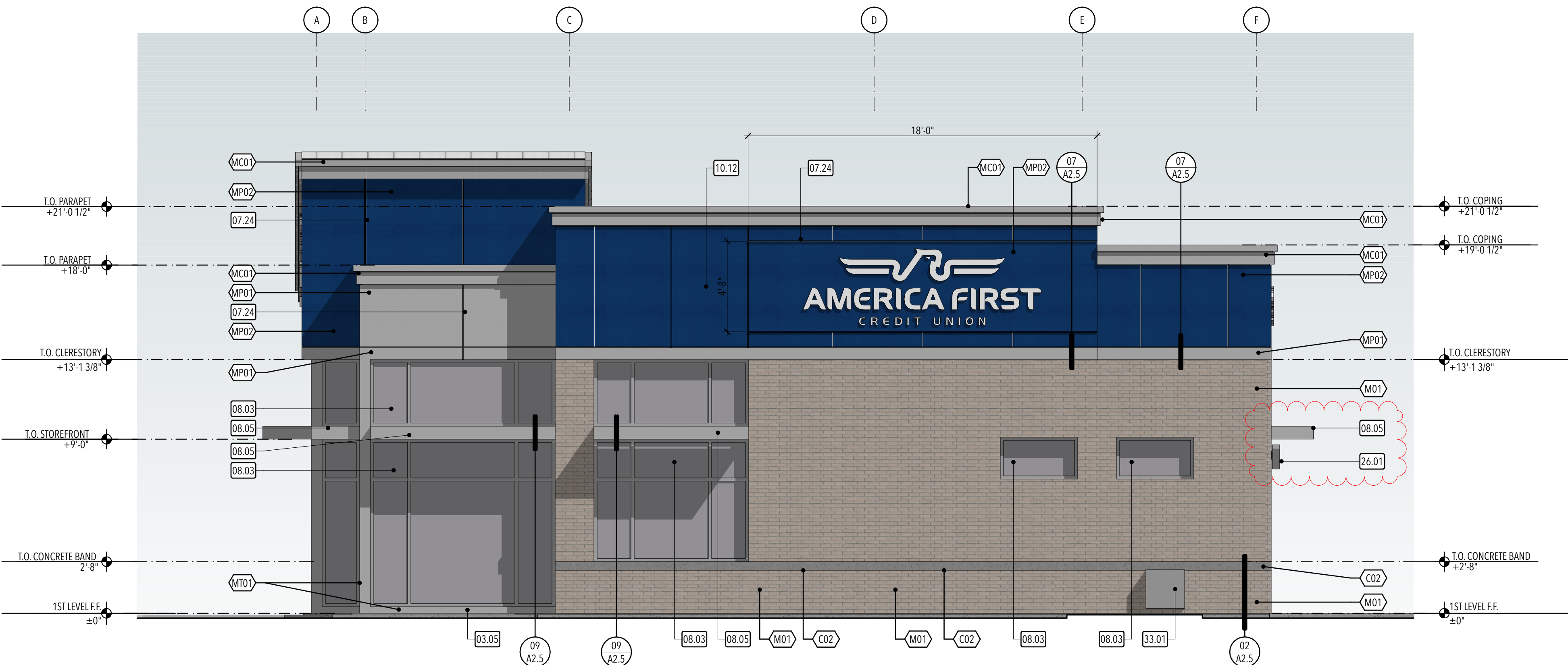
SOUTH ELEVATION

A 1/4" = 1'-0"



NORTH ELEVATION

B 1/4" = 1'-0"



STUDIO 333 ARCHITECTS
333 24TH STREET
OGDEN, UT 84401
801.394.3033

AMERICA FIRST FEDERAL CREDIT UNION - EAGLE MOUNTAIN BRANCH
4195 NORTH PONY ROAD, EAGLE MOUNTAIN, UTAH

NO.	DATE	DESCRIPTION

100% CD REVIEW
DATE: 07.07.22
PROJECT NUMBER: 2146

EXTERIOR ELEVATIONS

A2.1

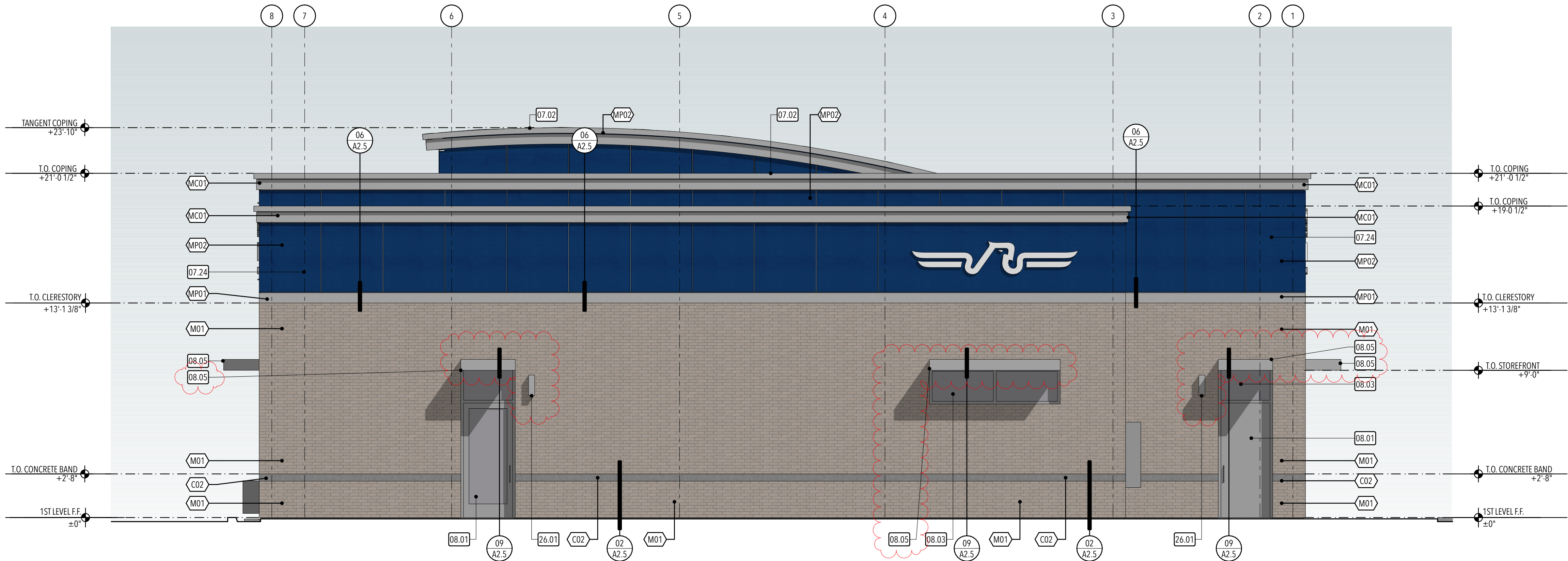
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 - B. All utility meters and equipment on the exterior face of the building shall be painted to match color as selected by the Architect.
 - C. All steel in contact with dissimilar metals shall be hot dipped galvanized, or zinc rich primed.
 - D. Isolate ACM panel joints as shown on exterior elevations. Align all ACM panel joints where possible - coordinate with Architect.
 - E. All mechanical rooftop units and equipment shall be screened from view of the public/private streets.

EXTERIOR MATERIALS LEGEND:			
ID	MATERIAL	MANUFACTURER	COLOR/NOTES
ROOFING			
R01	Standing Seam Metal Roofing	Re: Specifications	Custom Color: Match 'MP01' ACM Panel System Color
CONCRETE			
C01	Cast In Place Concrete	Re: Specifications	Re: Specifications
C02	Precast Concrete Belt Course	Re: Specifications	Honed Finish; Match Architect's Sample
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M01	Brick Veneer	Interstate Brick	Size: 2 1/4" Norman; Color: Platinum; Finish: Matte; Brick Coursing: 1/3 running bond; Mortar Joints: Raked bed joint, Flush tooled head joints
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METAL PANEL			
MP01	ACM Panel System	Alpolic	Color: MTLK BSK SLVR
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METAL TRIM			
MT01	Pre-Finished Break Metal Trim	-	Custom Color: Match 'MP01' ACM Panel System Color

- KEYED NOTES:
- 03.05 Apply polymer modified concrete surfacing material (Adexx CD Concrete Dressing) at all exposed concrete foundations at base of storefront system - typ.
 - 05.06 Steel entrance canopy - re: details. Face of canopy shall align with face of aluminum sunshades. Powdercoat paint to match storefront finish.
 - 07.02 Prefinished ACM coping cap - match ACM wall panel finish
 - 07.24 Prefinished ACM panel joint. Coordinate joint locations with Architect.
 - 08.01 Scheduled aluminum storefront door
 - 08.03 Scheduled aluminum storefront system - re: window elevations
 - 08.05 Aluminum sunshade - re: details
 - 08.08 0.040 prefinished aluminum break metal to match storefront finish
 - 10.12 Back lit routed image in aluminum panel sign cabinet (by Owner's Contractor) flush with ACM building panels - re: detail 11A2.5
 - 10.14 Provide vinyl decal installed on glazing with physical street address visible from street fronting the property - coordinate exact location with Owner. Characters shall be 4" high minimum.
 - 26.01 Light fixture - re: electrical

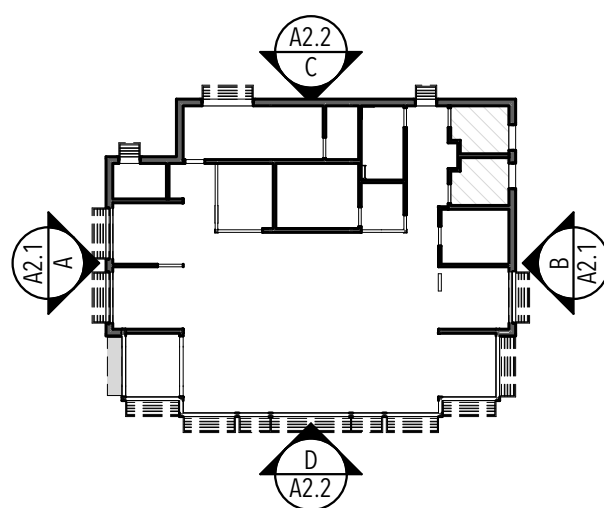
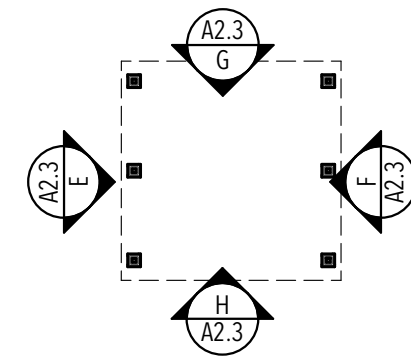
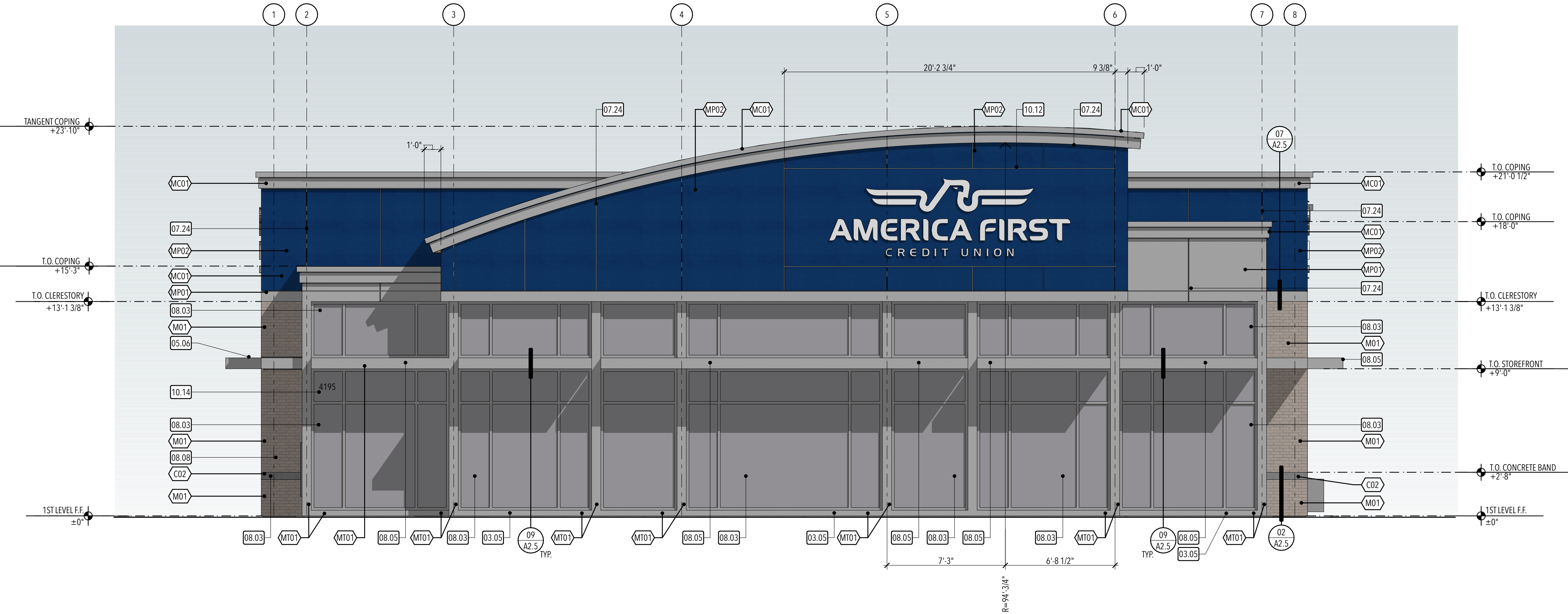
WEST ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



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 - D. Tagline ACM panel joints as shown on exterior elevations. Align all ACM panel joints where possible - coordinate with Architect.
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M02	CMU	Amcor	Color: Canvas
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MP01	ACM Panel System	Alpolic	Color: MTLG BSK SILV
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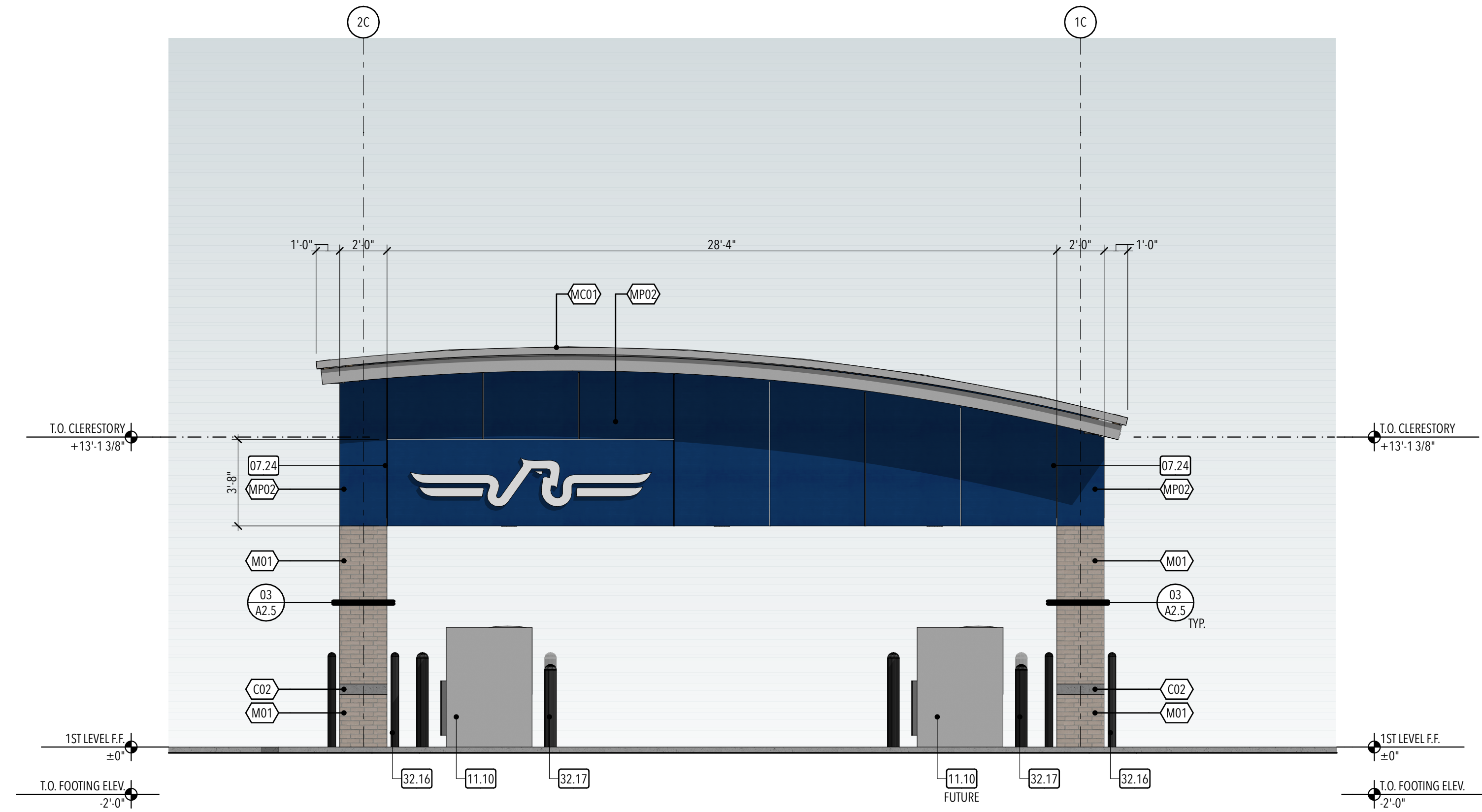
- KEYED NOTES:
- 07.03 Stainless steel gutter system
 - 07.08 Prefinished ACM panel system, color: TBX Metallic Silver - install as per manufacturer's recommendations
 - 07.24 Prefinished ACM panel joint. Coordinate joint locations with Architect.
 - 11.10 Automated teller machine (ATM) by Owner's Equipment Contractor - re: electrical
 - 11.17 Interactive Video teller machine (VT) by Owner's Equipment Contractor - re: electrical
 - 32.16 4" diameter pipe bollard, 40" tall. Contractor to furnish and install bollard covers at drive thru island - re: equipment drawings for placement, re: detail 03/SD2.1.
 - 32.17 6" diameter pipe bollard at ATM, 48" tall. Contractor to furnish and install bollard covers at drive thru island - re: equipment drawings for placement, re: detail 03/SD2.1.

SOUTH ELEVATION

E 1/4" = 1'-0"

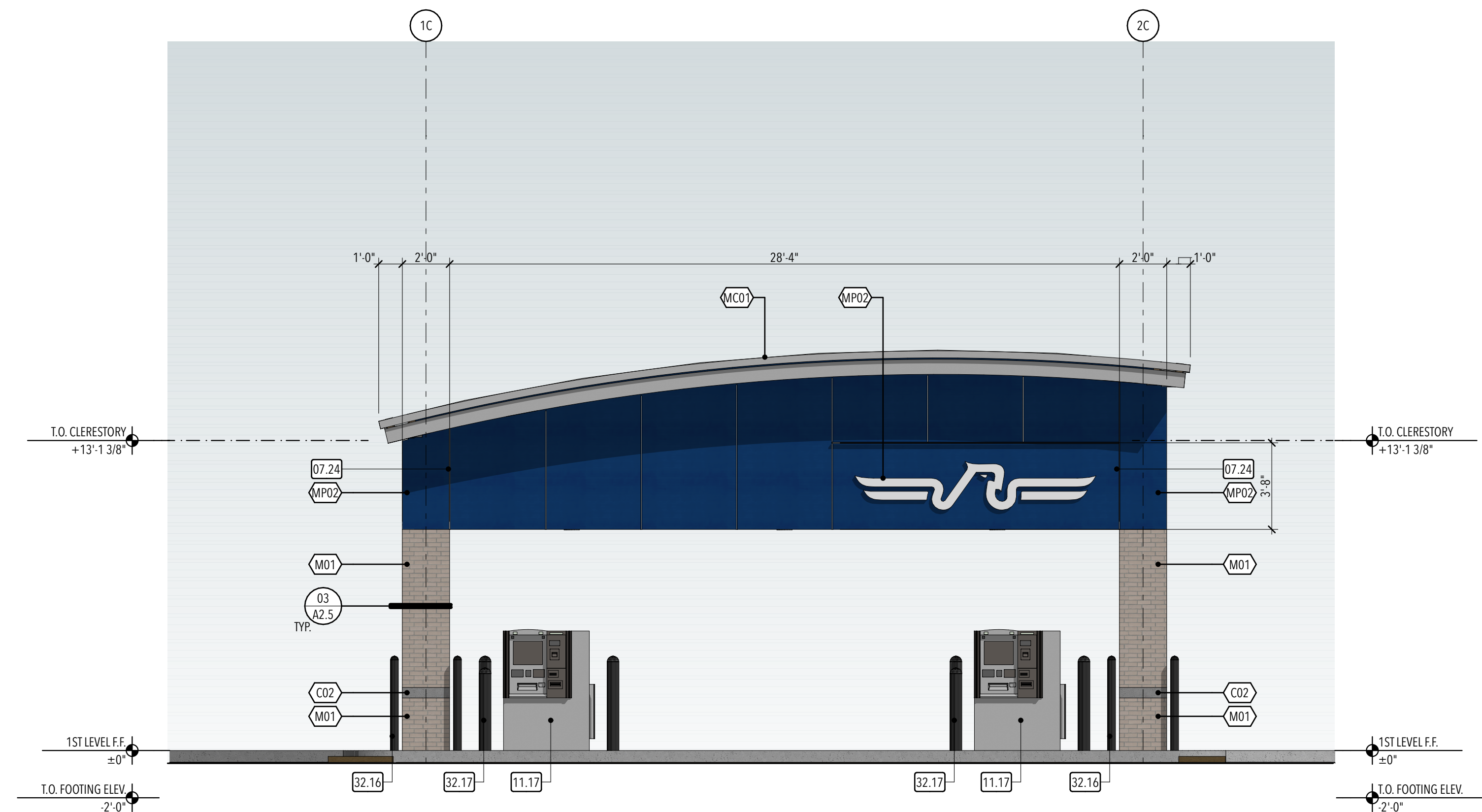
NORTH ELEVATION

F 1/4" = 1'-0"



WEST ELEVATION

G 1/4" = 1'-0"



EAST ELEVATION

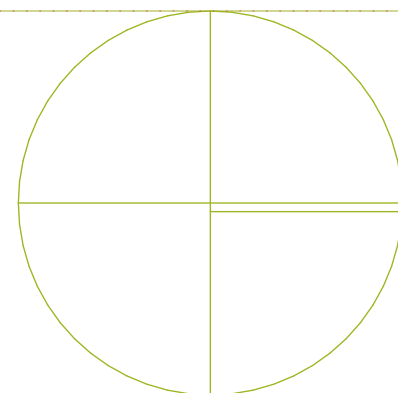
H 1/4" = 1'-0"

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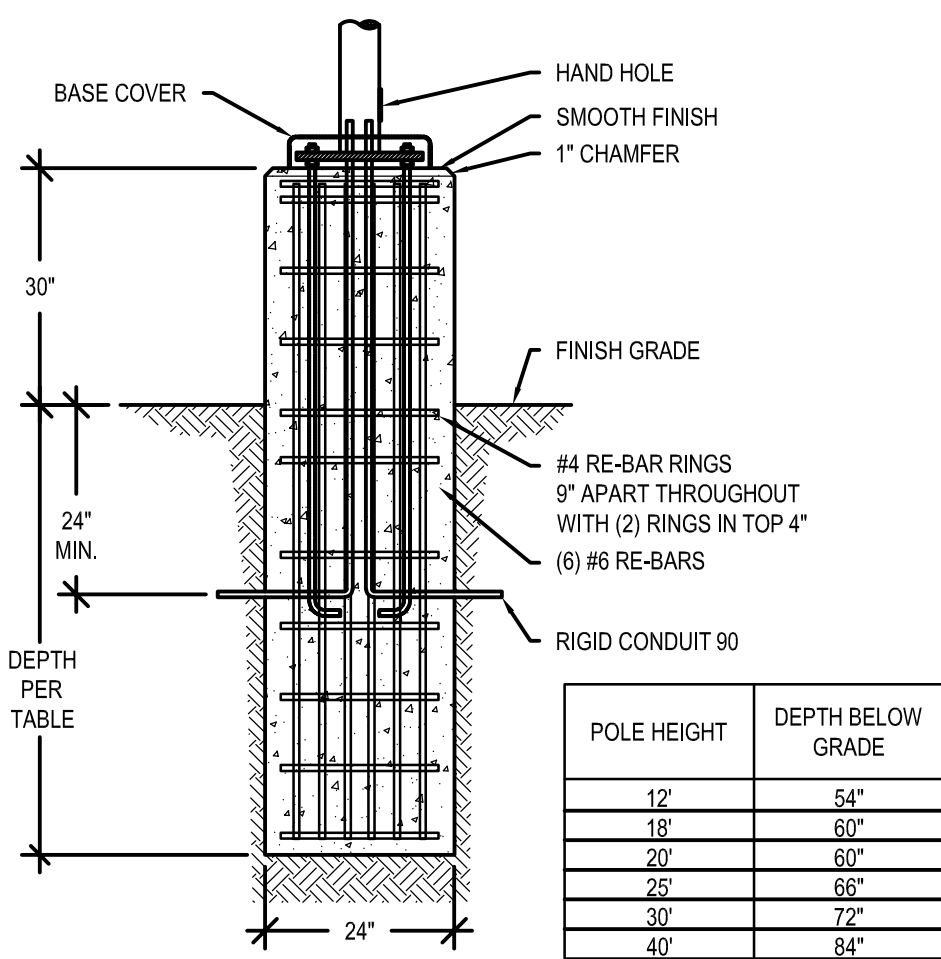


SITE LUMENS			
TYPE	LUMENS	QTY	TOTAL PER TYPE
TYPE S3	5885	6	35,310 LUMENS
TYPE S4	5921	1	5,921 LUMENS
TYPE S5	6071	1	6,071 LUMENS
TYPE H	4000	6	24,000 LUMENS
TYPE J	1300	2	2,600 LUMENS
TYPE K	2777	2	5,554 LUMENS
			79,456 TOTAL LUMENS
ALLOWED LUMENS = 100,000 PER ACRE			
SITE = 1.08 ACRES			
TOTAL ALLOWED SITE LUMENS 108,000 LUMENS			

[illegible]

COOPER
 Lighting Solutions

 PS500020EN page 2
 October 20, 2021 9:34 AM



- NOTES:
1. ANCHOR BOLTS SUPPLIED WITH POLE. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
 2. BOND GROUND CONDUCTOR TO POLE.
 3. SEAL CONDUIT TO PREVENT WATER INFILTRATION.
 4. PROVIDE SPARE CONDUIT 36" BEYOND LAST POLE ON CIRCUIT, AND CAP FOR FUTURE EXTENSION.



SITE PHOTOMETRIC PLAN

AFCU - Eagle Mountain

4195 N Pony Express Parkway
Eagle Mountain, Utah

UTA-31861

Tango 29 Cylindrical Downlight

microVos
TECHNOLOGY

LIGMAN
LIGHTING USA



Construction

Aluminum

Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

BUG Rating

B1 - U0 - G1

Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Hardware

Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED

Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Circular or square form technical up & down-light wall range. Completely tailorable wall-mounted direct/indirect optical lighting solutions for perfect task or architectural lighting.

Wall luminaires with a selection of light distributions and LED wattages with downward light distributions. The Tango is unique as it is available with Type II, III & IV light distribution options that facilitates wider spacing and even light distribution between the light fixtures.

Spacings of up to 40' on center, and a 14' mounting height with a 2 fc average can be achieved using the type II optic. This provides higher energy saving and reduced installation costs.

The Tango 31 cylindrical or Tango 32 square up-down versions can be manufactured using different type beam distributions for the up and down optics. Integral electronic control gear. Mounting plate for 3" and 4" junction box is provided with the fixture.

Matching surface mount conduit boxes are available as an option. Custom round pole adapters can be manufactured to suit specific pole diameters for column mounting applications. Please contact the factory for more information.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected and luminaire fix mounted (+/- 15° allowable to permit leveling).

Additional Options (Consult Factory For Pricing)



SCDT
Surface Conduit
Decorative Trim

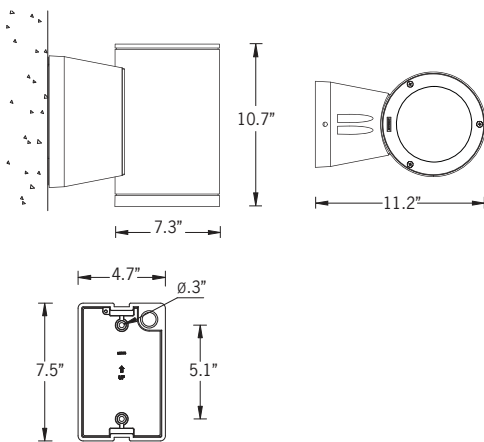


RPA
Round Pole Adapter



ACL
Anti Glare Louvre

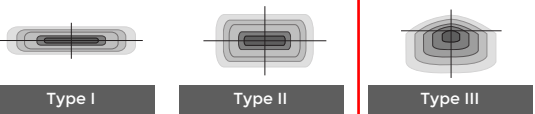
37w,28w,20w LED 2777,2101,1501 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 9.7 lbs



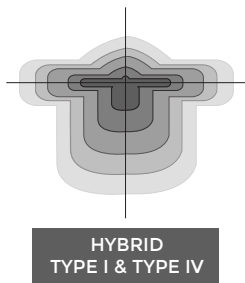
Mounting Detail

microVos
TECHNOLOGY

Ligman's micro Variable Optical System provides the ability to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.



The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



HYBRID
TYPE I & TYPE IV



UTA-31861

Tango 29 Cylindrical Downlight



PROJECT	AFCU EAGLE MOUNTAIN BRANCH			DATE	
QUANTITY		TYPE	K	NOTE	

ORDERING EXAMPLE || UTA - 31861 - 37w - T2 - W30 - 02 - 120/277v - Options

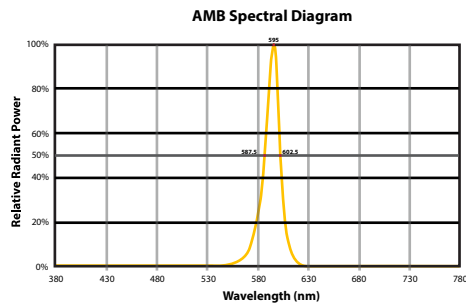
UTA-31861	37W	T3	W30	SCBA	120/277
UTA-31871	LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
37w LED 2777 Lumens	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution N - Narrow Beam 12° M - Medium Beam 26° W - Wide Beam 40°	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify	
28w LED 2101 Lumens					
20w LED 1501 Lumens					

EMG			
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ADDITIONAL OPTIONS

- NAT - Natatorium Rated
- SCDT - Surface Conduit Decorative Trim
- DIM - 0-10v Dimming
- F - Frosted Lens
- AGL - Anti Glare Louvre
- EMG - Emergency Battery Pack
- RPA - Round Pole Adapter
- HGT - Custom Height
- AMB - Turtle Friendly Amber LED

CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT



Narrow-Spectrum Amber LEDs

Peak wavelength between 585 & 595 nanometers and a full width of 50% power no greater than 15 nanometers.

Tango Product Family



Tango 29

- UTA-31861-37w-2777lm - Down
- UTA-31861-29w-2566lm [ASYM] - Down
- UTA-31863-42w-3418lm [ASYM] - Down



Tango 30

- UTA-31871-37w-2777lm - Down
- UTA-31871-29w-2566lm [ASYM] - Down
- UTA-31873-42w-3418lm [ASYM] - Down



Tango 31

- UTA-31881-2x37w-2x2777lm - Up/Down
- UTA-31882-2x29w-2x3521lm [ASYM] - Up/Down
- UTA-31883-2x42w-2x3418lm [ASYM] - Up/Down



Tango 32

- UTA-31891-2x37w-2x3521lm - Up/Down
- UTA-31892-2x39w-2x2566lm [ASYM] - Up/Down
- UTA-31893-2x29w-2x2777lm [ASYM] - Up/Down



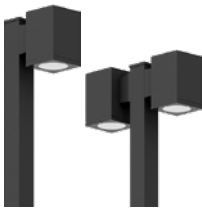
Tango 33

- UTA-80551-37w-2777lm
- UTA-80552-29w-2566lm [ASYM]
- UTA-80553-42w-3418lm [ASYM]



Tango 34

- UTA-80561-37w-2777lm
- UTA-80562-29w-2566lm [ASYM]
- UTA-80563-42w-3418lm [ASYM]



Tango 35

- UTA-20731-37w-2777lm
- UTA-20732-2x37w-2x2777lm



Tango 36

- UTA-20001-38w-4265lm
- UTA-20011-37w-2777lm



Tango 37

- UTA-20021-2x38w-2x4265lm
- UTA-20022-2x37w-2x2777lm



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
OCTOBER 25, 2022**

TITLE: ACTION ITEM: Amended Plat and Related Right-of-Way Vacation petition in Scarlet Ridge Subdivision.

ITEM TYPE: Recorded Plat Amendment

APPLICANT: NCS DEVELOPMENT LLC; Ryan Kent and Sheldon Killpack representing

ACTION ITEM:

Yes

PUBLIC HEARING:

No

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

Scarlet Ridge Phase A Plat 1 was approved and recorded earlier this year. During that timeframe a charter school (John Hancock Academy) approached the developer of the subdivision and expressed an interest and intent to buy some land upon which to build a school within Scarlet Ridge Subdivision. Plans were conceptualized to place the school within Scarlet Ridge Phase A, Plat 2; however, the school's owner(s), anxious to get it built and operating were able to get the developer to agree to amend Plat 1 in order to place the school earlier than would have otherwise been possible.

Plat A1A is the amended plat proposed to accommodate the charter school (see attached exhibit). The intended school property easily accommodates the school and conforms to zoning code. The plat deletes old residential building lots 127-138 and 141-144 in favor of a new lot # 127 and deletes (vacates) Taylee Lane.

ITEMS FOR CONSIDERATION:

The plat amendment and proposed vacation of Taylee Lane are both needed to enable recording of Scarlet Ridge Phase A, Plat 1.A (see attachment) which will, in turn, facilitate construction of the John Hancock Charter School that is slated to be positioned on the new lot (# 127) in the revised plat.

REQUIRED FINDINGS:

Plat amendment applications must comply with EMMC 16.55 and

are not construed as an absolute right upon submission of an application and do not require the Planning commission to take action based upon findings of facts. That same section (subsection C) allows for vacation of public rights-of-way.

RECOMMENDATION:

Staff suggests that the Planning Commission advance a positive recommendation to the City Council that they approve the requested plat amendment and associated street vacation (which will require an ordinance).

ATTACHMENTS:

[Scarlet Ridge - Recorded Plat 1](#)

[Scarlet Ridge REVISED Phase A Plat 1](#)

[Scarlet Ridge Phase A Plat 1A](#)

SCARLET RIDGE PHASE A PLAT 1

MONTE VISTA RANCH LC
59-018-0015 S 89°56'03" E 1316.50'

DEVELOPER TO INSTALL SIMTEX FENCE ALONG TIFFANY LANE

NE COR SEC 19 T6S, R1W, SLB&M

VICINITY MAP

LEHI PARKFIELD RD
EAGLE MTN BLVD
PONY EXPRESS PKWY
LAKE MTN ROAD
SITE

1"=4000'

TYPICAL INTERIOR LOT
TYPICAL CORNER LOT

*HALF ACRE LOT SETBACK IS IN (#) IF DIFFERENT THAN 1 ACRE LOT

Scale 1" = 80'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	326.50	31.62	5°32'54"	31.60	S 8°37'46" W
C2	326.50	32.40	5°41'7"	32.38	N 3°0'45" E
C3	300.00	58.82	11°14'0"	58.72	N 54°71'2" E
C4	273.50	53.62	11°14'0"	53.54	N 54°71'2" E
C5	15.00	23.59	90°15'30"	21.23	N 44°52'55" W
C6	15.00	23.53	89°53'45"	21.19	N 45°7'5" E
C7	15.00	23.56	90°0'0"	21.21	N 45°10'12" E
C8	15.00	23.56	90°0'0"	21.21	N 44°49'48" W
C9	15.00	23.59	90°15'30"	21.23	N 44°52'55" W
C10	15.00	23.53	89°53'45"	21.19	N 45°7'5" E
C11	15.00	23.56	90°0'0"	21.21	N 45°10'12" E
C12	15.00	23.56	90°0'0"	21.21	N 44°49'48" W
C13	15.00	23.53	89°53'45"	21.19	N 45°7'5" E
C14	15.00	23.59	90°15'30"	21.23	N 44°52'55" W
C15	15.00	23.53	89°53'45"	21.19	N 45°7'5" E
C16	15.00	23.56	90°0'0"	21.21	N 45°10'12" E
C17	15.00	23.56	90°0'0"	21.21	N 44°49'48" W
C18	15.00	23.53	89°53'45"	21.19	N 45°7'5" E
C19	15.00	23.59	90°15'30"	21.23	N 44°52'55" W
C20	273.50	22.15	4°58'26"	22.15	S 28°46' E
C21	15.00	25.31	90°39'52"	22.41	S 52°47'55" E
C22	315.00	61.56	11°11'48"	61.46	N 84°28'3" E
C23	288.50	56.38	11°11'48"	56.29	N 84°28'3" E
C24	262.00	51.20	11°11'48"	51.12	N 84°28'3" E
C25	15.00	26.33	100°33'59"	23.08	S 28°35'9" W
C26	300.00	70.70	13°30'7"	70.53	S 6°34'36" E
C27	300.00	43.82	8°22'11"	43.78	S 17°30'45" E
C28	326.50	124.64	21°52'18"	123.88	S 10°45'42" E
C29	326.50	124.64	21°52'18"	123.88	S 10°45'42" E
C30	273.50	103.92	21°46'13"	103.30	S 10°48'44" E
C31	273.50	103.92	21°46'13"	103.30	S 10°48'44" E
C32	273.50	103.92	21°46'13"	103.30	S 10°48'44" E
C33	273.50	103.92	21°46'13"	103.30	S 10°48'44" E
C34	273.50	103.92	21°46'13"	103.30	S 10°48'44" E
C35	15.00	23.59	90°15'30"	21.23	N 44°52'55" W
C36	15.00	23.53	89°53'45"	21.19	N 45°7'5" E
C37	15.00	23.56	90°0'0"	21.21	N 45°10'12" E
C38	15.00	23.56	90°0'0"	21.21	N 44°49'48" W
C39	300.00	114.82	21°52'18"	113.83	S 10°45'42" E

PLAT NOTES:

- SETBACKS:
FRONT=25'
DRIVEWAY=30'
REAR=35'
CORNER=25'
SIDE=20' TOTAL (10' MIN. ON EACH SIDE)
- ALL FRONT-FACING GARAGES MUST BE 30' FROM PROPERTY LINE.
- DEVELOPER TO INSTALL FENCING ALONG REAR LOT LINES OF TIFFANY LANE AND THOMAS ROAD.
- RETENTION AREA IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY EAGLE MOUNTAIN CITY.

FIRE NOTE:

THIRTEEN (13) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

HOME LOT DRAINAGE NOTES:

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

PHASE A PLAT 1 CALCULATIONS

ITEM	VALUE
TOTAL ACRES:	44.45 ACRES
BUILDABLE ACRES:	44.45 ACRES
TOTAL ACRES IN LOTS:	35.93 ACRES
RIGHT-OF-WAY AREA:	7.65 ACRES
TOTAL OPEN SPACE:	0.87 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	42,306 SF/0.97 ACRES
LARGEST LOT SIZE:	390,492 SF/8.96 ACRES
SMALLEST LOT SIZE:	21,783 SF/0.50 ACRES
OVERALL DENSITY:	0.83 LOTS/ACRE
TOTAL # OF LOTS:	37 LOTS

DOMINION ENERGY

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

Approved this ____ day of _____, 20____.

Dominion Energy

By _____

Title _____

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.

2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under

- (1) A recorded easement or right-of-way
- (2) The law applicable to prescriptive rights
- (3) Title 54, Chapter 8a

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

BOUNDARY DESCRIPTION

BEGINNING AT POINT THAT IS LOCATED NORTH 0°10'12" EAST ALONG THE SECTION LINE 1213.01 FEET FROM THE EAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

CONTAINING AN AREA OF 1,936,310 SQUARE FEET OR 44.4516 ACRES

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-90-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

AUTHORIZED SIGNATURE(S)

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

AUTHORIZED SIGNATURE(S)

On the _____ day of _____, 20____, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the Owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC SIGNATURE _____

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20__.

APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____

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

SCARLET RIDGE PHASE A
SUBDIVISION

LOCATED IN THE NE CORNER OF SEC 19, TOWNSHIP 6S, RANGE 1W, S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

Surveyor's Seal	Notary Public Seal	City Engineer's Seal	Clerk-Recorder Seal
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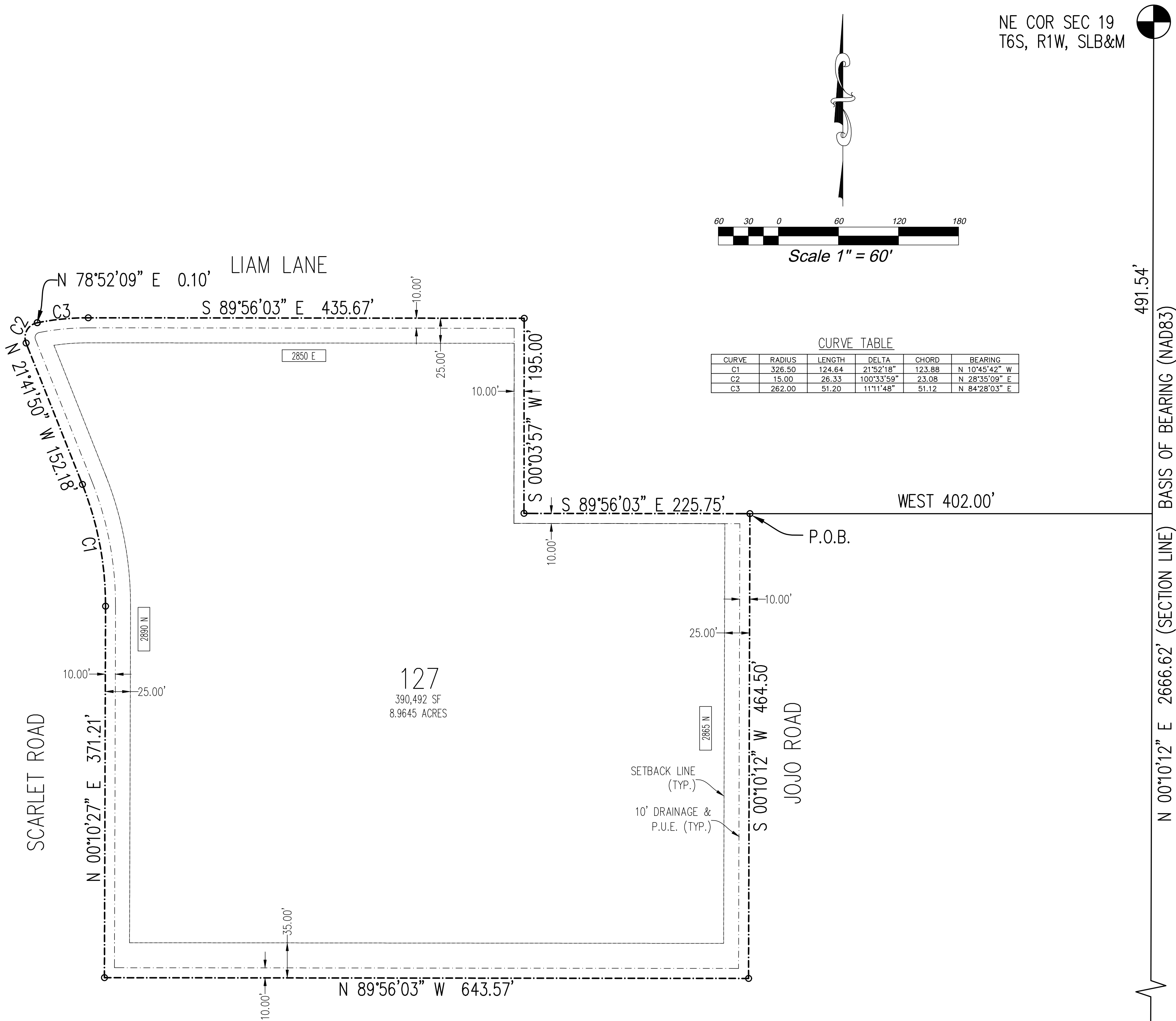
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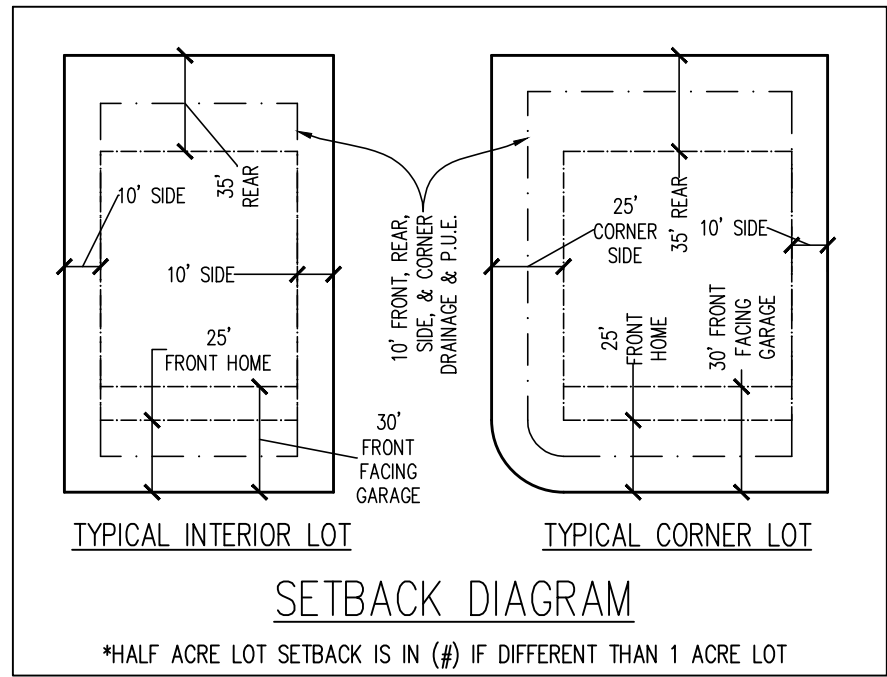
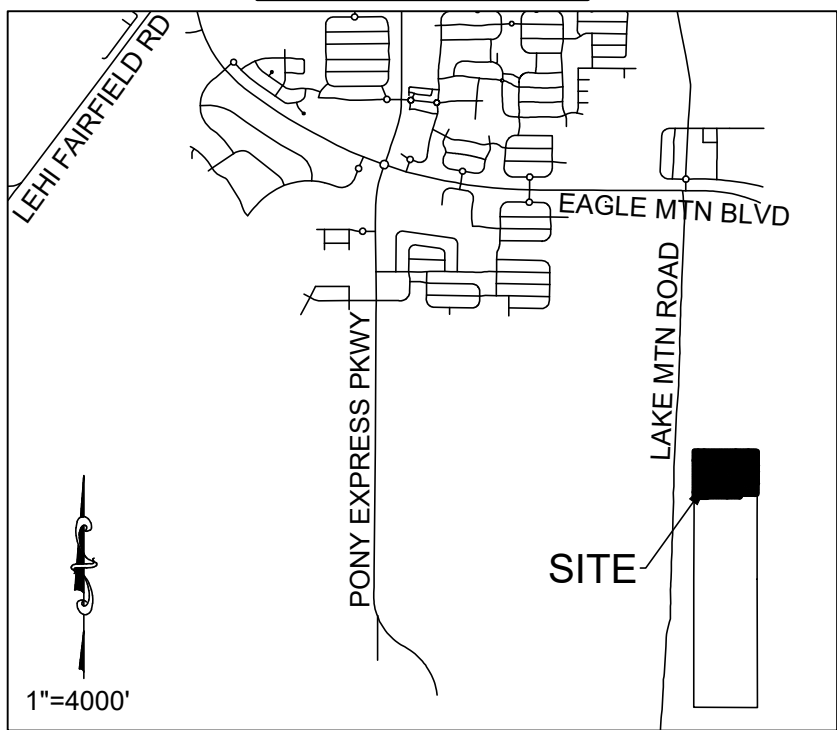
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SCARLET RIDGE PHASE A PLAT 1A



VICINITY MAP



SURVEYOR:



AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

DOMINION ENERGY

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

Approved this ____ day of _____, 20____.

Dominion Energy

By _____

Title _____

ROCKY MOUNTAIN POWER

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

ROCKY MOUNTAIN POWER

DATE

DIRECT COMMUNICATIONS

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

DIRECT COMMUNICATIONS

DATE

SURVEYOR'S CERTIFICATE

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

DATE _____ AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT POINT THAT IS LOCATED SOUTH 00°10'12" WEST ALONG THE SECTION LINE 491.54 FEET AND WEST 402.00 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE S 00°10'12" W, A DISTANCE OF 464.50 FEET; THENCE N 89°56'03" W, A DISTANCE OF 643.57 FEET; THENCE N 00°10'27" E, A DISTANCE OF 371.21 FEET; THENCE ALONG THE ARC OF A 326.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°52'18" FOR 124.64 FEET (CHORD BEARS N 10°45'42" W 123.88 FEET); THENCE N 21°41'50" W, A DISTANCE OF 152.18 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 100°33'59" FOR 26.33 FEET (CHORD BEARS N 28°35'09" E 23.08 FEET); THENCE N 78°52'09" E, A DISTANCE OF 0.10 FEET; THENCE ALONG THE ARC OF A 262.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°11'48" FOR 51.20 FEET (CHORD BEARS N 84°28'03" E 51.12 FEET); THENCE S 89°56'03" E, A DISTANCE OF 435.67 FEET; THENCE S 00°03'57" W, A DISTANCE OF 195.00 FEET; THENCE S 89°56'03" E, A DISTANCE OF 225.75 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 390,492 SQUARE FEET OR 8.9645 ACRES

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

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

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

OWNER(S):
PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

On the _____ day of _____, 20____, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC SIGNATURE _____

COMMISSION NUMBER _____ PRINTED FULL NAME OF NOTARY _____

ACKNOWLEDGMENT

On the _____ day of _____, 20____, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC SIGNATURE _____

COMMISSION NUMBER _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20____.

APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____

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

FINAL PLAT 1A

SCARLET RIDGE PHASE A

SUBDIVISION

(INCLUDING A VACATION OF LOTS 127-128 & 141-144 OF SCARLET RIDGE PHASE A, PLAT 1)
LOCATED IN THE NE CORNER OF SEC 19, TOWNSHIP 6S, RANGE 1W, S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

Surveyor's Seal Notary Public Seal City Engineer's Seal Clerk-Recorder Seal



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
OCTOBER 25, 2022**

TITLE: ACTION ITEM: PUBLIC HEARING -- Site Plan Review and Approval for the John Hancock Academy Charter School (K-8)

ITEM TYPE: Site Plan

APPLICANT: John Hancock Academy, Sheldon Killpack or other representing and Silverpeak Engineering as engineer(s)

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

The Applicant requests site plan approval of an elementary school site to be located in Scarlet Ridge Subdivision. Due to the rapid growth of Eagle Mountain, school facilities are needed to keep up with the student demand. The charter school was originally contemplated to be developed in phase 2 of Scarlet Ridge; however, its proposed position was later moved to phase 1 at the request of the school. A new final plat (Scarlet Ridge Plat 1, Phase A.1) was correspondingly generated to accommodate the school.

ITEMS FOR CONSIDERATION:

(By Applicable Code Section)

17.25.030

The proposed school use is allowable as a "special use" per code.

17.75.052:

A. Parking and Vehicle Stacking: A defined number of parking spaces for a school in Eagle Mountain is not provided within Section 17.55. ADA parking account proposed appears code compliant. On-site vehicle stacking is provided; whether the extent of the same is adequate is left as a subjective matter by code but the Applicant through their engineer has indicated they believe such to be sufficient.

B. Pedestrian Access: Circumferential sidewalk adjoins school adjacent to a service drive (and abutting parking banks) that surrounds the school. Parking lot crossings are portrayed as areas to be striped for identification.

C. Setbacks are ample and compliant.

17.100.050:

A. The entire lot is proposed to be built-out with the school and associated improvements or accessory uses.

B. While a commercial building permit for the school will be required, schools are often perceived to be associated with, or belong by, residential uses. Thus, while fencing of a portion of the school grounds (around the play yard) is proposed (6' PVC coated chain link fencing colored black), it is not proposed nor deemed required to fence the entire perimeter of the school property. Chain link fencing has been approved and used for other previously developed school sites within the City.

C. Ingress/egress onto abutting public streets is provided via Liam Lane and Scarlet Road. The accesses are at least 100' away from the intersection of those two roads. There are no adjoining or "across the street" intersections with which the accesses need to be aligned. On-site parking banks are connected to service drives that inter-connect. Acceleration or deceleration lanes are not required.

D. N/A

E. Utilities are understood to be proposed to be underground.

F. Grading and drainage plans' will comply with City code and City Engineering requirements.

G. To be executed

H. N/A

Opinion: On the whole, school improvement drawings suggests that the school will comply with pertinent City development standards associated with the same. A positive recommendation regarding the proposed site plan approval is appropriate.

REQUIRED FINDINGS:

A public, private or charter school within a RD2 Zone may, per EMMC Section 17.25.030 be allowed upon receiving Special Use approval from the City. Within the RD2 Zone, the City shall apply the requirements set forth regarding application for Site Plan Approval of a school facility. Site Plan approval is based upon compliance with EMMC and the parameters of UCA. The approval criteria for a Site Plan can be found in EMMC Sections 17.75.052 & 17.100.050.

UCA (Utah state code) 10-9a-305 permits a municipality to [only] regulate certain standards in regard to a public, including charter, school site. The City may regulate setbacks, height, bulk and massing, off-site parking, curb cuts, traffic circulation, construction staging, and other standards to reasonably reduce risks to health and safety. The City may not regulate landscaping outside of the ROW, fencing, aesthetics, construction methods or materials, or the placement of temporary classrooms.

Applicable Standards:

17.75.052 Schools (public/charter/private).

Schools may be permitted only where:

A. Parking and Vehicle Stacking.

1. Parking requirements shall comply with Chapter 17.55 EMMC.
2. Adequate off-street stacking areas which are completely contained on site for student pickup and drop-off are required. No off-site stacking is permitted.

B. Pedestrian Access.

1. All driveways on the school property shall have at least one sidewalk.
2. Primary pedestrian crossings shall employ traffic calming features such as speed tables and striping. Secondary pedestrian crossings shall employ a minimum of striping and signs.

C. Setbacks (Charter Schools). Outdoor play areas shall be set back from property lines by at least 15 feet made up of substantial landscaping, fencing or wall, and berming where feasible. [Ord. O-27-2020 § 2 (Exh. A)].

And,

17.100.050 [General] Site plan development standards.

A. Use of Property. The entire parcel area shall be built upon, landscaped or paved in accordance with the zoning district's open space requirements and other generally applicable development standards.

B. Screening Requirements. Any commercial lot which abuts a residential or agricultural use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design. Required walls or fences shall not be less than six feet in height, unless a wall or fence of a different height is approved by the city council. Such wall, fence and landscaping shall be maintained in good condition with no advertising thereon. All developments shall have the minimum number of trees as required by Chapter [17.60](#) EMMC, Landscaping, Buffering, Fencing and Transitioning, to provide for shade and visual relief.

C. Access Requirements. 1. Access onto a Public Street. Access onto public rights-of-way shall not be closer than 100 feet from an intersection or another driveway on the same side of the street. When a parcel has less than 200 feet of frontage on a public right-of-way, then all necessary efforts shall be made to work collaboratively with adjacent property owners to share a common ingress and egress straddling the common property line. 2. Access Dimensions. For each commercial lot, access shall be provided and shall meet the following requirements: each roadway shall not be more than 40 feet in width, measured at right angles to the centerline of the driveway except as increased by permissible curb return radii. The entire flare of any return radii shall fall within the right-of-way. 3. Interconnection. All parking and other vehicular use areas shall be interconnected with adjacent properties in order to allow maximum off-street vehicular circulation. 4. Acceleration and Deceleration Lanes. Acceleration and deceleration lanes shall be required on arterials and collectors when deemed necessary by the city engineer.

D. Off-Street Truck Loading Space. Every building or structure built, remodeled or occupied after the effective date of the ordinance codified in this chapter for manufacturing, commercial trade, or other uses similarly involving the receipt or distribution by vehicles or materials or merchandise shall have provided and maintained on the building's lot adequate space for standing, loading, and unloading of

the vehicles in order to avoid undue interference with public use of streets or alleys.

E. Utilities. All utility lines shall be underground in designated easements. No pipe, conduit, cable, line for water, gas, sewage, drainage, steam, electrical or any other energy or service shall be installed or maintained upon any lot (outside of any building) above the surface of the ground except for hoses, movable pipes used for irrigation or other purpose during construction. Transformers shall be grouped with other utility meters where possible and screened with vegetation or other appropriate method. Each contractor and owner/developer shall be responsible to know the whereabouts of all underground utilities. Protection of such utilities shall also be the responsibility of the developer.

F. Grading and Drainage. Drainage from any lot must follow current city requirements for on-site retention and a maximum allowable discharge at the calculated historical rate for the site. Drainage shall not be allowed to flow upon adjoining lots unless the owner of the lot upon which the water flows has granted an easement for such purpose. The planning commission must approve a site plan with grading, drainage, and clearing plans before any such activities may begin. Lot grading shall be kept to a minimum. Where possible, roads and development shall be designed for preservation of a natural grade.

G. Dedication of Water Shares. The applicant shall comply with Chapter [13.25](#) EMMC and shall dedicate to the city the amount of water rights specified in that chapter or purchase sufficient water from the city prior to the issuance of any building permit.

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.

[Ord. [O-09-2017](#) § 2 (Exh. A); Ord. [O-13-2016](#) § 2 (Exh. A); Ord. [O-16-2010](#) § 3 (Exh. B); Ord. [O-18-2008](#) § 2 (Exh. A § 20.5); Ord. [O-11-2008](#) § 2 (Exh. A § 20.5); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 20.5)].

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council respecting the requested site plan approval for the John Hancock Academy Charter School.

ATTACHMENTS:

[Scarlet Ridge REVISED Phase A Plat 1](#)

[School Civil Drawings with Site Plan](#)

[School Elevations](#)

SCARLET RIDGE PHASE A PLAT 1

MONTE VISTA RANCH LC
59-018-0015 S 89°56'03" E 1316.50'

DEVELOPER TO INSTALL
SIMTEX FENCE ALONG
TIFFANY LANE

NE COR SEC 19
T6S, R1W, SLB&M

VICINITY MAP

LEHI PARKFIELD RD
EAGLE MTN BLVD
PONY EXPRESS PKWY
LAKE MTN ROAD
SITE

1"=4000'

TYPICAL INTERIOR LOT
TYPICAL CORNER LOT

*HALF ACRE LOT SETBACK IS IN (#) IF DIFFERENT THAN 1 ACRE LOT

Scale 1" = 80'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	326.50	31.62	5°32'54"	31.60	S 8°37'46" W
C2	326.50	32.40	5°41'7"	32.38	N 3°0'45" E
C3	300.00	58.82	11°14'0"	58.72	N 54°71'2" E
C4	273.50	53.62	11°14'0"	53.54	N 54°71'2" E
C5	15.00	23.59	90°15'30"	21.23	N 44°52'55" W
C6	15.00	23.53	89°53'45"	21.19	N 45°7'5" E
C7	15.00	23.56	90°0'0"	21.21	N 45°10'12" E
C8	15.00	23.56	90°0'0"	21.21	N 44°49'48" W
C9	15.00	23.59	90°15'30"	21.23	N 44°52'55" W
C10	15.00	23.53	89°53'45"	21.19	N 45°7'5" E
C11	15.00	23.56	90°0'0"	21.21	N 45°10'12" W
C12	15.00	23.56	90°0'0"	21.21	N 44°49'48" W
C13	15.00	23.53	89°53'45"	21.19	N 44°52'55" W
C14	15.00	23.59	90°15'30"	21.23	S 44°52'55" E
C15	15.00	23.56	90°0'0"	21.21	S 45°7'12" W
C16	15.00	23.56	90°0'0"	21.21	S 44°52'48" E
C17	15.00	23.53	89°53'45"	21.19	S 44°52'55" E
C18	15.00	23.59	90°15'30"	21.23	S 44°52'48" E
C19	15.00	23.56	90°0'0"	21.21	S 45°7'12" W
C20	273.50	22.15	4°58'26"	22.15	S 28°46" E
C21	15.00	25.31	90°39'52"	22.41	S 52°47'55" E
C22	315.00	61.56	11°11'48"	61.46	N 84°28'3" E
C23	288.50	56.38	11°11'48"	56.29	N 84°28'3" E
C24	262.00	51.20	11°11'48"	51.12	N 84°28'3" E
C25	15.00	26.33	100°33'59"	23.08	S 28°35'9" W
C26	300.00	70.70	13°30'7"	70.53	S 6°34'36" E
C27	300.00	43.82	8°22'11"	43.78	S 17°30'45" E
C28	326.50	124.64	21°52'18"	123.88	S 10°45'42" E
C29	326.50	124.64	21°52'18"	123.88	S 10°45'42" E
C30	273.50	103.92	21°46'13"	103.30	S 10°45'42" E
C31	273.50	103.92	21°46'13"	103.30	S 10°45'42" E
C32	273.50	103.92	21°46'13"	103.30	S 10°45'42" E
C33	273.50	103.92	21°46'13"	103.30	S 10°45'42" E
C34	273.50	103.92	21°46'13"	103.30	S 10°45'42" E
C35	15.00	23.59	90°15'30"	21.23	S 44°52'48" E
C36	15.00	23.53	89°53'45"	21.19	S 45°7'12" W
C37	300.00	114.82	21°52'18"	113.83	S 10°45'42" E

PLAT NOTES:

- SETBACKS:
FRONT=25'
DRIVEWAY=30'
REAR=35'
CORNER=25'
SIDE=20' TOTAL (10' MIN. ON EACH SIDE)
- ALL FRONT-FACING GARAGES MUST BE 30' FROM PROPERTY LINE.
- DEVELOPER TO INSTALL FENCING ALONG REAR LOT LINES OF TIFFANY LANE AND THOMAS ROAD.
- RETENTION AREA IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY EAGLE MOUNTAIN CITY.

FIRE NOTE:

THIRTEEN (13) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

HOME LOT DRAINAGE NOTES:

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

PHASE A PLAT 1 CALCULATIONS

TOTAL ACRES:	44.45 ACRES
BUILDABLE ACRES:	44.45 ACRES
TOTAL ACRES IN LOTS:	35.93 ACRES
RIGHT-OF-WAY AREA:	7.65 ACRES
TOTAL OPEN SPACE:	0.87 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	42,306 SF/0.97 ACRES
LARGEST LOT SIZE:	390,492 SF/8.96 ACRES
SMALLEST LOT SIZE:	21,783 SF/0.50 ACRES
OVERALL DENSITY:	0.83 LOTS/ACRE
TOTAL # OF LOTS:	37 LOTS

SCARLET RIDGE PARTNERS LLC
59-019-0005

5 E 1/4 SEC 19
T6S, R1W, SLB&M
ELEV = 4999.66

SURVEYOR:
AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECEENGINEERING@GMAIL.COM

DOMINION ENERGY

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

Approved this ____ day of _____, 20____.

Dominion Energy

By _____

Title _____

ROCKY MOUNTAIN POWER

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

ROCK

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

BOUNDARY DESCRIPTION

BEGINNING AT POINT THAT IS LOCATED NORTH 0°10'12" EAST ALONG THE SECTION LINE 1213.01 FEET FROM THE EAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

CONTAINING AN AREA OF 1,936,310 SQUARE FEET OR 44.4516 ACRES

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-90-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

AUTHORIZED SIGNATURE(S)

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

AUTHORIZED SIGNATURE(S)

On the _____ day of _____, 20____, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the Owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC SIGNATURE _____

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20__.

APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____

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

SCARLET RIDGE PHASE A

SUBDIVISION

LOCATED IN THE NE CORNER OF SEC 19, TOWNSHIP 6S, RANGE 1W, S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

Surveyor's Seal	Notary Public Seal	City Engineer's Seal	Clerk-Recorder Seal
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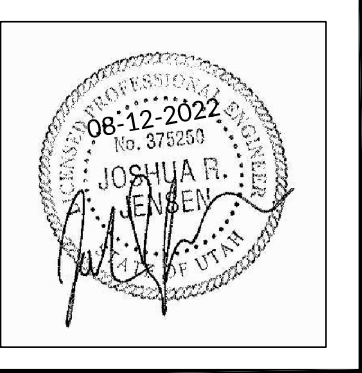
JOHN HANCOCK SCHOOL

LOCATION:

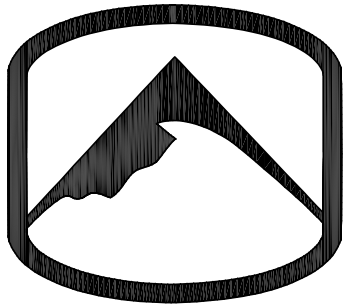
SCARLET RD AND LIAM LN
SCARLET HILL SUBDIVISION, PH1
EAGLE MOUNTAIN UTAH

CONTRACTOR
ONE WEST CONSTRUCTION

ATTN: TED LEWIS
290 N. FLINT STREET
KAYSVILLE, UTAH 84037
PHONE: 801-860-0523

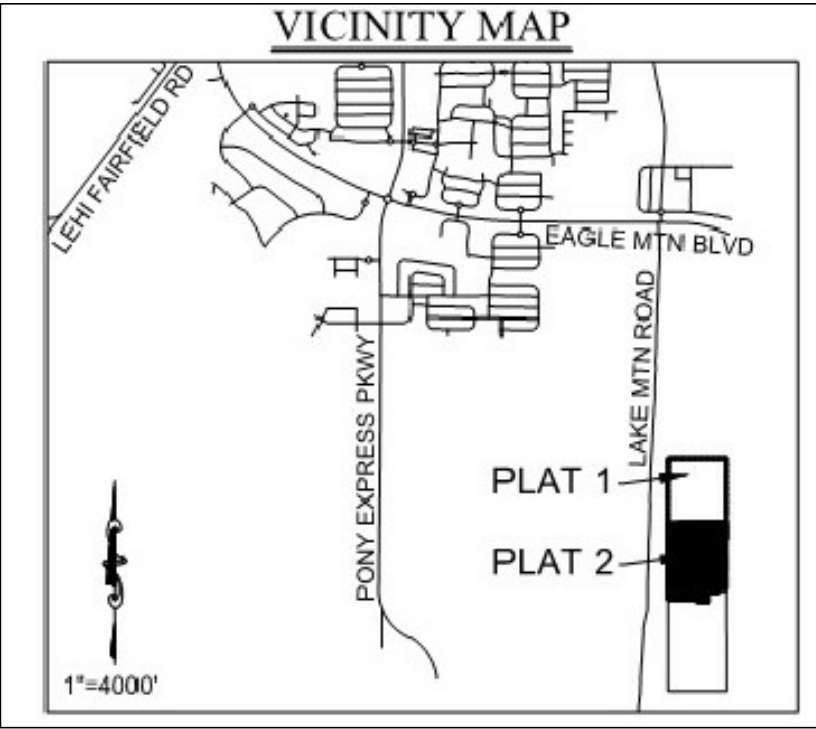


SILVERPEAK
ENGINEERING

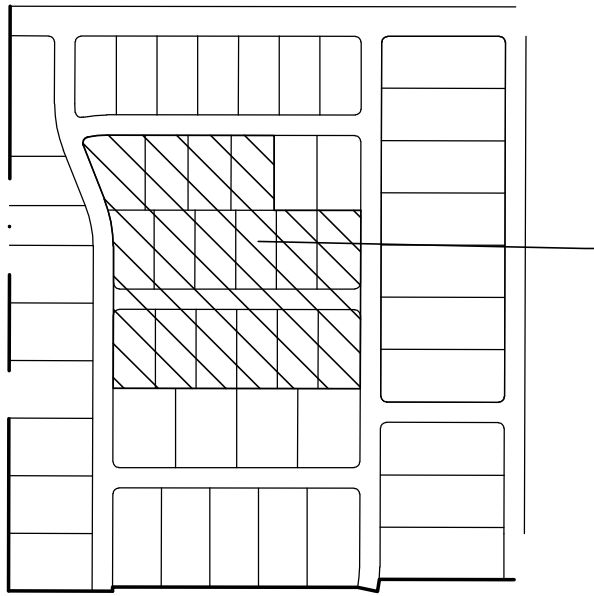


177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
WWW.SILVERPEAKENG.COM

VICINITY MAP



*VICINITY MAP REFERENCED FROM SCARLET HILL PLAT



SCARLET RIDGE PHASE A PLAT 1

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL 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 ENGINEER.

TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, THE CURRENT EAGLE MOUNTAIN CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
4. ALL SIGNAGE AND TRAFFIC DEVICES TO BE USED DURING AND AFTER THE CONSTRUCTION PERIOD SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

DEFERRED SUBMITTAL

1. FIRE SPRINKLER DRAWINGS & FIRE ALARM DRAWINGS WILL BE PROVIDED PRIOR TO INSTALLATION.

GENERAL NOTES

- 1) ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE EAGLE MOUNTAIN CITY STANDARDS & SPECIFICATIONS.
- 2) ALL WORK PERFORMED ON EAGLE MOUNTAIN CITY OWNED UTILITIES & CONNECTIONS THERETO SHALL CONFORM TO THE EAGLE MOUNTAIN CITY STANDARDS & SPECIFICATIONS. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY EAGLE MOUNTAIN CITY STANDARDS AND DETAILS.
- 3) THESE PLANS CALL FOR BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION, AND/OR REMOVAL OF EXISTING DRY UTILITIES INFRASTRUCTURE. DESIGN DRAWINGS FOR SAID RELOCATIONS AND REMOVALS SHALL BE BY OTHERS.
- 4) CALL BLUESTAKES 48 HOURS PRIOR TO DIGGING.
- 5) CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE BUILDING OR STAKING ANY UTILITY LINES.

PERMISSION TO USE PLANS

ALL DESIGN INFORMATION DEPICTED IN THESE, THE "C" OR CIVIL DRAWINGS IS PROPRIETARY AND THE SOLE PROPERTY OF SILVERPEAK ENGINEERING, INC. THESE DRAWINGS MAY BE USED ONLY BY AUTHORIZATION BY SILVERPEAK ENGINEERING INC. THIS DESIGN IN PART OR IN TOTAL BY NOT BE USED OR DUPLICATED FOR ANY OTHER PROJECT OR PURPOSE. NON PAYMENT OR PARTIAL PAYMENT FOR THIS DESIGN AUTOMATICALLY REVOKES THE AUTHORIZATION OF USE.

INDEX TO DRAWINGS

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JOHN HANCOCK ACADEMY SCHOOL, EAGLE MOUNTAIN UTAH

SHEET NUMBER:

C001

COVER

GENERAL NOTES

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL APPLICABLE AGENCIES.

ALL WORK TO CONFORM TO EAGLE MOUNTAIN CITY'S STANDARDS, DRAWINGS,AND SPECIFICATIONS. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY EAGLE MOUNTAIN CITY STANDARDS AND DETAILS.

CONTRACTOR TO NOTIFY EAGLE MOUNTAIN CITY'S AND SILVERPEAK ENGINEERING 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION REQUIRED FOR THIS PROJECT.

NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFOREHAND.

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.

CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.

CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENTS STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.

THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.

TRAFFIC CONTROL TO CONFORM TO THE CURRENT MUTCD AND UDOT STANDARDS.

THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

CONTRACTORS MUST START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UP HILL. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.

CONTRACTOR SHALL LAYOUT AND POT HOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.

NO ALLOWANCE SHALL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFOREHAND.

GEOTECHNICAL NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 96% STANDARD PROCTOR DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUB GRADE AREAS WITHIN THE BUILDING PAD AREA, AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS, ETC.

UNDERGROUND INFORMATION

THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS BASED ON INFORMATION GATHERED FROM UTILITIES AND/OR FROM ABOVE-GROUND STRUCTURES OR EVIDENCE FOUND AT THE TIME OF SURVEY. AS SUCH, THE UNDERGROUND INFORMATION IS A BEST ESTIMATE. SILVER PEAK DOES NOT REPRESENT OR GUARANTEE THAT THE UNDERGROUND INFORMATION PROVIDED IS CORRECT OR UP TO DATE.

IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. CALL BLUESTAKES A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY DIGGING OR UTILITY WORK.

NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

UTILITY NOTES

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT STANDARDS AND SPECIFICATIONS OF EAGLE MOUNTAIN CITY. CONTRACTOR IS TO OBTAIN ANY REQUIRED PERMITS AND NOTIFY THE UTILITY OWNER AND SILVER PEAK ENGINEERING PRIOR TO BEGINNING ANY WORK ON WET UTILITIES. CONTRACTOR IS TO COORDINATE DRY UTILITY WORK WITH THE UTILITY OWNERS.

STORM DRAIN
SEE EAGLE MOUNTAIN CITY STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE STORM DRAIN & APPURTENANCES WITHIN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN. SEE THE DETAILS PROVIDED ON THIS SET OF DRAWINGS FOR ALL OTHER STORM DRAIN CONSTRUCTION. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY EAGLE MOUNTAIN CITY STANDARDS AND DETAILS.

LAND DRAIN: NOT USED

SANITARY SEWER
SEE EAGLE MOUNTAIN CITY STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE SANITARY SEWER & APPURTENANCES SHOWN ON THIS PLAN.

CULINARY WATER
SEE EAGLE MOUNTAIN CITY STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE CULINARY WATER & APPURTENANCES SHOWN ON THIS PLAN.

SECONDARY WATER
SEE [SECONDARY WATER COMPANY NAME] STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE SECONDARY WATER & APPURTENANCES SHOWN ON THIS PLAN.

DRY UTILITIES
THESE PLANS SHOW THE LOCATION OF POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES, BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING DRY UTILITIES, NOR FOR ANY NEW DRY UTILITY STUDS. CONTRACTOR IS TO SUBMIT SITE PLAN TO DRY UTILITIES FOR DESIGN OF SERVICE CONNECTIONS TO BUILDING. ACTUAL CONSTRUCTION OF SAID SERVICES TO BE DONE BY RESPECTIVE UTILITY PROVIDERS.

CONTRACTOR MUST START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UP HILL. FAILURE TO COMPLY WITH THIS NOTE WILL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.

THE CONTRACTOR IS TO VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POT HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POT HOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.

ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW PIPE DURING CONSTRUCTION.

ALL THRUST BLOCKS SHALL BE POURED IN PLACE AGAINST UNDISTURBED SOIL AS PER SPECIFICATIONS; ALL VALVES, FITTINGS, AND APPURTENANCES TO BE BLOCKED.

CONTRACTOR TO LOOP NEW WATERLINE AROUND GRAVITY UTILITIES IF CONFLICT DOES OCCUR. (NOTIFY ENGINEER OF THE PROBLEM).

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY EAGLE MOUNTAIN CITY STANDARDS AND DEVICES.

DEMOLITION NOTES

- CONTRACTOR TO LEGALLY REMOVE & DISPOSE OF ALL EXTRANEEOUS UTILITIES, STRUCTURES, IMPROVEMENTS & DEBRIS ON THE SITE PRIOR TO CONSTRUCTING THE IMPROVEMENTS SHOWN ON THIS PLAN.
- SAID DEMOLITION MAY INCLUDE, BUT IS NOT LIMITED TO UTILITY SERVICES AS WELL AS ASPHALT, CONCRETE, FENCES, TREES, SHRUBS & OTHER DELETERIOUS MATERIALS ON THE SITE.
- SAID DEMOLITION EXCLUDES UTILITY MAINS UNLESS SPECIFICALLY SHOWN ON THIS PLAN.
- SAID DEMOLITION EXCLUDES PUBLICLY OWNED STREET IMPROVEMENTS UNLESS SPECIFICALLY SHOWN ON THIS PLAN.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- CONTRACTOR IS TO COORDINATE ALL PERMITS, FEES & INSPECTIONS AS REQUIRED BY ANY AGENCY HAVING JURISDICTION.
- NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO SITE. THE APPROACH SHALL BE DESIGNATED BY THE GENERAL MANAGER.

ABOVE-GROUND IMPROVEMENTS

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY EAGLE MOUNTAIN CITY STANDARDS AND DETAILS.

CONTRACTOR IS TO OBTAIN ANY REQUIRED PERMITS AND NOTIFY THE STREET OWNER AND SILVER PEAK ENGINEERING PRIOR TO BEGINNING ANY WORK WITHIN SAID STREET.

SITE WORK OUTSIDE OF THE PUBLICLY OWNED RIGHT OF WAY SHALL CONFORM WITH THE NOTES AND DETAILS SHOWN ON THIS SET OF PLANS. CONTRACTOR IS TO NOTIFY THE OWNER AND SILVERPEAK ENGINEERING PRIOR TO BEGINNING SAID WORK.

ALL DIMENSIONS, AND GRADES SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.

ALL NEW VALVES, MANHOLES, ETC. SHALL BE INSTALLED A MINIMUM OF 6" BELOW FINISH GRADE & RAISED TO GRADE AS REQUIRED WITH A MINIMUM 6" CONCRETE RING.

FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION, AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET. SLABS ON-GRADE WILL BE TYPICALLY SCORED 1/2 THE DEPTH AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING.

CONCRETE WATERWAYS, CURB WALLS, MOW STRIPS, CURB AND GUTTER, ETC., WILL TYPICALLY BE SCORED (1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED 10 FEET, AND HAVE FULL DEPTH EXPANSION JOINTS THAT EQUAL SPACING NOT TO EXCEED 40 FEET.

UNLESS OTHERWISE NOTED, ALL SLABS ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.

UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (96% STANDARD PROCTOR DENSITY) SUB GRADE.

ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED, ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".

ALL JOINTS (CONTROL JOINTS, CONSTRUCTION JOINTS, EXPANSION JOINTS, ETC.), WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.

ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

HANDICAP ACCESSIBILITY: ALL CONSTRUCTION SHALL MEET THE ADA HANDICAP ACCESSIBILITY REQUIREMENTS, FOR ANY DISCREPANCIES BETWEEN THE PLANS AND ADA REQUIREMENTS, ADA REQUIREMENTS WILL GOVERN.

STRIPING WILL BE PER THE PLANS AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. STRIPING TO INCLUDE HANDICAP INSIGNIAS, SIGNS, CROSS-HATCHING, DIRECTION ARROWS, ETC. AS SHOWN OR AS DIRECTED.

NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

ABBREVIATIONS

NOT ALL ITEMS MAY BE APPLICABLE

Ø DIAMETER
Δ DELTA
° DEGREES
' MINUTES, FEET
" SECONDS, INCHES
ADA AMERICAN DISABILITIES ACT
ARCH ARCHITECTURAL
B&C BAR & CAP
BL BOUNDARY LINE
BM BENCHMARK
BND BOUNDARY
BOK BACK OF WALK
BRG BEARING
BVC BEGIN VERTICAL CURVE
BVCE BEGIN VERTICAL CURVE ELEVATION
BVCS BEGIN VERTICAL CURVE STATION
C&G CURB AND GUTTER
CB CATCH BASIN
CH CHORD
CHB CHORD BEARING
CI CAST IRON
CL CENTERLINE
CMP CORRUGATED METAL PIPE
CO CLEANOUT
COMBO COMBINATION
CONC CONCRETE
CONST CONSTRUCTION
CUL CULINARY
CW CULINARY WATER
CWL CULINARY WATERLINE
DEMO DEMOLITION
DI DUCTILE IRON
DIAM DIAMETER
DIST DISTANCE
E EAST
EG EXISTING GRADE
EOA EDGE OF ASPHALT
ELEC ELECTRICAL
EVC END VERTICAL CURVE
EVCE END VERTICAL CURVE ELEVATION
EVCS END VERTICAL CURVE STATION
EXIST EXISTING
EX EXISTING
FDC FIRE DEPARTMENT CONNECTION
FG FINISH GRADE
FH FIRE HYDRANT
FL FLOWLINE
FND FOUND
FND FOUNDATION
FTG FOOTING
GB GRADE BREAK
GR GRATE
GV GATE VALVE
HDPE HIGH-DENSITY POLYETHYLENE PIPE
HP HIGH POINT
HPE HIGH POINT ELEVATION
HPS HIGH POINT STATION
HAM HIGH WATER MARK
INV INVERT
IRR IRRIGATION
IRRMH IRRIGATION MANHOLE
K RADIUS OF CURVATURE
L LENGTH
LAT LATERAL SERVICE
LD LAND DRAIN
LDMH LAND DRAIN MANHOLE
LG LIP OF GUTTER
LP LIGHT POLE
LPE LOW POINT ELEVATION
LPS LOW POINT STATION
MECH MECHANICAL
MH MANHOLE
MON MONUMENT
N NORTH
NE NORTHEAST
NR NON-RADIAL
NW NORTHWEST
OC ON CENTER
PL PROPERTY LINE
PROP PROPERTY
PUE PUBLIC UTILITY EASEMENT
PUE&DE PUBLIC UTILITY & DRAINAGE EASEMENT
PUE&DE PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
PVC POLYVINYLCHLORIDE
R RADIUS
RCL ROADWAY CENTERLINE
RCP REINFORCED CONCRETE PIPE
S SOUTH
SD STORM DRAIN
SDCB STORM DRAIN CATCH BASIN
SDCO STORM DRAIN CLEANOUT
SDMH STORM DRAIN MANHOLE
SE SOUTHEAST
SEC SECONDARY
SEC SECTION
SLB&M SALT LAKE BASE & MERIDIAN
SPEC SPECIFICATION
SPECS SPECIFICATIONS
SPP STEEL PIPE
SS SANITARY SEWER
SSCO SANITARY SEWER CLEANOUT
SSMH SANITARY SEWER MANHOLE
STD STANDARD
STDs STANDARDS
SW SECONDARY WATER
SW SOUTHWEST
SWL SECONDARY WATERLINE
TAN TANGENT
TB THRUST BLOCK
TBC TOP BACK OF CURB
TBW TOP BACK OF WALK
TEL TELEPHONE
TCL TOP OF CURB/WALL
TOA TOP OF ASPHALT
TOC TOP OF CONCRETE
TOG TOP OF GRATE
TOW TOP OF WALL
TYP TYPICAL
UDOT UTAH DEPARTMENT OF TRANSPORTATION
UNO, UNLESS NOTED OTHERWISE
UP UTILITY POLE
UTIL UTILITY
V VALVE
VC VERTICAL CURVE
W WATER
W WEST
WL WATERLINE
WM WATER METER
WV WATER VALVE
X CROSS
X-SECT CROSS-SECTION

177 E. ANTELOPE DR. STE. B
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SILVERPEAK
ENGINEERING

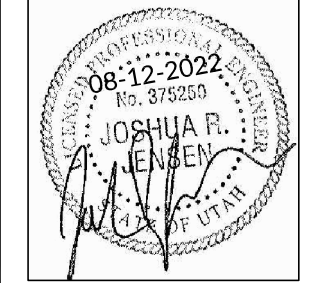
SURVEY

CIVIL

STRUCTURAL

JOHN HANCOCK ACADEMY
SCARLET ROAD AND LIAM LANE
EAGLE MOUNTAIN, UTAH

SEAL:



DATE: 08/12/2022
PROJECT: AW-061
MANGER: JRJ

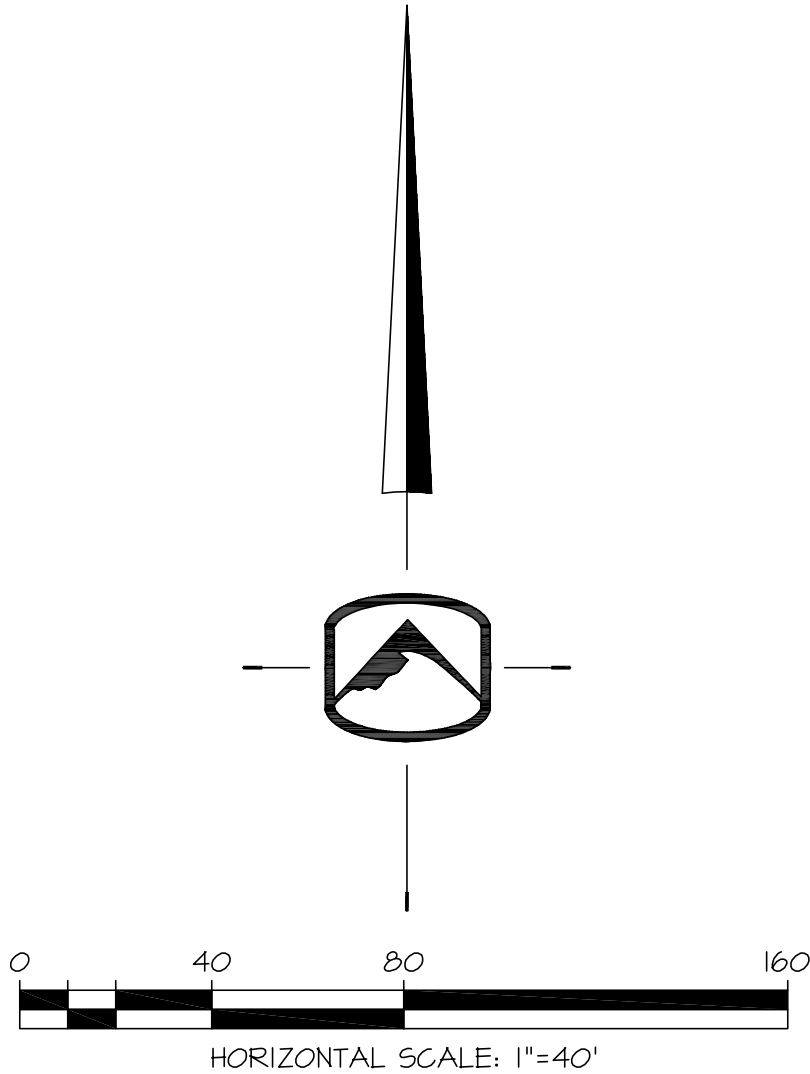
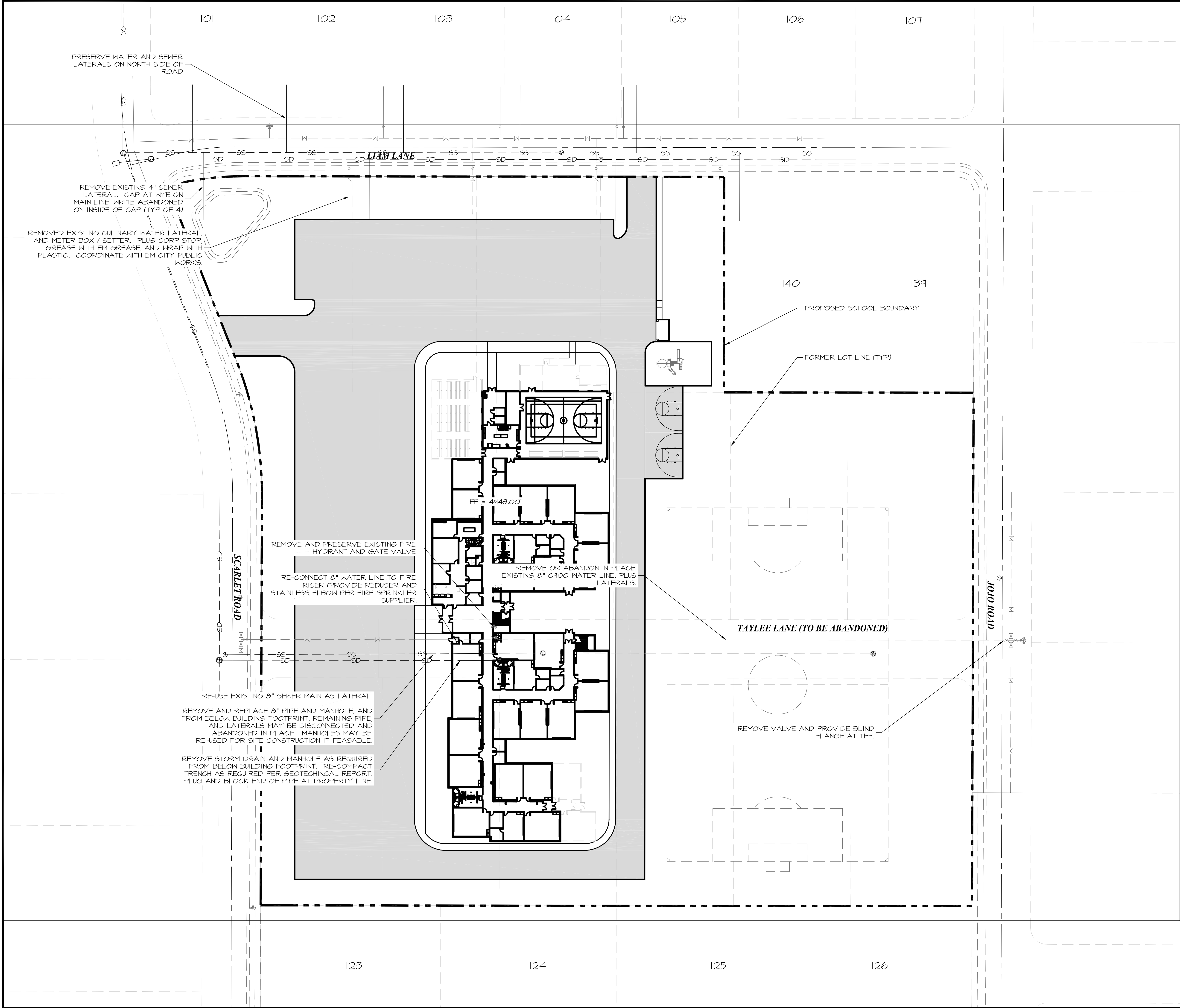
REVISIONS	
MARK	DATE / DESC.

GENERAL &
UTILITY NOTES

SHEET NUMBER:

C002





JOHN HANCOCK SCHOOL
STREET UTILITY DEMO

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO COMMENCING
ANY CONSTRUCTION

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

SILVERPEAK
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STRUCTURAL CIVIL SURVEY

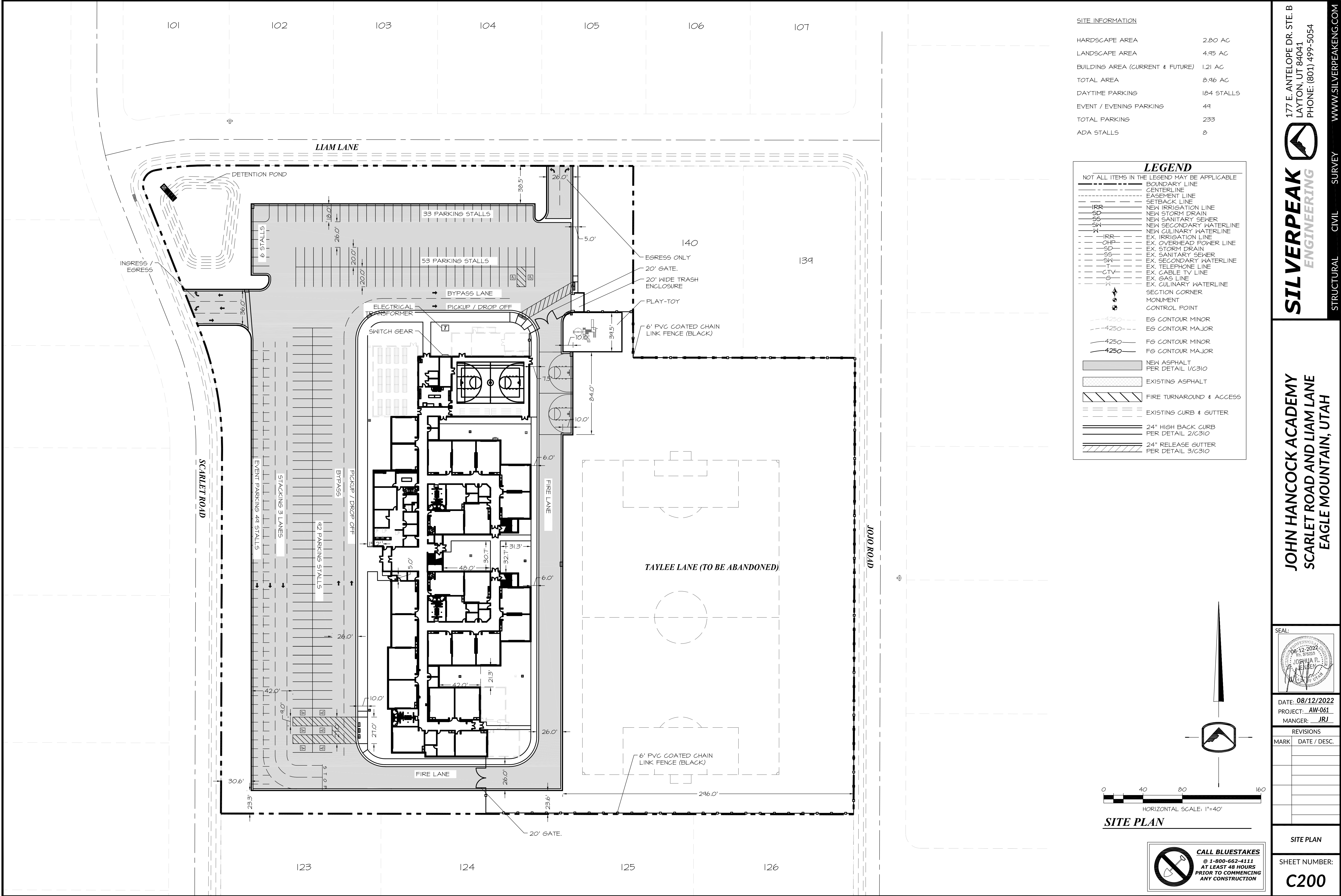
JOHN HANCOCK ACADEMY
SCARLET ROAD AND LIAM LANE
EAGLE MOUNTAIN, UTAH

SEAL:

DATE: 08/12/2022	
PROJECT: AW-061	
MANGER: JRJ	
REVISIONS	
MARK	DATE / DESC.

UTILITY PLAN

SHEET NUMBER:
C100



SITE INFORMATION	
HARDSCAPE AREA	2.80 AC
LANDSCAPE AREA	4.95 AC
BUILDING AREA (CURRENT & FUTURE)	1.21 AC
TOTAL AREA	8.96 AC
DAYTIME PARKING	184 STALLS
EVENT / EVENING PARKING	44
TOTAL PARKING	233
ADA STALLS	8

LEGEND
NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

---	BOUNDARY LINE
---	CENTERLINE
---	EASEMENT LINE
---	SETBACK LINE
IRR	NEW IRRIGATION LINE
SD	NEW STORM DRAIN
SS	NEW SANITARY SEWER
SW	NEW SECONDARY WATERLINE
W	NEW CULINARY WATERLINE
IRR	EX. IRRIGATION LINE
OHF	EX. OVERHEAD POWER LINE
SD	EX. STORM DRAIN
SS	EX. SANITARY SEWER
SW	EX. SECONDARY WATERLINE
TV	EX. TELEPHONE LINE
G	EX. GAS LINE
W	EX. CULINARY WATERLINE
+	SECTION CORNER
+	MONUMENT
+	CONTROL POINT
---	E6 CONTOUR MINOR
---	E6 CONTOUR MAJOR
---	F6 CONTOUR MINOR
---	F6 CONTOUR MAJOR
---	NEW ASPHALT PER DETAIL 1/C310
---	EXISTING ASPHALT
---	FIRE TURNAROUND & ACCESS
---	EXISTING CURB & GUTTER
---	24" HIGH BACK CURB PER DETAIL 2/C310
---	24" RELEASE GUTTER PER DETAIL 3/C310

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STRUCTURAL CIVIL SURVEY

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JOHN HANCOCK ACADEMY
SCARLET ROAD AND LIAM LANE
EAGLE MOUNTAIN, UTAH

SEAL:

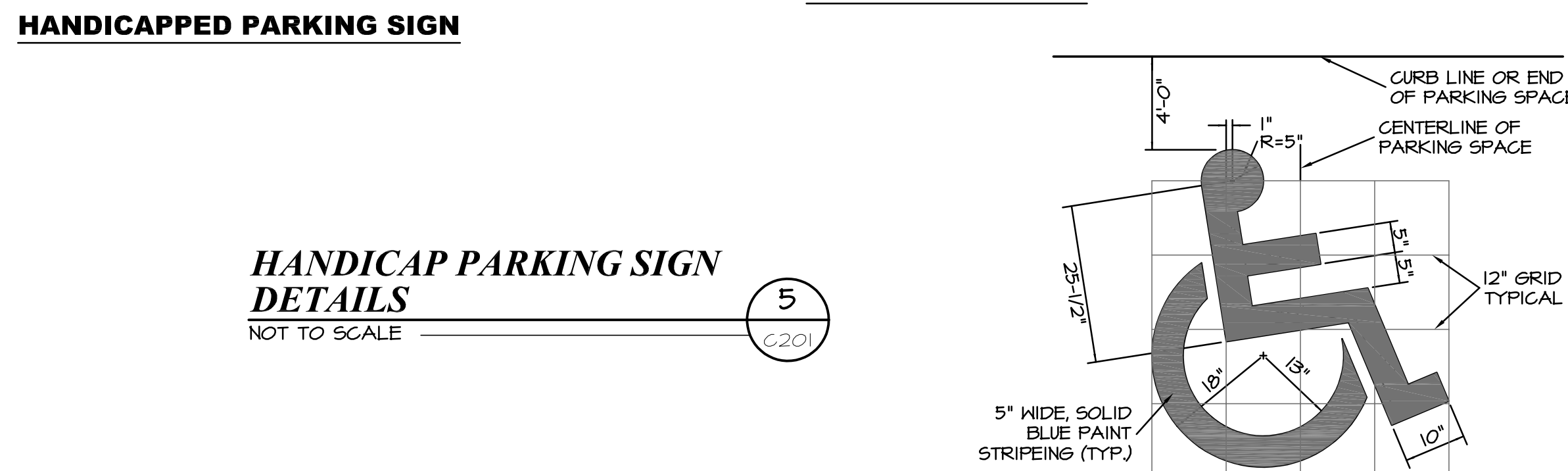
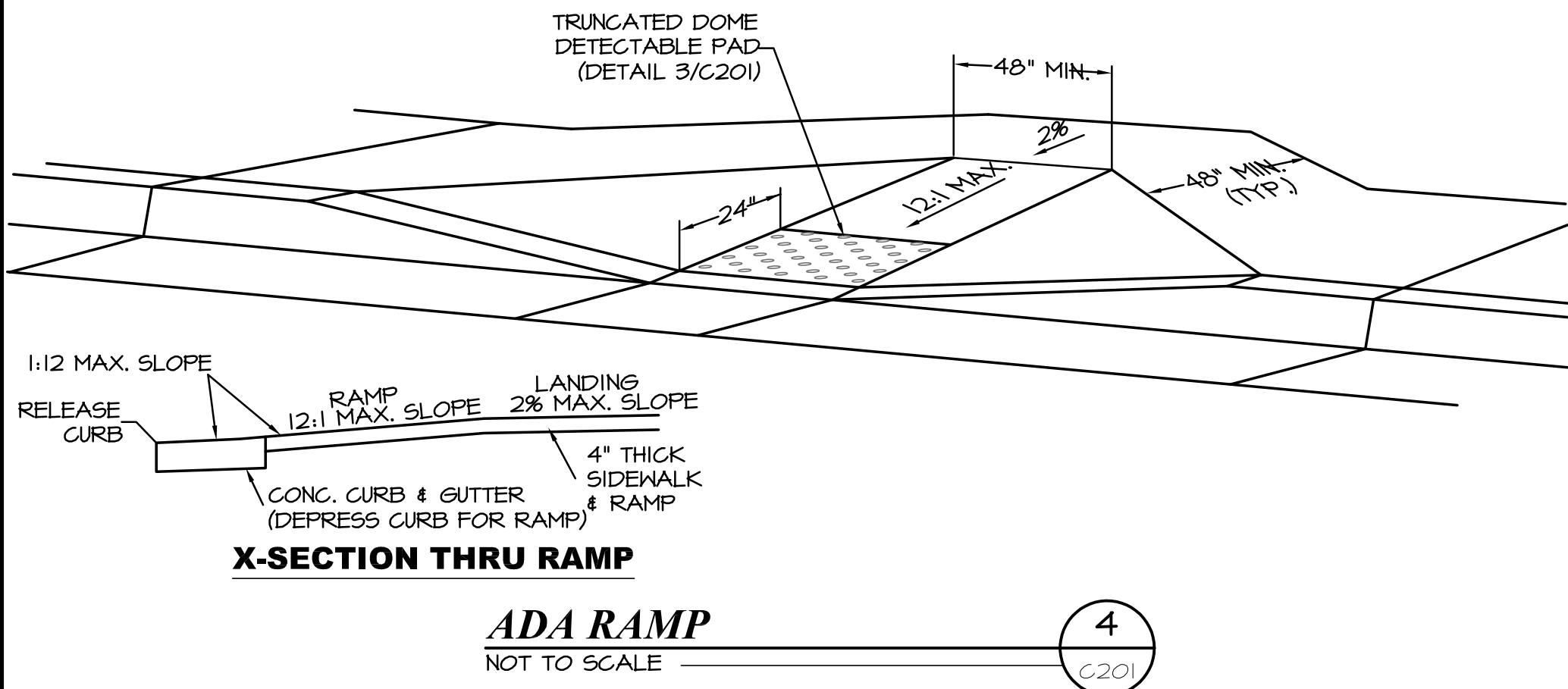
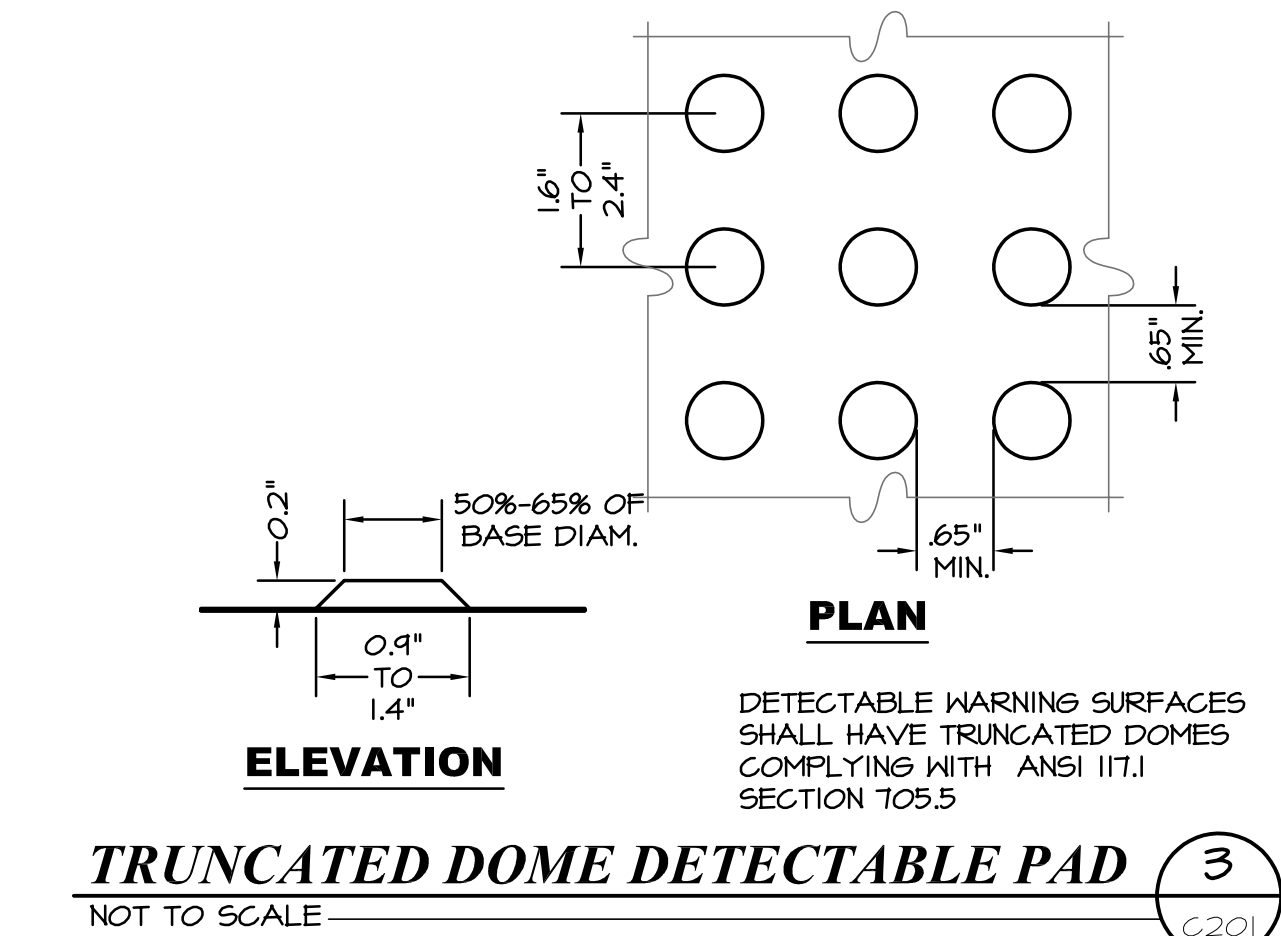
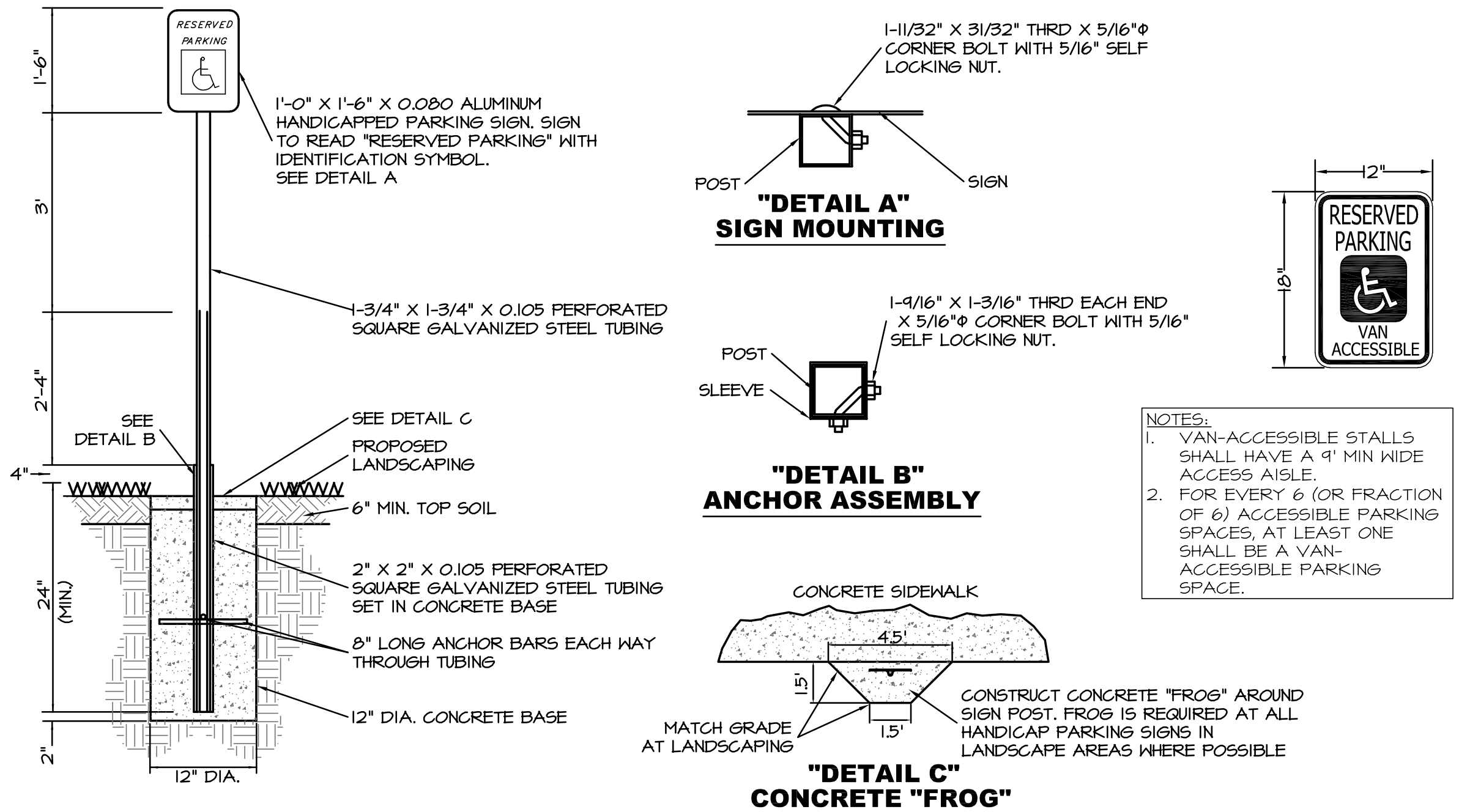
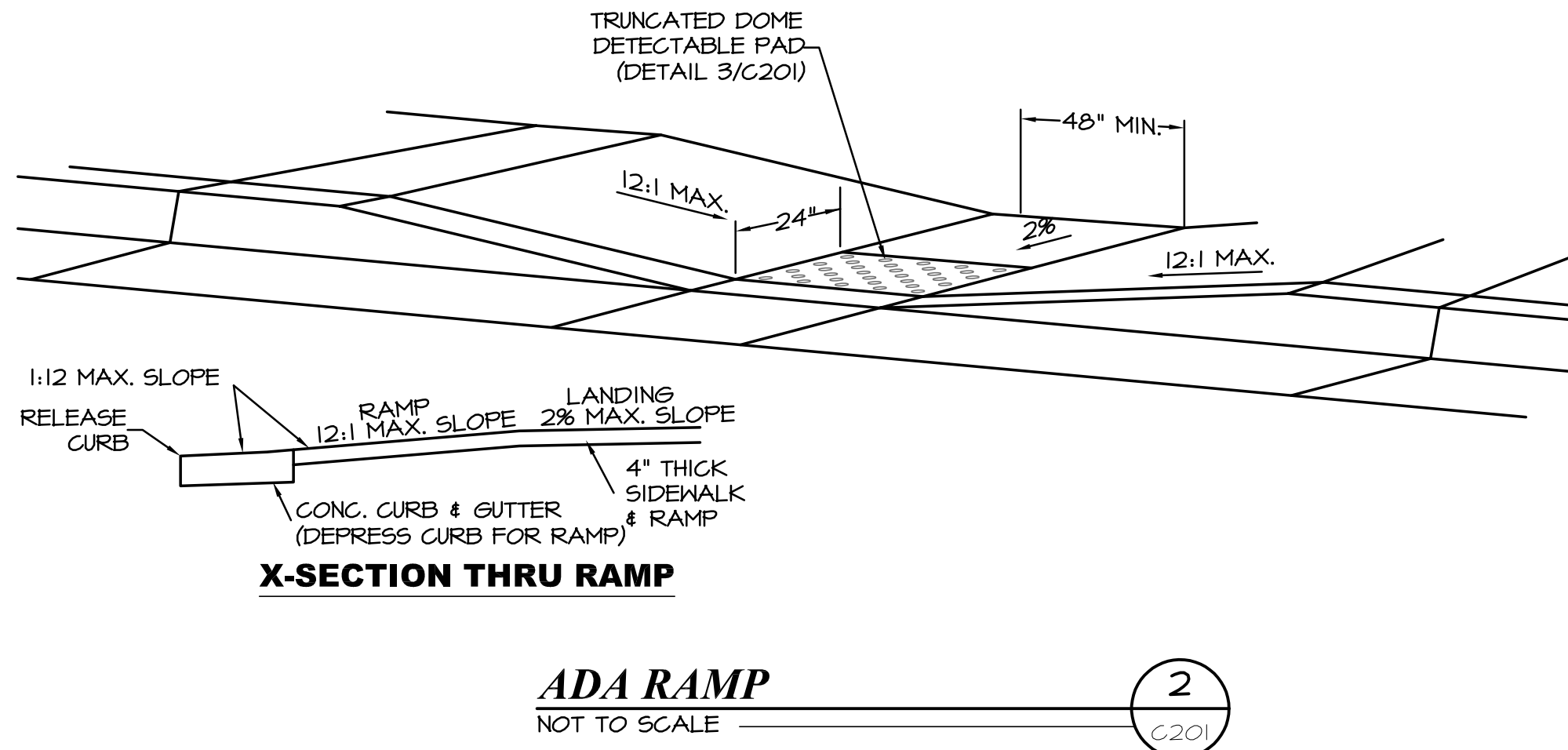
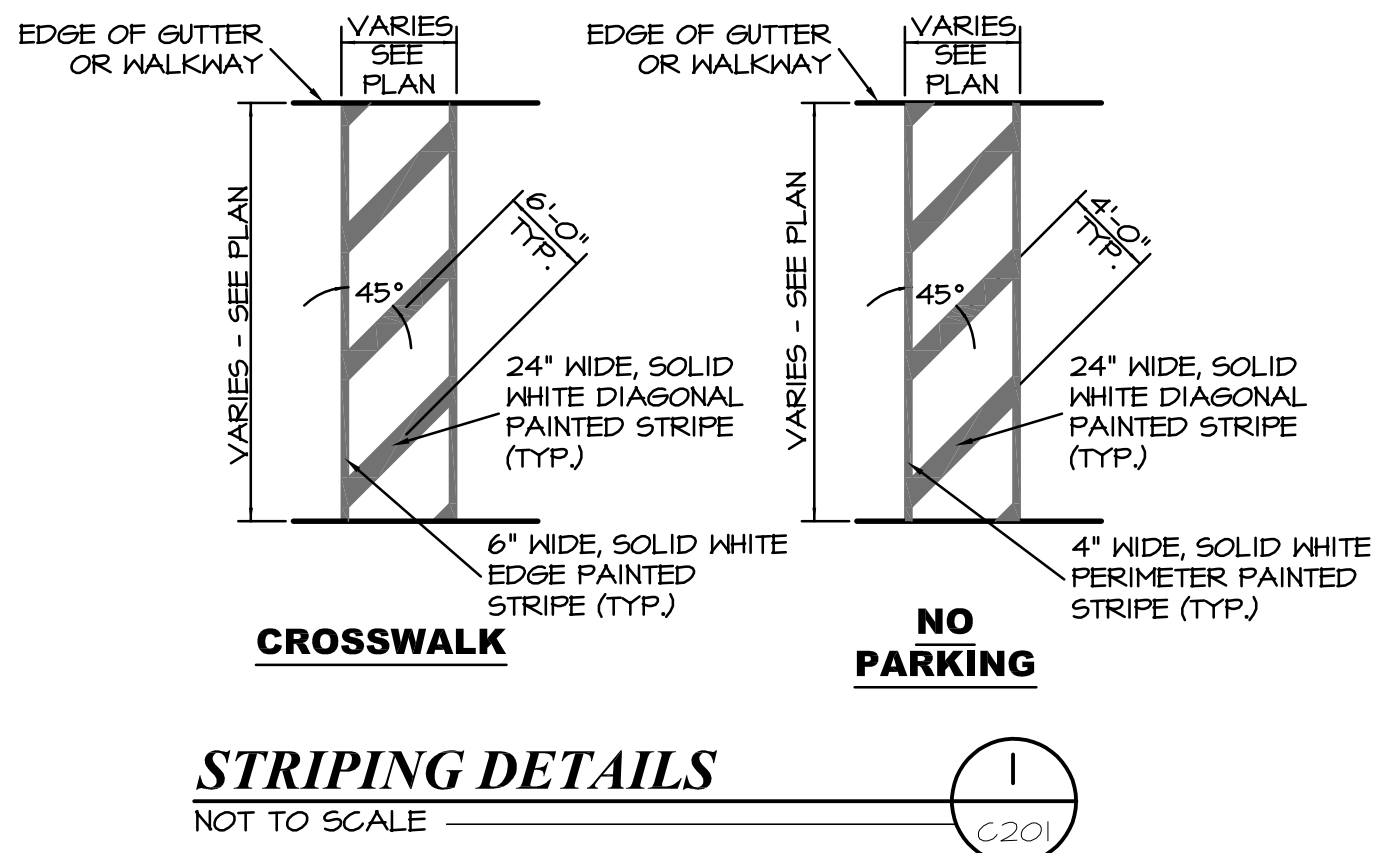
DATE: 08/12/2022
PROJECT: AW-061
MANGER: JRJ

REVISIONS
MARK DATE / DESC.

SITE PLAN

SHEET NUMBER:
C200

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

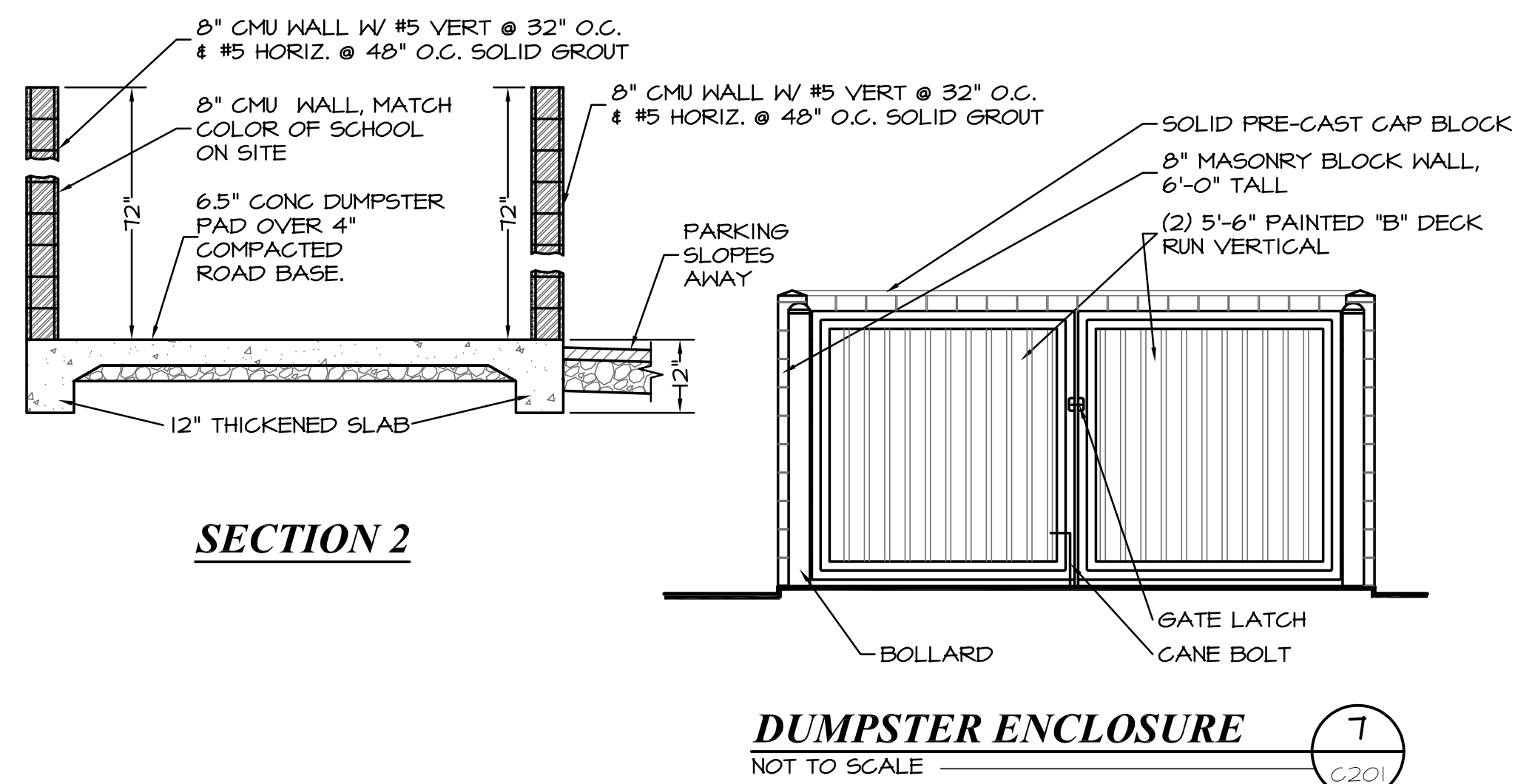
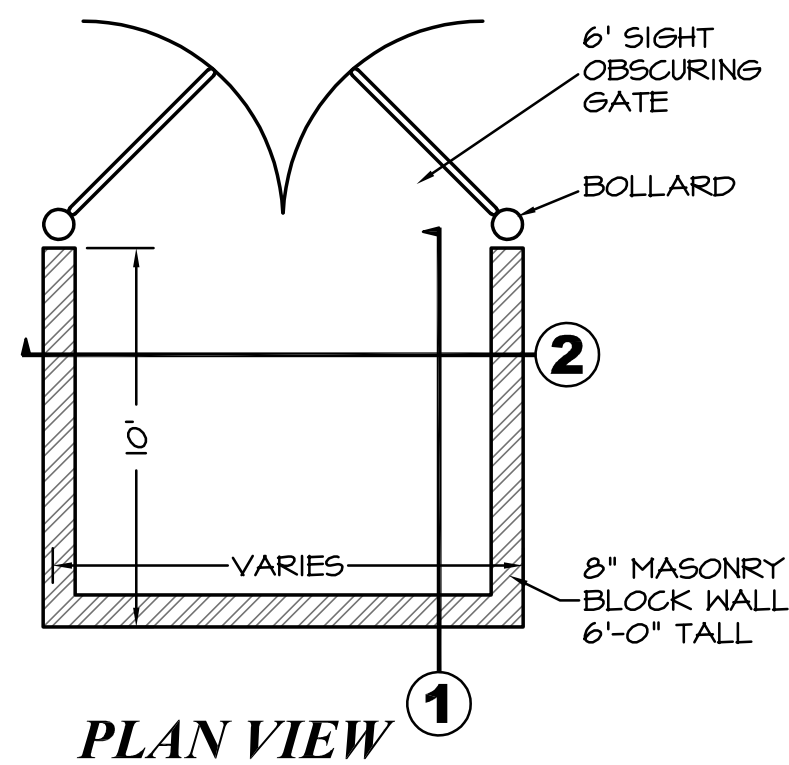
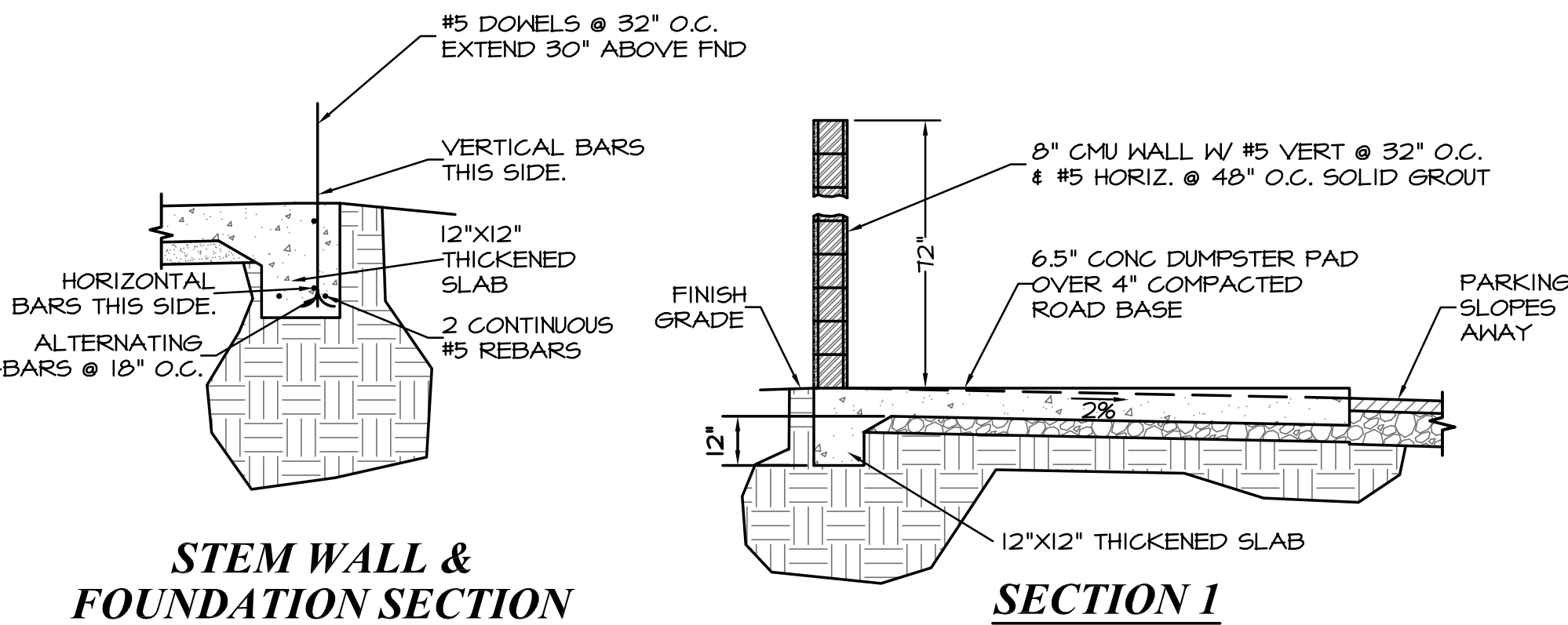
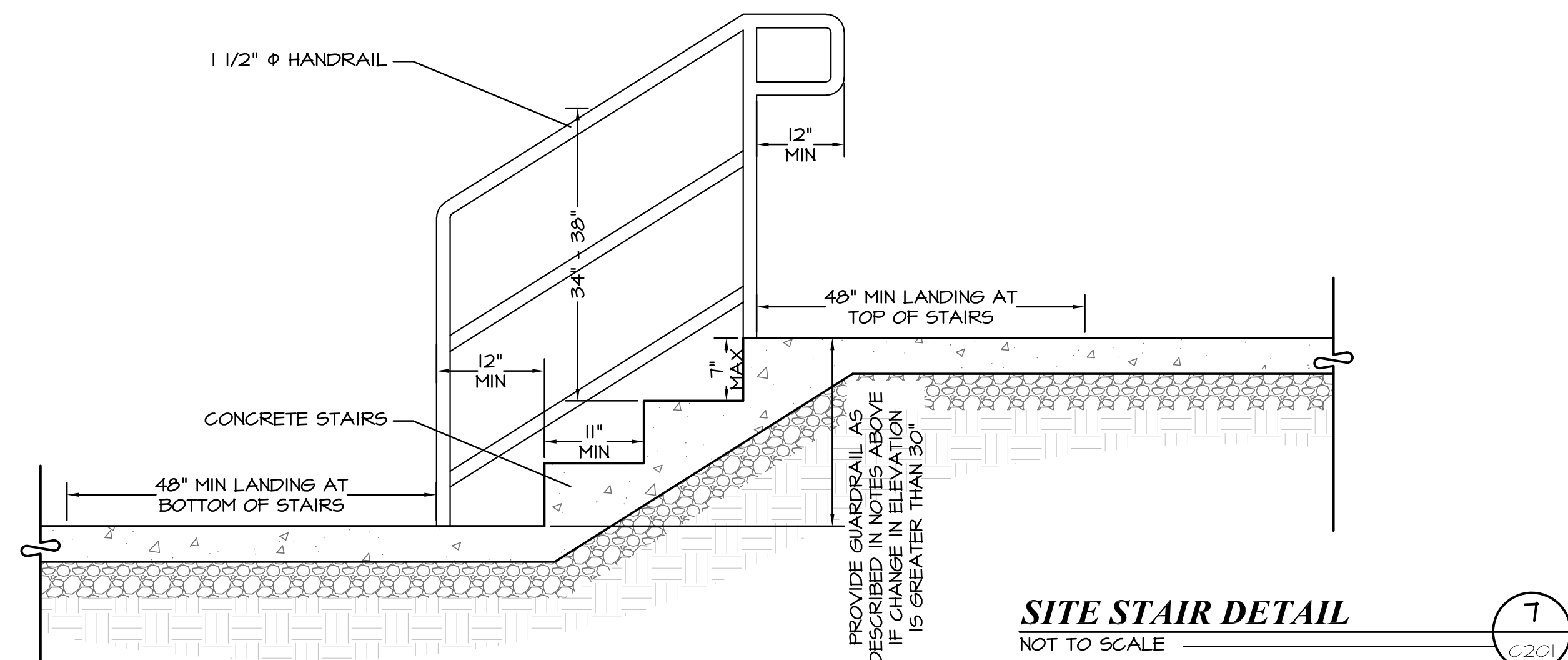


SITE RAMP AND HANDRAIL NOTES:

1. ALL RAMP SHALL HAVE A MAXIMUM SLOPE OF 1:12. RAMP WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS ON BOTH SIDES. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 1:40 IN ANY DIRECTION PER IBC.
2. RAMP SHALL HAVE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP. RAMP LANDINGS SHALL BE A MINIMUM OF 60" IN LENGTH, AND AT LEAST AS WIDE AS THE RAMP RUN PER IBC.
3. THE TOPS OF HANDRAIL SHALL BE PLACED NO LESS THAN 34" AND NO MORE THAN 38" ABOVE THE RAMP. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE RAMP AND SHALL BE PROVIDED ON BOTH SIDES OF RAMP PLUS 12" PAST THE RAMP AT THE TOP & BOTTOM OF THE RAMP. ENDS SHOULD RETURN TO WALL, GUARD, OR WALKING SURFACE. THE HAND GRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" AND NO MORE THAN 2" IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAIL PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL PER IBC.

SITE STAIR AND RAILING NOTES:

1. STAIR TREADS TO BE 11" MINIMUM AND RISERS TO BE 7" MAXIMUM.
2. THE TOPS OF HANDRAIL SHALL BE PLACED NO LESS THAN 34" AND NO MORE THAN 38" ABOVE THE NOSING OF TREADS. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS AND SHALL BE PROVIDED ON BOTH SIDES OF STAIRWAY, PLUS 12" PAST THE STAIRS AT THE TOP OF THE STAIR WAY AND 1 RISER LEGTH PAST THE STAIRS AT THE BOTTOM OF THE STAIRWAY. ENDS SHOULD RETURN TO WALL, GUARD, OR WALKING SURFACE OR BE CONT. TO NEXT STAIR. THE HAND GRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" AND NO MORE THAN 2" IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAIL PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL PER IBC.
3. ALL OPEN SIDES OF LANDINGS AND STAIRS, BALCONIES, PORCHES, DECKS, AND UN-ENCLOSED FLOOR AND ROOF OPENINGS USED FOR OTHER THAN SERVICE WHICH ARE MORE THAN 30" ABOVE GRADE SHALL BE PROTECTED BY A GUARDRAIL. GUARDRAILS SHALL NOT BE LESS THAN 42" IN HEIGHT.
4. GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT NO OBJECT 4" IN DIAMETER CAN-NOT PASS THROUGH THE GUARDRAIL PER IBC.
5. HANDRAILS NOT REQUIRED PER 2012 IBC 1009.15 EXCEPTION #3 FOR WALKWAYS HAVING A SINGLE CHANGE IN ELEVATIONS WHERE THE LANDING DEPTH ON EACH SIDE OF THE CHANGE OF ELEVATIONS IS GREATER THAN WHAT IS REQUIRED FOR A LANDING.

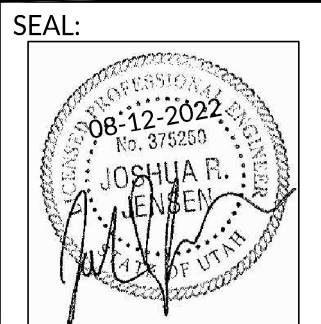


TYPICAL NO PARKING SIGN
NOT TO SCALE

DUMPSTER ENCLOSURE
NOT TO SCALE



PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.



DATE: 08/12/2022
PROJECT: AW-061
MANGER: JRJ

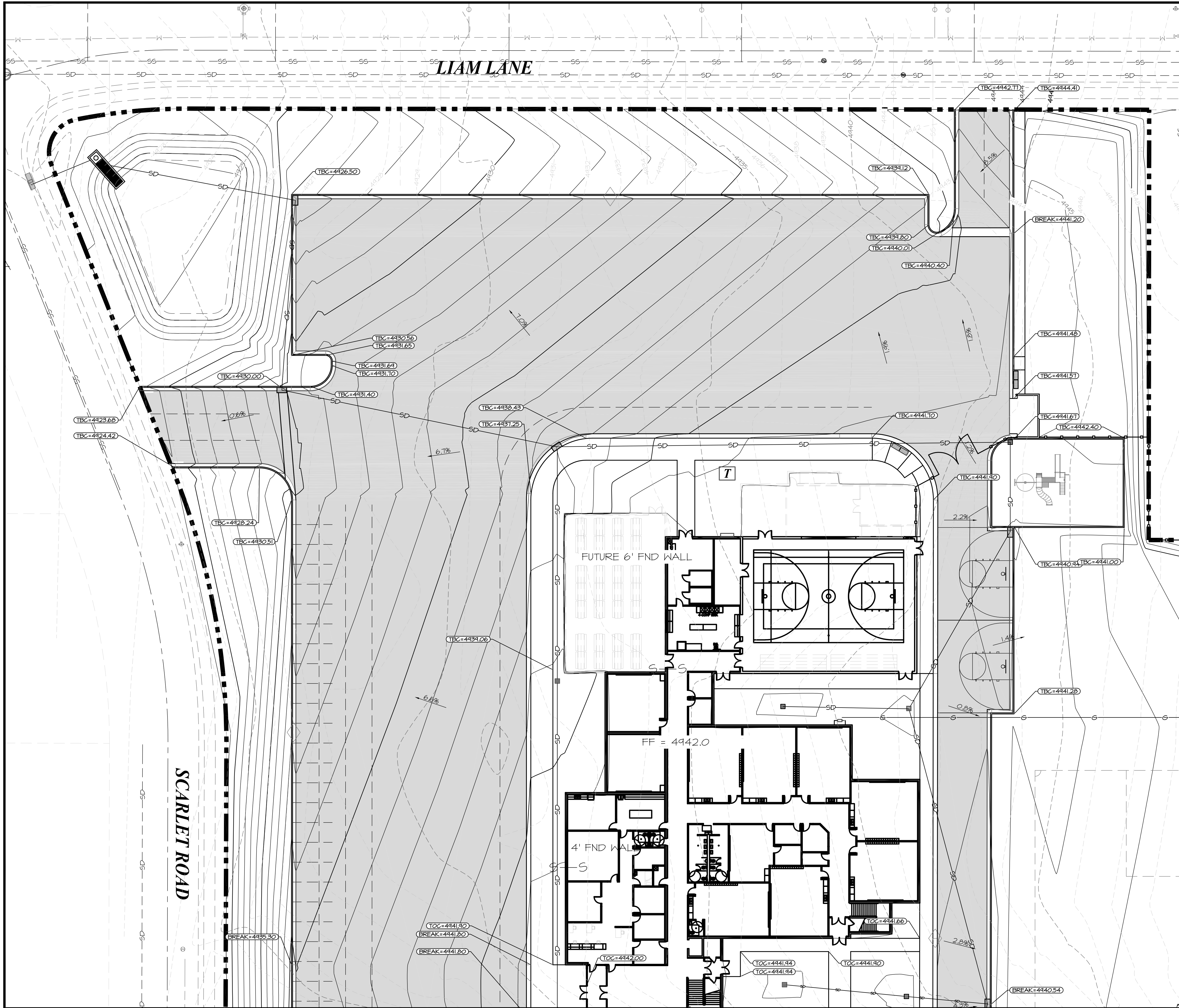
REVISIONS
MARK DATE / DESC.

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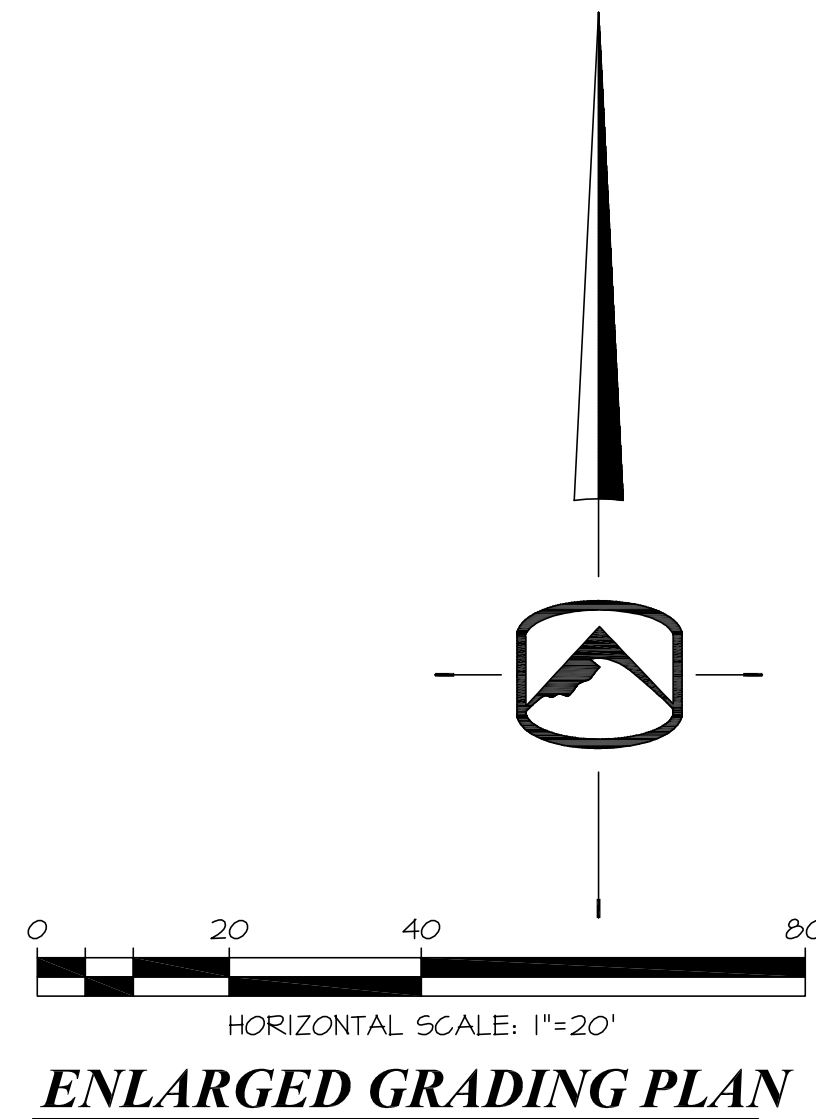
GRADING/
DRAINAGE PLAN

SHEET NUMBER:

C300



PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.



CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO COMMENCING
ANY CONSTRUCTION

SILVERPEAK
ENGINEERING

177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
WWW.SILVERPEAKENG.COM

JOHN HANCOCK ACADEMY
SCARLET ROAD AND LIAM LANE
EAGLE MOUNTAIN, UTAH

SEAL:

DATE: **08/12/2022**
PROJECT: **AW-061**
MANGER: **JRJ**

REVISIONS
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GRADING/
DRAINAGE PLAN

SHEET NUMBER:
C301

SCARLET ROAD

TAYLEE LA

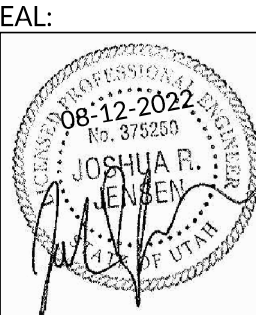


0 20 40 80
HORIZONTAL SCALE: 1"=20'

ENLARGED GRADING PLAN

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO COMMENCING
ANY CONSTRUCTION

JOHN HANCOCK ACADEMY
SCARLET ROAD AND LIAM LANE
EAGLE MOUNTAIN, UTAH



DATE: 08/12/2022
PROJECT: AW-061
MANGER: JRJ

REVISIONS
MARK DATE / DESC.

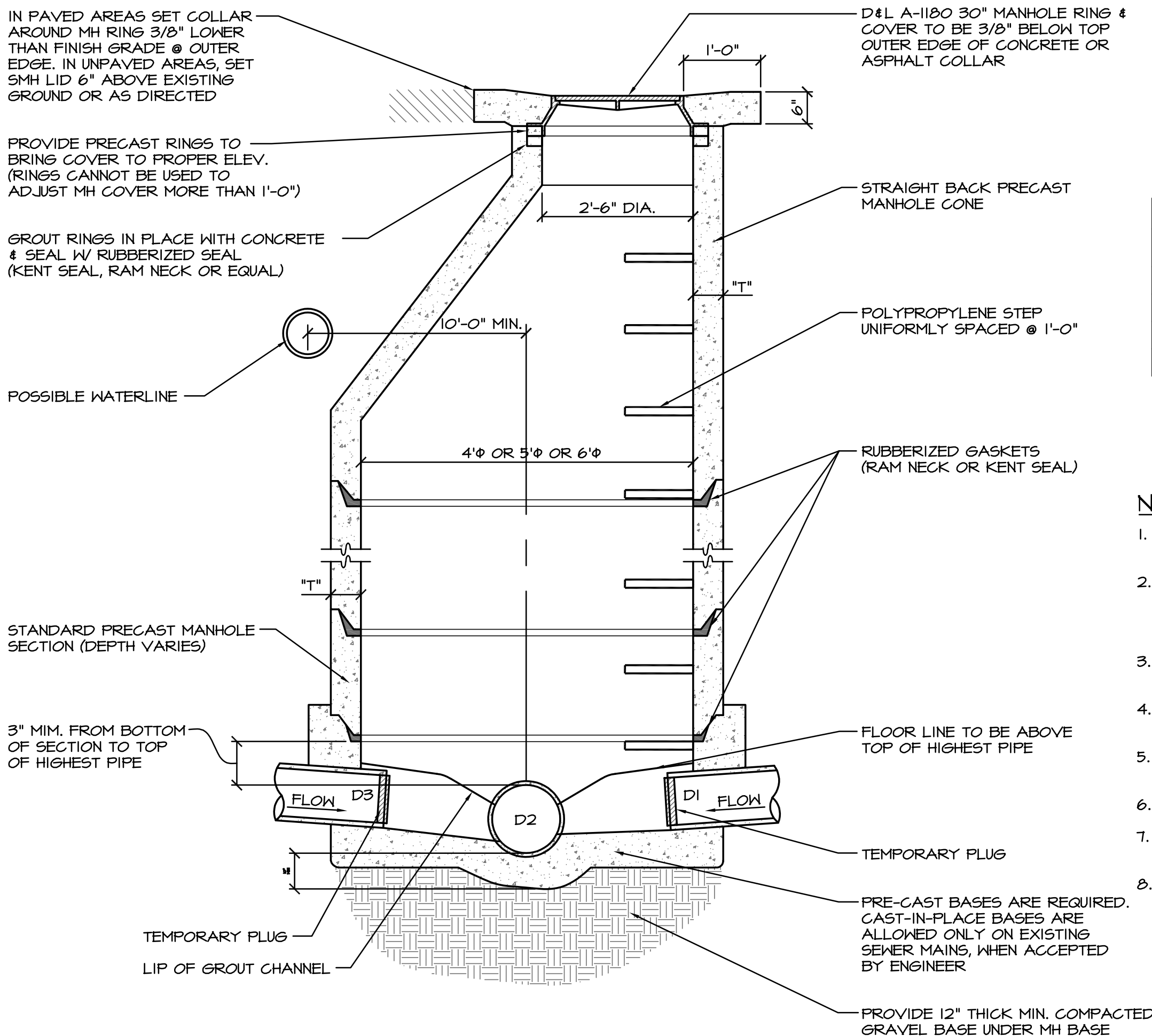
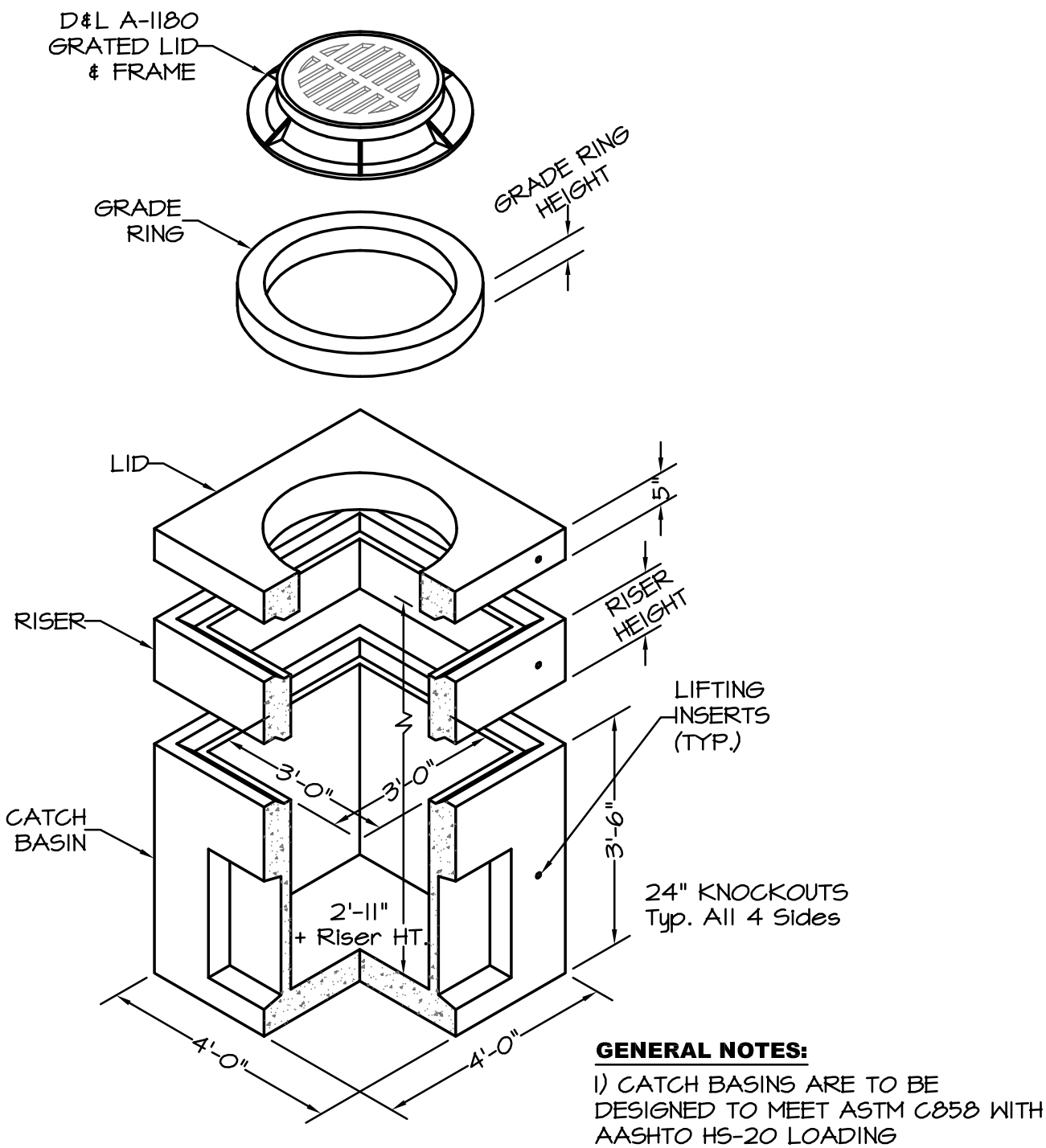
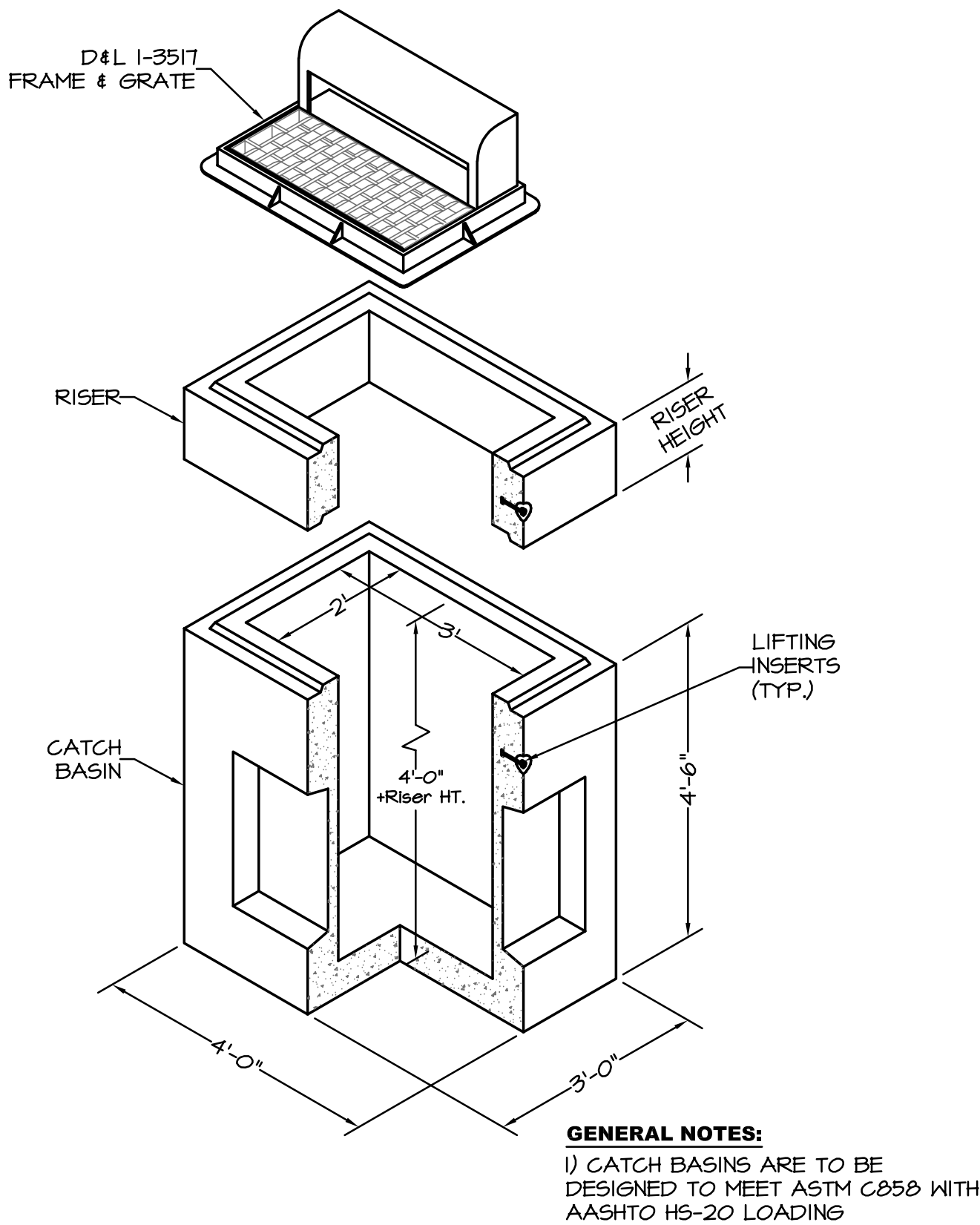
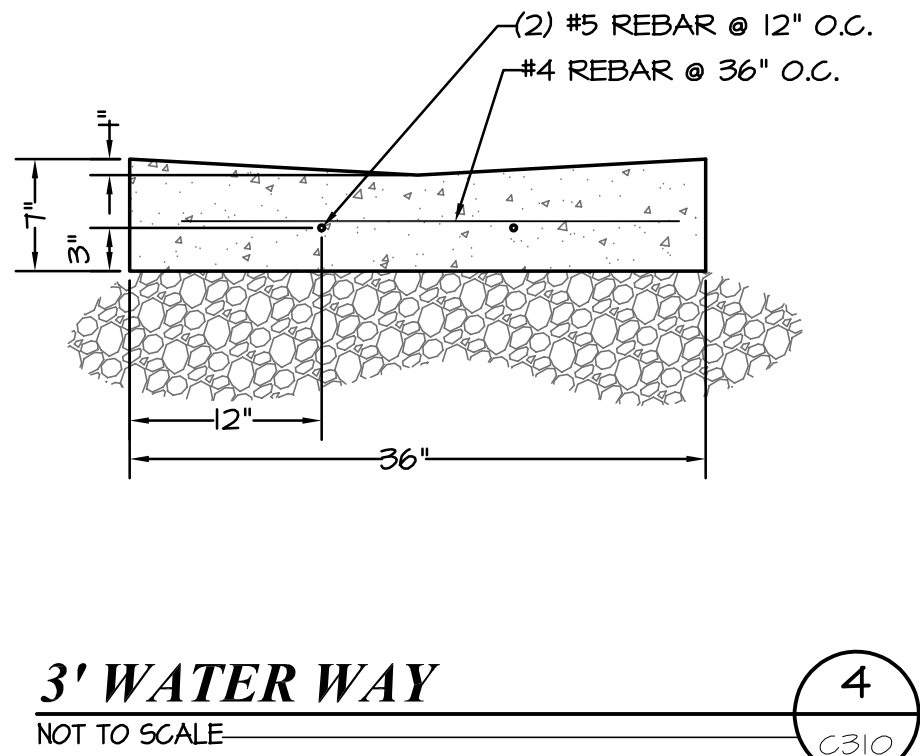
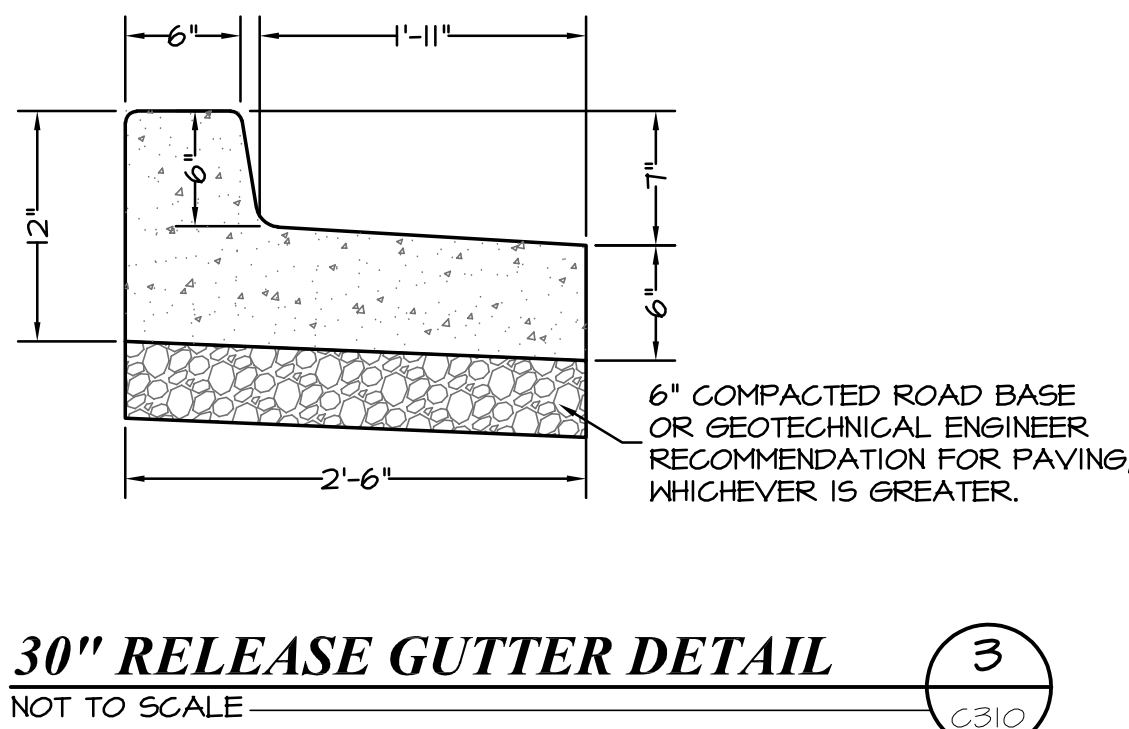
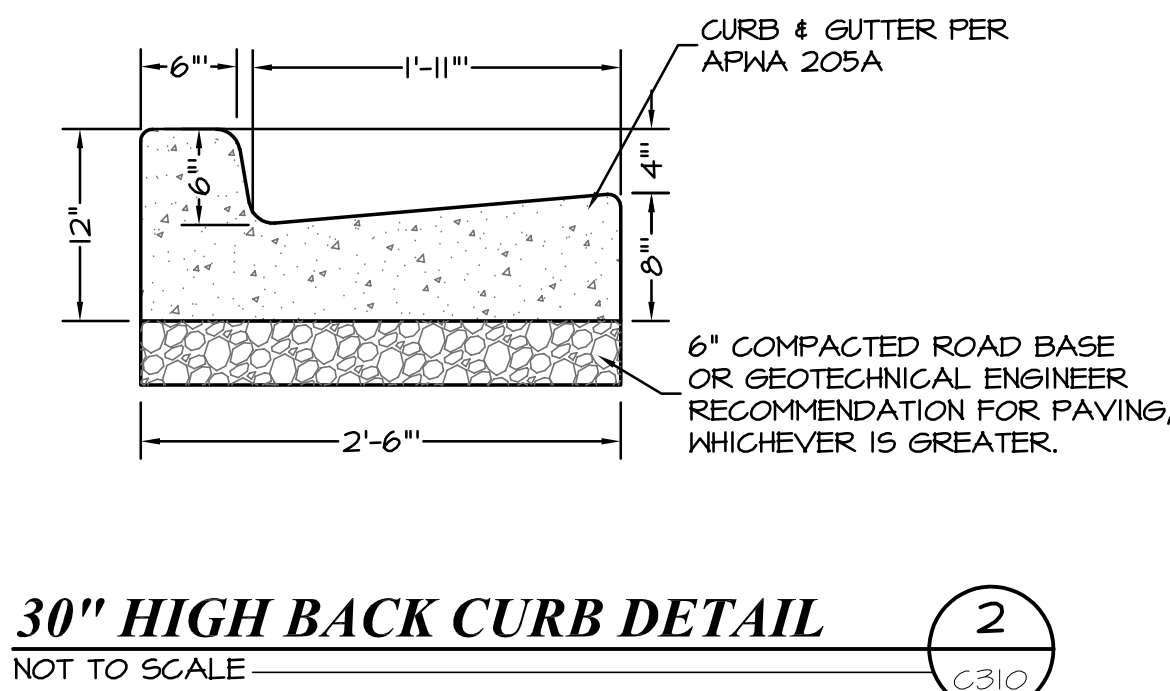
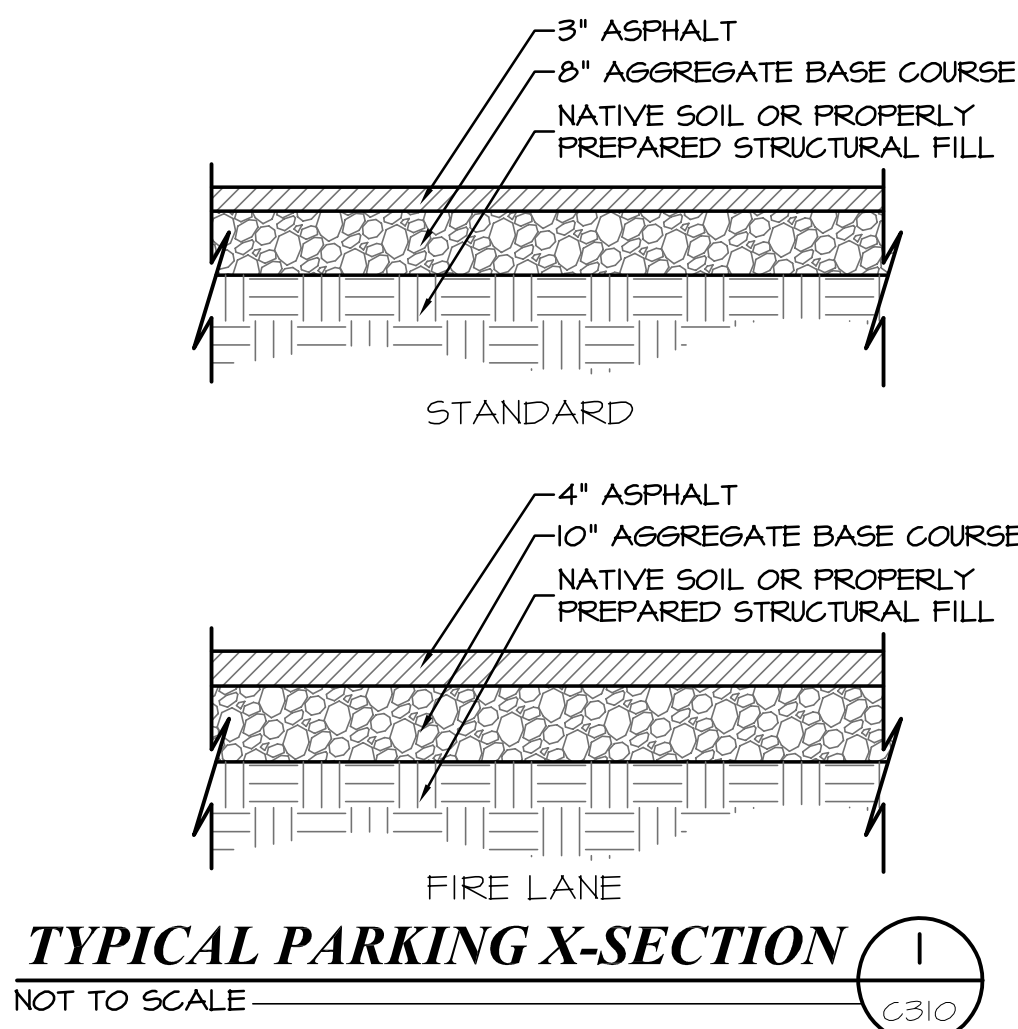
GRADING/
DRAINAGE PLAN

SHEET NUMBER:

C302

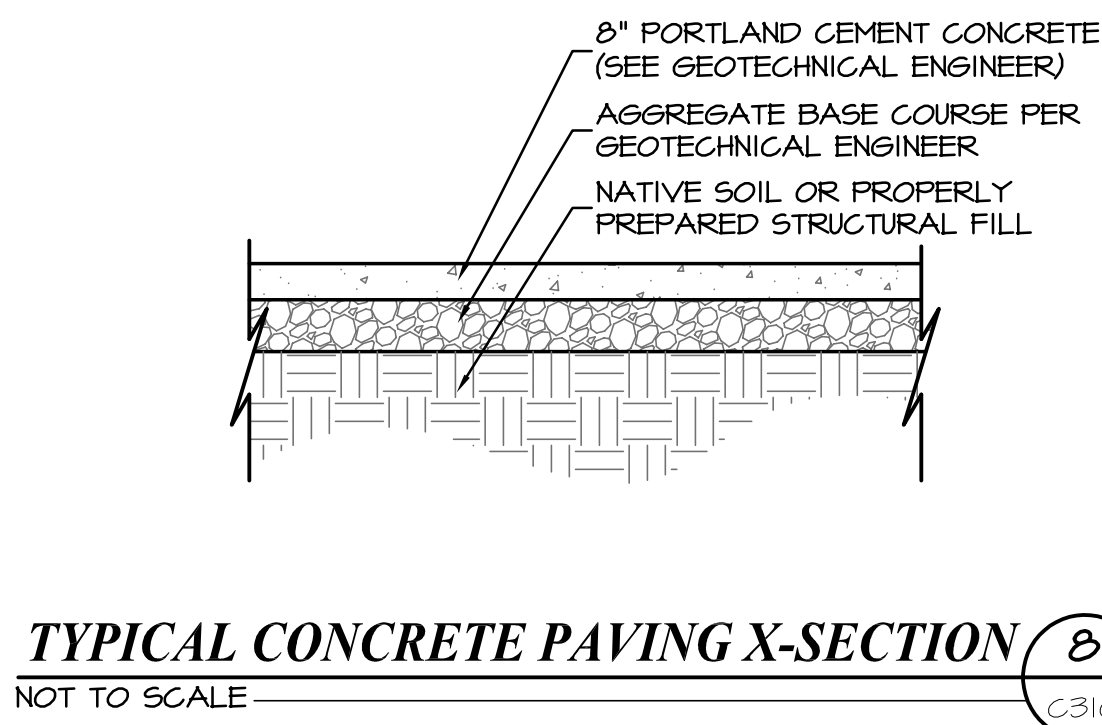
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ENGINEERING
177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
WWW.SILVERPEAKENG.COM

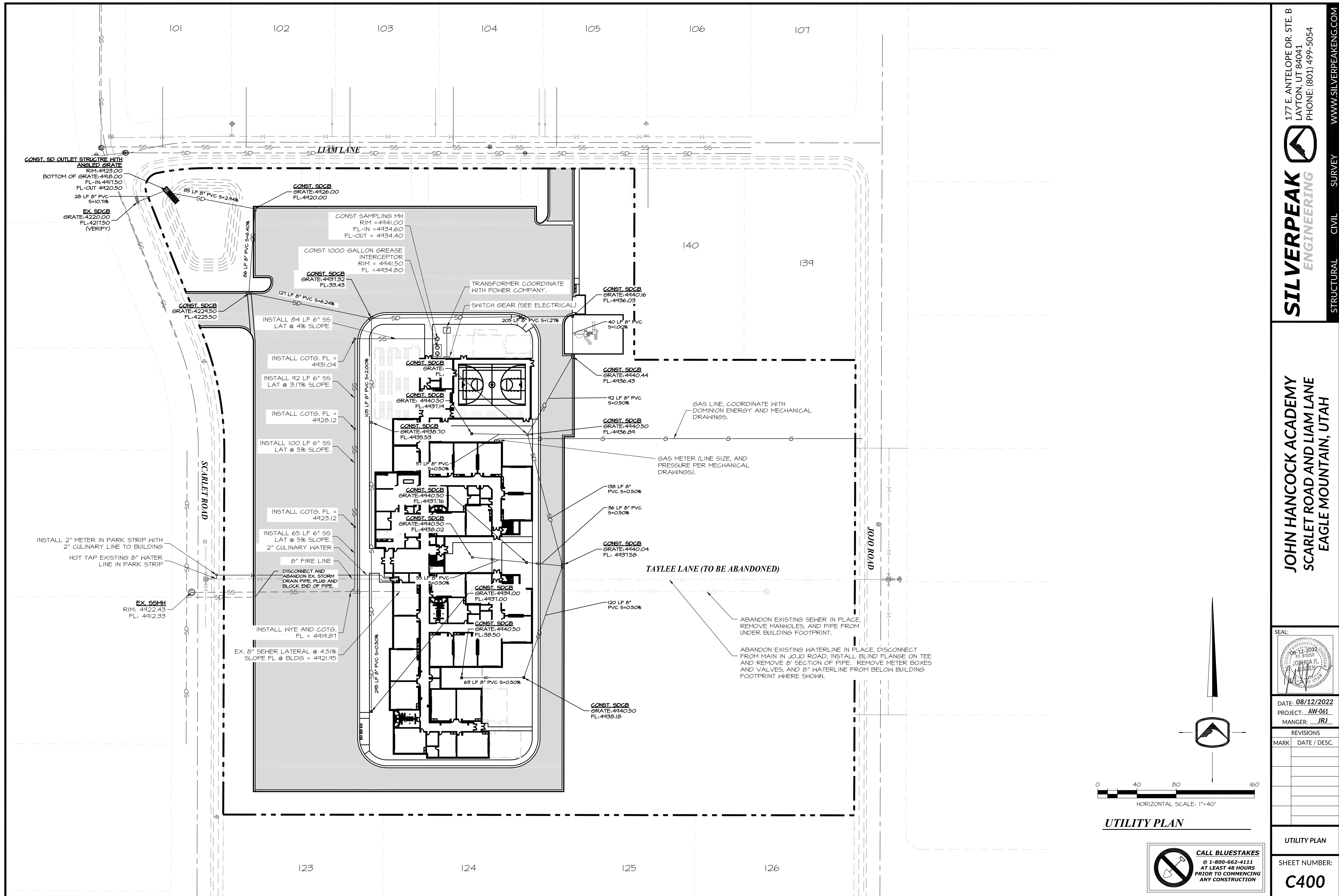
STRUCTURAL CIVIL SURVEY



WALL THICKNESS (T)	
SMH DIA.	
4'-0"	
5'-0"	
6'-0"	

- NOTES:
- IF GRADE ALLOWS, INVERTS OF D1 & D3 SHALL MATCH TOP OF D2 OTHERWISE AS APPROVED BY DISTRICT.
 - AFTER ALL GRADING AROUND MANHOLE HAS BEEN COMPLETED & FINAL SURFACING IS IN PLACE, REMOVE DEBRIS & TEMPORARY PLUGS OR PLYWOOD FROM INSIDE OF MANHOLE.
 - IF MANHOLE BASE IS TO BE POURED IN PLACE, FOLLOW SAME PATTERN AS SHOWN EXCEPT USE 10" MIN. WALL THICKNESS.
 - MANHOLES DEEPER THAN 20'-0" SHALL HAVE AN 18" THICK CONCRETE BASE.
 - SET MANHOLE FRAME & COVER TO 3/8" BELOW FINISH GRADE AFTER FINAL STREET GRADING IS COMPLETE.
 - CONE & WALL SECTIONS TO CONFORM TO ASTM C-478.
 - JUNCTIONS OF (3) OR MORE PIPES REQUIRE 5' OR LARGER MANHOLE.
 - DEFLECTION ANGLE OF 75° OR HIGHER REQUIRE 5' OR LARGER MANHOLE.





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STRUCTURAL CIVIL SURVEY

JOHN HANCOCK ACADEMY
SCARLET ROAD AND LIAM LANE
EAGLE MOUNTAIN, UTAH

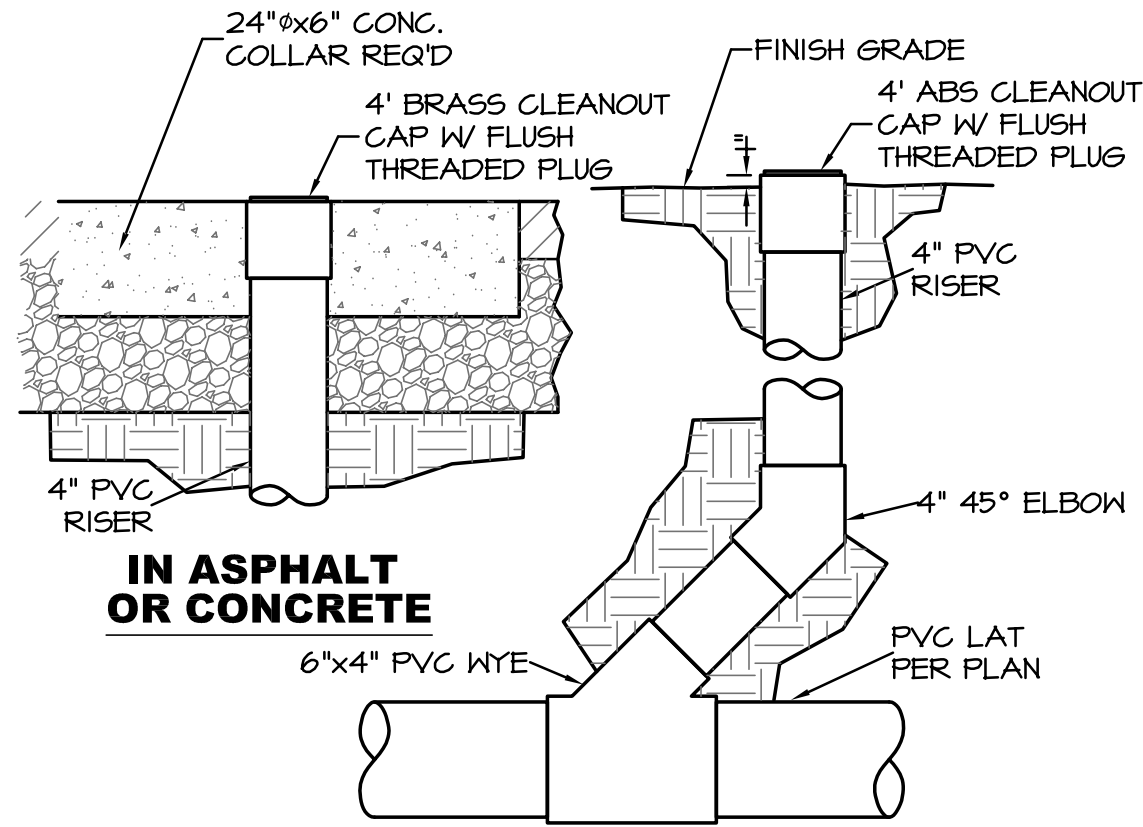
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DATE: 08/12/2022
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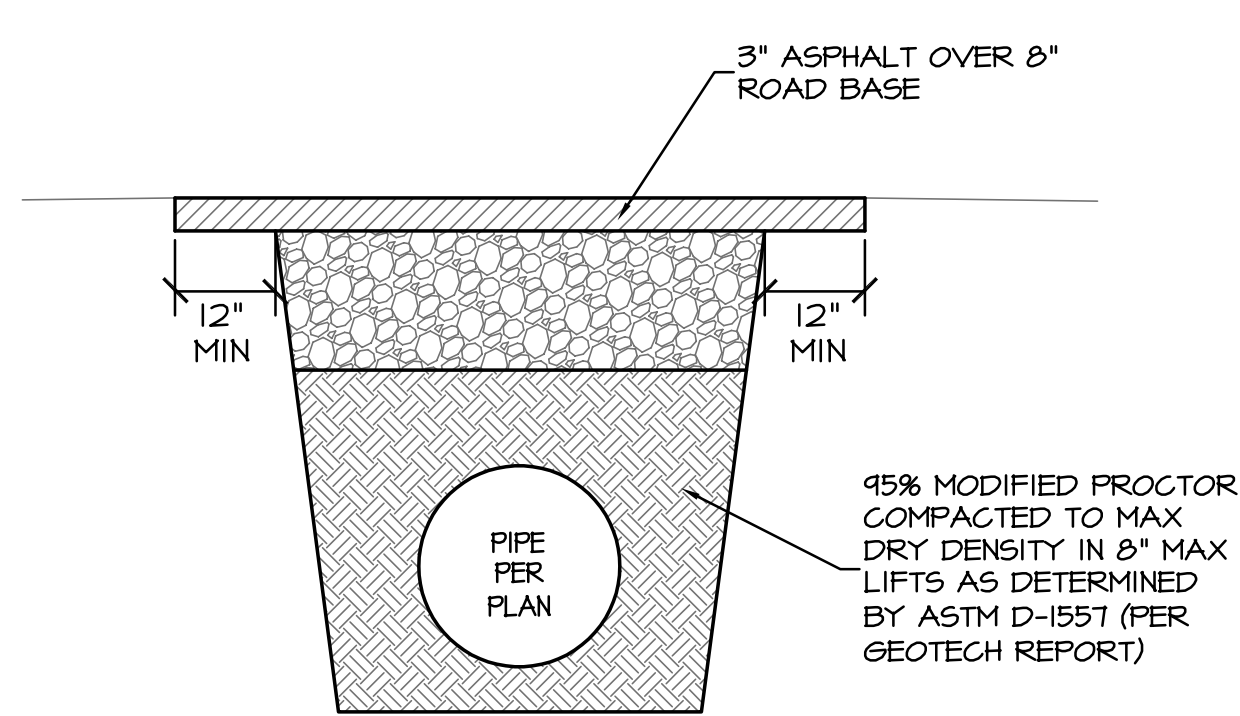
UTILITY PLAN

SHEET NUMBER:
C400



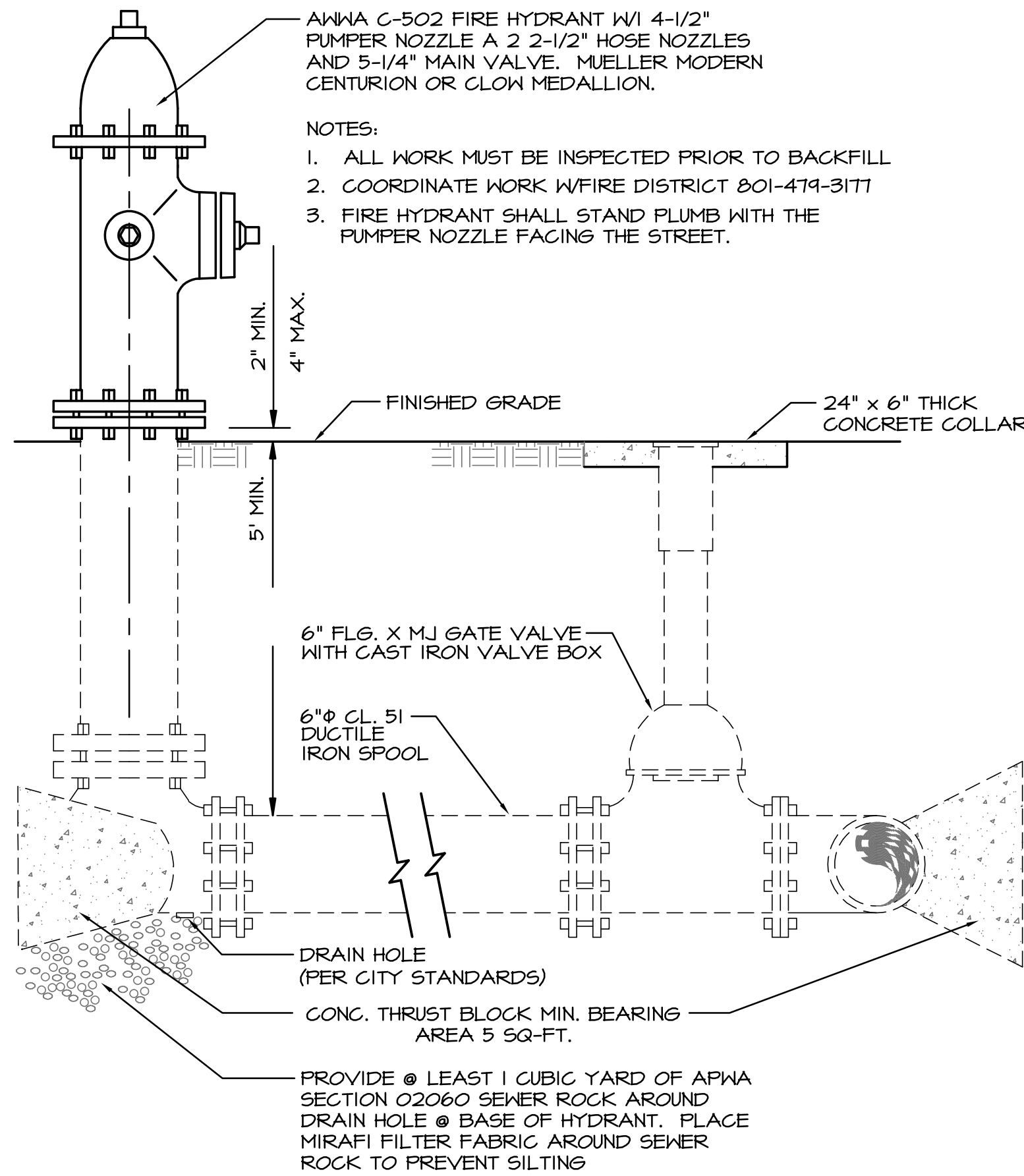
SANITARY SEWER CLEANOUT
NOT TO SCALE

1
C401



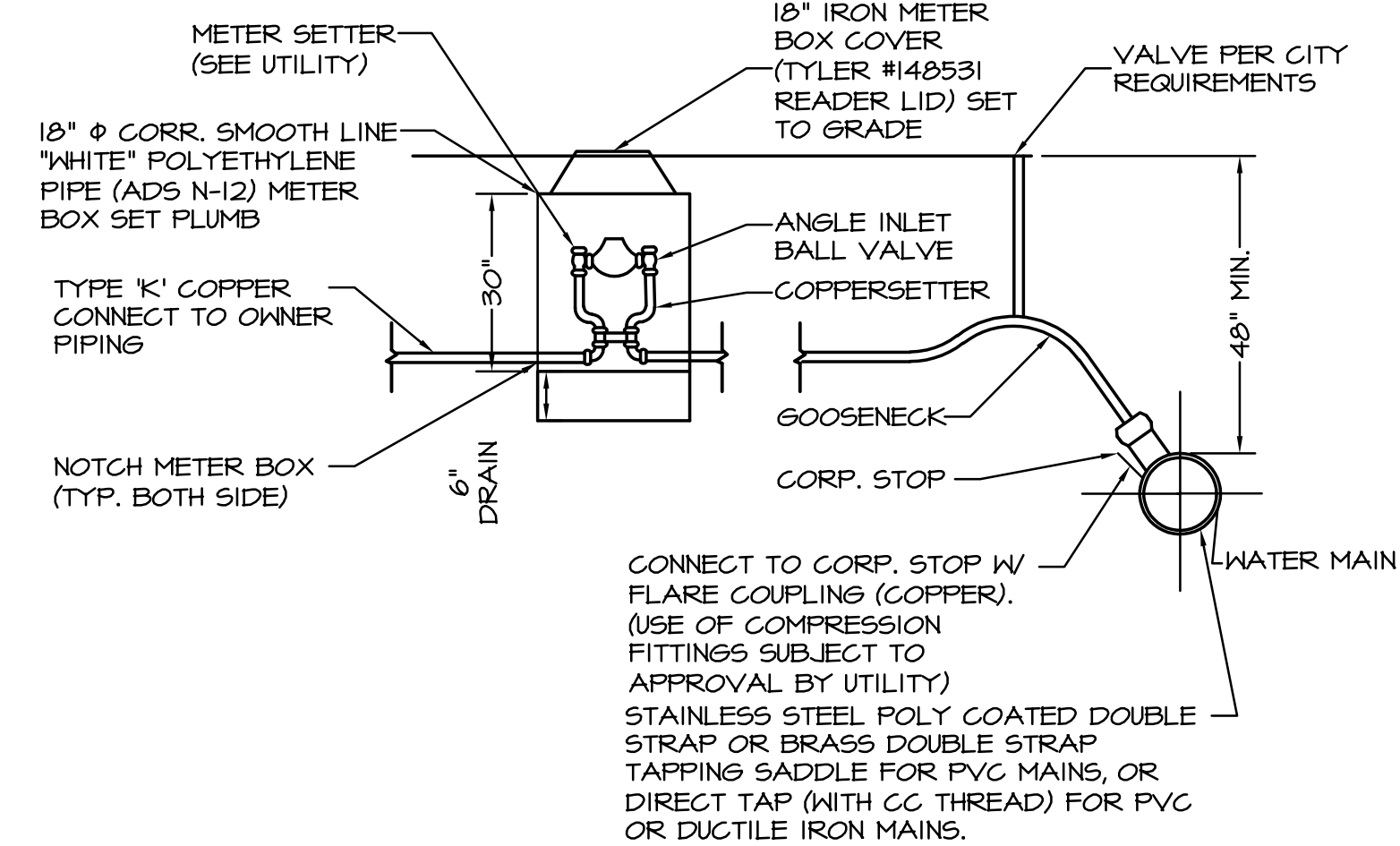
TYPICAL UTILITY TRENCH CROSS SECTION
NOT TO SCALE

2
C401



FIRE HYDRANT ASSEMBLY
NOT TO SCALE

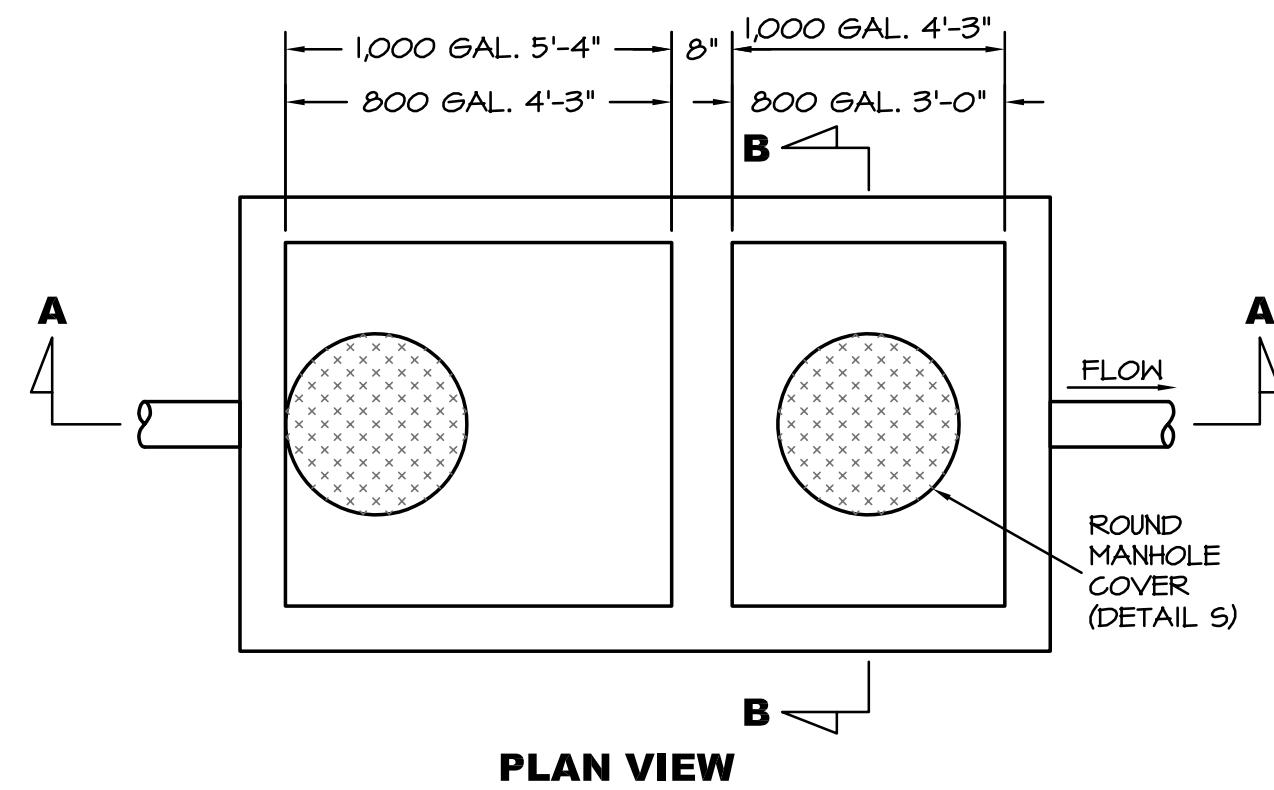
3
C401



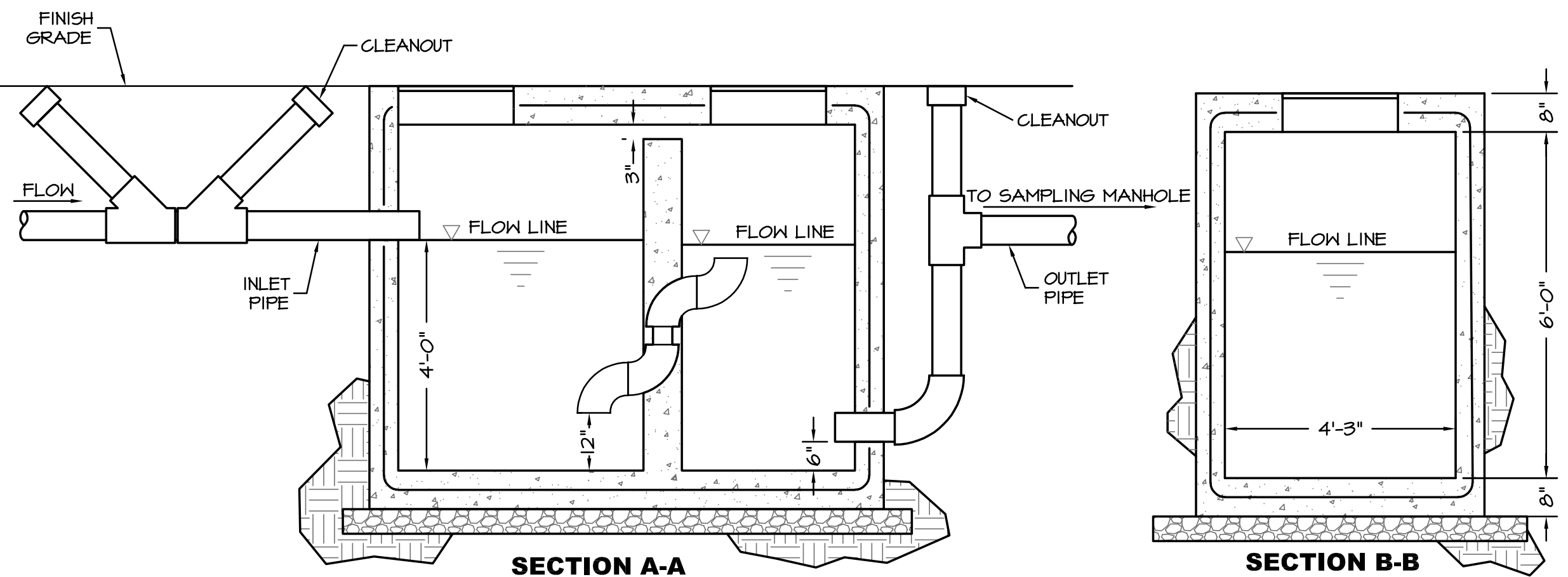
NOTE:
NEW METERS SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE PLANS. THE LID, BOX, METER, AND SETTER WILL BE PROVIDED BY THE CONTRACTOR. CONNECTION TO THE SUPPLY MAIN, CORP. STOP, AND SERVICE PIPING FROM THE MAIN TO THE METER AND FROM THE METER TO 10'-0" ONTO THE OWNERS PROPERTY SHALL BE PROVIDED BY THE CONTRACTOR.

WATER METER DETAIL
NOT TO SCALE

4
C401



PLAN VIEW

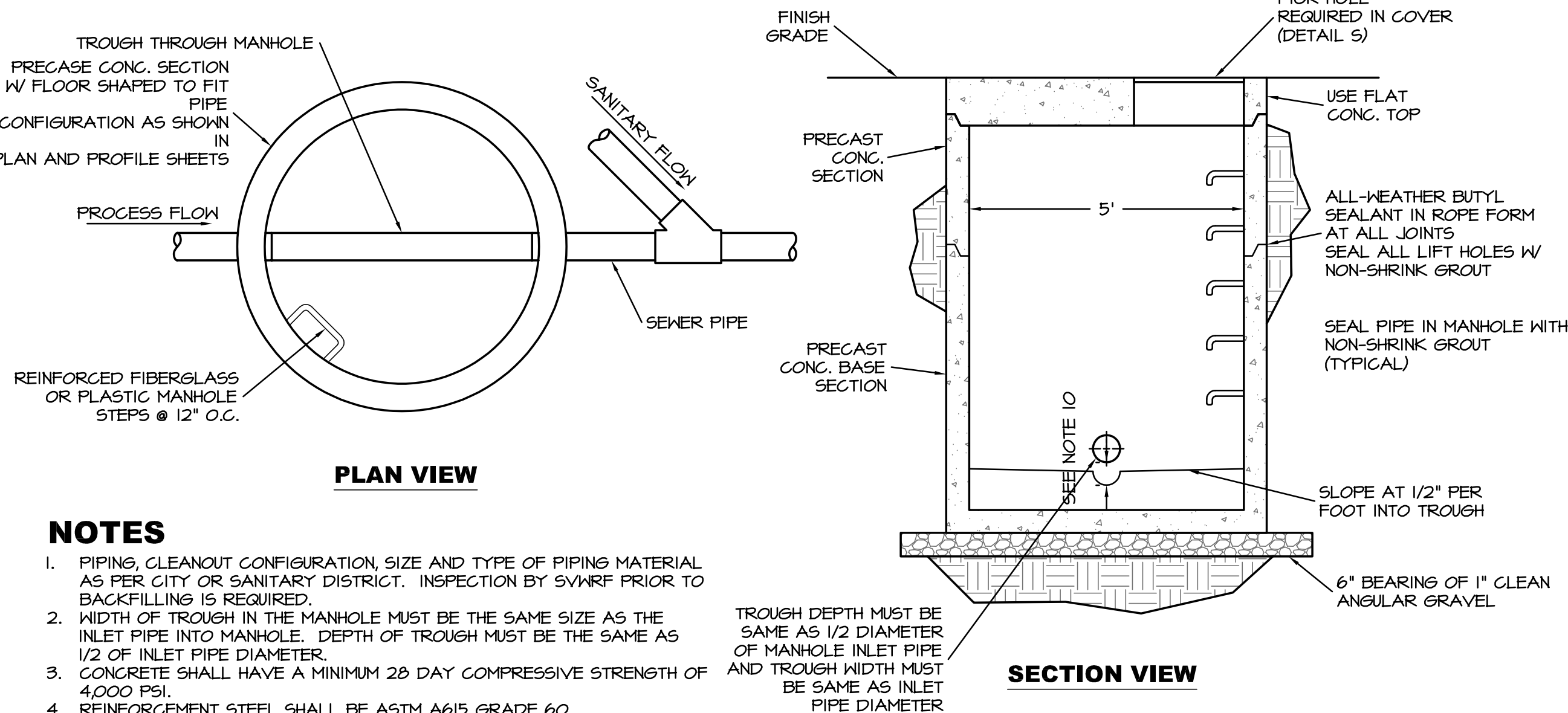


SECTION A-A

SECTION B-B

GREASE INTERCEPTOR
NOT TO SCALE

5
C401

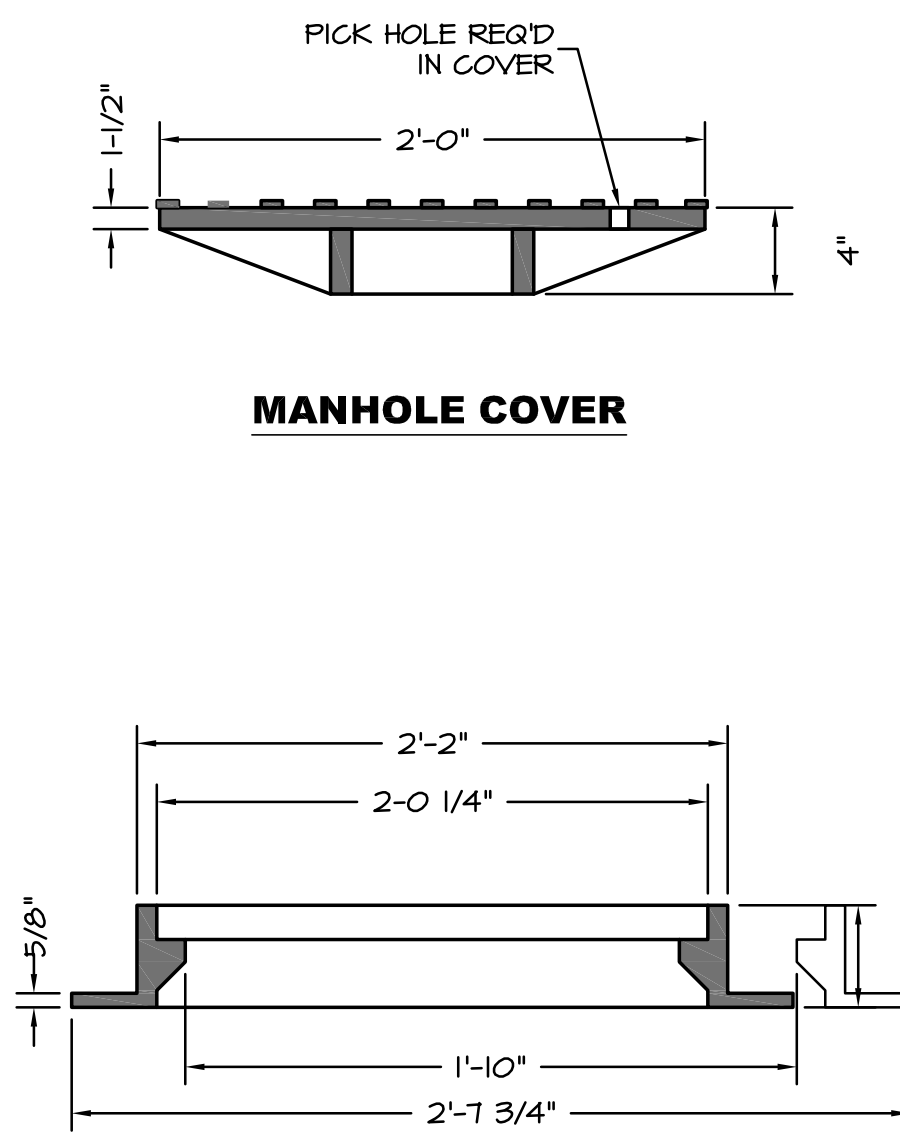


NOTES

1. PIPING, CLEANOUT CONFIGURATION, SIZE AND TYPE OF PIPING MATERIAL AS PER CITY OR SANITARY DISTRICT. INSPECTION BY SVNRF PRIOR TO BACKFILLING IS REQUIRED.
2. WIDTH OF TROUGH IN THE MANHOLE MUST BE THE SAME SIZE AS THE INLET PIPE INTO MANHOLE. DEPTH OF TROUGH MUST BE THE SAME AS 1/2 OF INLET PIPE DIAMETER.
3. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
4. REINFORCEMENT STEEL SHALL BE ASTM A615 GRADE 60.
5. THE CONCRETE COVER OVER REINFORCEMENT STEEL SHALL BE A MINIMUM OF 1-1/2" INCHES.
6. THE STRUCTURE SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH.
7. THE STRUCTURE SHALL BE DESIGNED FOR THE FOLLOWING LOADING CONFIGURATION:
A) WALLS DESIGNED FOR A SATURATED EQUIVALENT FLUID AT-REST SOIL PRESSURE OF 40 PCF PLUS TRUCK SURCHARGES.
B) TRUCK LOADING USING AN AASHTO H-20 TRUCK LOAD.
8. MANHOLES OVER 4 FEET IN DEPTH WILL HAVE STAINLESS OR PLASTIC STEPS.
9. ALL MANHOLES MUST HAVE ROUND NOTCHED COVERS WITH PICK HOLE FOR REMOVAL.
10. FOR NEW CONSTRUCTION, BOTTOM OF INLET PIPE INTO MANHOLE MUST BE AT LEAST 3 INCHES ABOVE THE BOTTOM OF THE TROUGH THROUGH THE MANHOLE.

SAMPLING MANHOLE
NOT TO SCALE

6
C401



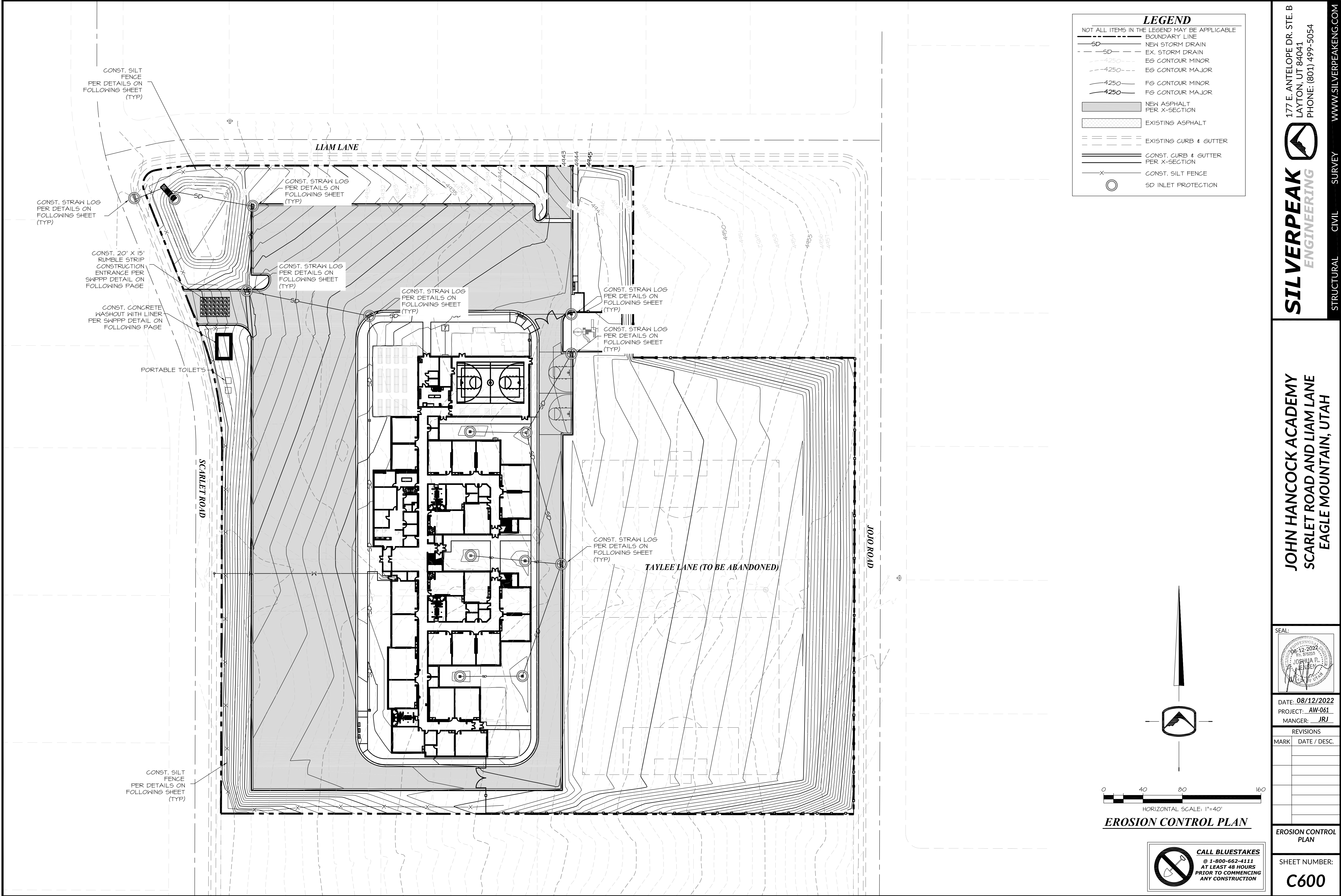
MANHOLE COVER

MANHOLE RING

NOTE:
IF CONCRETE GRADE RINGS ARE USED ON A SAMPLING MANHOLE INSTALLATION, THE TOTAL HEIGHT OF THE STACKED RINGS MUST NOT EXCEED 12".

MANHOLE COVER & RING
NOT TO SCALE

7
C401



LEGEND
NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- SD- NEW STORM DRAIN
- SD- EX. STORM DRAIN
- 4250- EG CONTOUR MINOR
- 4250- EG CONTOUR MAJOR
- 4250- FG CONTOUR MINOR
- 4250- FG CONTOUR MAJOR
- [Solid Grey] NEW ASPHALT PER X-SECTION
- [Hatched] EXISTING ASPHALT
- [Double Line] EXISTING CURB & GUTTER
- [Double Line] CONST. CURB & GUTTER PER X-SECTION
- X- CONST. SILT FENCE
- [Circle with X] SD INLET PROTECTION

0 40 80 160
HORIZONTAL SCALE: 1"=40'

EROSION CONTROL PLAN

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO COMMENCING
ANY CONSTRUCTION

SILVERPEAK ENGINEERING

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LAYTON, UT 84041
PHONE: (801) 499-5054
WWW.SILVERPEAKENG.COM

JOHN HANCOCK ACADEMY
SCARLET ROAD AND LIAM LANE
EAGLE MOUNTAIN, UTAH

SEAL:
08-12-2022
JOSHUA P. JENSEN
UTAH

DATE: **08/12/2022**
PROJECT: **AW-061**
MANGER: **JRJ**

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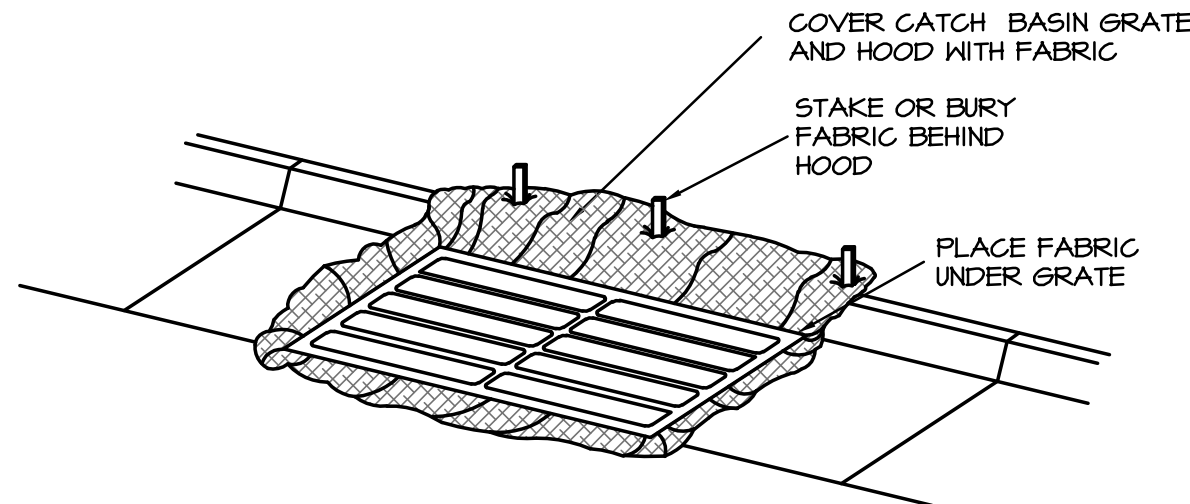
EROSION CONTROL PLAN

SHEET NUMBER:
C600

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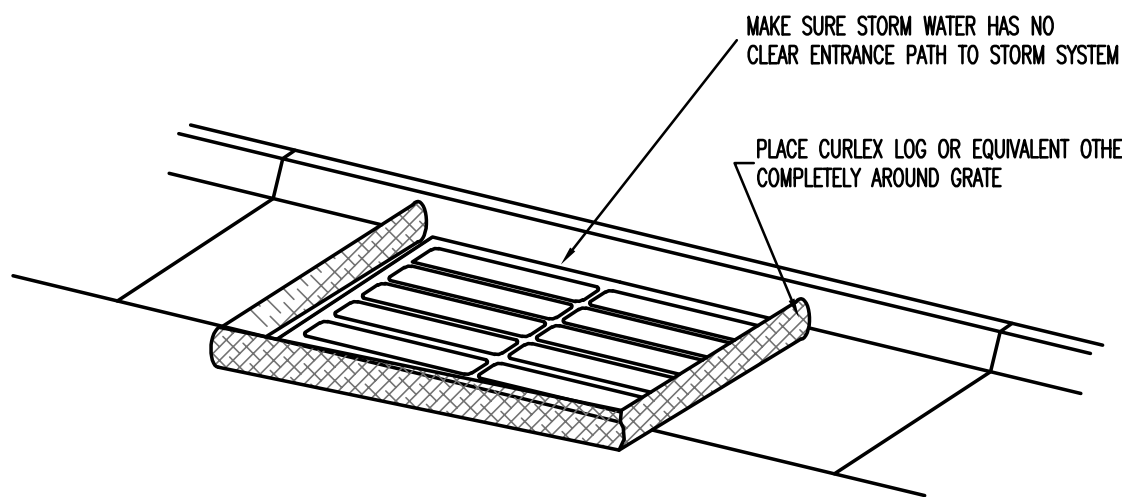
STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

[PROJECT NAME]



FABRIC UNDER GRATE

MAINTENANCE: LIFT GRATE & CLEAN SEDIMENT OFF OF FABRIC WEEKLY & AFTER A STORM. TAKE CARE WHILE LIFTING GRATE TO PREVENT SEDIMENT FROM FALLING INTO THE CATCH BASIN. DISPOSE OF SEDIMENT AWAY FROM THE STORM DRAIN.



CURLEX LOG (STRAW/CLOTH SACK)

MAINTENANCE: REMOVE & CLEAN CULEX LOGS THOROUGHLY EACH WEEK OR AFTER A STORM. TAKE CARE WHILE MOVING ROCK SACKS TO PREVENT SEDIMENT FROM FALLING INTO THE CATCH BASIN. DISPOSE OF SEDIMENT AWAY FROM THE STORM DRAIN.

INLET PROTECTION

NOTES:

- USE FABRIC UNDER GRATE TO PROTECT THE CATCH BASIN FROM SEDIMENTATION.

CONSTRUCTION & BMP SEQUENCING

BMP INSPECTION AND MAINTENANCE SHALL BEGIN WITH THE INSTALLATION OF THE FIRST BMP AND CONTINUE UNTIL THE LAST BMP (REVEGETATION) HAS BEEN COMPLETED.

CATCH BASIN PROTECTION

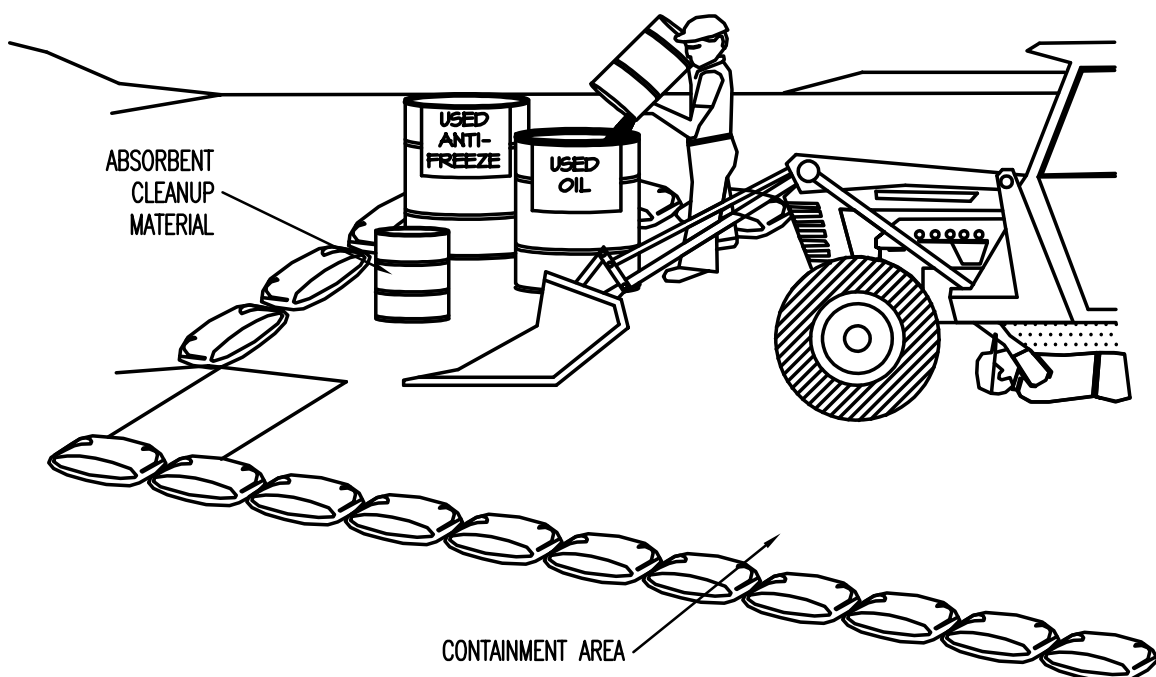
- CATCH BASIN PROTECTION PER DETAIL LABELED "CURLEX LOG" AND/OR "FABRIC UNDER GRATE" SHALL BE INSTALLED UPON COMPLETION OF STORM DRAIN CONSTRUCTION. FOR CATCH BASINS LOCATED IN CURB AND GUTTER:
 - "CURLEX LOG" SHALL REMAIN IN PLACE UNTIL CURB AND GUTTER IS CONSTRUCTED.
 - CATCH BASIN PROTECTION PER DETAIL LABELED "FABRIC UNDER GRATE" SHALL BE INSTALLED UPON COMPLETION OF CURB AND GUTTER CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL FINISH GRADING IS COMPLETED.
- FOR CATCH BASINS LOCATED IN LANDSCAPE AREAS:
 - "CURLEX LOG" SHALL REMAIN IN PLACE UNTIL SITE GRADING OCCURS.
 - CATCH BASIN PROTECTION PER DETAIL LABELED "CURLEX LOG" AND/OR "FABRIC UNDER GRATE" SHALL BE INSTALLED UPON COMPLETION OF SITE GRADING, AND SHALL REMAIN IN PLACE UNTIL ALL GRADING & LANDSCAPING IS COMPLETED.

CONCRETE WASTE MANAGEMENT

- A CONCRETE WASTE MANAGEMENT FACILITY SHALL BE CONSTRUCTED PRIOR TO POURING ANY CONCRETE ON THE SITE, AND SHALL REMAIN IN PLACE UNTIL THE LAST CONCRETE POUR HAS BEEN COMPLETED. CONTRACTOR IS TO REMOVE THE CONCRETE WASTE MANAGEMENT FACILITY BY LEGALLY REMOVING AND DISPOSING OF WASTE CONCRETE AND, IF NECESSARY, ANY NON-SOIL BERM MATERIALS.

REVEGETATION

- SEEDING AND PLANTING OF THE SITE PER THE LANDSCAPE PLAN SHALL OCCUR WITHIN 14 DAYS OF COMPLETION OF THE FINISH GRADING, IF SAID 14 DAYS OCCUR BETWEEN APRIL 15 AND SEPTEMBER 15. OTHERWISE, SEEDING AND PLANTING SHALL BEGIN APRIL 15.
- PLANTING EFFORTS SHALL BE COMPLETED WITHIN 15 DAYS.
- SEEDING AND PLANTING SHALL BE CONSIDERED COMPLETE WHEN 70% OF PLANTINGS ARE ESTABLISHED.



EQUIPMENT MAINTENANCE/REPAIR

NOTES:

- LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS; DO NOT FLUSH WITH WATER.
 - VEHICLES AND EQUIPMENT SHALL BE MAINTAINED, AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS.
 - CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.
 - DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.
 - ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS. LEGALLY DISPOSE OF USED OILS, FLUIDS AND LUBRICANTS.
 - PROVIDE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.
 - MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREAS.
- | | |
|---|---|
| EAGLE MOUNTAIN CITY
ADDRESS
CITY, STATE
TELEPHONE | 1650 STAGECOACH RUN
EAGLE MOUNTAIN, UT
801-789-6000 |
| STATE OF UTAH
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF WATER QUALITY | 288 NORTH 1460 WEST
P.O. BOX 144870
SALT LAKE CITY, UTAH 84114-4870 |
| U.S. EPA
ENVIRONMENTAL PROTECTION AGENCY
DENVER, COLORADO | REGION VIII
800-759-4372 |
| ENVIRONMENTAL PROTECTION AGENCY
WASHINGTON, D.C. 20460 | 202-475-9518 |
| REFERENCES
A. PLAN PER SILVERPEAK ENGINEERING,
B. STORMWATER POLLUTION PREVENTION PLAN PREPARED BY SILVERPEAK ENGINEERING | |
| THE PROPOSED CONSTRUCTION ACTIVITY IS THE CONSTRUCTION OF ONE BUILDING PLUS THE CONSTRUCTION OF ALL IMPROVEMENTS, UTILITIES, AND DRAINAGE AND GRADING FEATURES AS SHOWN ON THE PLANS. | |
| THE ESTIMATED RUN-OFF COEFFICIENT AFTER COMPLETION IS 0.48 | |
| A NEGLIGIBLE AMOUNT OF WATER FLOWS ONTO THE SITE. | |

STORM WATER POLLUTION PREVENTION PLAN SPECIFIC NOTES

A. PROHIBITION ON MOST NON-STORM WATER DISCHARGES

ONLY STORM WATER FROM THE PROJECT SITE SHALL BE ALLOWED TO FLOW INTO THE ON-SITE STORM DRAIN SYSTEM. CLEAN WATER FROM THE FLUSHING OF FIRE HYDRANTS, WATER MAINS, AND STORM DRAINS MAY BE DISCHARGED TO THE STORM DRAIN IF IT IS NOT ALLOWED TO COLLECT DIRT, DEBRIS, AND TRASH WHILE FLOWING TO A STORM DRAIN INLET.

B. POTENTIAL SOURCES OF STORM WATER POLLUTANTS

POTENTIAL STORM WATER POLLUTANTS INCLUDE SOIL SEDIMENT AND NUTRIENTS, OIL, GREASE, TOXIC POLLUTANTS, AND HEAVY METALS. SOURCES OF STORM WATER POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO SOIL EROSION BY WATER AND/OR WIND; CLEARING OF VEGETATION; GRADING; VEHICLE AND EQUIPMENT REFUELING AND MAINTENANCE; WASHING OF CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT; PAINTS, SOLVENTS AND ADHESIVES; AND LANDSCAPING WORK.

C. EROSION AND SEDIMENT CONTROLS

- COVER EXPOSED STOCKPILES OF SOILS, CONSTRUCTION AND LANDSCAPING MATERIALS WITH HEAVY PLASTIC SHEETING.
- IN LANDSCAPING AREAS WHERE THE VEGETATION HAS NOT ESTABLISHED GROWTH AND TAKEN HOLD, CONSTRUCT SANDBAG OR DIRT BERMS AROUND THEIR PERIMETER TO INSURE THAT WATER WILL BE CONTAINED INSIDE THE LANDSCAPING AREA AND THAT IT WILL NOT BE CONVEYED TO A STORM DRAIN INLET.
- DISTURBED AREAS SHALL BE SEED BY THE DEVELOPER. SILT BARRIERS SHALL BE MAINTAINED BY THE DEVELOPER IN THE MEAN TIME, OR, THE DEVELOPER SHALL RE-SEED DISTURBED AREAS AS THEY SEE FIT AND REMOVE THE SEDIMENT CONTROLS.
- THROUGHOUT CONSTRUCTION, CONTRACTOR SHALL DIVERT STORM WATER RUNOFF AROUND DISTURBED SOILS WITH BERMS OR DIRT SWALES.

D. OTHER CONTROLS

1. WASTE DISPOSAL

- KEEP WASTE DISPOSAL CONTAINERS COVERED.
- PROVIDE FOR THE WEEKLY (OR MORE FREQUENT, IF NECESSARY) DISPOSAL OF WASTE CONTAINERS.
- PROVIDE CONTAINERS AT CONVENIENT LOCATIONS AROUND THE SITE.

2. SWEEPING OF SITE

- PROVIDE DAILY, IF NECESSARY, SWEEPING BY HAND OR MECHANICAL MEANS TO KEEP THE PAVED AREAS OF THE SITE FREE OF DUST, DIRT, AND DEBRIS IF NECESSARY DURING PERIODS OF CONSTRUCTION.
- DISPOSE OF ACCUMULATED DIRT IN WASTE CONTAINERS, OR HAUL IT OFF THE SITE TO A LANDFILL.

3. SANITARY/SEPTIC DISPOSAL

PORTABLE TOILETS AND OTHER SANITARY FACILITIES SHALL BE SERVICED WEEKLY AND PUMPED CLEAN BY A WASTE DISPOSAL COMPANY. NO TOXIC OR HAZARDOUS WASTE SHALL BE DISPOSED OF IN A PORTABLE TOILET OR IN THE ON-SITE SANITARY SEWER. TOILETS SHALL BE ANCHORED AGAINST OVERTURNING.

4. SPILLS

- STORE ADEQUATE ABSORBENT MATERIALS, RAGS, BROOMS, SHOVELS, AND WASTE CONTAINERS ON THE SITE TO CLEAN-UP SPILLS OF MATERIALS SUCH AS FUEL, PAINT, SOLVENTS, OR CLEANERS. CLEAN UP MINOR SPILLS IMMEDIATELY.
- FOR REPORTABLE QUANTITY OF HAZARDOUS OR TOXIC SUBSTANCE, SECURE THE SERVICES OF QUALIFIED PERSONNEL FOR CLEAN-UP AND DISPOSAL.

- CONTROL OF ALLOWABLE NON-STORM WATER DISCHARGES LANDSCAPING IRRIGATION, EROSION CONTROL MEASURES, PIPE FLUSHING AND TESTING, AND PAVEMENT WASHING ARE ALLOWED IF THEY CANNOT FEASIBLY BE ELIMINATED, COMPLY WITH THIS PLAN, DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS, AND ARE NOT REQUIRED TO BE PERMITTED BY THE LOCAL REGIONAL WATER QUALITY CONTROL BOARD.

6. VEHICLES AND EQUIPMENT

- FIX LEAKS OF FUEL, OIL AND OTHER SUBSTANCES IMMEDIATELY.
- PERFORM REFUELING AND SERVICE OF VEHICLES OR EQUIPMENT OFF-SITE WHEN POSSIBLE. IF REFUELING OR SERVICE OF EQUIPMENT IS PERFORMED ON-SITE, THEN PROVIDE AN IMPERVIOUS, CONTAINED AREA WHERE ANY SPILLS CAN BE CONTAINED WITHOUT FLOWING TO A STORM WATER INLET OR INTO THE GROUND.
- USE DRIP PANS TO CATCH LEAKS AND SMALL SPILLS.

7. CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT

- DO NOT DISPOSE OF WASHOUT FROM THE WASHING OF CONCRETE TRUCKS, MIXERS, AND HANDLING EQUIPMENT WHERE IT WILL FLOW INTO A STORM WATER INLET OR INTO A PUBLIC STREET.
- PROVIDE A HOLDING TANK TO RECEIVE ANY WASHOUT FROM CONCRETE EQUIPMENT. DISPOSAL OF TANK CONTENTS SHALL BE CONDUCTED BY CONTRACTOR.
- PROVIDE, DESIGNATE AND POST A SIGN MARKING A DESIGNATED AREA FOR WASHING ANY VEHICLES OR EQUIPMENT. DRAINAGE FROM THIS AREA SHOULD BE CONTAINED OR FLOW TO A HOLDING TANK.

8. LANDSCAPING OPERATIONS

- USE ONLY THE MINIMUM AMOUNT OF LANDSCAPING FERTILIZERS, NUTRIENTS, AND OTHER CHEMICALS THAT ARE NEEDED.
- DO NOT OVER WATER FERTILIZED OR TREATED LANDSCAPE AREAS. MINIMIZE RUNOFF OF IRRIGATION WATER FROM LANDSCAPING.
- DO NOT PLACE LANDSCAPING MATERIAL IN THE STREET ONCE PAVING IS COMPLETE.

9. STORM WATER INLETS

CONTRACTOR SHALL PROVIDE STRAW FILLED BAGS OR SOCKS AROUND INLETS WITHIN 1000 FEET OF CONSTRUCTION AS BARRIERS TO PREVENT SEDIMENT ENTERING THE INLETS. TRAPPED SEDIMENT SHALL BE REMOVED FOLLOWING STORM EVENTS. BARRIERS SHALL BE REMOVED FOLLOWING COMPLETION OF CONSTRUCTION.

E. INSPECTION

- REGULAR INTERNAL INSPECTION AND INSPECTION BEFORE AND AFTER STORMS

- VISUALLY INSPECT THE SITE WEEKLY TO INSURE THAT STORM WATER INLETS ARE FREE OF DIRT AND DEBRIS.
- BEFORE A STORM, INSPECT THE SITE TO INSURE THAT STORM WATER POLLUTION CONTROL MEASURES ARE IN PLACE.
- AFTER A STORM, INSPECT ALL STORM WATER INLETS TO INSURE THAT THEY ARE CLEAR OF DIRT AND DEBRIS. CLEAN THOSE STORM WATER INLETS THAT ARE NOT CLEAR AND FREE OF DEBRIS.
- THE DIVISION OF WATER QUALITY MAY REQUIRE THE DISCHARGER TO CONDUCT ADDITIONAL SITE INSPECTIONS, SUBMIT REPORTS AND CERTIFICATIONS, OR TO PERFORM SAMPLING AND ANALYSIS.

- CONDUCT INSPECTIONS OF THE CONSTRUCTION SITE PRIOR TO ANTICIPATED STORM EVENTS AND AFTER ACTUAL STORM EVENTS, TO IDENTIFY AREAS CONTRIBUTING TO A STORM WATER DISCHARGE, TO EVALUATE WHETHER MEASURES TO REDUCE POLLUTANT LOADINGS IDENTIFIED IN THIS SWPPP ARE ADEQUATE, TO PROPERLY IMPLEMENT IN ACCORDANCE WITH THE TERMS OF THE GENERAL PERMIT, AND TO DETERMINE WHETHER ADDITIONAL CONTROL PRACTICES ARE NEEDED.
- PREPARATION OF REPORTS AND RETENTION OF RECORDS

- EACH DISCHARGER MUST CERTIFY ANNUALLY THAT ITS CONSTRUCTION ACTIVITY IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT AND THIS SWPPP. THIS CERTIFICATION MUST BE BASED ON THE SITE INSPECTIONS. THE FIRST CERTIFICATION MUST BE COMPLETED BY JULY 1, 2009, AND EACH JULY 1 THEREAFTER.
- THE DISCHARGER IS REQUIRED TO RETAIN RECORDS OF ALL MONITORING INFORMATION, COPIES OF ALL REPORTS REQUIRED BY THIS GENERAL PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY FOR A PERIOD OF AT LEAST THREE YEARS. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE STATE. WITH THE EXCEPTION OF NONCOMPLIANCE REPORTING, DISCHARGERS ARE NOT REQUIRED TO SUBMIT THE RECORDS EXCEPT UPON SPECIFIC REQUEST BY THE STATE DEQ DIVISION OF WATER QUALITY.

- DISCHARGERS WHO CANNOT CERTIFY COMPLIANCE MUST NOTIFY THE STATE DEQ DIVISION OF WATER QUALITY. THIS NOTIFICATION SHALL IDENTIFY THE TYPE OR TYPES OF NONCOMPLIANCE, DESCRIBE THE ACTIONS NECESSARY TO ACHIEVE COMPLIANCE, AND INCLUDE A TIME SCHEDULE, SUBJECT TO THE MODIFICATIONS BY THE STATE DEQ DIVISION OF WATER QUALITY, INDICATING WHEN COMPLIANCE WILL BE ACHIEVED. NONCOMPLIANCE REPORTS MUST BE SUBMITTED WITHIN 30 DAYS OF THE IDENTIFICATION OF THE NONCOMPLIANCE.

- DISCHARGERS WHO CANNOT CERTIFY COMPLIANCE MUST NOTIFY THE STATE DEQ DIVISION OF WATER QUALITY. THIS NOTIFICATION SHALL IDENTIFY THE TYPE OR TYPES OF NONCOMPLIANCE, DESCRIBE THE ACTIONS NECESSARY TO ACHIEVE COMPLIANCE, AND INCLUDE A TIME SCHEDULE, SUBJECT TO THE MODIFICATIONS BY THE STATE DEQ DIVISION OF WATER QUALITY, INDICATING WHEN COMPLIANCE WILL BE ACHIEVED. NONCOMPLIANCE REPORTS MUST BE SUBMITTED WITHIN 30 DAYS OF THE IDENTIFICATION OF THE NONCOMPLIANCE.

F. MAINTENANCE OF CONTROLS

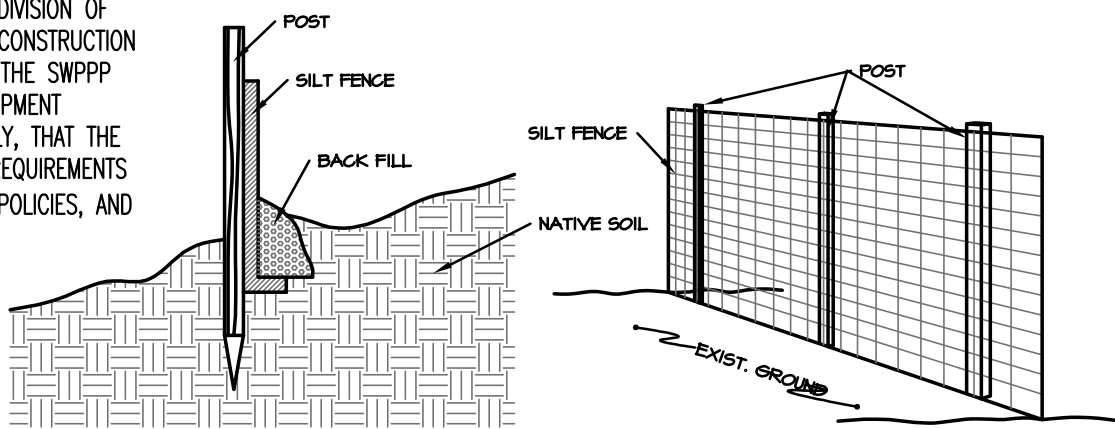
- MAINTENANCE AND REPAIR ALL CONTROLS AND MEASURES INDICATED ON THIS PLAN SHALL BE MAINTAINED IN GOOD AND EFFECTIVE CONDITION. IF ANY CONTROLS OR MEASURES ARE DAMAGED OR REMOVED, THEY SHALL BE PROMPTLY REPAIRED OR RESTORED.
- PLAN REVISIONS IF CONSTRUCTION ACTIVITY OR CONDITIONS CHANGE FROM THOSE SHOWN IN THIS PLAN, THEN THIS PLAN SHALL BE REVISED TO REFLECT THE CURRENT CONDITIONS.

G. FINAL STABILIZATION AND POST-CONSTRUCTION CONTROLS

- AFTER CONSTRUCTION HAS BEEN COMPLETED, THE SITE SHALL BE SWEEP CLEAN, STORM WATER INLETS (GRATES AND BASINS) SHALL BE CLEANED, AND ALL WASTE AND LEFTOVER MATERIALS SHALL BE REMOVED FROM THE SITE.
- ALL LANDSCAPING AND PLANTING AREAS SHALL BE WELL MAINTAINED TO PREVENT EROSION. AVOID OVER WATERING OF LANDSCAPING.
- ALL PAVED AREAS SHALL BE SWEEP WEEKLY EITHER BY HAND OR BY MECHANICAL MEANS TO KEEP THE SITE CLEAR OF DIRT, DUST, AND DEBRIS.
- WASTE MATERIALS ON-SITE SHALL BE STORED IN COVERED CONTAINERS WHICH ARE CLEANED OUT REGULARLY.
- TESTING OF FIRE HYDRANTS ON-SITE SHALL NOT BE CONDUCTED UNTIL THE AREA WHERE THE WATER DISCHARGES HAS BEEN SWEEP CLEAN OF DIRT AND DEBRIS.
- STORM DRAIN LINES SHALL BE CHECKED AND CLEANED ANNUALLY TO KEEP THEM CLEAN AND CLEAR OF DEBRIS.
- ALL ON-SITE STORM WATER INLETS SHOULD BE CLEARLY MARKED "STORM WATER ONLY".

H. COMPLETION OF CONSTRUCTION ACTIVITIES AND NOTICE OF TERMINATION

WHEN CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED ON THIS SITE, THE OWNER SHALL FILE A LETTER WITH THE STATE DEQ DIVISION OF WATER QUALITY. THIS LETTER SHALL CERTIFY THAT THE CONSTRUCTION ACTIVITY HAS BEEN COMPLETED, THAT ALL ELEMENTS OF THE SWPPP HAVE BEEN IMPLEMENTED, THAT CONSTRUCTION AND EQUIPMENT MAINTENANCE WASTES HAVE BEEN DISPOSED OF PROPERLY, THAT THE SITE IS IN COMPLIANCE WITH ALL LOCAL STORM WATER REQUIREMENTS INCLUDING EROSION/SEDIMENT CONTROL REQUIREMENTS, POLICIES, AND GUIDELINES.



SILT FENCE DETAIL

SWPPP NOTES



DEFINITIONS

- "BEST MANAGEMENT PRACTICES" ("BMP'S") MEANS SCHEDULES OF ACTIVITIES, PROHIBITIONS OF PRACTICES, MAINTENANCE PROCEDURES, AND OTHER MANAGEMENT PRACTICES TO PREVENT OR REDUCE THE POLLUTION OF WATERS OF THE UNITED STATES. BMP'S ALSO INCLUDE TREATMENT REQUIREMENTS, OPERATING PROCEDURES, AND PRACTICES TO CONTROL SITE RUNOFF, SPILLAGE OR LEAKS, WASTE DISPOSAL, OR DRAINAGE FROM RAW MATERIAL STORAGE.

- "CLEAN WATER ACT" ("CWA") MEANS THE FEDERAL WATER POLLUTION CONTROL ACT ENACTED BY PUBLIC LAW 92-500 AS AMENDED BY PUBLIC LAWS 95-217, 95-576, 96-483, AND 97-111; 33 USC 1251 ET SEQ.

- "CONSTRUCTION SITE" IS THE LOCATION OF THE CONSTRUCTION ACTIVITY.

- "NON-STORM WATER DISCHARGE" MEANS ANY DISCHARGE TO STORM DRAIN SYSTEMS THAT IS NOT COMPOSED ENTIRELY OF STORM WATER EXCEPT DISCHARGE PURSUANT TO AN NPDES PERMIT AND DISCHARGES RESULTING FROM FIRE FIGHTING ACTIVITIES.

- "SIGNIFICANT MATERIALS" INCLUDES, BUT IS NOT LIMITED TO RAW MATERIALS; FUELS; MATERIALS SUCH AS SOLVENTS, DETERGENTS, AND PLASTIC PELLETS; FINISHED MATERIALS SUCH AS METALLIC PRODUCTS; RAW MATERIALS USED IN FOOD PROCESSING OR PRODUCTION HAZARDOUS SUBSTANCES DESIGNATED UNDER SECTION 101(14) OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA); ANY CHEMICAL THE FACILITY IS REQUIRED TO REPORT PURSUANT TO SECTION 313 OF TITLE III OF SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT (SARA); FERTILIZERS; PESTICIDES; AND WASTE PRODUCTS SUCH AS ASHES, SLAG, AND SLUDGE THAT HAVE THE POTENTIAL TO BE RELEASED WITH STORM WATER DISCHARGES.

- "SIGNIFICANT QUANTITIES" IS THE VOLUME, CONCENTRATIONS, OR MASS OF A POLLUTANT IN STORM WATER DISCHARGE THAT CAN CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; ADVERSELY IMPACT HUMAN HEALTH OR THE ENVIRONMENT; AND CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY APPLICABLE WATER QUALITY STANDARDS FOR THE RECEIVING WATER.

- "STORM WATER" MEANS STORM WATER RUNOFF, SNOW MELT RUNOFF, SURFACE RUNOFF AND DRAINAGE. IT EXCLUDES INFILTRATION AND RUNOFF FROM AGRICULTURAL LAND.

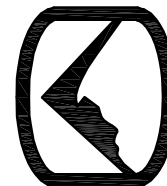
- "POLLUTION" MEANS THE "MAN-MADE OR MAN-INDUCED ALTERATION OF THE CHEMICAL, PHYSICAL, BIOLOGICAL, AND RADIOLOGICAL INTEGRITY OF WATER" [CLEAN WATER ACT SECTION 502(19)]. POLLUTION ALSO MEANS "AN ALTERATION OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE TO A DEGREE WHICH UNREASONABLY AFFECTS EITHER... THE WATERS FOR BENEFICIAL USES... OR FACILITIES WHICH SERVE THESE BENEFICIAL USES." [CALIFORNIA WATER CODE SECTION 13050(1)].

- "CONTAMINATION" MEANS "AN IMPAIRMENT OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE TO A DEGREE WHICH CREATES A HAZARD TO THE PUBLIC HEALTH THROUGH POISONING OR THROUGH THE SPREAD OF DISEASE, INCLUDING ANY EQUIVALENT EFFECT RESULTING FROM THE DISPOSAL OF WASTE, WHETHER OR NOT WATERS OF THE STATE ARE AFFECTED."

- "NUISANCE" MEANS "ANYTHING WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS: (1) IS INJURIOUS TO HEALTH, OR IS INDECENT OR OFFENSIVE TO THE SENSES, OR AN OBSTRUCTION TO THE FREE USE OF PROPERTY, SO AS TO INTERFERE WITH THE COMFORTABLE ENJOYMENT OF LIFE AND PROPERTY; (2) AFFECTS AT THE SAME TIME AN ENTIRE COMMUNITY OR NEIGHBORHOOD, OR ANY CONSIDERABLE NUMBER OF PERSONS, ALTHOUGH THE EXTENT OF THE ANNOYANCE OR DAMAGE INFLICTED UPON INDIVIDUALS MAY BE UNEQUAL; (3) OCCURS DURING OR AS A RESULT OF THE TREATMENT OR DISPOSAL OF WASTES."

- "LOCAL AGENCY" MEANS ANY AGENCY THAT IS INVOLVED WITH REVIEW, APPROVAL, OR OVERSIGHT OF THE CONSTRUCTION SITES' (a) CONSTRUCTION ACTIVITY, (b) EROSION AND SEDIMENT CONTROLS, (c) STORM WATER DISCHARGE.

177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054



SIL VERPEAK
ENGINEERING

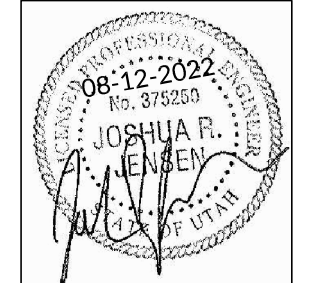
SURVEY

CIVIL

STRUCTURAL

JOHN HANCOCK ACADEMY
SCARLET ROAD AND LIAM LANE
EAGLE MOUNTAIN, UTAH

SEAL:



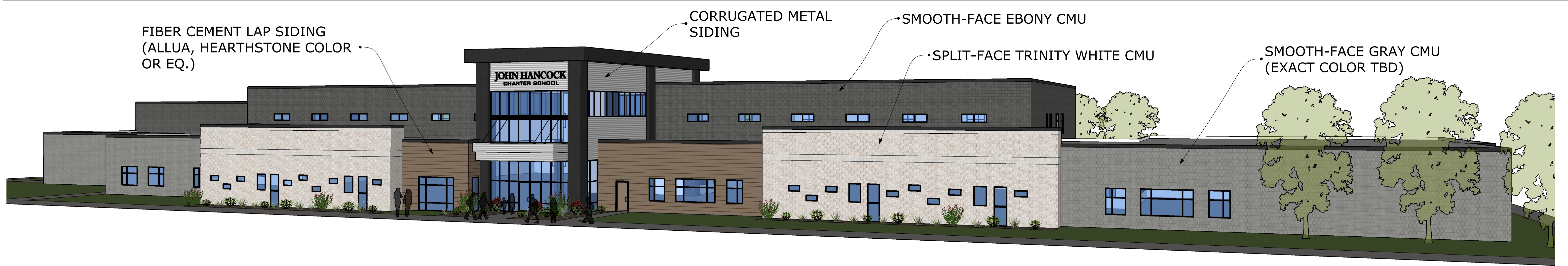
DATE: 08/12/2022
PROJECT: AW-061
MANAGER: JRJ

REVISIONS	
MARK	DATE / DESC.

SWPPP NOTES

SHEET NUMBER:

C601



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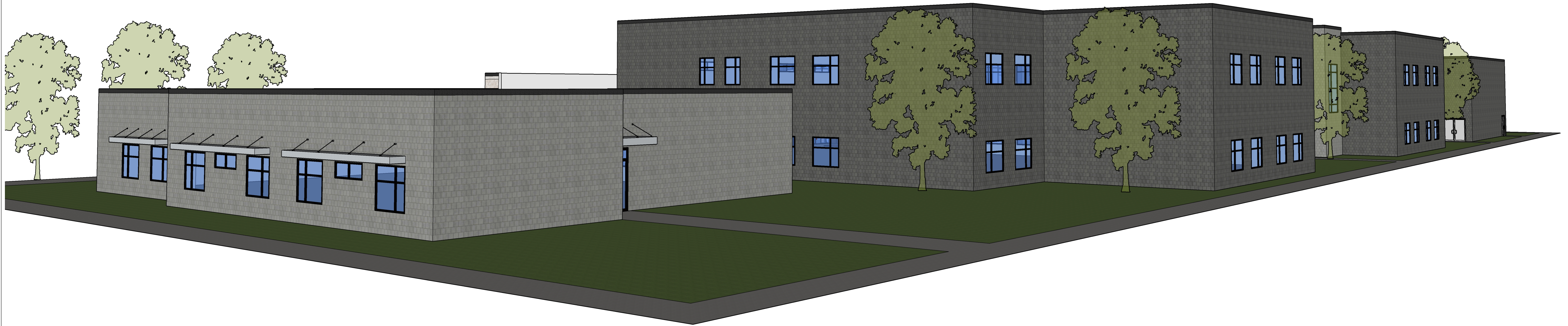
SILVERPEAK
ENGINEERING

JOHN HANCOCK
CHARTER SCHOOL
EAGLE MOUNTAIN, UTAH

SHEET NUMBER

A1





DATE: 6/14/22
PROJECT: AW-061
DRAWN BY: CJ

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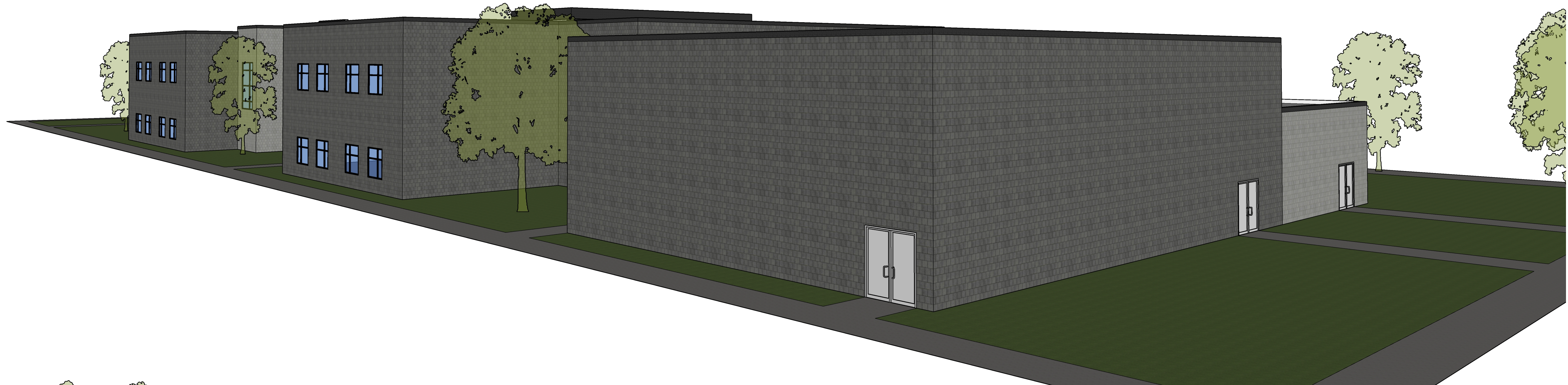


SILVERPEAK
ENGINEERING

JOHN HANCOCK
CHARTER SCHOOL
EAGLE MOUNTAIN, UTAH

SHEET NUMBER

A2



DATE: 6/14/22
PROJECT: AW-061
DRAWN BY: CJ

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SILVERPEAK
ENGINEERING

JOHN HANCOCK
CHARTER SCHOOL
EAGLE MOUNTAIN, UTAH

SHEET NUMBER

A3



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
OCTOBER 25, 2022**

TITLE:	ACTION ITEM: AGREEMENT -- Porter's Crossing Amended and Restated Master Development Agreement (MDA)
ITEM TYPE:	Agreement
APPLICANT:	SK Hart (Khosrow Semnani)

ACTION ITEM:

Yes

PUBLIC HEARING:

No

PREPARED BY:

Steve Mumford, Planning

BACKGROUND:

The Planning Commission recently (Sept 13) held public hearings and reviewed an amended MDP, rezone, and general plan amendment application for the Porter's Crossing Town Center project, and ultimately recommended approval to the City Council. The Commission also tabled the MDA amendment at that meeting so that it could be redrafted and coordinated with the City Attorney. Since that time the City Attorney worked with the applicant to redraft their proposed changes into a format that is more appropriate, specifically an Amended and Restated Master Development Agreement, which used the existing agreement as the base and added the developer's proposed language, modifying it to match the proposed plans, removing language referencing completed/developed property, and adding in some additional edits and changes. The applicant's proposed agreement is attached.

ITEMS FOR CONSIDERATION:

ITEMS TO CONSIDER

- The proposed amended and restated agreement makes changes to reflect the Developer's proposal and removes requirements related to the recreation facility, the assisted/senior living, and language related to the areas that have already been constructed.
- The Land Use Plan that is attached to the agreement as Exhibit 3 is described in the agreement as a conceptual plan, with no specific vesting of density or number of units. Paragraph 4 states that *"Developer shall be entitled to develop the Project in accordance with the densities permitted by the zoning in place on the Property as of the Effective Date. Developer shall not transfer density from one zone or development area to*

another. The addition of a school or church shall not result in the transfer of any units or density. The Conceptual Land Use Plan is attached as Exhibit 3. This plan shows Developer's contemplated building types, layout, etc. for the project, but these details will require approvals according to the City's Vested Laws and Future Laws, as applicable."

- Each "pod" or area is described in section 4 with the types of units and numbers of units, but noting that they are conceptual, and that the pods must be developed according to that zone's development standards in the City Code.
- Paragraph 4.3 describes Pod 15, including the developer's desire to utilize it for RV storage or a nursery. This paragraph requires a site plan for the RV storage to be reviewed and approved by the City that shall include detailed information regarding the visual impacts, the type and height of fencing, procedures to limit noise and disturbance to surrounding neighbors, lighting and security, and gate and security access.
- Paragraph 5 makes it clear that the proposed products and layouts are conceptual and that the final product types and layout may vary from the conceptual land use plan, provided that they are compatible with existing adjacent developments and comply with City Code.
- Paragraph 6.1 discusses roads, and specifically allows for the public road connecting Saint Andrews Drive to the northern property line of the project to vary slightly from the City's standard ROW, utilizing the regional asphalt trail on one side rather than sidewalks on both sides.
- Paragraph 7.1 requires the Developer to obtain approval of a final detailed Parks and Open Space Plan that would depict how the Developer will meet the open space requirements, amenities points requirements, and pool/clubhouse requirements under the City Code. At a minimum the Developer must construct the regional asphalt trail (minimum width of 10 feet) through the utility corridors as part of this project.
- Paragraph 7.1.1 allows for the Developer to propose to place some of the park amenities in Pod 2 (the commercial development), at the approval authority's discretion.
- Paragraph 14 requires the Developer to receive approval from Kern River Gas and Rocky Mountain Power / PacifiCorp prior to any construction within those easements, and to provide that

specific approval to the City.

- Expiration / Term
 - Since it is based on the existing agreement, the Developer's proposed amended and restated agreement does not include an expiration or term.
- Benchmarks
 - Since it is based on the existing agreement, the Developer's proposed amended and restated agreement does not include specific benchmarks.

REQUIRED FINDINGS:

Master Development Agreement approvals are negotiated with the Planning Commission and City Council and are based on criteria found in EMMC 16.10.080. This is an amended and restated agreement, and although we try to incorporate elements from our current code into the agreement, the existing agreement was used as the basis for the Developer's proposed amendments. The amended agreement is being proposed by the applicant, and so the agreement does not include all aspects of EMMC 16.10.080.

RECOMMENDATION:

As required by EMMC 16.10.060 the Planning Commission must review the MDA in a public meeting and provide a recommendation to the City Council, including any recommended changes to the agreement.

ATTACHMENTS:

[Draft Amended & Restated MDA](#)

[MDA Exhibits](#)

When Recorded Return To:

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

EAGLE MOUNTAIN CITY
AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT
FOR THE
PORTER'S CROSSING TOWN CENTER
MASTER DEVELOPMENT

This **Master Development Agreement for Porter's Crossing Town Center** (this "**Agreement**") is entered into between Eagle Mountain City, a Utah municipal corporation (the "City") and Pony Express Land Development, Inc. a Utah corporation ("Developer").

This Agreement is made with reference to the following facts.

A. City and Developer previously entered into that certain Master Development Agreement for Porter's Crossing Town Center, dated March 23, 2016, as amended (the "**Prior Agreement**").

B. Except for park improvement for previously developed pods, Developer has completed construction of the Project except for Pods 2, 9a, 9b, 10 and 15.

C. It is the intent of City and Developer that this Amended and Restated Master Development Agreement for Porter's Crossing Town Center shall supersede and replace the Prior Agreement with respect to the development of Pods 2, 9a, 9b, 10 and 15.

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

1 **Definitions.** Unless otherwise defined in this Agreement, the words and phrases specified below shall have the following meanings:

1.1. **Administrator** means the person designated by the City as the Administrator of this Agreement.

1.2. **Applicant** means a person or entity submitting a Development

Application.

1.3 **Buildout** means the completion of all of the development of the Project in accordance with the approved plans.

1.4 **City** means the Eagle Mountain City, a political subdivision of the State of Utah.

1.5 **City's Future Laws** means the ordinances, policies, standards, procedures and processing fee schedules of the City which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this Agreement.

1.6 **City's Vested Laws** means the development ordinances, policies, standards and procedures of the City in effect as of the date of this Agreement, a digital copy of which is attached as Exhibit 7.

1.7 **Council** means the elected City Council of the City.

1.8 **Default** means a material breach of this Agreement.

1.9 **Denied** means a formal denial issued by the final decision-making body of the City for a particular type of Development Application but does not include review comments or "redlines" by City staff.

1.10 **Density** means the number of Equivalent Residential Dwelling Units allowed per acre.

1.11 **Development** means the development of a Pod or a portion thereof pursuant to an approved Development Application.

1.12 **Development Application** means an application to the City for development of a portion of the Project including a Subdivision or any other permit, certificate or other authorization from the City required for development of the Project.

1.13 **Equivalent Residential Dwelling Unit** ("ERU") means, for the purpose of calculating density, a unit of measurement used to measure and evaluate development impacts on public infrastructure such as water, sewer, storm drainage, parks, roads, and public safety of proposed residential and non-residential land uses; and is intended to represent the equivalent impact on public infrastructure of one single family residence. Every residential dwelling unit shall equal one (1) ERU and every non-residential building shall constitute a minimum of 1 ERU.

1.14. **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603, or any successor provision, and approved by the City, effectuating a Subdivision of any portion of the Project.

1.15. **Homeowner Association(s)** (or “**HOA(s)**”) means one or more associations formed pursuant to Utah law to perform the functions of an association of property owners.

1.16. **Improved Open Space** means open space dedicated to the City to meet the City’s residential bonus density entitlements and improved in accordance with Eagle Mountain City Code 16.35.105 and Table 16.35.130(c).

1.17. **LUDMA** means the Land Use, Development, and Management Act, Utah Code Ann. §§ 10-9a-101, et seq. (2022).

1.18. **Conceptual Land Use Plan** means the conceptual plan for developing the Project and the zoning of the Project, a copy of which is attached as Exhibit 3.

1.19. **Maximum Equivalent Residential Units** (ERUs) means the development on the Property of up to Two Hundred and Eighteen (218) Equivalent Residential Dwelling Units.

1.20. **Parcel** means a Pod or a portion of a Pod that is created by the Developer that is not an individually developable lot.

1.21. **Park Plan** means the Park and Open Space Concept Plan attached hereto as Exhibit 5.

1.22. **Phase** means the development of a portion of the Project at a point in a logical sequence as determined by Developer.

1.23. **Pod(s)** means an area or the areas of the Project designated to be used for specific types of zoning as more fully illustrated on the Land Use Map.

1.24. **Project** means the total development to be constructed on the Property pursuant to this Agreement.

1.25. **Property** means the real property owned or controlled by Developer which is included in Pods 2, 9a, 9b, 10 and 15 and described in Exhibit 1.

1.26. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the City as a condition of the approval of a Development Application.

1.27. **Subdivision** means the division of any portion of the Project into one or more developable lots.

1.28. **Subdivision Application** means the application to create a Subdivision.

1.29. **Zoning** means the zoning for each Pod as specified on the Zoning Map.

1.30. **Zoning Map** means the zoning map attached hereto as Exhibit 2.

1.31. **RV Storage** means a secured outdoor surface lot for rentable storage of recreational vehicles, boats and trailers. Amenities include a road base storage lot, security fencing, operable gate with electronic security access. Prohibited activities include overnight camping, use of temporary power, water, sewer and maintenance or repairs of vehicles or equipment.

2. **Governing Standards**. The Project shall be developed in accordance with the City's Vested Laws, the City's Future Laws (to the extent that these are applicable as otherwise specified in this Agreement), the Land Use Map and this Agreement.

3. **Zoning**. The Project is zoned a combination of Commercial Community, MF1, MF2, and Improved Open Space (OS-I), as shown on the Zoning Map (Exhibit 2).

4. **Density and Dedication/Improvements of Open Space**. Developer shall be entitled to develop the Project in accordance with the densities permitted by the zoning in place on the Property as of the Effective Date. Developer shall not transfer density from one zone or development area to another. The addition of a school or church shall not result in the transfer of any units or density. The Conceptual Land Use Plan is attached as Exhibit 3. This plan shows Developer's contemplated building types, layout, etc. for the project, but these details will require approvals according to the City's Vested Laws and Future Laws, as applicable. Developer shall dedicate to the City and improve required open space and amenities as follows:

4.1. **Pods 9a and 9b**. Pods 9a and 9b are zoned MF1 and MF2 and shall be developed according to the MF1 and MF2 zone development standards in the City's Vested Laws. The Conceptual Land Use Plan contemplates 13 apartment buildings with 12 units per building, 29 townhomes, a pool, clubhouse, parking, trails, improved landscape, and natural landscape. See Exhibit 3.

4.2 **Pod 10**. Pod 10 is zoned MF1 and shall be developed according to the MF1 zone development standards in the City's Vested Laws. The Conceptual Land Use Plan includes 33 townhomes, parking, trails, improved landscape with amenities, and natural landscape. Developer acknowledges and agrees that access to Pod 10 from the West may require development of City property for an access road, and City may withhold

approval of access from the West due to traffic or other concerns of the City.

4.3. Pod 15. Developer desires to utilize Pod 15 for RV Storage and or a Nursery and approximately 20 parking spaces for the residential units being built in Pod 9A. See Exhibit 3. Developer acknowledges that City has concerns with the impact of the proposed RV Storage on neighboring properties, but Developer believes it can design the RV Storage to mitigate or eliminate such impacts. Accordingly, in order for the RV Storage to be reviewed for approval, Developer shall submit to the City a site plan for the proposed RV Storage which shall include detailed information regarding the visual impacts, the type and height of fencing, procedures to limit noise and disturbance to surrounding neighbors, lighting and security, and gate and security access. The City shall approve the RV Storage if the Developer is able to mitigate or eliminate all reasonable concerns of the Planning Commission and City Council related to impacts of the RV Storage. The site plan shall follow the approval process in the City's Vested Laws.

4.4. Pod 2. Pod 2 is zoned Commercial Community and shall be developed in accordance with the Commercial Community zone development standards in the City's Vested Laws.

5. **Buildings and Layout.** The Conceptual Land Use Plan shows certain intended product types and proposed layouts for each Pod. The City and Developer acknowledge that the final product types and layout for each Pod may vary from the product types and layout indicated on the Land Use Plan, provided that such product types are compatible with existing adjacent developments and comply with the City's Vested Laws.

6. **Roadways.**

6.1 The Street Plan shows a public road extending from Saint Andrews Drive to the northern property line of the project, through the utility corridor. The design of this road must comply with the City's Vested Laws, except that it may utilize the regional asphalt trail on one side rather than sidewalks on both sides. Two accesses are shown from Pony Express Parkway to Pod 2 and three accesses from Porter's Crossing to Pod 2, as well as a connection to Pod 4 to the north and the existing townhome development to the east. Developer must comply with the required mitigation measures as outlined in the Traffic Impact Study. Developer shall be responsible for constructing all roads within the Project at Developer's expense.

7. **Improved Open Spaces and Trails.**

7.1. Open Space and Amenities for Pods 9a, 9b, and 15. Prior to recording of any subdivision plat for Pods 9a, 9b, or 15, Developer shall obtain approval of a final detailed Parks and Open Space Plan depicting how Developer will meet the open space requirement, amenities points requirements, and pool/clubhouse requirement under the Vested Laws. At a minimum the Developer must construct the

regional asphalt trail (minimum of 10 feet wide) through the utility corridors as part of this project.

7.1.1 Re-location of Minimum Improvements. The City acknowledges that some of the Minimum Improvements shown on Exhibit 5 may be proposed in Pod 2 and may be approved at the discretion of the approval authority.

7.2 Open Space in Previously Developed Pods. Developer shall work with the City's Parks and Recreation Director to finalize plans for the park and open space areas for Pod 3 and, upon receiving approval of landscape and irrigation plans, shall improve these areas and dedicate them to the City prior to the recordation of any residential plats in Pods 9a, 9b or 10.

7.3. Ongoing Maintenance. Upon the acceptance by the City of the park and open space improvements the City shall be responsible for all ongoing maintenance and operation thereof.

8. **Vested Rights Granted by Approval of this Agreement.** Except as provided in paragraph 13 below, to the maximum extent permissible under the laws of Utah and the United States and at equity, the City and Developer intend that this Agreement grants Developer all rights to develop the Project in fulfillment of this Agreement, the City's Vested Laws and the Land Use Map except as specifically provided herein. The Parties intend that the rights granted to Developer under this Agreement are contractual and also those rights that exist under statute, common law and at equity. The parties specifically intend that this Agreement and the Land Use Map grant to Developer "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2015).

9. **Exceptions to Vested Rights.** The restrictions on the applicability of the City's Future Laws to the Project are subject to the following exceptions:

9.1. Developer Agreement. City's Future Laws that Developer agrees in writing to the application thereof to the Project;

9.2. State and Federal Compliance. City's Future Laws which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

9.3. Codes. City's Future Laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public

health, safety or welfare;

9.4. **Taxes.** Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated;

9.5. **Fees.** Changes to the amounts of fees (but not changes to the times provided in the City's Vested Laws for the imposition or collection of such fees) for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;

9.6. **Planning and Zoning Modification.** Changes by the City to its planning principles and design standards such as architectural or design requirements, setbacks or similar items so long as such changes do not work to reduce the Maximum Equivalent Residential Units, are generally applicable across the entire City to the respective Zones within the Project and do not materially and unreasonably increase the costs of any Development; and

9.7. **Compelling, Countervailing Interest.** Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i) (2015).

10. **Tax Benefits.** The City acknowledges that Developer may seek and qualify for certain tax benefits by reason of conveying, dedicating, gifting, granting or transferring portions of the Property to the City or to a charitable organization for Open Space. Developer shall have the sole responsibility to claim and qualify for any tax benefits sought by Developer by reason of the foregoing. The City shall reasonably cooperate with Developer to the maximum extent allowable under law to allow Developer to take advantage of any such tax benefits.

11. **Dedication of Facilities.** Except as provided in a reimbursement agreement which may be entered between the City and the Developer, the Developer agrees to construct, dedicate and donate free and clear of all encumbrances to the City all required improvements and land for City owned utilities, streets, utility facilities and improvements.

12. **Washes and Slopes.** Developer shall submit to the City a slope stability report with each preliminary plat located along a natural wash or a slope greater than 25%, in accordance with EMMC 15.80 of the City's Vested Laws.

13. **Utility Services and Infrastructure Improvements.** Developer shall be required to construct all onsite utilities unless otherwise agreed to by City and Developer. In the event Developer constructs utilities or other infrastructure in excess of the capacity necessary to provide services to the Property, Developer may be entitled to reimbursement for the cost of the excess capacity. The City shall revise and amend the City Impact Fee Ordinance and payment

requirements to collect the amounts required to reimburse Developer for the cost of excess capacity.

14. **Utility Coordination.** Developer plans to make certain improvements within or near major utility easements (Kern River Gas, Rocky Mountain Power / PacifiCorp). Prior to any construction within those easements Developer shall receive approval from the easement owner and provide proof of that approval to the City.

15. **Water Rights.** Developer shall comply with the City's Vested Laws and City's Future Laws, as applicable, related to providing water to the City for the Project.

16. **Withholding Approval Upon Default.** The parties agree that the City shall not approve or record any subdivision in the Project if Developer is in default on any obligation to the City which requires the construction of roads and completion of public improvements or other utility infrastructure to serve the development project. In addition, the City may withhold approval of building permits to construct any building or structure if Developer is not current with all obligations to the City at the time of application for the development approval and/or has not completed all required improvements within the time to complete required improvements approved by the City Council.

17. **City Denial of a Development Application.** If the City denies a Development Application the City shall provide a written determination advising the Applicant of the reasons for denial including specifying the reasons the City believes that the Development Application is not consistent with this Agreement, the Land Use Plan and/or the City's Vested Laws (or, if applicable, the City's Future Laws).

18. **Meet and Confer regarding Development Application Denials.** The City and Applicant shall meet within fifteen (15) business days of any Denial to resolve the issues specified in the Denial of a Development Application.

19. **City Denials of Development Applications Based on Denials from Non-City Agencies.** If the City's denial of a Development Application is based on the denial of the Development Application by a Non-City Agency, Developer shall appeal any such denial through the appropriate procedures for such a decision and not through the processes specified below.

20. **Mediation of Development Application Denials.**

21.1. **Issues Subject to Mediation.** Issues resulting from the City's Denial of a Development Application that are not subject to arbitration provided in Section 24 shall be mediated.

22.2. **Mediation Process.** If the City and Applicant are unable to resolve a

disagreement subject to mediation, the parties shall attempt within ten (10) business days to appoint a mutually acceptable mediator with knowledge of the legal issue in dispute. If the parties are unable to agree on a single acceptable mediator they shall each, within ten (10) business days, appoint their own representative. These two representatives shall, between them, choose the single mediator. Applicant shall pay the fees of the chosen mediator. The chosen mediator shall within fifteen (15) business days, review the positions of the parties regarding the mediation issue and promptly attempt to mediate the issue between the parties. If the parties are unable to reach agreement, the mediator shall notify the parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding on the parties.

23. Arbitration of Development Application Objections.

24.1. Issues Subject to Arbitration. Issues regarding the City's Denial of a Development Application that are subject to resolution by scientific or technical experts such as traffic impacts, water quality impacts, pollution impacts, etc. are subject to arbitration.

25.2. Mediation Required Before Arbitration. Prior to any arbitration the parties shall first attempt mediation as specified in Section 23.

26.3. Arbitration Process. If the City and Applicant are unable to resolve an issue through mediation, the parties shall attempt within ten (10) business days to appoint a mutually acceptable expert in the professional discipline(s) of the issue in question. If the parties are unable to agree on a single acceptable arbitrator they shall each, within ten (10) business days, appoint their own individual appropriate expert. These two experts shall, between them, choose the single arbitrator. Applicant shall pay the fees of the chosen arbitrator. The chosen arbitrator shall within fifteen (15) business days, review the positions of the parties regarding the arbitration issue and render a decision. The arbitrator shall ask the prevailing party to draft a proposed order for consideration and objection by the other side. Upon adoption by the arbitrator, and consideration of such objections, the arbitrator's decision shall be final and binding upon both parties. If the arbitrator determines as a part of the decision that the City's or Applicant's position was not only incorrect but was also maintained unreasonably and not in good faith then the arbitrator may order the City or Applicant to pay the arbitrator's fees.

27. **Impact Fees.** The Developer agrees to pay all impact fees when due at subdivision approval, subdivision recordation or upon application for building permits from the City as set forth more specifically in the City Impact Fee Ordinance as it may be amended from time to time.

28. **Annual Review of Compliance.** The parties agree that the City may conduct an annual review of compliance by the Developer within the terms of this Agreement. It shall be an event of default if the Developer has failed to fund roads, parks or other utility infrastructure facilities required by this Agreement or by the City Vested Laws, or if work remains incomplete on public infrastructure facilities without having received an adequate extension of time for the

completion of such facilities from the City. It shall be an event of default if Developer fails to deposit adequate collateral for the improvements required by this Agreement or fails to cure any defect discovered by the City upon inspection of any infrastructure utility facilities.

29. **Default Notice.** Upon the occurrence of an event of default, the City shall provide not less than fifteen (15) days notice to Developer of a meeting of the City Council where the Developer's default shall be heard and reviewed by the City Council. The Developer shall be entitled to attend the hearing and comment on the evidence presented concerning the default. Upon a finding by the City Council that the Developer is in default, the City Council may order that work in the Project be stayed until the default is cured or may issue such further directions to City staff and to the Developer as deemed appropriate under the circumstances.

30. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the successors, heirs and assigns of the parties hereto, and to any entities resulting from the reorganization, consolidation, or merger of any party hereto.

31. **Integration.** This Agreement constitutes the entire understanding and agreement between the parties, and supersedes any previous agreement, representation, or understanding between the parties relating to the subject matter hereof; provided however, that the City's Vested Laws (or, if applicable, the City's Future Laws) shall govern the procedures and standards for approval of each subdivision and public improvement.

32. **Not Severable.** The provisions of this Agreement are not severable, and should any provision hereof be deemed void, unenforceable or invalid, such provision shall affect the remainder of this Agreement, and shall provide grounds for dissolution of the Agreement at the option of the parties in the exclusive discretion of each of them.

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

34. **No Modification.** This Agreement may not be modified except by an instrument in writing signed by the parties hereto.

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

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

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

Dated this _____ day of _____, 2022.

By: _____

Print Name: _____

Title: _____

STATE OF UTAH)
)
COUNTY OF _____)

On the _____ day of _____, 2022, personally appeared before me _____, who did personally acknowledge to me that he had authority to and did execute the foregoing easement on behalf of the Pony Express Land Development, Inc.

NOTARY PUBLIC

ATTEST:

EAGLE MOUNTAIN CITY

City Recorder

Tom Westmoreland, Mayor

Approved as to form:

City Attorney

EXHIBIT 1

Legal Description

EXHIBIT 2

Zoning Map

EXHIBIT 3

Conceptual Land Use Plan

EXHIBIT 4

Street Plan

EXHIBIT 5

Park & Open Space Concept Plan

EXHIBIT 6

Vested Laws



156 APARTMENT COMPLEX			
	NUMBER OF UNITS	NUMBER OF PARKING PROVIDE	PARKING STALLS PER UNIT
	156	368	2.3

IMPROVED LANDSCAPE

NATURAL LANDSCAPE

ASSIGNED PARKING

UNASSIGNED PARKING

GUEST PARKING

GUEST PARKING SINGLE FAMILY

ELECTRICAL CAR CHARGE STATION

3 STORY APARTMENTS BUILDING(12 TOTAL APARTMENTS)

TOWN HOME 2 CAR GARAGE(ALLEY LOADED)

TOWN HOME 1 CAR GARAGE(FRONT LOADED)

EX-01

An aerial perspective rendering of a proposed commercial development. The plan shows a grid of building footprints, primarily single-story retail structures with flat roofs and some two-story office-style buildings. The buildings are interspersed with parking areas and landscaped zones featuring numerous small, rounded trees. A central area appears to be a landscaped courtyard or park. The entire development is enclosed within a boundary, with a road or parking area running along the bottom edge. The rendering is in a stylized, illustrative manner, typical of architectural site plans.

Porters Crossing Retail
Saratoga Springs, Utah



T 801 438 9500
F 801 438 9501
3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER

####

OWN BY	CHKD BY
11/22/01	11/22/01

DATE	DESCRIPTION
10/1/2010	PROJECT PHASE



DRAWING NUMBER

A906

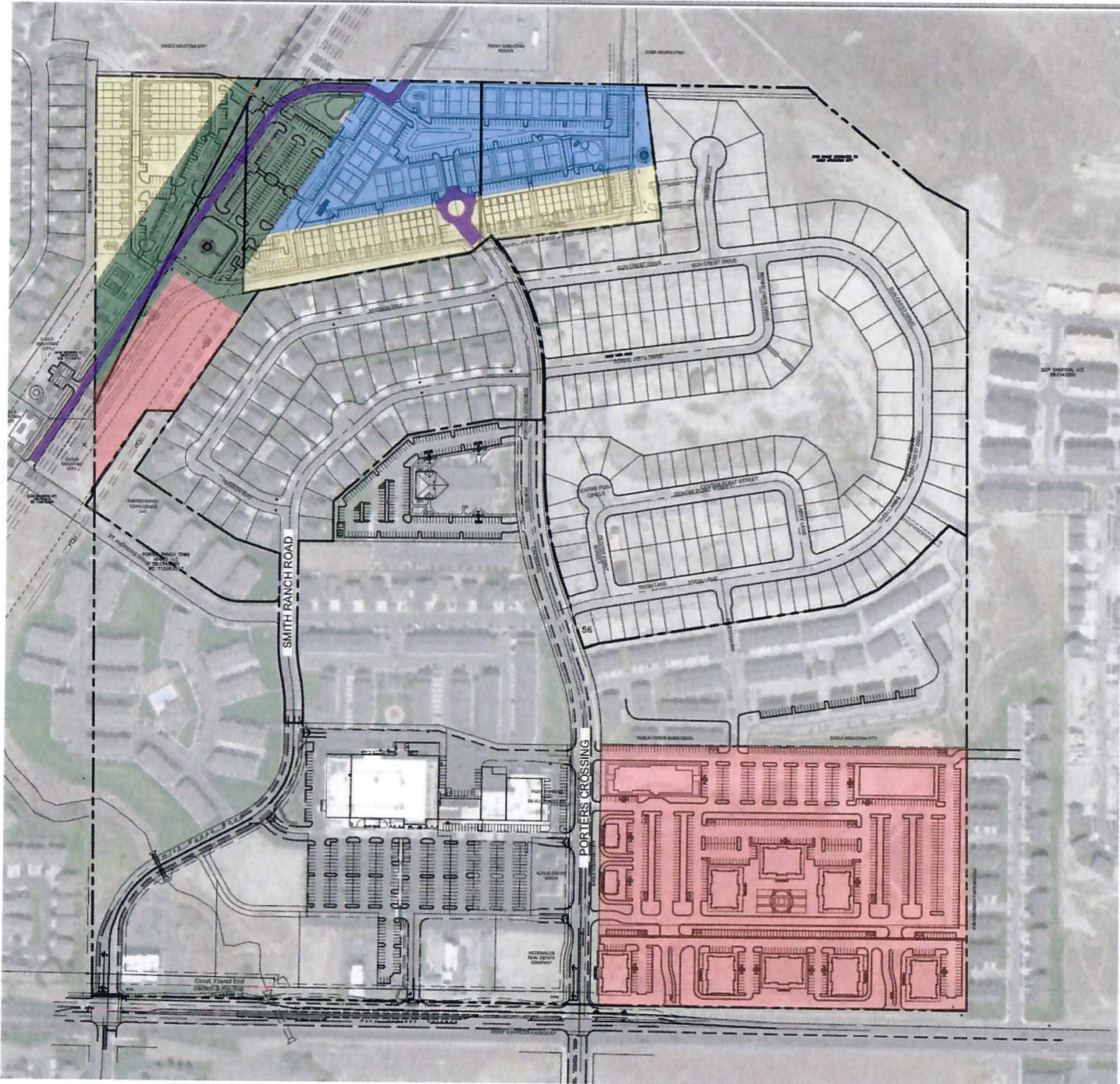
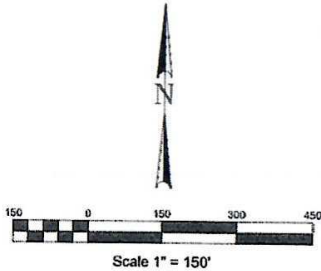
3RD AMENDMENT STREET PLAN

ROAD DESIGNATIONS	
	PROPOSED ROADS

GENERAL NOTES:
1. THESE PLANS ARE FOR CONCEPTUAL DESIGN PURPOSES ONLY, AND ARE PLACEHOLDERS FOR FUTURE DEVELOPMENT. BUILDING TYPES REPRESENTED ARE FOR CONCEPTUAL ILLUSTRATION AND ARE SUBJECT TO CHANGE.

FILENAME: C:\Perry_Engineering\Land Development\Eagle_Mtn_Porters_Crossing_Full_Site_Concept_Plan_Aerial\Map\Design\3rdAmendment_Eagle_Mtn.dwg
TAB: EX-4B
PLOT DATE AND TIME: 9/11/2022 2:11 PM

CALL BEFORE YOU DIG
811 TO FIND &
115 TO THE LAD
1-800-482-4111
2007-2008
2009-2010
2011-2012
2013-2014
2015-2016
2017-2018
2019-2020
2021-2022



PORTER'S CROSSING
EAGLE MOUNTAIN, UT
3RD AMENDED STREET PLAN

231 West 800 South, Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying



CLIENT: SM MARY MANAGEMENT
DWG: AMENDED EXHIBIT DWG
PROJECT: PORTER'S CROSSING
SHEET: EX-4B
DATE: 9/11/2022

DRAWN BY: JP
DESIGN BY: JP
CHECKED BY: SNT
DATE: 9/11/2022

REVISIONS

SHEET
EX-4B

FILENAME: O:\Pony Express Land Development\Eagle Mtn Porters Crossing Full Site\Concept Plan Application\Design\Bases\Working\2022-09-09-Landscape & Trails.dwg TAB: LANDSCAPE PLOT DATE AND TIME: 9/9/2022 11:23 AM



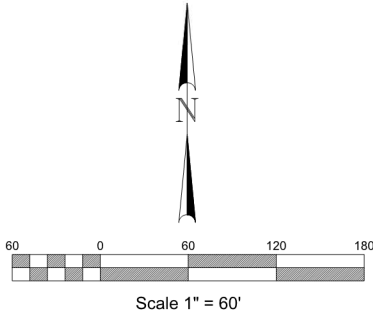
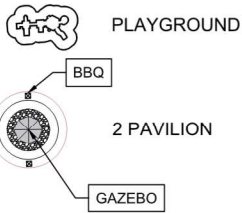
LANDSCAPE TABLE			
LANDSCAPE TYPE	AREA (SF)	AREA (AC)	PERCENT LANDSCAPE
IMPROVED LANDSCAPE	122,997 SF	2.8 AC	13%
NATURAL LANDSCAPE	137,526 SF	3.1 AC	14%
TOTAL AREA	283,560 SF	5.9 AC	27%
PRIVATE LANDSCAPE	25,958 SF	0.59 AC	3%
GROUND TOTAL	309,518 SF	6.99 AC	30%

NEW PARK TRAILS	
TRAIL TYPE	LF
8 FT. TRAIL	4,196

AMENITIES TABLE	
AMENITIES	QUANTITY OF AMENITIES
PICKLE BALL COURT	1
PLAY GROUND	2
BENCH	9
TRASH CAN	4
CLUB HOUSE	1
GAZEBO	2
DOG MESS BAG DISPENSER	4
CHARCOAL BBQ	4
PARK	20,458 SF

LEGEND

- PROPOSED PROJECT BOUNDARY
- EASEMENT LINES
- PROPOSED LOT LINE
- PROPOSED FENCE
- 10 FT. CROSS WALK
- 8 FT. TRAIL
- IMPROVED LANDSCAPE
- NATURAL LANDSCAPE
- PRIVATE LANDSCAPE
- AMENITIES
- BENCH
- TRASH CAN
- DOG MESS BAG DISPENSER



PORTER'S CROSSING
EAGLE MOUNTAIN, UT
LANDSCAPE EXHIBIT

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying



CLIENT: SK HART MANAGEMENT
DWG: 2022-09-09-LANDSCAPE & TRAILS
JOB NO: 380 AMMENDMENT
DATE: 08/18/2022

DRAWN BY: KP
DESIGN BY: KP
CHECKED BY: SNT

REVISIONS

SHEET

EX-02