EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

September 27, 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 -- Draft Code Amendment to EMMC 17.80.080.C-E, H & I
Planning Commission review and commentary regarding a proposal to amend certain sub-sections of EMMC 17.80.080.Off-Premise Ladder Signs respecting sign inserts, sign ownership & billing and payment
Draft Amendments to 17.80.080

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 September 13, 2022 Planning Commission Minutes
PC 09.13.22 DRAFT Minutes.docx

5. Status Report

6. Action and Advisory Items

6.A ACTION ITEM/PUBLIC HEARING -- Proposed Code Amendments to EMMC 17.75.081
Planning Commission review and recommendation for requested code amendments to EMMC 17.75.081 in order to allow vehicles kept on a storage lot to remain there indefinitely -- versus a maximum of 180 days.
Code Amendment Application.pdf
17.75.081 Code Amendment.docx
The Pinnacles Concept H.pdf

6.B ACTION ITEM / PUBLIC HEARING -- The Church of Jesus Christ of Latter-day Saints Meetinghouse Site Plan Review

Site Plan Approval of a Religious Meeting Hall in the Silverlake development on 3.555 acres of property addressed as 7091 N. Silver Creek Way (Parcel#: 66:753:0330; Lot 2330 of Silverlake Plat 23).
VICINITY MAP
Silverlake 23 plat copy for LDS church
Silverlake 26 plat copy for LDS church to show Parcel A path
Eagle Mountain Silver Lake - Site Plan Drawings

6.C PUBLIC HEARING -- Amendments to Chapter 9 of the City's Adopted General Plan
A City request to consider modifications to Chapter 9 (Moderate Income Housing) of the General Plan. Amendments consider adding or revising strategies in Chapter 9 in order to fully comply with recent amendments to the State Code in relation to low/moderate income housing.
Moderate Income Housing - Eagle Mountain 2018.pdf

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.

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EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **SEPTEMBER 27, 2022**

TITLE:	DISCUSSION ITEM -- Draft Code Amendment to EMMC 17.80.080.C-E, H & I
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	
APPLICANT:	Eagle Mountain Chamber of Commerce

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

PUBLIC HEARING:
No

PREPARED BY:
Robert Hobbs, Planning

PRESENTED BY:
Melissa Clark

RECOMMENDATION:
n/a

BACKGROUND:
The Eagle Mountain Chamber of Commerce is proposing the code amendments made the subject of this report/item.

ITEMS FOR CONSIDERATION:
n/a

REQUIRED FINDINGS:
n/a

PLANNING COMMISSION ACTION/RECOMMENDATION:
n/a

ATTACHMENTS:
Draft Amendments to 17.80.080

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

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 or annual basis. Signs may be removed for nonpayment. ~~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

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
Planning Commission MEETING MINUTES

September 13, 2022, 6:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Jason Allen, Jeremy Bergener, Christopher Pengra, and Erin Wells.

COMMISSION MEMBERS PRESENT ELECTRONICALLY: Matthew Everett.

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

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; and Chris Trusty, City Engineer.

CITY STAFF PRESENT ELECTRONICALLY: Elizabeth Fewkes, Recording Secretary.

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

Commissioner Everett called the meeting to order at 6:35 p.m. and requested for Commissioner Wells to run the meeting as he was attending remotely.

1. Pledge of Allegiance

Commissioner Bergener led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None.

3. Approval of Meeting Minutes

3.A. August 23, 2022 Planning Commission Minutes

Commissioner Everett requested a correction on page 14 to the public hearing for the preliminary plat for Overland Village 2 Phase A which had been closed during the meeting and not continued as indicated in the draft minutes.

MOTION: ***Commissioner Everett moved to approve the August 23, 2022 minutes as amended. Commissioner Allen seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*

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☒ ***Jeremy Bergener***	☐ ***Jeremy Bergener***	☐ ***Jeremy Bergener***	☐ ***Jeremy Bergener***
☒ ***Matthew Everett***	☐ ***Matthew Everett***	☐ ***Matthew Everett***	☐ ***Matthew Everett***
☒ ***Chris Pengra***	☐ ***Chris Pengra***	☐ ***Chris Pengra***	☐ ***Chris Pengra***
☒ ***Erin Wells***	☐ ***Erin Wells***	☐ ***Erin Wells***	☐ ***Erin Wells***

The motion passed with a unanimous vote.

4. Status Report

This item occurred after item 5.C.

Mr. Mumford reviewed the items discussed and voted upon during the September 6, 2022 City Council meeting.

5. Action and Advisory Items

5.A. ACTION ITEM / PUBLIC HEARING – Porter's Crossing Town Center MDP & MDA Amendment, General Plan Amendment, and Rezone

Assistant to the City Administrator/Community Development Director Steve Mumford presented the items. The master development plan amendment, master development agreement amendment, and rezone were discussed and tabled at the August 23rd meeting, since that time the City has received an application for a General Plan amendment and new exhibits. He reviewed the previously approved MDP and the Municipal Code approval criteria for each portion of the project. As the funding was not obtained for the recreation facility by January 1, 2021, Pod 9a is automatically zoned either as Residential, not to exceed the density of Pod 6b, or Commercial or Institutional, with at least a one-acre park.

The master development plan (MDP) proposes the following:

- Pods 1 and 2: Commercial development, including retail, office, and possible hotel
- Pods 9a and 9b: 156 apartments (three-story buildings, 12 units per building) and 29 townhomes, pool, clubhouse, and parking
- Pod 10: 33 townhomes, parking, and playground
- Pod 15: open space and future RV storage or nursery, and pickleball court
- A new road from St. Andrews Drive to the northern portion of the property, stubbing north as well

The traffic study findings resulted in the following recommended mitigation necessary to accommodate the project, without consideration of additional growth within the City:

- Installing duel southbound left-turn lanes on Porters Crossing and Pony Express Parkway,
- Installing southbound and westbound right-turn pockets on Porters Crossing and Pony Express Parkway,
- Striping the northbound left-turn pocket on the southeast Ridley's access and Porters Crossing, and

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- Restricting the southwest project access at Pony Express Parkway to only right-in/right-out turning movements.

The General Plan amendment requests a mix of Neighborhood Residential Two, Neighborhood Residential Three, and Parks and Open Space for Pods 9a, 9b, and 10. If the zoning proposal is acceptable to the Planning Commission, staff recommends rezoning the property to the OS-I, MF1, and MF2 zones. The Community Commercial designation and CC zoning are requested for Pod 15; the commercial uses could be a restriction to nursery/garden center or RV storage uses due to the utility easements intersecting with the pod's location.

Mr. Mumford recommended tabling the master development agreement (MDA) to allow a detailed review of the agreement by the City Attorney.

Applicant representative Khosrow Semnani said they removed the roundabout to provide more parking. They are amenable to restricting the uses in Pod 15 to nursery and RV storage. They have had inquiries about a possible nursery in the area and a storage facility would be beneficial to the owners of the residential units. Many businesses have expressed interest in the commercial portion of the development.

Applicant representative Sattar Tabriz explained that they increased the widths of the private roads to a public right-of-way with a sidewalk on one side and a trail on the other. The park and pavilion area will contain native plants and low-maintenance landscaping not unimproved, natural existing landscaping. They have met with Rocky Mountain Power and Kern River Gas Transmission Company and are in the process of accommodating their specifications for the utility easement by excluding sidewalks, playground equipment, fencing, or sprinklers heads above the gas pipeline and by using low maintenance landscaping that requires little water. The trail is located between the two gas pipelines. They have a written agreement with the utility companies to allow the parking lot as proposed.

Commissioner Wells opened the public hearing at 7:27 p.m. As there we no comments, she closed the hearing.

Commissioner Bergener said he agrees with the wisdom in tabling the MDA to allow review by the City Attorney and feels his other concerns can be addressed during the later approvals for the project. He recognized the unique challenges of the area especially because of the utility corridor. As such, he is agreeable to the proposal due to the logistical challenges and in the spirit of compromise.

Commissioner Allen said he supports the zoning groupings and designating the townhome area south of the apartments as MF1 rather than MF2 and restricting the uses in Pod 15.

Commissioner Pengra reiterated his concerns with the Planning Commission reviewing MDAs and feels it is better suited for City Council meetings where the City Attorney is present and able to provide legal advice. As such, he sees no benefit in tabling the MDA to review at a future meeting.

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Mr. Mumford said a ten-foot trail through the utility corridor is preferable as it is the required width to qualify for Mountainland Association of Government funding even though the City's standard is eight feet. He confirmed that prior to the meeting, he had not received a copy of the document provided to the Commission by the applicant that incorporates the requested removal of the roundabout and the widening of the private roads to a public right-of-way prior.

Commissioner Wells noted that the handout provides site plan level detail and is not necessarily pertinent to these applications.

Commissioner Everett stated his preference to table the MDA until the City Attorney has had the opportunity to review the document and expressed the desire to have legal counsel available to the Commission during MDA reviews. He has no concerns about moving forward the other items to the City Council with positive recommendations containing the use restrictions for Pod 15. He cautioned all applicants to submit their full applications by noon on the Wednesday prior to the meeting as stipulated in the Planning Commission Rules of Order and Procedure as a requirement for the item to be on the agenda. Although it does not appear to be the case in this instance, substantive changes need to be submitted on time to allow for Commission, staff, and public review.

Discussion ensued regarding whether to zone Pod 15 as CC with limited uses or as CN which allows for nursery and RV storage as special uses.

MOTION: ***Commissioner Wells moved to recommend approval to the City Council of the General Plan amendment and rezone for Porter's Crossing Town Center as outlined in the document Zoning Summary 3rd Amendment with the conditional that the uses in Pod 15 shall be restricted to nursery or RV storage. Commissioner Pengra seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☒ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*
☒ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*
☒ *Chris Pengra*	☐ *Chris Pengra*	☐ *Chris Pengra*	☐ *Chris Pengra*
☒ *Erin Wells*	☐ *Erin Wells*	☐ *Erin Wells*	☐ *Erin Wells*

The motion passed with a unanimous vote.

MOTION: ***Commissioner Wells moved to recommend approval to the City Council of the master development plan amendment for Porter's Crossing Town Center with the condition the applicant shall address the traffic mitigation outlined in the traffic impact study. Commissioner Pengra seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☒ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*

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☒ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*
☒ *Chris Pengra*	☐ *Chris Pengra*	☐ *Chris Pengra*	☐ *Chris Pengra*
☒ *Erin Wells*	☐ *Erin Wells*	☐ *Erin Wells*	☐ *Erin Wells*

The motion passed with a unanimous vote.

MOTION: ***Commissioner Wells moved to table the master development agreement for Porter's Crossing Town Center until the applicant can meet with the City Attorney and review the plan. Commissioner Bergener seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☒ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*
☒ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*
☐ *Chris Pengra*	☒ *Chris Pengra*	☐ *Chris Pengra*	☐ *Chris Pengra*
☒ *Erin Wells*	☐ *Erin Wells*	☐ *Erin Wells*	☐ *Erin Wells*

The motion passed with a unanimous vote.

5.B. ACTION ITEM / PUBLIC HEARING – Transportation Master Plan Update

Kevin Croshaw with Horrocks Engineers reviewed the history of the project and the transportation plan update process. He explained road designations based on functional classifications and level of service (LOS) representations. The study evaluated a 2050 no-build LOS to determine improvements needed within ten years and beyond ten years through 2050 to meet future traffic demands. The total cost of the recommended projects equals $1,224,180,000 with an anticipated cost to Eagle Mountain City of $557,970,000 with the majority of the cost allocated for the future freeway. The City cost includes the developer's portion of the expense and is not adjusted for inflation.

City Engineer Chris Trusty stated the impact fees facility plan is updated every two years and includes timelines for improvements and inflation adjustments. Funding mechanisms are identified and adjusted as appropriate. He explained that the recent Municipal Code amendment altering the width of the local right-of-way did not impact the master transportation plan because local roads are not contemplated in the study.

Commissioner Wells opened the public hearing at 8:12 p.m.

Bettina Cameron spoke on behalf of the Eagle Mountain Nature and Wildlife Alliance and expressed concern that the wildlife corridor is not indicated on the Master Transportation Plan given that several of the roads appear to impact the corridor. She requested for the corridor to be added to the map before approving the plan update.

Commissioner Wells closed the public hearing at 8:15 p.m.

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Commissioner Allen advocated for adding the wildlife corridor to the plan. On page 30 of the plan, he believes the word "not" was erroneously added to the sentence, "The premise behind impact fees is that if no new development occurred, the existing infrastructure would *not* be adequate."

Commissioner Everett concurred that the wildlife corridor should be contemplated in the plan. He expressed concern with the inclusion of an emphasis on transit due to the City having little control or input regarding mass transit being provided to the City. Although transit should be identified in the plan, he is apprehensive about relying on it as a mitigating factor.

Mr. Trusty clarified that Figure 14 indicates a minor arterial providing a third access connecting Eagle Mountain to Saratoga Springs. He acknowledged that the City has little control over the location of the Cedar Valley Freeway. The Utah Department of Transportation will conduct an environmental study to determine the most suitable location for the freeway. GIS data is available and can be utilized to overlay the wildlife corridor with the Master Transportation Plan Map. The north end of Wride Memorial Highway is where he anticipates the most conflicts between the wildlife corridor and the future freeway.

Mr. Mumford stated that potential locations for bridges, tunnels, or signaling systems could be added to the plan where the transportation network intersects with the wildlife corridor to assist the City in anticipating and determining mechanisms to secure the necessary funding when wildlife corridor considerations are discussed during staff planning meetings.

Commissioner Wells suggested altering the local street example on page 8 from 200 North to the name of a local right-of-way specific to Eagle Mountain City. She expressed concern with the average daily trips (ADT) indicated in Table 3 as a determination for LOS due to the potential for such data being used to dispute the appropriate classification of a road or LOS should the number of ADTs calculated in traffic study data fail to meet the average standard. She inquired regarding the LOS for Wride Memorial Highway for the section of the road on the northeast side of the City improving from a LOS E in Figure 9: Existing Level of Service to a LOS D in Figure 10: 2030 No-Build Level of Service. She requested data demonstrating the estimated LOS for roads should the recommended improvements be made as indicated in the study.

Mr. Croshaw stated that Table 1:Street Functional Classification can be updated to clarify that a parkway is the same classification as an arterial. He explained that situations requiring mitigation are usually determined by congestion and the LOS at intersections rather than ADT and LOS on individual roads. He will check their model to confirm the LOS for Wride Memorial Highway in Figures 9 and 10.

Commissioner Pengra noted that Eagle Mountain residents continue to pay a portion of sale tax towards transit that is not being used to benefit the City. The inclusion of transit in the plan assists with efforts to advocate for transit services to the City; nevertheless, he agrees that the City should not rely on transit to address future transportation conditions.

MOTION: ***Commissioner Pengra moved to recommend approval to the City Council of the update to the Transportation Master Plan. Commissioner Wells seconded the motion.***

AMENDED MOTION: ***Commissioner Pengra moved to recommend approval to the City Council of the update to the Transportation Master Plan with the following changes:***

1. ***The addition of a map of the expected levels of service based upon the implementation of the recommended improvements in the study;***
2. ***Altering the street name on the local street example on page 8 from 200 North to the name of a local right-of-way within Eagle Mountain City;***
3. ***Removal of the word "not" from "The premise behind impact fees is that if no new development occurred, the existing infrastructure would not be adequate," on page 30 of the document;***
4. ***The identification of the wildlife corridor on the transportation map and interactions with the transportation network; and***
5. ***Verification of the level of service for the northeast portion of Wride Memorial Highway on Figure 9: Existing Level of Service and Figure 10: 2030 No-Build Level of Service.***

Commissioner Wells seconded the motion.

Commissioner Wells stated that she is in favor of moving that application forward to the City Council rather than tabling and reviewing the plan with the addition of the wildlife corridor because the Planning Commission is not the body responsible for resolving wildlife and transportation conflicts.

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☒ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*
☒ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*
☒ *Chris Pengra*	☐ *Chris Pengra*	☐ *Chris Pengra*	☐ *Chris Pengra*
☒ *Erin Wells*	☐ *Erin Wells*	☐ *Erin Wells*	☐ *Erin Wells*

The motion passed with a unanimous vote.

5.C. ACTION ITEM – Master Development Agreement (MDA) for Eagle Quest East

This item was removed at the request of the applicant.

6. Discussion Items

Commissioner Everett announced that Brent Strong was appointed as an alternate Planning Commission member. Mr. Strong introduced himself to the Commission.

7. Next scheduled meeting

The next Planning Commission meeting is scheduled for September 27, 2022.

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Commissioner Everett stated that he will attend the meeting virtually.

8. Adjournment

MOTION: ***Commissioner Bergener moved to adjourn at 8:50 p.m. Commissioner Allen seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☒ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*	☐ *Jeremy Bergener*
☒ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*	☐ *Matthew Everett*
☒ *Chris Pengra*	☐ *Chris Pengra*	☐ *Chris Pengra*	☐ *Chris Pengra*
☒ *Erin Wells*	☐ *Erin Wells*	☐ *Erin Wells*	☐ *Erin Wells*

The motion passed with a unanimous vote.

The meeting was adjourned at 8:50 p.m.

Approved by the Planning Commission on September 27, 2022.

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Steve Mumford, AICP
Assistant City Administrator/Community Development Director

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EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **SEPTEMBER 27, 2022**
TITLE:	ACTION ITEM/PUBLIC HEARING -- Proposed Code Amendments to EMMC 17.75.081
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	
APPLICANT:	Andy Flamm

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
n/a	n/a	n/a	While basically intended for application to an area of land that is part of the Pinnacles Development, the code amendment proposed would be, if approved, made applicable to the whole City.

PUBLIC HEARING:
Yes

PREPARED BY:
Robert Hobbs, Planning

PRESENTED BY:
Robert Hobbs

RECOMMENDATION:
Staff suggests that the Planning Commission forward recommendation to the City Council respecting the requested amendment(s) -- contingent upon on any draft amendment language changes/modifications deemed appropriate by the Commission being made a part of that motion.

BACKGROUND:

On August 2nd of this year, the applicant emailed the attached material and indicated that their application is intended,

"...[T]o amend section 17.75.081 of Eagle Mountain's code. The backstory here is B&H Land Holdings rezoned a portion of its property to residential with the promise that there would be future commercial or business park on the north end of the property (see Pinnacles concept H attached). We are very aware of the commitment to develop the business campus area as such, but there currently isn't demand on our property for such a use. As more of a temporary use, we thought a portion of the property could be used as a RV/recreation vehicle/boat storage lot. The current code only allows for vehicles to

be stored for up to 180 days. I've proposed some additional verbiage to be added, but we are open to other ideas."

Staff is unsure of what may have precipitated submittal of an application for a code change outside of the applicant's statement if anything, but we are advancing it through Planning Commission and City Council review as per standard procedure.

ITEMS FOR CONSIDERATION:

Discussion

Zoning code amendments are subjective legislative-type decisions. The Planning Commission is tasked with reviewing, commenting upon, and, making a recommendation about proposed changes. In turn, the Mayor and Council are also expected to review amendment drafts and then approve, approve with changes or deny the same. As the contemplated changes associated with this report have been advanced to the City by a private party, it is expected that the applicant will argue the merits of their proposal before the Planning Commission during the hearing on this matter.

The effect of the proposed code changes, if implemented, would apply to vehicle storage yards already allowed in the city. No effort is being made to facilitate additional yards to be introduced into the community (including zones where such are not now allowed) above and beyond the inventory already allowed by code. Rather, the effect of the applicant's ideas would be to enable such yards to keep vehicles on a property indefinitely. Where such vehicles are physically operable and the business that stores them does not engage in any form of mechanical or body repair or paint (including parts stripping for salvage), this seems plausibly agreeable. However, in any instance where the rotation in and out of a yard of vehicles could be considered preferable [for example a vehicle repair business], the long-term presence of non-operable vehicles is not desirable. (Note: The applicant is not proposing to change the city's prohibitions of vehicles not being "dismantled or crushed on...site".) That issue or concern, however, is already handled by existing requirements within the code section the applicant is seeking to modify -- coupled with the modification to towing yard language that they are seeking.

It should be noted that only so many vehicles will reasonably sit or fit

on a site. As long as they are operable (and ideally in good condition), what does it matter if they are rotated in and out? By default, therefore, such a use becomes self-regulating [based on space available]. The Planning Commission may wish to ponder how the city is to enforce any time provision (what we have now set at 180 days) established for regulating how long a vehicle may be kept in a yard. The best way to address that inventory control issue might be to cause a yard operator/owner to keep a log of what comes and goes -- but even then there is an honor code aspect to the whole affair. The question is whether such a proposal is agreeable. While the code change would affect the entirety of the city if passed, it is stemming from a desire to use an area of land associated with the Pinnacles development, and, the allowance for it to apply to RVs (thereby allowing a larger vehicle type to be stored and than a conventional car, SUV, pickup etc.). Another question it raises is whether the storage allowance would apply to commercial vehicles.

REQUIRED FINDINGS:

17.05.120 Amendments to this title.

[Zoning code] Amendments 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)].

PLANNING COMMISSION ACTION/RECOMMENDATION:
n/a

ATTACHMENTS:

Code Amendment Application.pdf
17.75.081 Code Amendment.docx
The Pinnacles Concept H.pdf

EAGLE MOUNTAIN

GENERAL PLAN & DEVELOPMENT CODE AMENDMENT APPLICATION

(801) 789-6617 • 1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005 • WWW.EAGLEMOUNTAINCITY.COM

FUTURE LAND USE MAP AMENDMENTS

UPDATED: 7/2016

General location of the property (if applicable): _____

Property identification number: _____ Total acreage of the subject property: _____

Current future land use designation: _____

Proposed future land use designation: _____

GENERAL PLAN OR DEVELOPMENT CODE TEXT AMENDMENTS

If amending text please provide:

- The applicable code language – as it currently exists.
- The proposed language in red & bolded with the current language struck out.

Example

(Existing Code)

13.6.1 Floor Area. A Home Business shall not occupy more than one-third (1/3) of the total floor area of dwellings. Exception may be granted for daycares, preschools, and businesses that offer instruction classes.

(Proposed Code Changes)

13.6.1 Floor Area. A Home Business shall not occupy more than **one-fourth (1/4)** ~~one-third (1/3)~~ of the total floor area of dwellings. Exception may be granted for daycares, preschools, and businesses that offer instruction classes.

AUTHORIZED AGENT INFORMATION	PROPERTY OWNER INFORMATION
Authorized Agent: Andy Flamm	Property Owner: B+H Land Holdings, LLC
Address: 847 E Draper Meadow Ln, Draper, UT	Address: 10769 S Rippling Bay, South Jordan, UT
Phone: _____ Cell: 801 641 2097	Phone: _____ Cell: 801 755 0058
E-mail: andy@allegiantutah.com	E-mail: brandonvalharrison@yahoo.com

IMPORTANT: Incomplete applications will not be accepted. In order for an application to be deemed complete, all required materials must be submitted with the application. If any required materials are not applicable to your submittal, you must submit a letter for each required item stating the reason why it is not applicable to your application.

SUBMITTAL REQUIREMENTS	FOR OFFICE USE ONLY	
▪ 1 digital/electronic PDF map on jump drive or through Dropbox identifying the parcels in which a land use classification is being proposed for an amendment.	Date:	
	Application received by:	
▪ 1 digital/electronic copy of all other required materials is also required to be submitted on jump drive or through Dropbox. Correctly label these files.	Application complete? ☐ Yes ☐ No Anything missing:	
	Fee: $400.00	Receipt Number:
	Amount Paid: _____	

Please see Applicant Certification on the next page.

Doc ID: a88b76856f9c29230c2a48c6075d8f1fc2095506

APPLICANT CERTIFICATION: I certify under penalty of perjury that this application and all information submitted as part of this application are true, complete and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Eagle Mountain City may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Eagle Mountain Development Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I acknowledge that I have reviewed and understand the section from the Consolidated Fee Schedule and hereby agree to comply with this ordinance. I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Property Owner's Signature: Brandon Harrison Date: 08 / 02 / 2022

HELLOSIGN

Audit Trail

TITLE	code amendment application
FILE NAME	Code Amendment Application.pdf
DOCUMENT ID	a88b76856f9c29230c2a48c6075d8f1fc2095506
AUDIT TRAIL DATE FORMAT	MM / DD / YYYY
STATUS	Signed

Document History

SENT	**08 / 02 / 2022** 07:51:49 UTC-6	Sent for signature to Brandon Harrison (brandon.harrison@crengland.com) from andy@allegiantutah.com IP: 73.63.107.109
VIEWED	**08 / 02 / 2022** 08:29:37 UTC-6	Viewed by Brandon Harrison (brandon.harrison@crengland.com) IP: 65.44.114.153
SIGNED	**08 / 02 / 2022** 08:30:23 UTC-6	Signed by Brandon Harrison (brandon.harrison@crengland.com) IP: 65.44.114.153
COMPLETED	**08 / 02 / 2022** 08:30:23 UTC-6	The document has been completed.

Existing Code

17.75.081

C. Vehicles.

1. No storage of salvaged or dismantled vehicles is allowed on the site.

2. No vehicles shall be dismantled or crushed on the site.

3. No vehicle shall remain for more than 180 days on the site.

Proposed Code Changes

17.75.081

C. Vehicles.

1. No storage of salvaged or dismantled vehicles is allowed on the site.

2. No vehicles shall be dismantled or crushed on the site.

3. No vehicle in a towing yard shall remain for more than 180 days on the site. Vehicle storage yards shall be permitted to store vehicles indefinitely.

N

S

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.

PROPERTY OVERVIEW

SINGLE FAMILY ACREAGE	65.0 ACRES
MULTI FAMILY ACREAGE	14.0 ACRES
COMMERCIAL ACREAGE	16.7 ACRES
BUSINESS CAMPUS ACREAGE	65.7 ACRES
TOTAL ACREAGE	**161.3 ACRES**

CONCEPT DESIGN

R2 LOTS	47
R3 LOTS	87
RC LOTS	88
TOTAL UNITS	**222**
TOTAL RESIDENTIAL DENSITY	**3.4 UNITS/ACRE**

OPEN SPACE

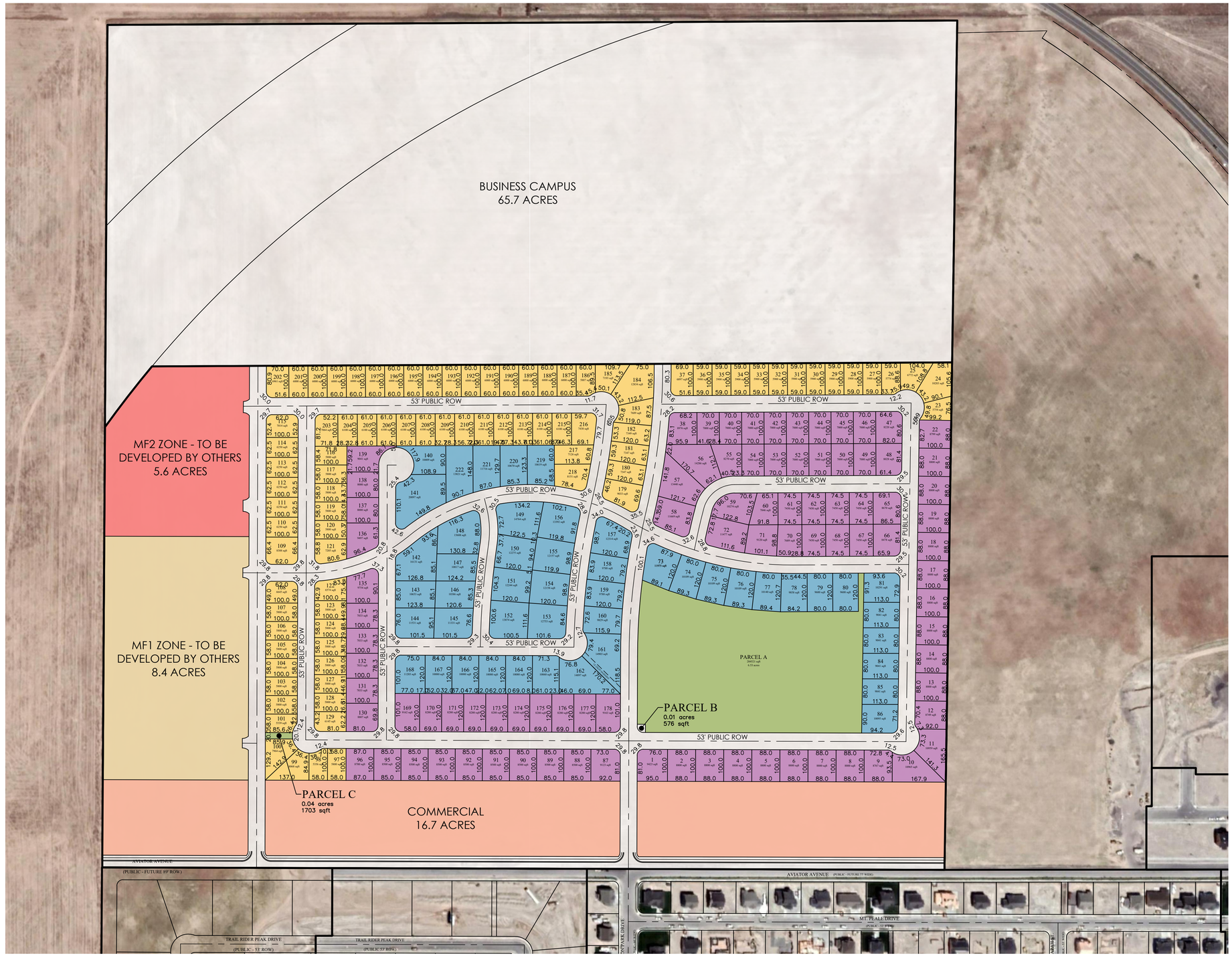
REQUIRED	5.0 ACRES (217,300 SQFT)
PROVIDED	6.6 ACRES (286,224 SQFT)

AVERAGE LOT SIZE

R2 LOTS	11,430 SQFT
R3 LOTS	8,504 SQFT
RC LOTS	6,406 SQFT

ZONING REQUIREMENTS

	R2	R3	RC
MAX GROSS DENSITY			
MIN LOT SIZE	8,000 SQFT	6,500 SQFT	4,500 SQFT
MIN AVERAGE LOT SIZE	10,890 SQFT	8,500 SQFT	6,000 SQFT
REQUIRED IMPROVED OPEN SPACE	900 SQFT/LOT	1,000 SQFT/LOT	1,000 SQFT/LOT
MIN LOT FRONTAGE	80'	62'	58'
MIN LOT FRONTAGE (CUL-DE-SAC)	40'	20'	20'
FRONT SETBACK	25'	15'	15'
FRONT GARAGE SETBACK	25'	22'	22'
REAR SETBACK	20'	20'	20'
SIDE SETBACK (HOUSE SIDE)	8'	8'	8'
SIDE SETBACK (GARAGE SIDE)	10'	10'	10'
SIDE SETBACK (STREET SIDE)	15'	15'	15'
PARKING REQUIREMENTS	2 STALLS/UNIT ENCLOSED IN GARAGES		



THE PINNACLES concept plan

EAGLE MOUNTAIN CITY, UTAH COUNTY
11/5/2021
21-0316

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

FOCUS

Z:_2021\21-0316 Century Pinnacle\design\21-0316\dwg\concepts\21-0316 Concept H.dwg

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **SEPTEMBER 27, 2022**
TITLE:	ACTION ITEM / PUBLIC HEARING -- The Church of Jesus Christ of Latter-day Saints Meetinghouse Site Plan Review
ITEM TYPE:	Site Plan
FISCAL IMPACT:	
APPLICANT:	The Church of Jesus Christ of Latter-day Saints, Chad Spencer (with Evans & Associates Architects) representing

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
Neighborhood Residential One (NDR-1)	Silverlake Master Plan	3.555	Silverlake

PUBLIC HEARING:
Yes

PREPARED BY:
Robert Hobbs, Planning

PRESENTED BY:
Robert Hobbs

RECOMMENDATION:
Staff recommends approval of the proposed site plan. The Planning Commission may make a recommendation of approval to the City Council regarding the proposed church meetinghouse's site plan for the reasons set forth in this Staff report (and in the meeting with any suggested condition(s) as follows):

1. Any corrections/revisions as indicated by Staff and/or the Planning Commission to the reviewed set of plans attached to this Staff report (to include a pathway connection at the southern end of the property and parking lot light pole reduction to max. 17' each...)

BACKGROUND:
The Applicant is requesting Site Plan approval in order to construct a new church building and associated improvements on a lot in the Silverlake Development at its southern end.

ITEMS FOR CONSIDERATION:
Issuance of Site Plan approval is contingent upon compliance with City code and any pertinent Development Agreement. The site plan approval criteria of a Religious or Meeting Hall can be found in EMMC 17.75.051 and the Silverlake Development Agreement.

EMMC 17.75.051 imposes additional site development standards:

Religious and cultural meeting halls may be permitted only where:

A. Parking. The development shall comply with Chapter 17.55 EMMC. **Complies @ 1:20 gf of chapel**
B. Outdoor Lighting. The development shall comply with Chapter 17.56 EMMC. **Appears compliant save height of parking lot light poles which are 1' too tall (reduce from 18' to 17')**
C. Landscaping. The development shall comply with Chapter 17.60 EMMC. **Appears compliant**

17.100.050 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. **Allowed as a Special Use per EMMC 17.75.051**

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. **Property is within a residential setting. While by building code a church is permitted under a commercial guise, the lot whereon the church is to be located is effectually residential. Therefore, N/A**

C. Access Requirements. **Compliant**

> 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. **Complies**

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. **N/A**

4. Acceleration and Deceleration Lanes. Acceleration and deceleration lanes shall be required on arterials and collectors when deemed necessary by the city engineer. **N/A**

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. **N/A.**

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. **Available; will comply**

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. **Will comply**

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. **Complies.**

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. **N/A.**

Miscellaneous.

Silverlake Plat 26 has a connecting pathway parcel ("A") 140.56' from the southwest corner of that plat positioned such that it abuts the southern end of the church property (see attached plat # 26 copy). Connectivity to the path lot should be required of the applicant. Span and composition of that connection is a decision left to the Commission. Ideas discussed with the applicant have included a matching 20' wide cross-connection with a paved walking surface therein to something as a narrow as a parking space (9'), again with a short section of walkway therein.

REQUIRED FINDINGS:

The Planning Commission must find the proposed site plan is compliant with all applicable EMMC requirements and the Silverlake Master Development Agreement and amendments thereto. Staff has reviewed the plan and a redline draft of changes needed has been included with this Staff report. The changes are not substantive but additional details are needed and the changes will not affect the proposed use or impact adjacent property in a negative manner. This lot has been anticipated for development with a church building since early in the Silverlake approval/platting process.

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

VICINITY MAP

Silverlake 23 plat copy for LDS church

Silverlake 26 plat copy for LDS church to show Parcel A path

Eagle Mountain Silver Lake - Site Plan Drawings

VICINITY MAP

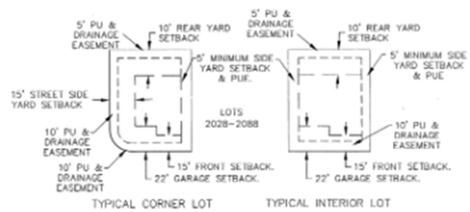
LDS CHURCH MEETINGHOUSE
7091 N. Silver Creek Way
Silverlake Master Planned Development Community

SILVERLAKE PLAT "23"

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH

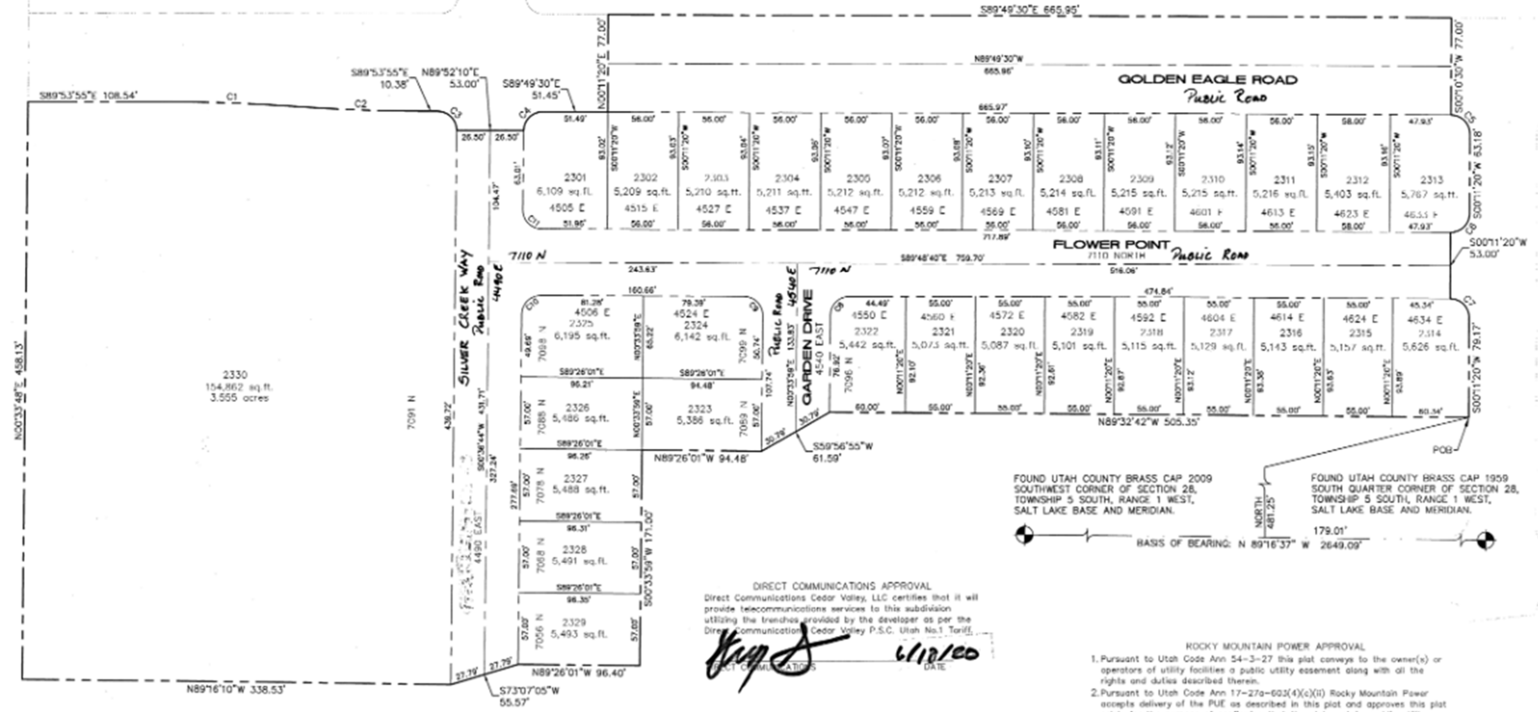
Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	99.86	1461.50	3°54'53"	99.84	S87°56'28"E
C2	105.12	1538.50	3°54'53"	105.10	S87°56'28"E
C3	23.70	15.00	90°30'39"	21.31	S44°38'35"E
C4	23.45	15.00	89°33'46"	21.13	N45°23'37"E
C5	23.57	15.00	90°00'50"	21.22	S44°49'05"E
C6	23.56	15.00	90°00'00"	21.21	S45°11'20"W
C7	23.56	15.00	90°00'00"	21.21	S44°48'40"E
C8	23.46	15.00	89°37'21"	21.14	S45°22'39"W
C9	23.66	15.00	90°22'39"	21.28	N44°37'21"W
C10	23.45	15.00	89°34'36"	21.13	S45°24'02"W
C11	23.67	15.00	90°25'24"	21.29	S44°35'58"E

SCALE: 1" = 50'



SETBACK AND EASEMENT DETAIL
-NTS-

VICINITY MAP
NTS



SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "23" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°16'37" West 179.01 feet along the section line and North 481.25 feet from the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°32'42" West 505.35 feet; thence South 59°56'55" West 61.59 feet; thence North 89°26'01" West 94.48 feet; thence South 00°33'59" West 171.00 feet; thence North 89°26'01" West 96.40 feet; thence South 73°07'05" West 55.57 feet; thence North 89°16'10" West 338.53 feet; thence North 00°33'48" East 458.13 feet; thence South 89°53'55" East 108.54 feet; thence Easterly 99.86 feet along the arc of a 1461.50 foot radius curve to the right, through a central angle of 03°54'53" the chord of which bears South 87°56'28" East 99.84 feet; thence Easterly 105.12 feet along the arc of a 1538.50 foot radius curve to the left, through a central angle of 03°54'53" the chord of which bears South 87°56'28" East 105.10 feet; thence South 89°53'55" East 10.38 feet; thence Southeasterly 23.70 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°30'39" the chord of which bears South 44°38'35" East 21.31 feet; thence North 89°52'10" East 53.00 feet; thence Northeasterly 23.45 feet along the arc of a 15 foot radius curve to the right, through a central angle of 89°33'46" the chord of which bears North 45°23'37" East 21.13 feet; thence South 89°49'30" East 51.45 feet; thence North 00°11'20" East 77.00 feet; thence South 89°49'30" East 665.95 feet; thence South 00°10'30" West 77.00 feet; thence Southeasterly 23.57 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°00'50" the chord of which bears South 44°49'05" East 21.22 feet; thence South 00°11'20" West 63.18 feet; thence Southwesterly 23.56 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°00'00" the chord of which bears South 45°11'20" West 21.21 feet; thence South 00°11'20" West 53.00 feet; thence Southeasterly 23.56 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°00'00" the chord of which bears South 44°48'40" East 21.21 feet; thence South 00°11'20" West 79.17 feet to the point of beginning.

Parcel contains: 9.865 acres more or less.

ENT 92381:2020
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Jul 01 10:31 am FEE 110.00
RECORDED FOR EAGLE MOUNTAIN CITY

June 17, 2020 — DATE
Travis Trane — SURVEYOR (See Seal Below)

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-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: Nate Hutchinson, President, Rockcross Development Inc

AUTHORIZED SIGNATURE(S): [signature]

ACKNOWLEDGEMENT

STATE OF UTAH)
: S.S.
COUNTY OF UTAH)

On the 17th day of June, 2020, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 10-10-22

NOTARY PUBLIC SIGNATURE [signature]

702762 — COMMISSION NUMBER

RACHEL WILSON — PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 30 day of June, 2020.

APPROVED BY MAYOR [signature]

APPROVED BY CITY ATTORNEY [signature]

APPROVED BY CITY ENGINEER (See Seal Below) [signature]

ATTEST BY CITY RECORDER (See Seal Below) [signature]

PLAT "23"

SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR 6-17-20 No. 5152741 TRAVIS TRANE STATE OF UTAH	RACHEL WILSON NOTARY PUBLIC - STATE OF UTAH	6-22-20 STATE OF UTAH	[seal]

DIRECT COMMUNICATIONS APPROVAL

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

[signature] — DIRECT COMMUNICATIONS 6/18/20 — DATE

DOMINION GAS COMPANY APPROVAL

Dominion approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion 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 of 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's right-of-way department at 1-800-366-8532

Approved this 18 day of June 2020 Dominion Gas Company

By: [signature] Title: Pre-Con

ROCKY MOUNTAIN POWER APPROVAL

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

[signature] 6/18/20 — ROCKY MOUNTAIN POWER — DATE

17128

LAND USE

ACREAGE:	9.865 acres
ACREAGE IN LOTS:	7.135 acres
ACREAGE IN ROADS:	2.73 acres
LOTS:	30 LOTS
AVE. LOT:	5,380
UNIT DENSITY:	3.04 LOTS PER ACRE

NOTES:
1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
3-COLLECTOR ROAD FENCING REQUIRED ALONG GOLDEN EAGLE PER AGREEMENT.

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

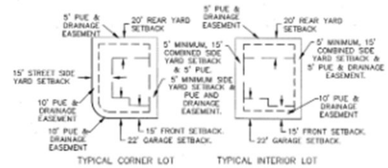
SILVERLAKE PLAT "26"

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.70	15.00	90°32'30"	21.31	S45°27'35"W
C2	23.42	15.00	89°27'30"	21.11	S44°32'25"E
C3	23.62	15.00	90°12'21"	21.25	N45°17'30"E
C4	23.70	15.00	90°32'30"	21.31	N45°27'35"E
C5	23.42	15.00	89°27'30"	21.11	N44°32'25"W
C6	23.59	15.00	90°07'06"	21.24	S45°40'17"W
C7	23.53	15.00	89°52'54"	21.19	N44°19'43"W
C8	23.53	15.00	89°52'54"	21.19	S44°19'43"E
C9	23.59	15.00	90°07'06"	21.24	N45°40'17"E
C10	8.52	15.00	32°33'46"	8.41	S74°26'57"W
C11	300.82	60.00	287°15'48"	71.16	S31°47'58"W
C12	19.56	15.00	74°42'02"	18.20	S51°55'09"E
C13	81.27	60.00	77°36'31"	75.20	S83°01'41"E
C14	48.44	60.00	46°15'38"	47.14	S21°05'38"E
C15	82.83	60.00	79°05'58"	76.41	S41°35'12"W
C16	20.09	60.00	19°11'17"	20.00	N89°16'10"W
C17	68.18	60.00	65°06'23"	64.57	N47°07'20"W
C18	7.55	15.00	28°50'21"	7.47	S76°18'40"W
C19	149.83	60.00	143°04'28"	113.82	S46°34'17"E
C20	6.39	15.00	24°23'58"	6.34	N12°45'58"E
C21	65.07	41.50	89°50'09"	58.61	S44°21'06"E
C22	23.52	15.00	89°50'09"	21.18	S44°21'06"E
C23	47.79	60.00	45°38'22"	46.54	N84°42'40"E
C24	41.87	60.00	39°59'01"	41.03	S82°28'39"E
C25	40.44	60.00	38°36'49"	39.68	S13°10'44"E
C26	19.73	60.00	18°50'17"	19.64	S15°32'49"W

0 60 120 180

SCALE: 1" = 60'

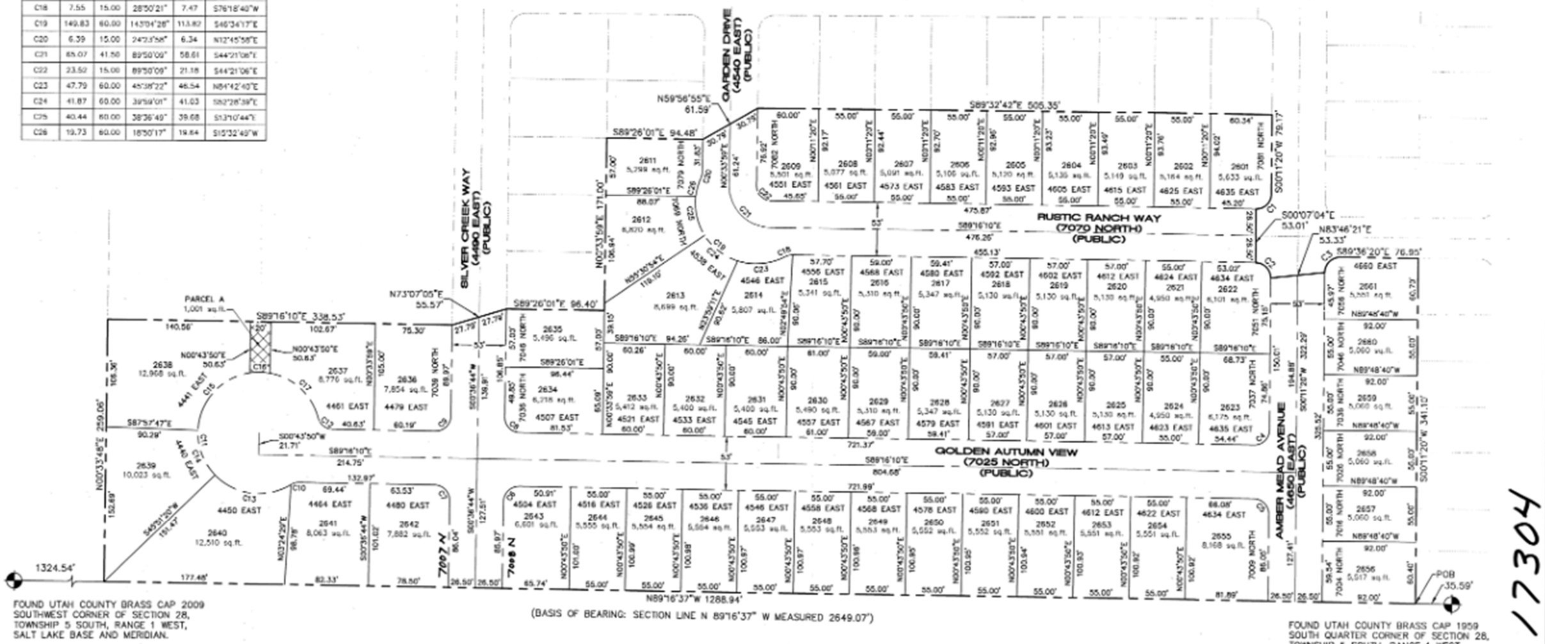


SETBACK AND EASEMENT DETAIL

-NTS-

VICINITY MAP

NTS



FOUND UTAH COUNTY BRASS CAP 2009 SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

(BASIS OF BEARING: SECTION LINE N 89°16'37" W MEASURED 2649.07')

FOUND UTAH COUNTY BRASS CAP 1959 SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "26" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°16'37" West 35.59 feet along the section line from the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°16'37" West 1288.94 feet; thence North 00°33'48" East 259.06 feet; thence South 89°16'10" East 338.53 feet; thence North 73°07'05" East 55.57 feet; thence South 89°26'01" East 96.40 feet; thence North 00°33'59" East 171.00 feet; thence South 89°26'01" East 94.48 feet; thence North 59°56'55" East 61.59 feet; thence South 89°32'42" East 505.35 feet; thence South 00°11'20" West 79.17 feet; thence Southwesterly 23.70 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°32'30" the chord of which bears South 45°27'35" West 21.31 feet; thence South 00°07'04" East 53.01 feet; thence Southeasterly 23.42 feet along the arc of a 15 foot radius curve to the right, through a central angle of 89°27'30" the chord of which bears South 44°32'25" East 21.11 feet; thence North 83°46'21" East 53.33 feet; thence Northeasterly 23.62 feet along the arc of a 15 foot radius curve to the right, through a central angle of 90°12'21" the chord of which bears North 45°17'30" East 21.25 feet; thence South 89°36'20" East 76.95 feet; thence South 00°11'20" West 341.10 feet to the point of beginning.

Parcel contains: 11.16 acres more or less.

Basis of Bearing: the line between the South Quarter Corner and the Southwest Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears North 89°16'37" West taken from the State Plane Coordinate & Dependent Resurvey Plat found at the Utah County Surveyors Office. (NAD 83)

Sept 15, 2020
DATE

SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-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: Nate Hutchinson, President Rockcress Development, Inc.

AUTHORIZED SIGNATURE(S)

ACKNOWLEDGEMENT

STATE OF UTAH)
: S.S.
COUNTY OF UTAH)

On the 16th day of September 2020, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 10/10/22

702762
COMMISSION NUMBER

NOTARY PUBLIC SIGNATURE

Rachel Wilson
PRINTED NAME OF NOTARY

ENT 153865:2020 Map # 17304
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Oct 02 3:39 pm FEE 170.00 BY SS
RECORDED FOR EAGLE MOUNTAIN CITY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 30 day of [illegible] 2020.

Donna Burnham
APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER
(See Seal Below)

ATTEST BY CITY RECORDER
(See Seal Below)

NOTES:
1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.

LAND USE	
ACREAGE:	11.16 acres
ACREAGE IN LOTS:	8.330 acres
ACREAGE IN ROADS:	2.829 acres
LOTS:	60 LOTS
AVE. LOT:	5,948
UNIT DENSITY:	5.37 LOTS PER ACRE

FOUND SECTION CORNER

PUBLIC OPEN SPACE DEDICATED TO EAGLE MOUNTAIN CITY

BOUNDARY

SECTION LINE

ROAD CENTER LINE

EASEMENT LINE

ROCKY MOUNTAIN POWER APPROVAL

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

ROCKY MOUNTAIN POWER — DATE 9/16/20

DOMINION GAS COMPANY APPROVAL

Dominion approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion 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 of 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's right-of-way department at 1-800-366-8532

Approved this 17 day of September 2020 Dominion Gas Company

By: Title: Pre-Con

DIRECT COMMUNICATIONS APPROVAL

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

DIRECT COMMUNICATIONS — DATE 9/16/2020

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

PLAT "26"

SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

RECORDING INFORMATION

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 5152741 TRAVIS TRANE 9-15-20 STATE OF UTAH	RACHEL WILSON NOTARY PUBLIC - STATE OF UTAH My Commission Expires October 10, 2022 COMMISSION NUMBER 702762	CHRISTOPHER TRUSTY 9-22-20 STATE OF UTAH	

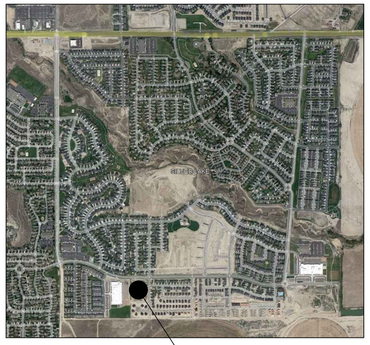
Sec 28, T5S, R1W
TV038

A New Building for:

Eagle Mountain UT Silver Lake
Eagle Mountain UT Silver Lake Stake

Consultant	Consultant Name	Address		Contact	Phone	Fax	E-mail
ARCHITECT:	Evans & Associates Architecture	11576 South State Street #103B	Draper, Utah 84020	Chad Spencer	(801) 553-8272	(801) 553-8273	chad@studio-ea.com
CIVIL ENGINEER:	Excel Engineering, Inc.	12 West 100 North #201	American Fork, Utah 84003	David Peterson	(801) 756-4504	(801) 756-4511	david@excelcivil.com
LANDSCAPE ARCHITECT:	In Site Design Group	17 North 470 West	American Fork, Utah 84003	Darren Wilson	(801) 756-5043	(801) 756-5279	darren@isdgllc.com
ELECTRICAL ENGINEER:	Envision Engineering	240 East Morris Avenue, Suite 200	Salt Lake City, Utah 84115	Scott Kingery	(801) 534-1130	(801) 534-1080	skingery@envisioneng.com

Vicinity Map



SITE

DRAWING INDEX

	GENERAL
G101	COVER SHEET
	CIVIL
1 of 1	SURVEY
C101	EROSION CONTROL SITE PLAN
C111	EROSION CONTROL DETAILS
C112	EROSION CONTROL DETAILS
C113	EROSION CONTROL DETAILS
C201	GRADING AND DRAINAGE PLAN
C202	UTILITY PLAN
C203	CULTEC DETAILS
C301	ELECTRICAL SITE PLAN
C302	ELECTRICAL SITE ILLUMINATION PLAN
C303	ELECTRICAL SITE PLAN DETAILS
C401	ARCHITECTURAL SITE PLAN
C411	ENLARGED ARCHITECTURAL SITE PLANS
C501	SITE DETAILS
C502	SITE DETAILS
C503	SITE DETAILS
C504	SITE DETAILS
C801	STORAGE BUILDING
	LANDSCAPE
LS101	PRELIMINARY LANDSCAPE PLAN
LS102	LANDSCAPE LEGEND AND NOTES
LS201	PRELIMINARY IRRIGATION PLAN
LS202	IRRIGATION LEGEND AND NOTES
LS301	LANDSCAPE DETAILS
LS401	IRRIGATION DETAILS
LS402	IRRIGATION DETAILS
	ARCHITECTURAL
A101	MAIN FLOOR PLAN
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

Stamp

A New Building for
Eagle Mountain UT Silver Lake
Eagle Mountain UT Silver Lake Stake
4091 North Silver Creek Way
Eagle Mountain, Utah 84005

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

Revisions		
Mark	Date	Description

Project Number
22-29

Plan Series
Granger 300

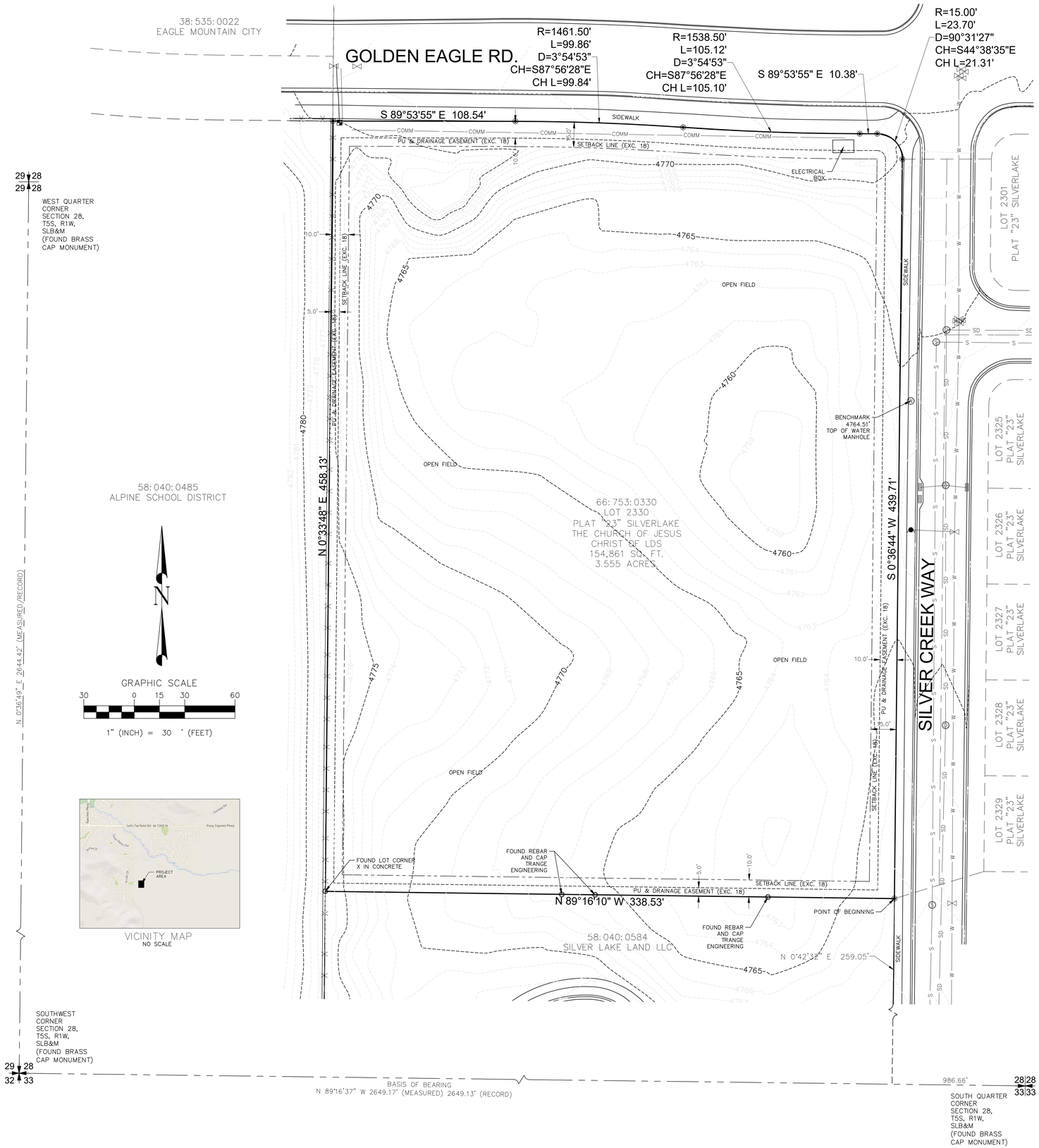
Property Number
501269721010101

Date
May 2, 2022

Sheet Title
COVER SHEET

Sheet
G101

ALTA / NSPS LAND TITLE SURVEY
LDS PROP ID 501-2697
4091 NORTH SILVER CREEK WAY
EAGLE MOUNTAIN, UTAH 84005



Commitment Number: BT-115770 (3rd amended)
Effective Date: 07/29/20 @ 8:00 a.m.

To: Old Republic National Title Insurance Company
Bartlett Title Insurance Agency
Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, and a Utah corporation sole
Rockcress Development, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 8, 11, and 13 of the Table A thereof. The field work was completed on September 1, 2020.

Date of Plat: September 9, 2020

Nathan B. Weber, PLS
License No. 5152762

Legal Description

Lot 2330, Plat "23", SILVERLAKE, a Residential Subdivision, Eagle Mountain, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's Office, Utah.

SCHEDULE B – SECTION II
EXCEPTIONS

13. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded August 20, 2008 as Entry No. 92569:2008 of official records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).

Survey Findings: This item is blanket in nature and covers the entire property. This item affects the property.

14. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded August 29, 2008 as Entry No. 96451 :2008 of official records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).

Survey Findings: This item is blanket in nature and covers the entire property. This item affects the property.

15. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded March 20, 2013 as Entry No. 26772:2013 of official records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).

Amendment to Declarations recorded March 20, 2013 as Entry No. 26773:2013 of official records.

Amendment to Declarations recorded April 11, 2013 as Entry No. 35227:2013 of official records.

Survey Findings: This item is blanket in nature and covers the entire property. This item affects the property.

18. Public utility and drainage easements, and set back lines as shown on the recorded plat of Plat "23", Silverlake Residential Subdivision, recorded July 1, 2020, as Entry No. 92381 :2020 and Map Filing No. 17128 of official records.

Survey Findings: Items from said plat are shown herein. This item affects the property.

Notes:

1. The basis of bearing is North 89°16'37" West between found monuments at the South Quarter corner and the Southwest corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The survey control was established with GPS from the Utah State VRS system. The GPS data was measured on the Utah State Plane Central USF NAD83 system and was then projected to a local ground system for this survey.
2. The purpose of this survey is to retrace and monument the boundary of the described property according to the official records and the location of pertinent existing improvements located on the ground.
3. This does not represent a title search by the surveyor. Title information was provided by others for the subject property.
4. The location of underground utilities as shown hereon are base on above ground structures and blue stake locations. Additional maps were acquired from utility GIS and mapping departments for verification. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, please contact blue stakes and appropriate agencies.
5. The parcel contains 154,861 sq. ft. or 3.555 acres.
6. The purported address of the Property is 7091 North Silver Creek Way, Eagle Mountain, UT 84005
7. The Property has access to Silver Creek Way, a dedicated street or road.
8. The Property lies within Flood Zone X per the FEMA Firmette Community Panel 49049C0300F with an effective date of 6/19/2020.

LEGEND

Boundary Line	Communications Box
Adjoiner Line	Water Valve
Tie Line	Fire Hydrant
Section Line	Catch Basin
Easement/Exception Line	Water Manhole
Street Centerline	Storm Drain Manhole
Setback Line	Sewer Manhole
Adjoiner Line	Quarter Section Corner
Sewer Line	
Storm Drain Line	Section Corner Monument
Water Line	
Communications Line	Property Corner
	Found Property Corner

BENCHMARK:
TOP OF WATER MANHOLE LOCATED ALONG SILVER CREEK WAY AS SHOWN.
ELEV. = 4764.51'

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

No.	DATE	REVISIONS	BY

DRAWN BY: MGO SURVEY DATE: 9/1/2020

LICENSED PROFESSIONAL LAND SURVEYOR NATHAN B. WEBER No. 5152762 9/9/20 STATE OF UTAH

DIAMOND LAND SURVEYING, LLC
6891 South 700 West Ste. 150
Midvale, UT 84047
Phone (801) 285-5099 Fax (801) 285-5032
office@diamondlandsurveying.com
www.diamondlandsurveying.com
Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
A.L.T.A. & A.C.S.M. Surveys

ALTA/NSPS LAND TITLE SURVEY
7091 NORTH SILVER CREEK WAY
EAGLE MOUNTAIN, UT
CHURCH PROP ID 501-2697

CHURCH OF JESUS CHRIST OF LDS

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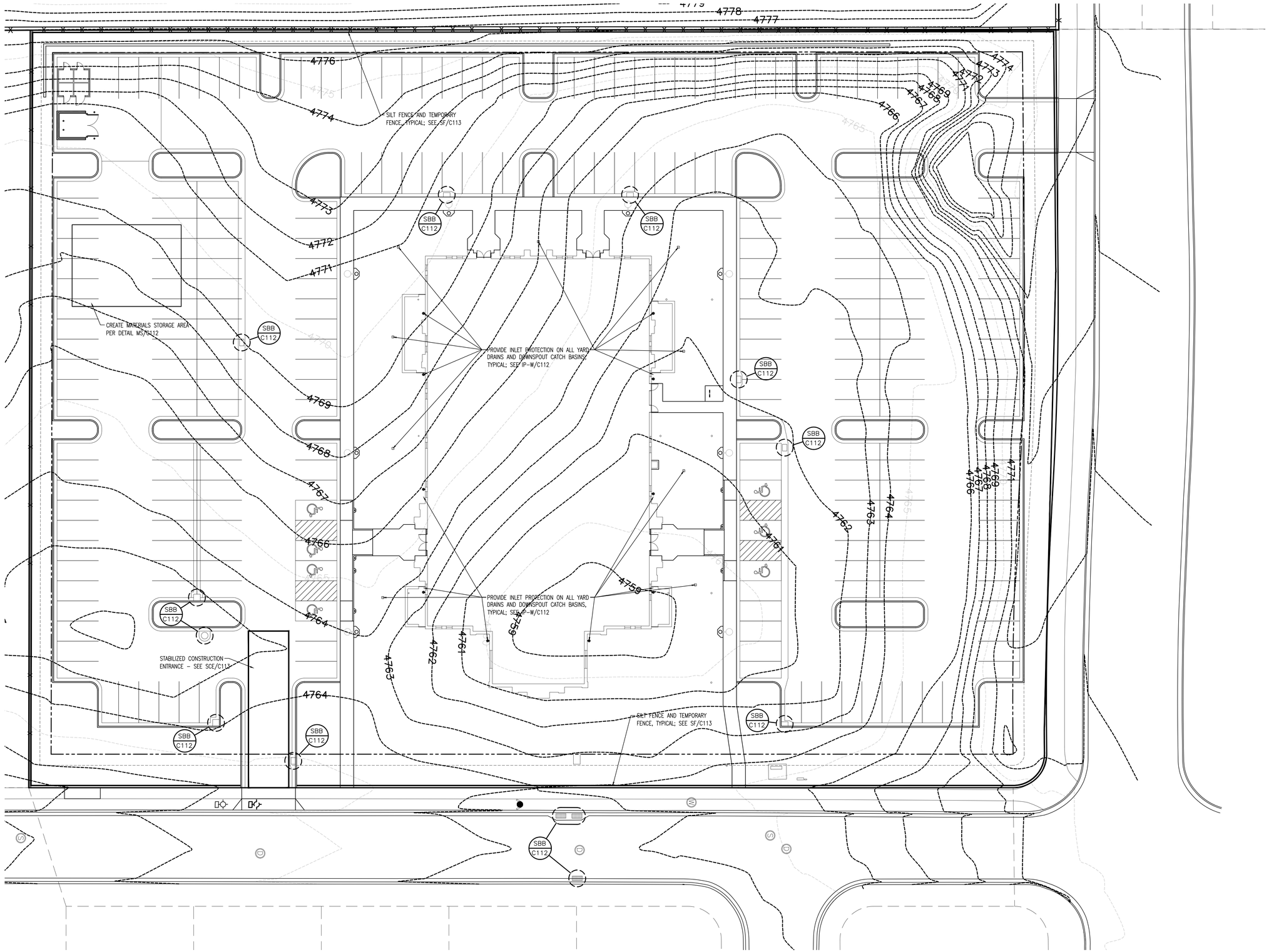
DATE PLOTTED 9/9/20
JOB No. 17-188
SHEET 1 OF 1



EROSION CONTROL SITE PLAN

SCALE: 1" = 20'-0"

NORTH

STORM WATER PROTECTION GENERAL NOTES:

1. A QUALIFIED INSPECTOR SHALL MAKE WEEKLY INSPECTIONS AND ASSESSMENTS AND RECOMMENDATIONS TO ENSURE ALL ITEMS OF THE STORM WATER POLLUTION PREVENTION PLAN ARE FUNCTIONING PROPERLY.
2. A TEMPORARY DUMPSTER AND PORTABLE TOILETS WILL BE LOCATED ON-SITE THROUGHOUT THE CONSTRUCTION PROCESS.

SCHEDULED WORK WILL CONSIST OF THE FOLLOWING:

1. INSTALL SILT FENCE
2. CONSTRUCTION ENTRANCE/EXIT TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE
3. CLEAR AND GRUB AREA SEDIMENT CONTROL MEASURES
4. COMPLETE CLEARING AND BEGIN ROUGH GRADING
5. INSTALL UTILITIES (WATER, SANITARY SEWER, STORM DRAIN, ELECTRICAL, ECT)
6. CONSTRUCT ROADWAY
7. INSTALL INLET PROTECTION AND REMOVE CONSTRUCTION ENTRANCE
8. CONSTRUCT BUILDINGS AND FACILITIES LANDSCAPING

SEQUENCE FOR IMPLEMENTATION OF EROSION CONTROL MEASURES AND CONSTRUCTION NOTES

1. INSTALL SILT FENCE AROUND PERIMETER PRIOR TO ANY CONSTRUCTION ACTIVITIES
2. CONSTRUCT VEHICLE TRACKING CONTROL ENTRANCE
3. INSTALL STORM DRAIN STRUCTURES AND INSTALL AN INLET BARRIER OVER THE INLET
4. CONTRACTOR IS TO WATER THE SITE EVERY TWO WEEKS OR SOONER AS NECESSARY TO KEEP THE DUST LEVEL DOWN AND TO PREVENT TRACKING OF DIRT ONTO CITY STREETS
5. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES AND IMPLEMENT ADDITIONAL MEASURES AS CIRCUMSTANCES WARRANT WHEN CONSTRUCTING UTILITIES OR GRADING THE SITE – CONTACT THE ENGINEER WITH CONCERNS
6. ALL WORK IS TO BE DONE IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARDS
7. CONTRACTOR MUST APPLY FOR A NOTICE OF INTENT PERMIT FROM THE STATE DIVISION OF WATER QUALITY PRIOR TO CONSTRUCTION
8. IF MASS GRADING IS DONE ON SITE, SLOPE STABILIZATION MEASURES SHOULD BE TAKEN IMMEDIATELY AFTERWARD ON ALL SLOPES IN EXCESS OF 1:8
9. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO EXISTING PAVED CITY ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY
10. CONTRACTOR SHALL PROTECT EXISTING AND PROPOSED STORM DRAINAGE FACILITIES DURING CONSTRUCTION
11. ALL CONSTRUCTION VEHICLES SHALL BE WASHED OVER THE VEHICLE TRACKING AREA PRIOR TO LEAVING THE SITE

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

Stamp

A New Building for
Eagle Mountain UT Silver Lake
Eagle Mountain UT Silver Lake Stake
4091 North Silver Creek Way
Eagle Mountain, Utah 84005

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

Revisions		
Mark	Date	Description

Project Number
22-29

Plan Series
Granger 300

Property Number
501269721010101

Date
May 2, 2022

Sheet Title
EROSION CONTROL SITE PLAN

Sheet
C101

BMP: Construction Sequencing

CS
Construction

DESCRIPTION:
Construction sequencing is a specified work schedule that coordinates the timing of land-disturbing activities and the installation of erosion and sediment control measures. Construction site phasing involves disturbing only part of a site at a time to prevent erosion from dormant parts. Grading activities and construction are completed and soils are effectively stabilized on one part of the site before grading and construction commence at another part.

APPLICATIONS:
Sequencing can be used to plan earthwork and erosion and sediment control activities at sites where land disturbances might affect water quality in a receiving waterbody.

INSTALLATION/APPLICATION CRITERIA:
Sequencing schedules should include the following Design and Installation Criteria:
- The erosion & sediment control practices that are to be installed
- Principal development activities
  - Which measures should be installed before other activities are started
  - Compatibility with the general contract construction schedule

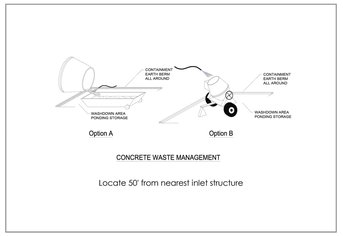
LIMITATIONS:
Weather and other unpredictable variables might affect sequence schedules. However, the erosion and sediment control plan should plainly state the proposed schedule and a protocol of making changes due to unforeseen problems.

MAINTENANCE:
Follow the construction sequence throughout the project and modify the written plan before any changes in construction activities are executed. Update the plan if a site inspection indicates the need for additional erosion and sediment control.

Adapted from EPA – Stormwater Menu of BMPs

BMP: Concrete Waste Management

CWM
Construction



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

APPLICATION:
This technique is applicable to all types of sites.

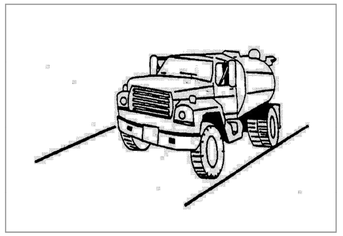
INSTALLATION/APPLICATION CRITERIA:
- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches,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

LIMITATIONS:
- Off-site washout of concrete wastes may not always be possible.

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

BMP: Dust Controls

DC
Construction



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

APPLICATION:
Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.

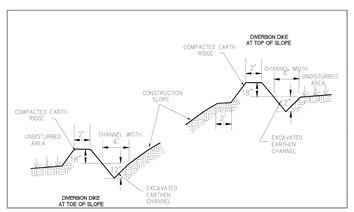
INSTALLATION/APPLICATION CRITERIA:
- Mechanical dust collection systems are designed according to the size of dust particles and the amount of air to be processed. Manufacturers' recommendations should be followed for installation (as well as the design of the equipment).
- Two kinds of street weepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.

LIMITATIONS:
- Generally more expensive than manual systems.
- May be impossible to maintain by plant personnel (the more elaborate equipment).
- Labor and equipment intensive and may not be effective for all pollutants (street sweepers).

MAINTENANCE:
If water sprayers are used, dust-contaminated waters should be collected and taken for treatment. Areas will probably need to be resprayed to keep dust from spreading.

BMP: Diversion Dike

DD
Construction



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

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

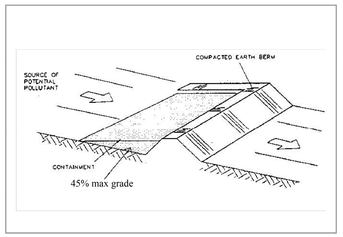
INSTALLATION/APPLICATION CRITERIA:
- Clear and grub area for dike construction.
- Excavate channel and place soil on downgradient side.
- Shape and machine compact excavated soil to form ridge.
- Place erosion protection (riprap, mulch) at outlet.
- Stabilize channel and ridge as required with mulch, gravel, or vegetative cover.

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

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

BMP: Earth Berm Barrier

EB
Construction



DESCRIPTION:
A temporary containment control constructed of compacted soil.

APPLICATION:
- Construct around waste and materials storage area.
- Construct around staging and maintenance areas.
- Construct around vehicle parking and servicing areas.

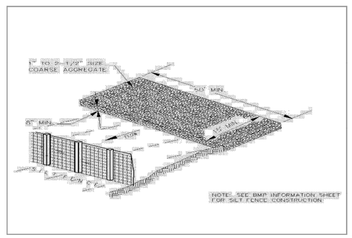
INSTALLATION/APPLICATION CRITERIA:
- Construct an earthen berm down hill of the area to be controlled. The berm should surround fueling facilities and maintenance areas on three sides to provide containment.
- Berm needs to be a minimum of 1 foot tall by 1 foot wide and be compacted by earth moving equipment.

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

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

BMP: Equipment and Vehicle Wash Down Area

EVWA
Construction



DESCRIPTION:
A stabilized pad of crushed stone for general washing of equipment and construction vehicles.

APPLICATION:
At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.

INSTALLATION:
- Clear and grub area and grade to provide maximum slope of 1%.
- Compact subgrade and place filter fabric if desired (recommended for wash areas to remain in use for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8-inches.
- Install silt fence downgradient (see silt fence BMP information sheet).

LIMITATIONS:
Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff such as fertilizer equipment or concrete equipment. Solely used to control sediment in wash water.

MAINTENANCE:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent area for sediment deposit and install additional controls as necessary.
- Repair area and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate activities.
- Maintain silt fence as outlined in specific silt fence BMP information sheet.

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

Revisions		
Mark	Date	Description

Project Number
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Plan Series
Granger 300
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501269721010101
Date
May 2, 2022

Sheet Title
EROSION CONTROL DETAILS

Sheet
C111

BMP: Inspection and Maintenance

IM
Construction

DESCRIPTION:
Stormwater control BMPs need regular inspections to ensure their effectiveness, and is required by the DWQ construction permit. Routine inspections are required on a bi-weekly basis; before and after anticipated storm events. Proper maintenance is crucial to compliance with the permit and to minimize erosion.

Routine inspections help to ensure the integrity and effectiveness of BMPs; inspections prior to a rain event ensure that BMPs are cleaned out and operating properly; inspections following a rain event serve to prepare the site for the next event. Maintenance should be conducted when problems are identified.

APPLICATIONS:
Inspections and maintenance is required by the DWQ permit at all sites. Maintenance needs are best determined by a self-inspection program.

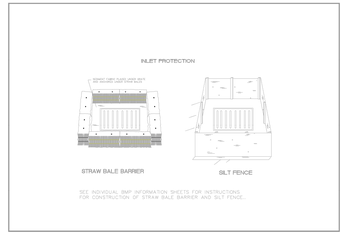
INSTALLATION/APPLICATION CRITERIA:
The person responsible for the inspections should be trained in the design and operation of the BMPS.

LIMITATIONS:
Construction site operators should allocate adequate time and resources for BMP maintenance and repair.

Adapted from EPA – Stormwater Menu of BMPs

BMP: Inlet Protection-Silt Fence or Straw Bales

IP-SFSB
Construction



DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection).

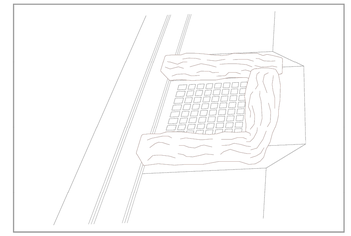
INSTALLATION/APPLICATION CRITERIA:
- Provide upgradient sediment controls, such as silt fence during construction of inlet.
- When construction of inlet is complete, erect straw bale barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on individual BMP information sheets for straw bale barrier and silt fence construction.

LIMITATIONS:
- Recommended maximum contributing drainage area of one acre.
- Limited to inlets located in open unpaved areas.
- Requires shallow slopes adjacent to inlet.

MAINTENANCE:
- Inspect inlet protection following storm event and at a minimum of once monthly.
- Remove accumulated sediment when it reaches 4-inches in depth.
- Repair or realign barrier/fence as needed.
- Look for bypassing or undercutting and recompact soil around barrier/fence as required.

BMP: Inlet Protection – Wattle

IP-W
CONSTRUCTION



DESCRIPTION:
Sediment barrier erected around storm drain inlet.

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

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

LIMITATIONS:
- Recommended maximum contributing drainage area of one acre
- Requires shallow slopes adjacent to inlet

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

BMP: Land Grading

LG
Construction

DESCRIPTION:
Land grading involves reshaping the ground surface to planned grades as determined by an engineering survey, evaluation, and layout. Land grading provides more suitable topography for buildings, facilities, and other land uses and helps to control surface runoff, soil erosion, and sedimentation during and after construction.

APPLICATIONS:
Land grading is applicable to sites with uneven or steep topography or easily erodible soils, because it stabilizes slopes and decreases runoff velocity. Grading activities should maintain existing drainage patterns as much as possible.

INSTALLATION/APPLICATION CRITERIA:
Before grading activities begin, a construction site operator must make decisions regarding the steepness of cut-and-fill slopes and how the slopes will be: Protected from runoff, stabilized and maintained.

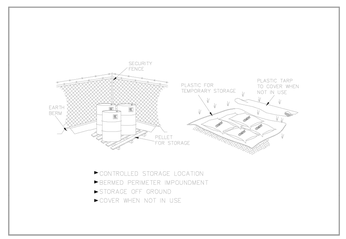
LIMITATIONS:
Improper grading practices that disrupt natural stormwater patterns might lead to poor drainage, high-runoff velocities, and increased peak flows during storm events. Clearing and grading the entire site without vegetated buffers promotes offsite transport of sediments and other pollutants. Design the grading plan with erosion and sediment control and stormwater management goals in mind; to ensure that the plan is implemented as intended, carefully supervise grading crews.

MAINTENANCE:
- Check all graded areas and supporting erosion and sediment control practices periodically, especially after heavy rainfalls.
- Promptly remove all sediment from diversions or other stormwater conveyances, and if washouts or breaks occur, repair them immediately.
- To prevent small-scale eroded areas from becoming significant gullies, maintain them promptly.

Adapted from EPA – Stormwater Menu of BMPs

BMP: Material Storage

MS
Construction



DESCRIPTION:
Controlled storage of on-site materials.

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

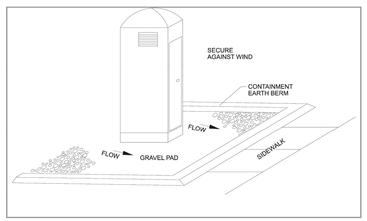
INSTALLATION/APPLICATION CRITERIA:
- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment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

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

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

BMP: Portable Toilets

PT
Construction



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (6" tall by 6" wide), control for spill/protection leak.

LIMITATIONS:
- No limitations.

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

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

Revisions		
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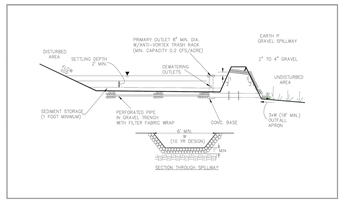
Sheet Title
EROSION CONTROL DETAILS

Sheet
C112

BMP: Sediment Basin

SB
Construction



DESCRIPTION:
A pond created by excavation or construction of an embankment, and designed to retain or detain runoff sufficiently to allow excessive sediment to settle.

APPLICATION:
- At the outlet of all disturbed watersheds 10 acres or larger.
- At the outlet of smaller disturbed watersheds, as necessary.
- Where post construction detention basins will be located.

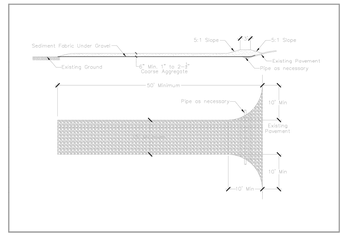
INSTALLATION/APPLICATION CRITERIA:
- Design basin for site specific location, maintain effective flow length 2 times width.
- Excavate basin or construct compacted berm containment, ensure no downgradient hazard if failure should occur. (Provide minimum of 67 cy. per acre of drainage area).
- Construct dewatering and outfall structure and emergency spillway with apron.

LIMITATIONS:
- Should be sized based on anticipated runoff, sediment loading and drainage area size.
- May require silt fence at outlet for entrapment of very fine silts and clays.
- May require safety fencing to prevent public access.
- Height restrictions for embankment may be regulated.

MAINTENANCE:
- Inspect after each rainfall event and at a minimum of monthly.
- Repair any damage to berm, spillway or sidewalls.
- Remove accumulated sediment as it reaches 2/3 height of available storage.
- Check outlet for sedimentation/erosion of downgradient area and remediate as necessary. Install silt fence if sedimentation apparent.

BMP: Stabilized Construction Entrance

SCE
Construction



DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

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

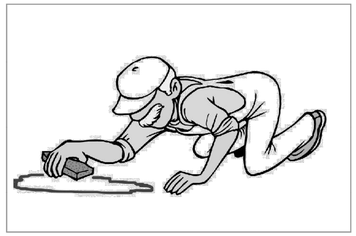
INSTALLATION/APPLICATION CRITERIA:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

LIMITATIONS:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

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

BMP: Spill Clean-Up

SCU
Construction



DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

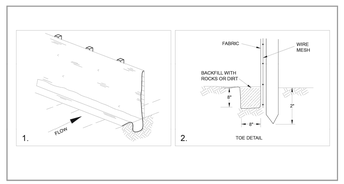
APPLICATION:
All sites

GENERAL:
- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact the Salt Lake County Health Department (313-6700) for any spill of reportable quantity.

BMP: Silt Fence

SF
Construction



DESCRIPTION:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.
Application:
- Perimeter control: place barrier at down-gradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catchbasins

INSTALLATION/APPLICATION CRITERIA:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately up-gradient of posts.
- Secure wire mesh (14 gage min. with 6-inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

LIMITATIONS:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum up-gradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

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

BMP: Street Sweeping

SS
Construction

DESCRIPTION:
Reduce the discharges of pollutants to stormwater from street surfaces by conducting street cleaning on a regular basis.

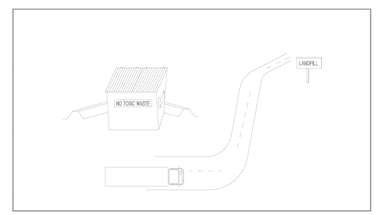
APPROACH:
- Prioritize cleaning to use the most sophisticated sweepers, at the highest frequency, and in areas with the highest pollutant loading.
- Restrict street parking prior to and during sweeping.
- Increase sweeping frequency just before the rainy season.
- Proper maintenance and operation of sweepers greatly increase their efficiency.
- Keep accurate operation logs to track programs.
- Sweepers effective at removing smaller particles (less than 10 microns) may generate dust that would lead to concerns over worker and public safety.
- Equipment selection can be key for this particular BMP. There are two types used, the mechanical broom sweepers (more effective at picking up large debris and cleaning wet streets), and the vacuum sweepers (more effective at removing fine particles and associated heavy metals). Many communities find it useful to have a compliment of both types in their fleet.

LIMITATIONS:
- Conventional sweepers are not able to remove oil and grease.
- Mechanical sweepers are not effective at removing finer sediments.
- Effectiveness may also be limited by street conditions, traffic congestion, presence of construction projects, climatic conditions and condition of curbs.

MAINTENANCE:
- Replace worn parts as necessary.
- Install main and gutter brooms of the appropriate weight.

BMP: Waste Disposal

WD
Construction



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

APPLICATION:
All construction sites.

INSTALLATION:
- Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around collection area for impoundment in the case of spills and to trap any windblown trash.
- Use watertight containers with covers to remain closed when not in use. Provide separate containers for different waste types where appropriate and label clearly.
- Ensure all on site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g. all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste).
- Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porta-potty service in waste management activities.

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

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

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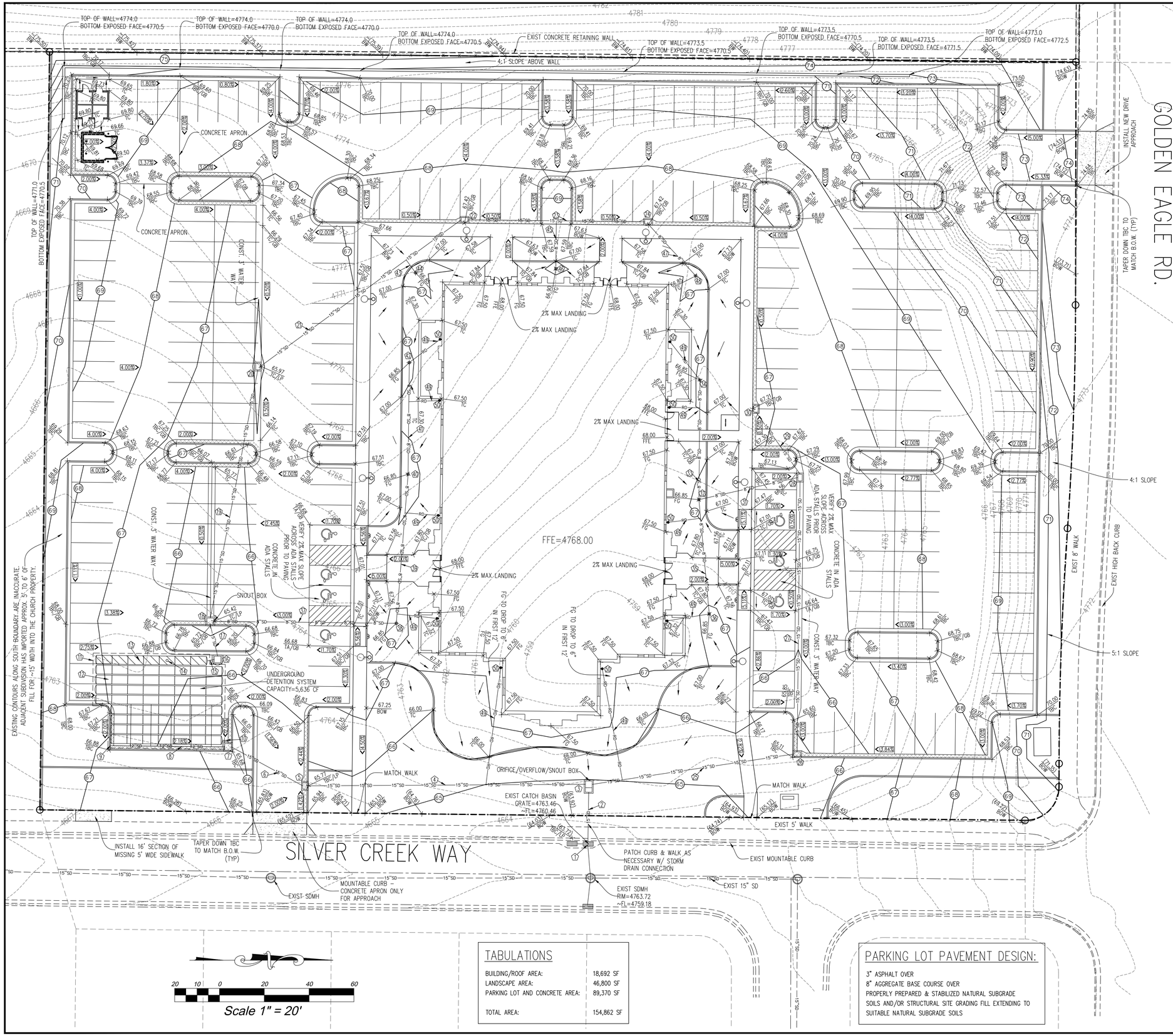


STORM DRAIN KEYED NOTES

1. CONNECT TO EXIST CATCH BASIN, GRATE=4763.46, PROPOSED 15" IE IN=4760.46, ~EXIST 15" IE OUT=4760.46
2. CONST. 22.1 L.F. 15" ADS HP STORM @ S=0.5%
3. CONST. 3'X5' CONCRETE OVERFLOW/ORIFICE BOX WITH GRATE, GRATE=4765.00, TOP OF BAFFLE=4764.21, 15" IE THRU=4760.57, FL OF ORIFICE=4760.57, BOTTOM OF BOX=4757.44, DRILL 3.75" ORIFICE HOLE IN BAFFLE & INSTALL SNOUT TYPE 18F OVER ORIFICE
4. CONST. 124.2 L.F. 15" ADS HP STORM PIPE @ S=0.2%
5. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=4765.77, GRATE=4765.27, 15" IE THRU=4760.81
6. CONST. 36.2 L.F. 15" ADS HP STORM PIPE @ S=0.3%
7. CONST. 3'X3' CATCH BASIN (NO FACE INLET), TBC=4765.68, GRATE=4765.18, 12" IE IN (W) MANILFOLD=4762.18, 12" IE IN(S)=4760.92, 15" IE OUT=4760.92
8. CONST. 51.0 L.F. 12" PERFORATED ADS PIPE @ S=0.1% (WRAP IN FILTER SOCK)
9. CONST. CAP AT END OF PIPE, FLOWLINE=4761.00
10. CONST. 90° MANIFOLD, FL AT SYSTEM=4762.18
11. GRAVEL FOOTPRINT OF CULTEC SYSTEM
12. CONST. CULTECH UNDERGROUND STORAGE SYSTEM WITH (49) INTERIOR 280HD CHAMBERS & (18) 280HD STARTER/END CHAMBERS WITH 6" STONE UNDER SYSTEM. TOP OF GRAVEL=4764.21, TOP OF CHAMBERS=4763.71, BOTTOM OF CHAMBERS=4761.50, BOTTOM OF GRAVEL=4761.00, CHAMBERS TO BE SET ON LEVEL GRAVEL; HOWEVER, BOTTOM OF EXCAVATION TO BE SLOPED EAST TO THE 12" PERFORATED PIPE. NORTHEAST BOTTOM OF EXCAVATION=4760.92. 15" IE IN=4761.58. INSTALL PER CULTECH SPECIFICATIONS. DO NOT INSTALL PVC LINER UNDER SYSTEM.
13. CONST. ISOLATOR ROW
14. CONST. INSPECTION PORT
15. CONST. 3.1 L.F. 15" ADS HP STORM PIPE @ S=2.6%
16. CONST. 3'X3' BOX W/ SOLID CIRCULAR MH ACCESS, RIM=4766.17, 15" IE THRU=471.65
17. CONST. 14.4 L.F. 15" ADS HP STORM PIPE @ S=1.9%
18. CONST. 3'X3' CATCH BASIN (NO FACE INLET) W/ SNOUT TYPE 18F OVER OUTLET, TBC=4765.72, GRATE=4765.22, 8"IE IN=4762.50, 15" IE THRU=4761.92, BOTTOM OF BOX=4758.79
19. CONST. 112.8 L.F. 15" ADS HP STORM PIPE @ S=0.6%
20. CONST. 2'X3' CATCH BASIN (NO FACE INLET), GRATE=4765.85, 15" IE THRU=4762.60
21. CONST. 111.1 L.F. 15" ADS HP STORM PIPE @ S=0.6%
22. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=4767.42, GRATE=4766.92, 15" IE THRU=4763.27
23. CONST. 78.9 L.F. 15" ADS HP STORM PIPE @ S=0.5%
24. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=4767.42, GRATE=4766.92, 8"IE IN=4764.25, 15" IE OUT=4763.67
25. CONST. 91.0 L.F. 15" ADS HP STORM PIPE @ S=0.9%
26. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=4765.11, GRATE=4764.61, 15" IE THRU=4761.36
27. CONST. 121.0 L.F. 15" ADS HP STORM PIPE @ S=1.5%
28. CONST. 2'X3' CATCH BASIN (NO FACE INLET), GRATE=4766.44, 8"IE IN=4763.62, 15" IE THRU=4763.19
29. CONST. 34.0 L.F. 15" ADS HP STORM PIPE @ S=0.8%
30. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=4767.21, GRATE=4766.71, 15" IE OUT=4763.46
31. CONST. 45.2 L.F. 8" ADS N-12 PIPE @ S=1%
32. CONST. 12" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE, TOP OF MULCH=4766.85, BASE OF GRATE=4766.60, 8" IE THRU=4764.07. SEE YARD DRAIN INLET PROTECTION NOTE BELOW.
33. CONST. 53.4 L.F. 8" ADS N-12 PIPE @ S=1%
34. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE, TOP OF MULCH=4766.85, BASE OF GRATE=4766.60, 8" IE OUT=4764.60. SEE YARD DRAIN INLET PROTECTION NOTE BELOW.
35. CONST. 51.3 L.F. 8" ADS N-12 PIPE @ S=1%
36. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE, TOP OF MULCH=4766.85, BASE OF GRATE=4766.60, 8" IE OUT=4764.60. SEE YARD DRAIN INLET PROTECTION NOTE BELOW.
37. CONST. 81.5 L.F. 8" ADS N-12 PIPE @ S=1.3%
38. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE, TOP OF MULCH=4766.85, BASE OF GRATE=4766.60, 8" IE THRU=4763.60. SEE YARD DRAIN INLET PROTECTION NOTE BELOW.
39. CONST. 66.8 L.F. 8" ADS N-12 PIPE @ S=0.85%
40. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE, TOP OF MULCH=4766.85, BASE OF GRATE=4766.60, 8" IE THRU=4764.18. SEE YARD DRAIN INLET PROTECTION NOTE BELOW.
41. CONST. 49.8 L.F. 8" ADS N-12 PIPE @ S=0.85%
42. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE, TOP OF MULCH=4766.85, BASE OF GRATE=4766.60, 8" IE OUT=4764.60. SEE YARD DRAIN INLET PROTECTION NOTE BELOW.
43. CONST. 7.2 L.F. 8" ADS N-12 PIPE @ S=10% (CONNECT TO 15" ADS W/ INSERTA-TEE, 8" FL @ CONNECTION=4763.38, 15" FL @ CONNECTION=4763.08)
44. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE, TOP OF MULCH=4766.85, BASE OF GRATE=4766.60, 8" IE OUT=4764.10. SEE YARD DRAIN INLET PROTECTION NOTE BELOW.
45. CONST. 21.4 L.F. 8" ADS N-12 PIPE @ S=4.1% (CONNECT TO 15" ADS W/ INSERTA-TEE, 8" FL @ CONNECTION=4763.77, 15" FL @ CONNECTION=4763.47)
46. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE, TOP OF MULCH=4766.90, BASE OF GRATE=4766.65, 8" IE OUT=4764.65. SEE YARD DRAIN INLET PROTECTION NOTE BELOW.
47. CONST. 31.5 L.F. 8" ADS N-12 PIPE @ S=1.1%
48. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE, TOP OF MULCH=4766.85, BASE OF GRATE=4766.60, 8" IE OUT=4764.60. SEE YARD DRAIN INLET PROTECTION NOTE BELOW.
49. CONST. 6" ADS @ S=1% MIN. CONNECT TO DRAIN BASIN OR INTO PIPE WITH INSERTA TEE (SEE PLAN VIEW)
50. CONST. DOWNSPOUT COLLECTION BOX, SEE DETAIL K/C513

YARD DRAIN INLET PROTECTION NOTE: INSTALL FLEXSTORM INSERT INSIDE BASIN AND COVER BASIN WITH LANDSCAPE FABRIC PLACED UNDER GRATE. SEE SITE DETAILS.

GRADING LEGEND

FFE	FINISHED FLOOR ELEV.	FG	FINISHED GRADE
BOW	BACK OF WALK	TW	TOP OF WALL
GB	GRADE BREAK	BW	BOTTOM OF WALL
TC	TOP OF CONCRETE	IE	INVERT ELEVATION
TBC	TOP BACK OF CURB	0.00%	DIRECTION OF DRAINAGE
TA	TOP OF ASPHALT	(00.00)	EXISTING ELEVATION
RIM	RIM ELEVATION	00.00 TBC	PROPOSED ELEVATION
FL	FLOWLINE		CARRY CURB (OTHER IS SPILL)
EG	EXIST GROUND	4808	EXISTING CONTOUR
LIP	LIP OF CURB	00	PROPOSED CONTOUR
		10	STORM DRAIN KEYED NOTE

TABULATIONS

BUILDING/ROOF AREA:	18,692 SF
LANDSCAPE AREA:	46,800 SF
PARKING LOT AND CONCRETE AREA:	89,370 SF
TOTAL AREA:	154,862 SF

PARKING LOT PAVEMENT DESIGN:

3" ASPHALT OVER
8" AGGREGATE BASE COURSE OVER
PROPERLY PREPARED & STABILIZED NATURAL SUBGRADE
SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE NATURAL SUBGRADE SOILS

Know what's below. Call before you dig.

BENCH MARK

EXIST 2" WATER METER VAULT LOCATED EAST OF THE PROPOSED BUILDING
RIM/BENCHMARK ELEV=4764.51

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

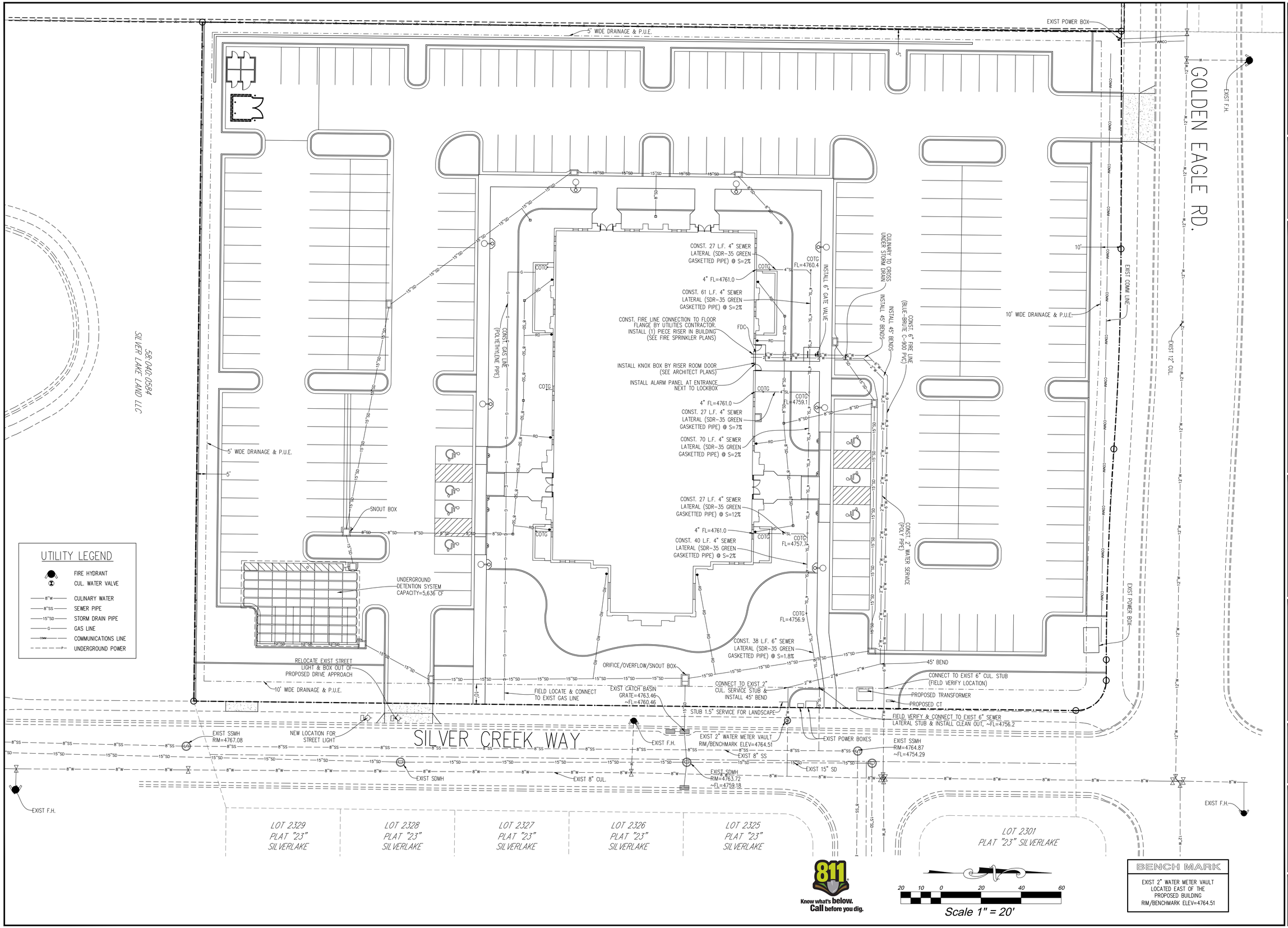
Stamp
REGISTERED PROFESSIONAL ENGINEER
4/29/22
No. 270393
DAVID W. PETERSON
STATE OF UTAH

A New Building for
Eagle Mountain UT Silver Lake
Eagle Mountain UT Silver Lake Stake
4091 North Silver Creek Way
Eagle Mountain, Utah 84005

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

Revisions		
Mark	Date	Description

Project Number 22-29
Plan Series Granger 300
Property Number 501269721010101
Date May 2, 2022
Sheet Title GRADING & DRAINAGE PLAN
Sheet C201



BENCH MARK

EXIST 2" WATER METER VAULT LOCATED EAST OF THE PROPOSED BUILDING RIM/BENCHMARK ELEV=4764.51

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

Stamp

REGISTERED PROFESSIONAL ENGINEER No. 270393 DAVID W. PETERSON STATE OF UTAH 4/29/22

A New Building for

Eagle Mountain UT Silver Lake

Eagle Mountain UT Silver Lake Stake

4091 North Silver Creek Way
Eagle Mountain, Utah 84005

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions		
Mark	Date	Description

Project Number
22-29

Plan Series
Granger 300

Property Number
501269721010101

Date
May 2, 2022

Sheet Title

UTILITY PLAN

Sheet

C202

CULTEC RECHARGER® 280HD SPECIFICATIONS

GENERAL

CULTEC RECHARGER 280HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

1. THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER WILL BE ARCHED IN SHAPE.
4. THE CHAMBER WILL BE OPEN-BOTTOMED.
5. THE CHAMBER WILL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 280HD SHALL BE 26.5 INCHES (673 mm) TALL, 47 INCHES (1194 mm) WIDE AND 8 FEET (2.44 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 280HD SHALL BE 7 FEET (2.13 m).
7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 21 INCHES (525 mm) HDPE.
8. THE CHAMBER WILL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. NOMINAL INSIDE DIMENSIONS OF THE SIDE PORTAL SHALL HAVE A WIDTH OF 11.25" [286 mm] AND HEIGHT OF 11.5" [292 mm]. THE SIDE PORTAL CAN ACCEPT A MAXIMUM OUTER DIAMETER (O.D.) PIPE SIZE OF 12.25 INCHES [311 mm].
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV® FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER 280HD CHAMBER WILL BE 6.079 FT3 / FT (0.565 m³ / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 280HD SHALL BE 42.553 FT³ / UNIT (1.205 m³ / UNIT) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
12. THE RECHARGER 280HD CHAMBER WILL SEVENTY-TWO DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER 280HD CHAMBER SHALL HAVE 15 CORRUGATIONS.
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, WILL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER 280RHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
16. THE RECHARGER 280SHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 9 INCHES (229 mm) HIGH X 35 INCHES (889 mm) WIDE.
17. THE RECHARGER 280IHD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 9 INCHES (229 mm) HIGH X 35 INCHES (889 mm) WIDE.
18. THE RECHARGER 280EHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
19. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE RECHARGER 280HD AND ACT AS CROSS FEED CONNECTIONS.
20. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
21. THE CHAMBER WILL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
22. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
23. THE CHAMBER SHALL BE MANUFACTURED IN AN IN AN ISO 9001:2015 CERTIFIED FACILITY
24. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S INSTALLATION INSTRUCTIONS.
25. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED TO MEET THE MATERIAL AND STRUCTURAL REQUIREMENTS OF IAPMO PS 63-2019, INCLUDING RESISTANCE TO AASHTO H-10 AND H-20 HIGHWAY LIVE LOADS, WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS.
26. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.65 m).

CULTEC HVLV® FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL

CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER 280HD STORMWATER CHAMBERS.

CHAMBER PARAMETERS

1. THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER WILL BE ARCHED IN SHAPE.
4. THE CHAMBER WILL BE OPEN-BOTTOMED.
5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
6. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
7. THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
8. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
9. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

GEOTEXTILE PARAMETERS

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M).
4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 L/MIN/SM) PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

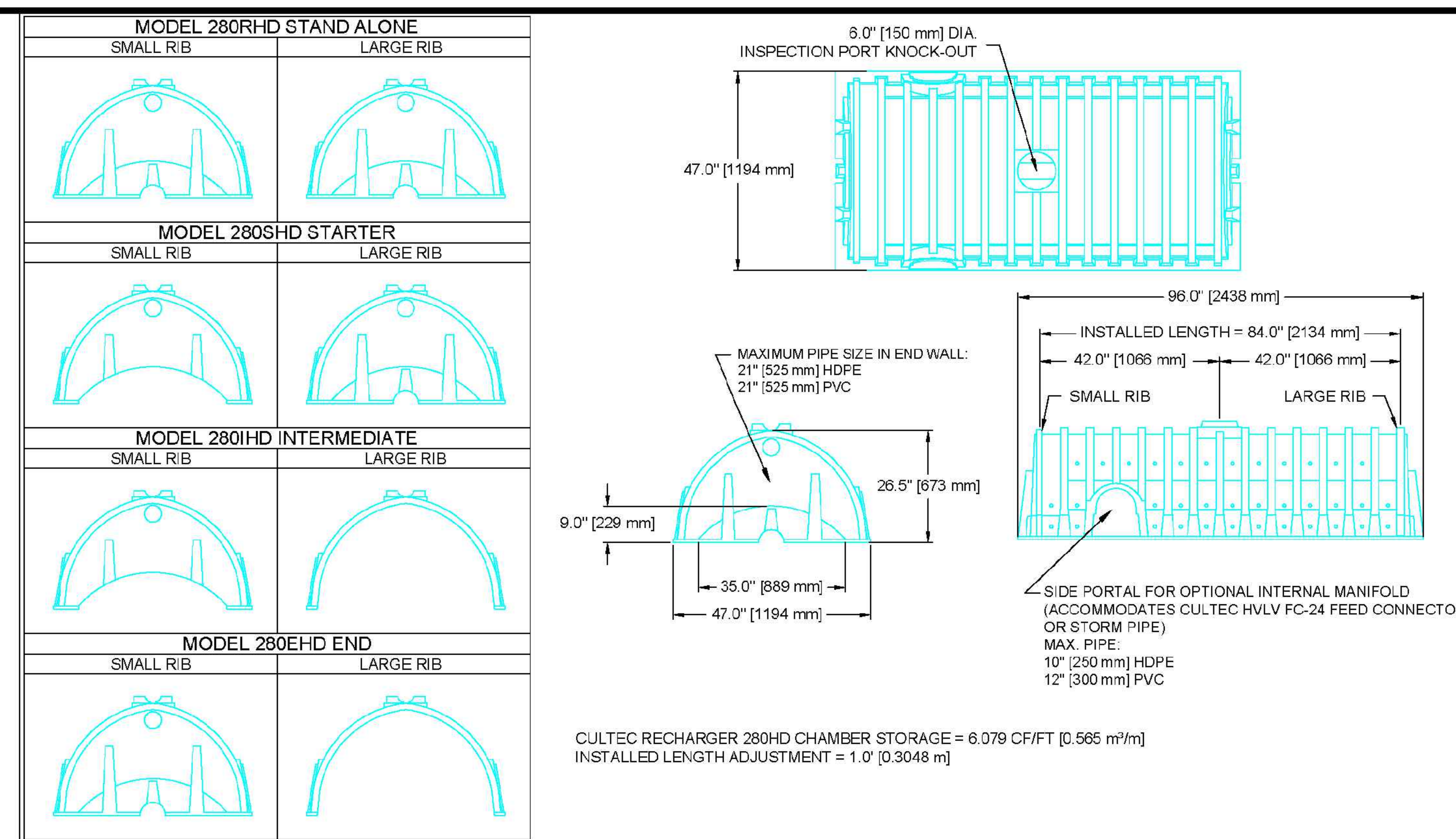
CULTEC NO. 4800™ WOVEN GEOTEXTILE

CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

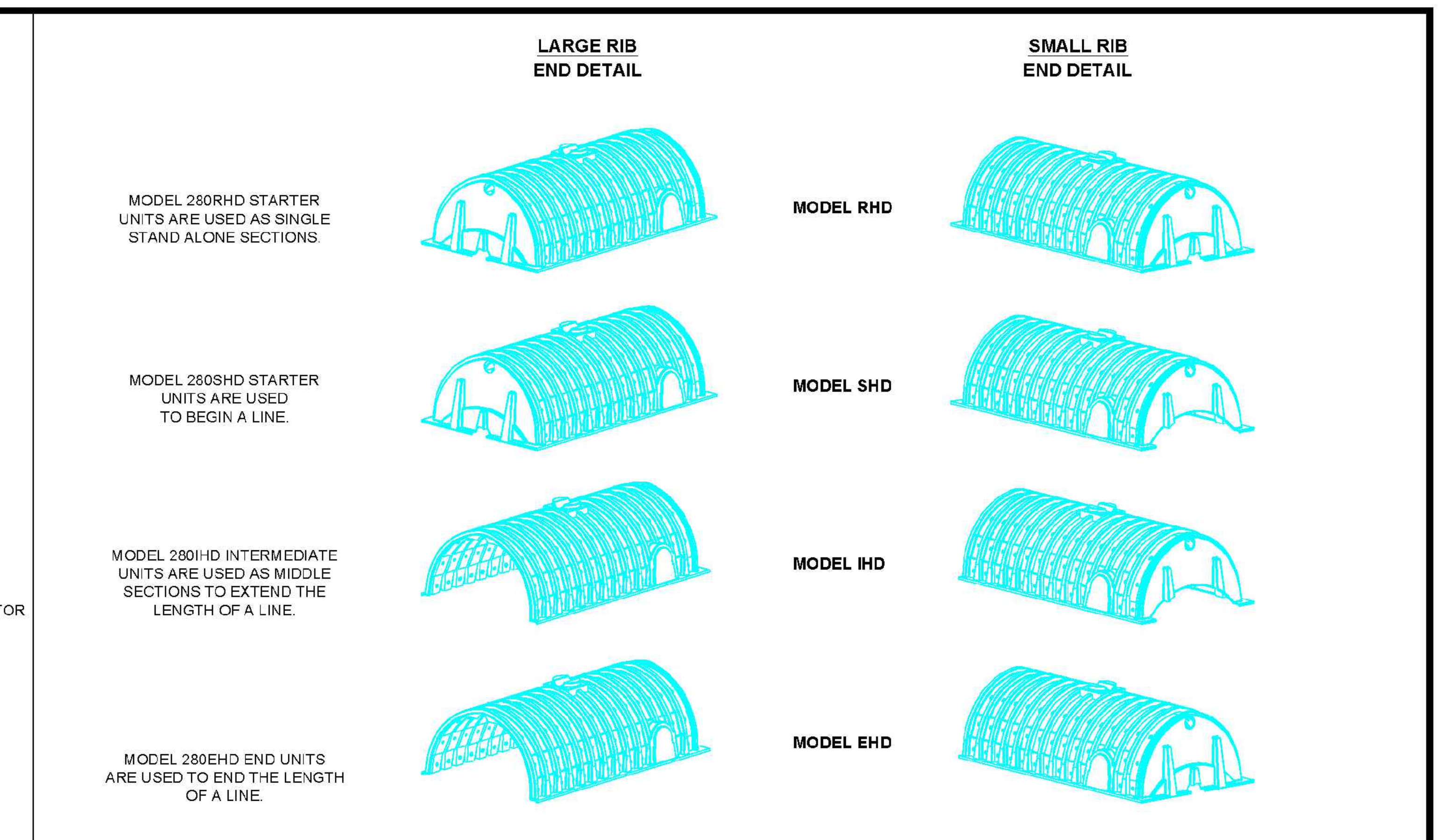
GEOTEXTILE PARAMETERS

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,096 LBS/FT (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2,740 LBS/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4533 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.15 SEC-1 PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT2 (470 LPM/M2) PER ASTM D4491 TESTING METHOD.
14. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING METHOD.

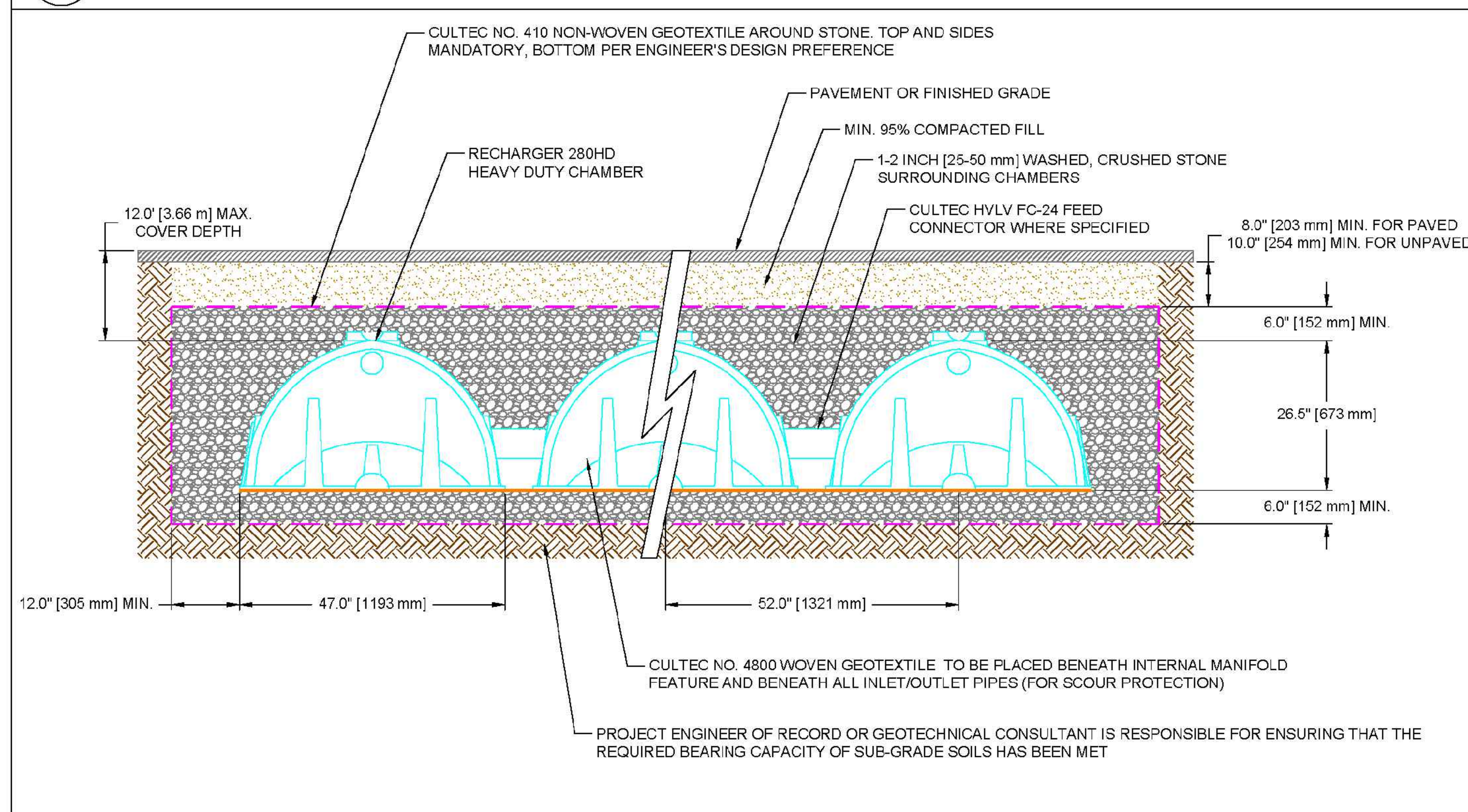
280HD 1.0 **GENERAL NOTES**



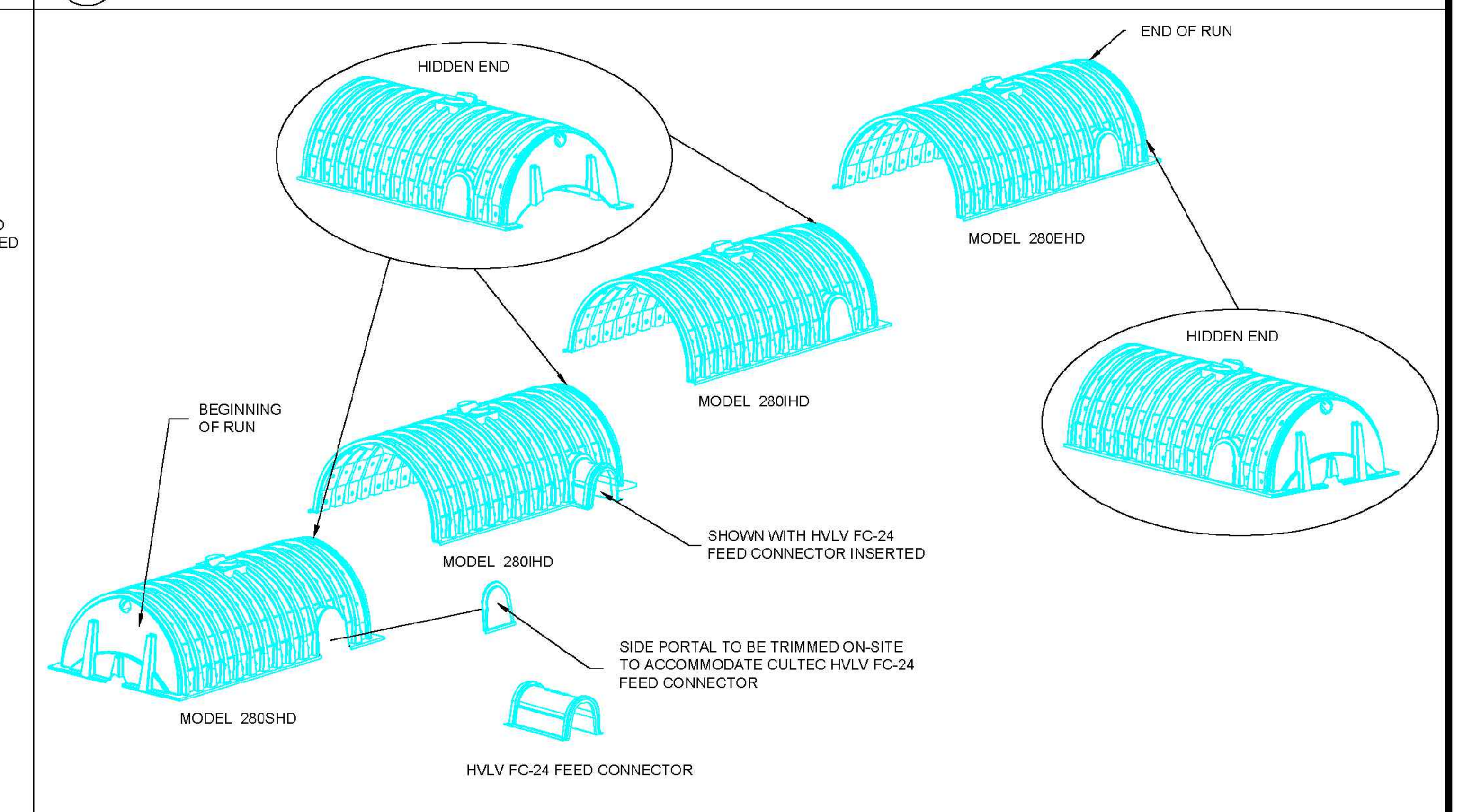
280HD 2.0 **CULTEC RECHARGER 280HD HEAVY DUTY THREE VIEW**



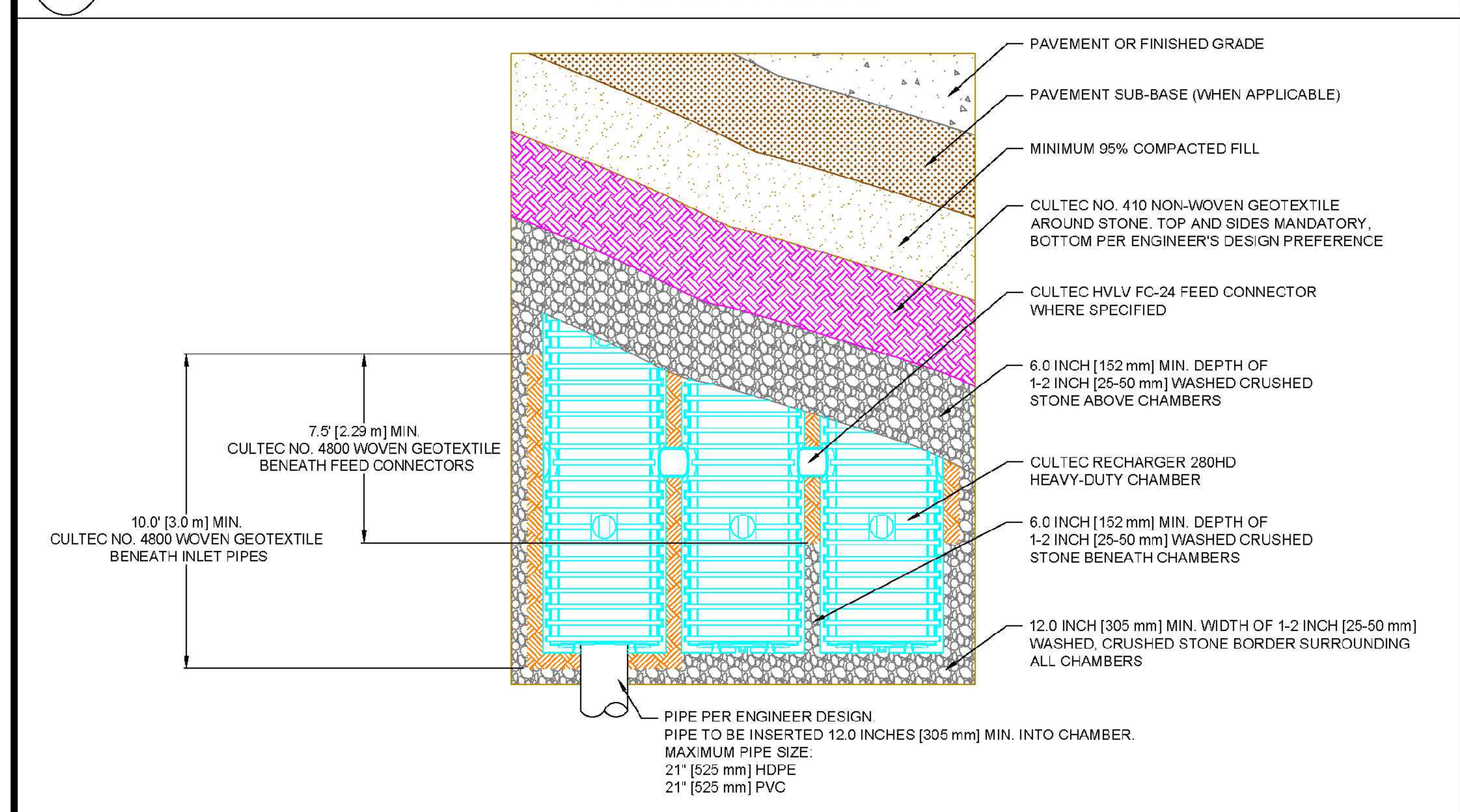
280HD 3.0 **CULTEC RECHARGER 280HD HEAVY DUTY END DETAIL INFORMATION**



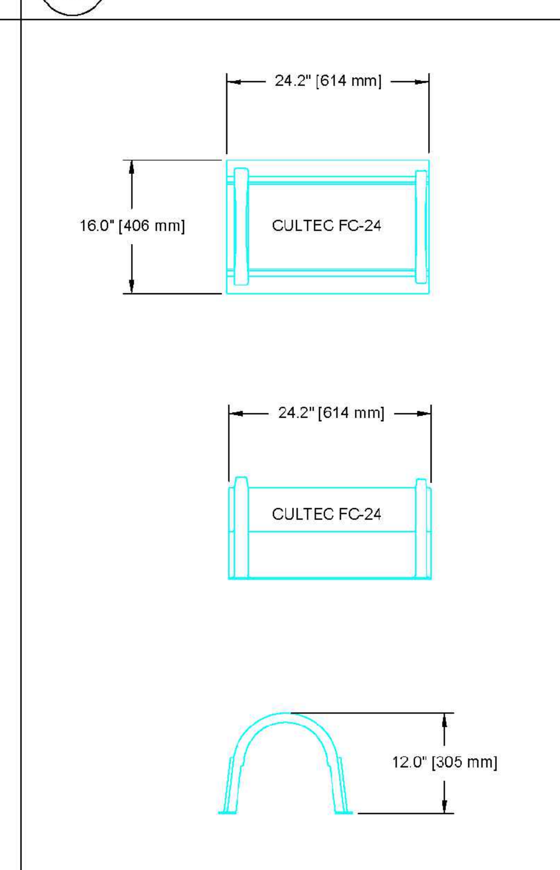
280HD 4.0 **CULTEC RECHARGER 280HD HEAVY DUTY CROSS SECTION**



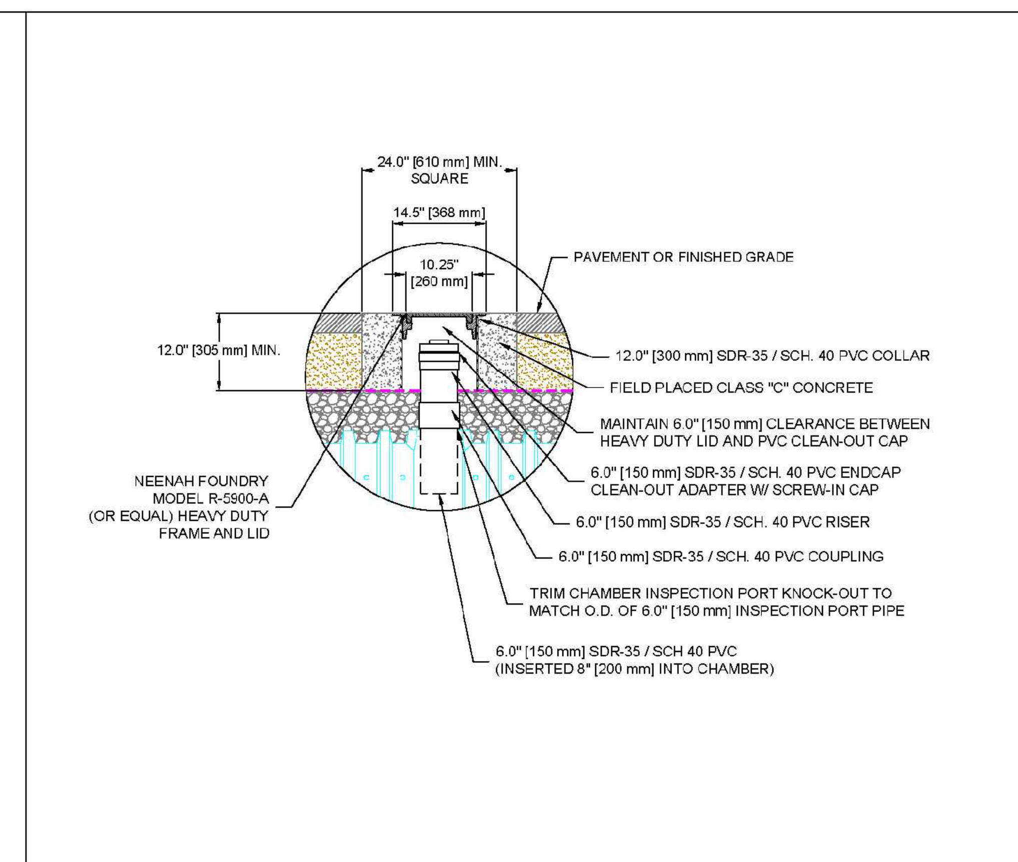
280HD 5.0 **CULTEC RECHARGER 280HD HEAVY DUTY TYPICAL INTERLOCK**



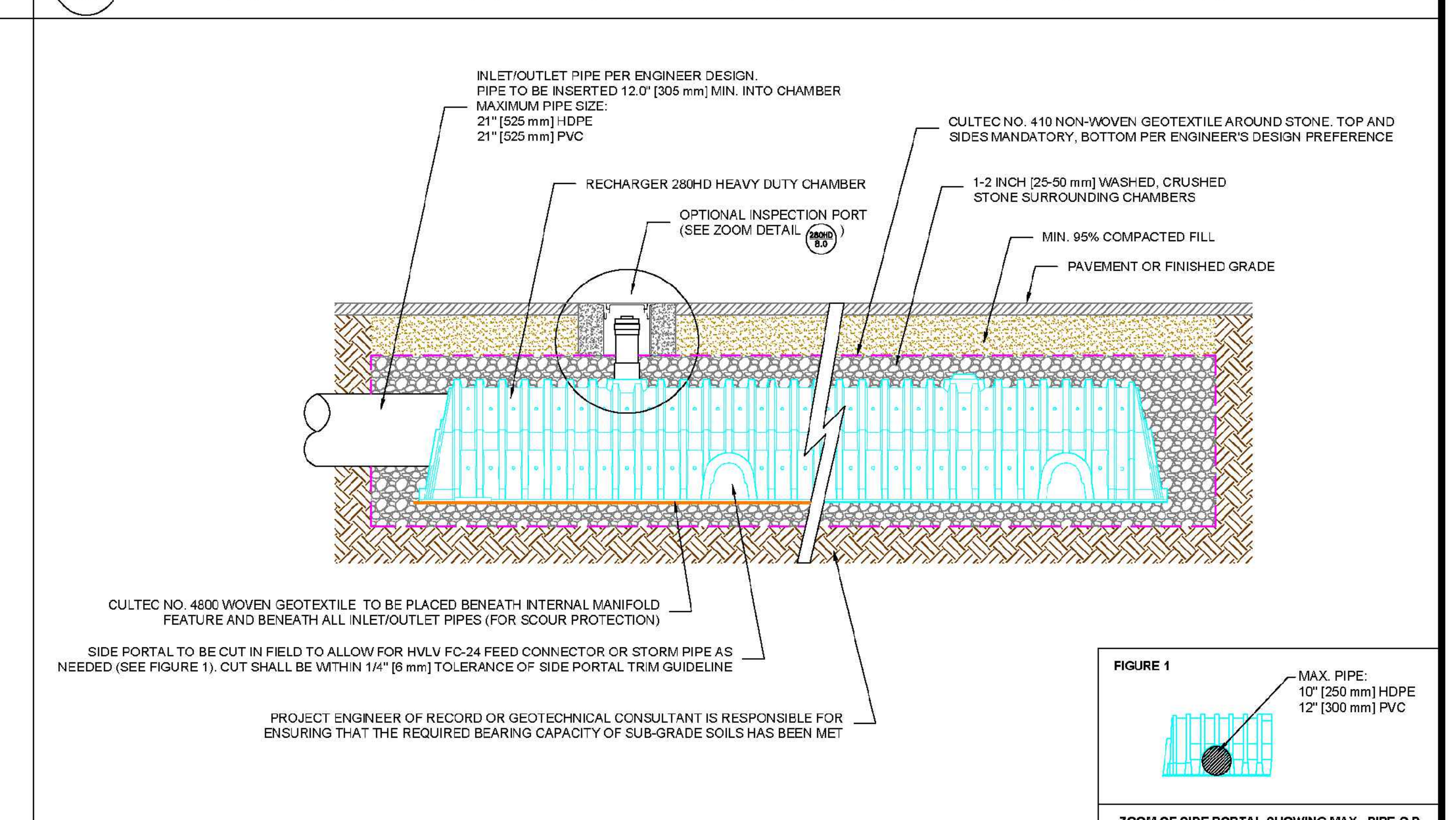
280HD 6.0 **CULTEC RECHARGER 280HD HEAVY DUTY PLAN VIEW**



280HD 7.0 **CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW**



280HD 8.0 **OPTIONAL INSPECTION PORT - ZOOM DETAIL**



280HD 9.0 **CULTEC INTERNAL MANIFOLD - OPTIONAL INSPECTION PORT DETAIL**

CULTEC, Inc.™
Subsurface Stormwater Management Systems
P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com
PH: (203) 775-4416
PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com
CULTEC

THIS DRAWING WAS PREPARED TO SUPPORT THE PROJECT ENGINEER OF RECORD FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE PROJECT ENGINEER OF RECORD TO ENSURE THAT THE CULTEC SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE PROJECT ENGINEER OF RECORD'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS.

RECHARGER 280HD
DETAIL SHEET
TRAFFIC APPLICATION

CULTEC STORMWATER CHAMBER			
PROJECT NO:		DATE:	2019
DRAWN BY:	CULTEC, INC	CHECKED BY:	TECH
SCALE:	N.T.S.	SHEET NO:	1 OF 1

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

Stamp

REGISTERED PROFESSIONAL ENGINEER
4/29/22
No. 270393
DAVID W. PETERSON
STATE OF UTAH

A New Building for
Eagle Mountain UT Silver Lake
Eagle Mountain UT Silver Lake Stake
4091 North Silver Creek Way
Eagle Mountain, Utah 84005

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

Revisions		
Mark	Date	Description

Project Number
22-29

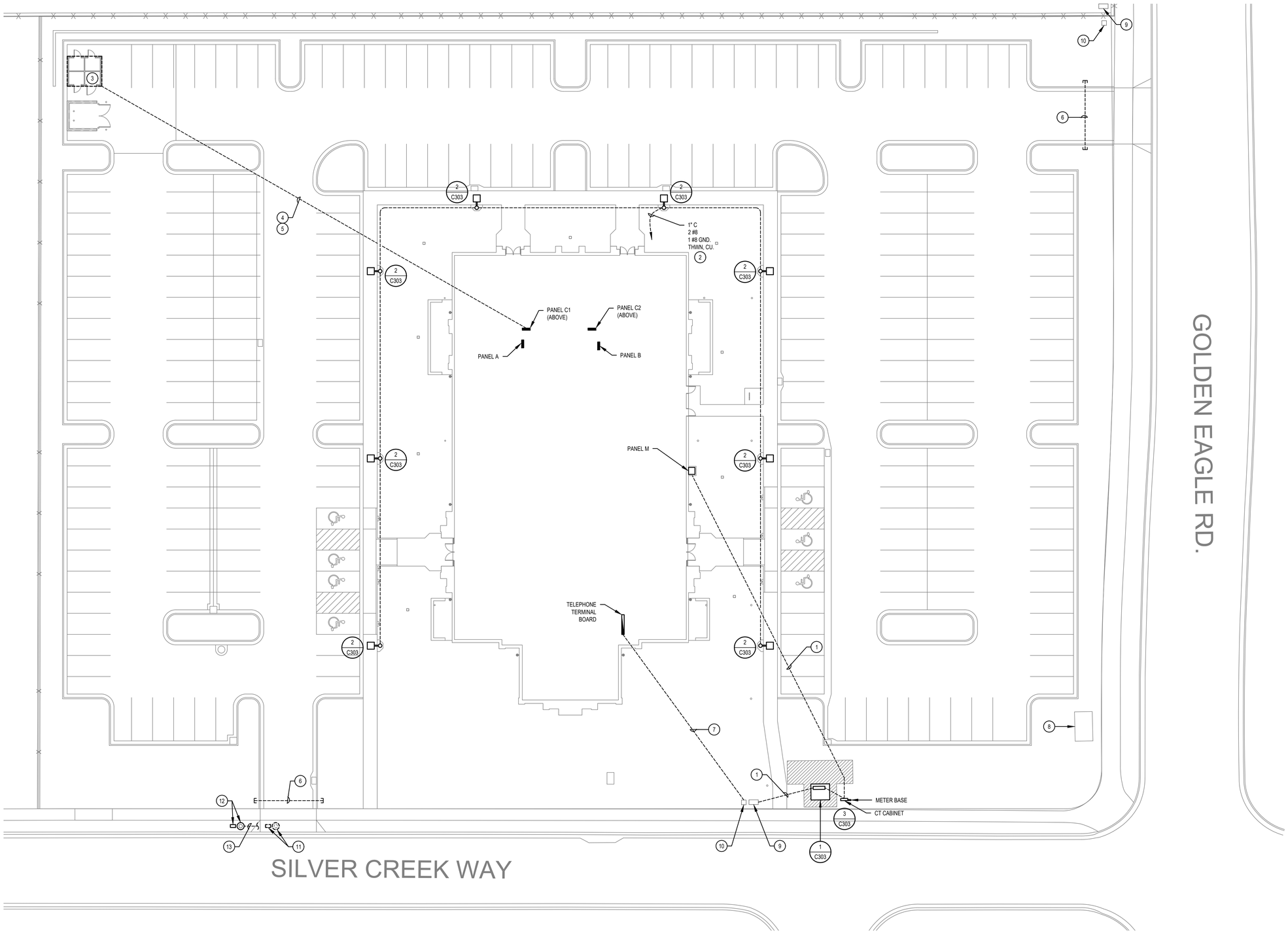
Plan Series
Granger 300

Property Number
501269721010101

Date
May 2, 2022

Sheet Title
CULTEC DETAILS

Sheet
C203



KEYED NOTES (#)

1. REFER TO SINGLE LINE DIAGRAM FOR CONDUIT AND CONDUCTOR REQUIREMENTS.
2. ROUTE THROUGH LIGHTING CONTROL PANEL. SEE DIAGRAM ON SHEET E603 FOR ADDITIONAL INFORMATION.
3. REFER TO ELECTRICAL DRAWINGS FOR STORAGE BUILDING ELECTRICAL REQUIREMENTS.
4. EXTEND ONE (1) 1-1/4" CONDUIT WITH BRANCH CIRCUIT C1-21,23 TO FEED STORAGE BUILDING.
5. SEAL CONDUITS AS REQUIRED SO WATER DOES NOT RUN BACK INTO THE BUILDING FROM THE STORAGE BUILDING.
6. TWO (2) 4" CONDUIT SLEEVES.
7. EXTEND ONE (1) 4" CONDUITS WITH TRUE TAPES FROM THE TELEPHONE TERMINAL BOARD TO THE LOCATION SHOWN. UTILIZE LONG SWEEP ELBOWS. COORDINATE EXACT STUB LOCATION AND ALL REQUIREMENTS WITH DIRECT COMMUNICATIONS PRIOR TO ANY ROUGH-IN.
8. EXISTING ROCKY MOUNTAIN POWER SWITCH. PROTECT FROM DAMAGED DURING ALL PHASES OF THE CONSTRUCTION.
9. EXISTING ROCKY MOUNTAIN POWER GROUND SLEEVE. PROTECT FROM DAMAGED DURING ALL PHASES OF THE CONSTRUCTION.
10. EXISTING DIRECT COMMUNICATIONS IN-GRADE JUNCTION BOX. COORDINATE ALL WORK WITH DIRECT COMMUNICATIONS PRIOR TO ANY ROUGH-IN.
11. EXISTING STREET LIGHT AND JUNCTION BOX TO BE RELOCATED. DISCONNECT POWER FROM EXISTING STREET LIGHT. REMOVE EXISTING POLE BASE COMPLETELY. REMOVE CONDUCTORS BACK TO NEXT LIGHT THAT IS TO REMAIN OR SOURCE.
12. RELOCATED STREET LIGHT AND JUNCTION BOX. SEE SHEET C304 FOR ADDITIONAL INFORMATION.
13. RECONNECT TO EXISTING STREET LIGHTING CIRCUIT. DO NOT SPLICE CIRCUIT. CIRCUIT SHALL BE CONTINUOUS FROM PREVIOUS STREET LIGHT OR SOURCE TO RELOCATED STREET LIGHT. STREET LIGHT TO FUNCTION THE SAME AS PRIOR TO THE REMOVAL. SEE SHEET C304 FOR ADDITIONAL INFORMATION.

GENERAL NOTES

1. ALL CONDUITS THAT ARE 1" AND LARGER THAT ARE ROUGH-IN UNDER THE SLAB SHALL BE PLACED UNDER THE VAPOR BARRIER.
2. ALL BELOW GRADE CONDUITS AND LIGHT POLE CONDUITS SHALL BE PLACED BELOW THE GRAVEL BASE. DO NOT INSTALL CONDUIT ON TOP OF GRAVEL, DIRECTLY BELOW THE SIDEWALK / BUILDING SLAB OR WITHIN THE GRAVEL BASE.

UTILITY REQUIREMENTS

1. BURY CONDUITS PER UTILITY REQUIREMENTS. REFER TO SHEET C303 FOR TYPICAL TRENCHING REQUIREMENTS.
2. VERIFY AND COMPLY WITH ALL ROCKY MOUNTAIN POWER, CENTURYLINK AND COMCAST REQUIREMENTS.
3. INCLUDE IN BID ALL LINE EXTENSION FEES, UNDERGROUND FEES, AND ALL MISC. FEES CHARGED BY ROCKY MOUNTAIN POWER, CENTURYLINK AND COMCAST.

UTILITY COORDINATION

THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND VERIFY ALL REQUIREMENTS AND LOCATIONS TO EXTEND CONDUITS FOR UTILITY USE WITHIN 2 WEEKS OF THE CONTRACT AWARD. THE CONTRACTOR SHALL NOT ROUGH-IN ANY CONDUITS UNTIL THE UTILITY COORDINATION IS COMPLETE AND ALL LOCATIONS ARE KNOWN. THE CONTRACTOR SHALL PROVIDE TO THE ARCHITECT AND ENGINEER A WRITTEN, SIGNED STATEMENT, INCLUDING A SKETCH OF LOCATIONS, FROM THE UTILITY COMPANY NOTIFYING THEM THAT THEY HAVE COORDINATED AND VERIFIED ALL REQUIREMENTS. IF THE CONTRACTOR DOES NOT COORDINATE AND VERIFY THE REQUIREMENTS WITH THE UTILITIES OR PROVIDE A WRITTEN STATEMENT FROM THE UTILITY COMPANY TO THE ARCHITECT AND ENGINEER ALL CHANGES DUE TO LACK OF COORDINATION WILL BE DONE AT NO ADDITIONAL EXPENSE TO THE OWNER.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

ROCKY MOUNTAIN POWER REPRESENTATIVE:
WYATT HANSEN
801.756.1259

DIRECT COMMUNICATIONS REPRESENTATIVE:
JEREMY NIELSON
801.789.2833

ELECTRICAL SITE PLAN

SCALE: 1" = 20'-0"

NORTH

ENVISION ENGINEERING
240 East Morris Ave. Suite 200
South Salt Lake City, UT 84115
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p (801) 534-1080
www.envisioneng.com

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

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REGISTERED PROFESSIONAL ENGINEER
DAVID F. WHITTON
No.264397
STATE OF UTAH
2022/04/26

A New Building for
Eagle Mountain UT Silver Lake
Eagle Mountain UT Silver Lake Stake
4091 North Silver Creek Way
Eagle Mountain, Utah 84005

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

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Project Number
22-29
Plan Series
Granger 300
Property Number
501269721010101
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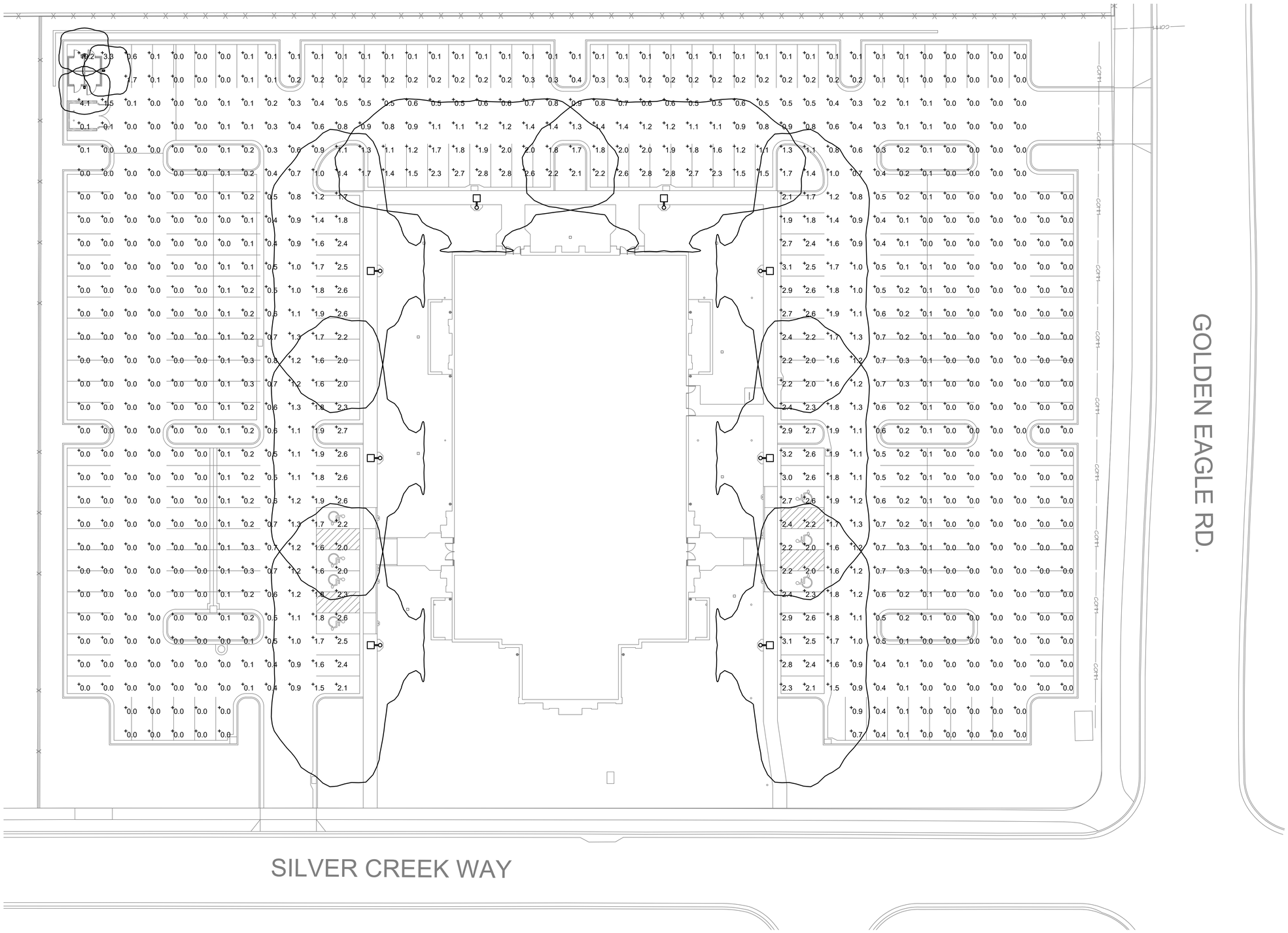
May 2, 2022

Sheet Title
ELECTRICAL SITE PLAN

Sheet
C301



ELECTRICAL SITE ILLUMINATION PLAN

SCALE: 1" = 20'-0"

NORTH

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240 East Morris Ave, Suite 200
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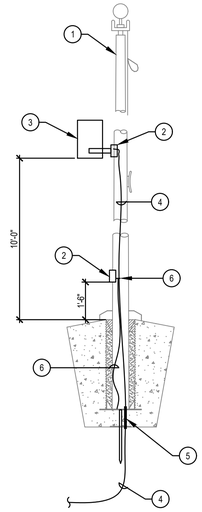
May 2, 2022

Sheet Title
ELECTRICAL SITE ILLUMINATION PLAN

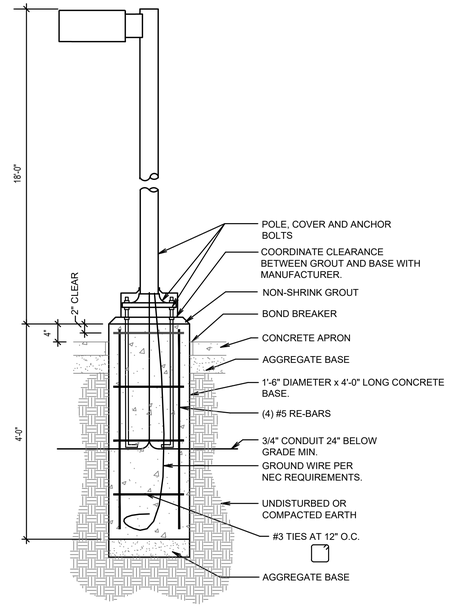
Sheet
C302

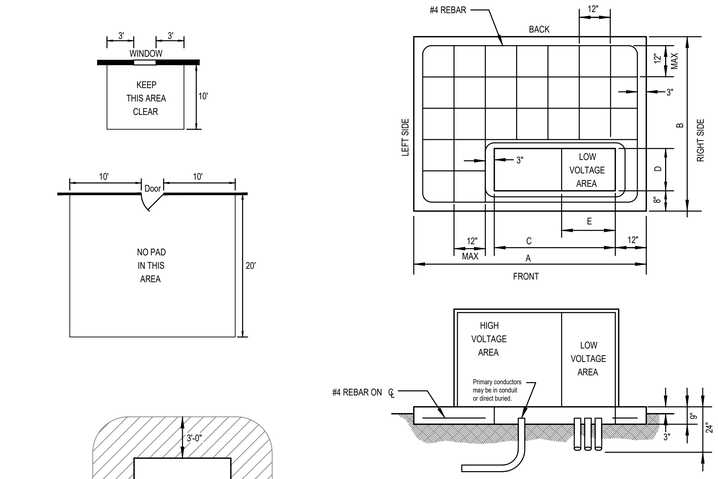


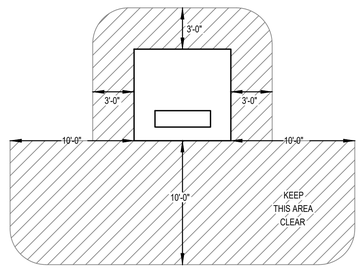
4 FLAG POLE LIGHT FIXTURE MOUNTING DETAIL
SCALE: NONE

FLAG POLE LIGHT KEYED NOTES: (F#)

1. FLAG POLE. REFER TO THE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PROVIDE POLE WITH 4" X 4" HAND HOLES AT THE BASE FOR ACCESS TO WIRING AND GROUNDING AND 10' AFF FOR THE INSTALLATION OF THE LIGHT FIXTURE. PROVIDE APPROPRIATELY SIZED WEATHERPROOF COVERS. PROVIDE CENTER REJECTION PIN HARDWARE FOR THE HAND HOLE AT THE BASE OF THE POLE.
3. FURNISH AND INSTALL A YOKE MOUNTED, ADJUSTABLE LED, IP65 RATED FLOOD LIGHT BY ANY OF THE FOLLOWING MANUFACTURERS:
   HYDREL #TPS118LEDWHT53KMVOLTMFLYMWPTL
   GARDCO #DFL7JWHFL35LACWUNIVNPF
   AAL #ON-18LED-BWMALNWANPS4N
   AMERLUX #AC3.53540Y.
   AIM THE FIXTURE SO THAT IT LIGHTS THE FLAG REGARDLESS OF THE DIRECTION IT FLIES.
4. ROUTE BRANCH CIRCUIT INSIDE THE POLE TO CIRCUIT AS CALLED OUT, SEE SHEET C301. ROUTE CONDUCTORS IN A 3/4" CONDUIT FROM THE POLE TO THE PANEL.
5. EXTEND THE CONDUCTORS THROUGH A 3/4" CONDUIT IN THE STEEL BASE.
6. PROVIDE GROUNDING PER NEC 410.30. PROVIDE A #6 GROUNDING CONDUCTOR AND BOND TO THE POLE STRUCTURAL SPIKE PROVIDED WITH THE POLE BASE.



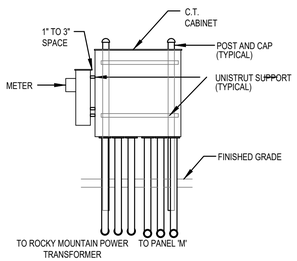




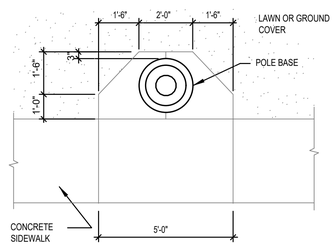
TRANSFORMER PAD DIMENSION CHART					
TRANSFORMER	DIMENSIONS				
RATING	A	B	C	D	E
75-500 KVA	84"	78"	48"	15"	20"
750-2500 KVA	96"	82"	60"	16"	30"

COORDINATE ALL REQUIREMENTS WITH ROCKY MOUNTAIN POWER. REFER TO THE CURRENT ESR MANUAL FOR ALL PAD AND CLEARANCE REQUIREMENTS.

1 ROCKY MOUNTAIN POWER TRANSFORMER PAD DETAIL
SCALE: NONE



3 CT CABINET/METER MOUNTING DETAIL
SCALE: none



PLAN VIEW
REFER TO ARCHITECTURAL SITE PLAN FOR EXACT LOCATIONS

2 TYPICAL POLE BASE DETAIL
SCALE: NONE

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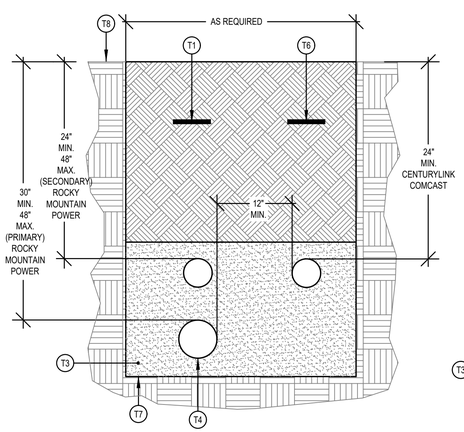
TRENCHING KEYED NOTES: (T#)

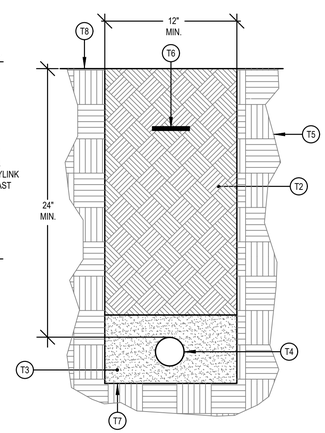
1. MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED ELECTRIC CONDUITS BELOW" DIRECTLY OVER POWER CONDUITS 6" MINIMUM BELOW GRADE.
2. CLEAN BACKFILL CONTAINING NO ROCKS LARGER THAN 4" DIA.
3. BACKFILL MATERIAL WITHIN 4" TO 6" OF CONDUIT SHALL PASS THROUGH A 3/4" SIEVE FRAME OR SAND WITHOUT ANY SHARP OR FOREIGN OBJECTS.
4. ALL CONDUITS SHOWN SHALL BE SCHEDULE 40 PVC.
5. UNDISTURBED EARTH.
6. MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED DATA/COMMUNICATION CONDUIT BELOW" DIRECTLY OVER DATA/COMM CONDUITS.
7. TRENCHES SHALL BE A UNIFORM DEPTH FOR ENTIRE LENGTH OF TRENCH SO CONDUITS CAN SIT FLAT (HORIZONTAL) WITH THE GROUND.
8. FINISHED GRADE.

TRENCHING GENERAL NOTES:

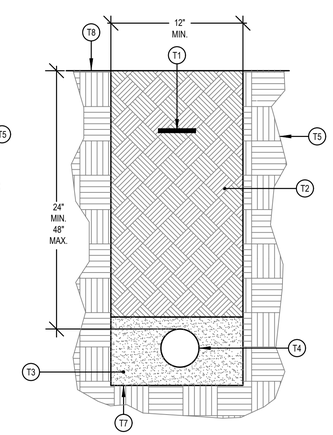
1. PROVIDE PULL 1/4" NYLON ROPES IN ALL CONDUITS.
2. HORIZONTAL AND VERTICAL SEPARATION BETWEEN CONDUIT SHALL BE MAINTAINED BY INSTALLING HIGH IMPACT SPACERS WITH HORIZONTAL INTERVALS OF EIGHT FEET.
3. ALL MARKER TAPE SHALL CONTAIN #10 TRACER WIRE.
4. REFER TO THE ROCKY MOUNTAIN POWER SIX STATE ESR FOR ADDITIONAL INFORMATION.
5. VERIFY ALL REQUIREMENTS WITH CENTURYLINK AND COMCAST PRIOR TO TRENCHING.



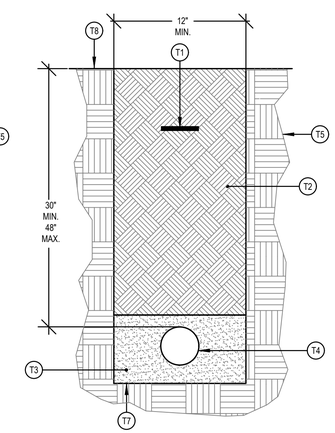
8 TRENCH DETAIL - JOINT USE
SCALE: NONE ROCKY MOUNTAIN POWER / CENTURYLINK / COMCAST (JOINT USE)



7 TRENCH DETAIL
SCALE: NONE CENTURYLINK / COMCAST



6 TRENCH DETAIL
SCALE: NONE ROCKY MOUNTAIN POWER (SECONDARY POWER)



5 TRENCH DETAIL
SCALE: NONE ROCKY MOUNTAIN POWER (PRIMARY POWER)

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REGISTERED PROFESSIONAL ARCHITECT DAVID F. WHITTON No.264397 STATE OF UTAH
2022/04/26

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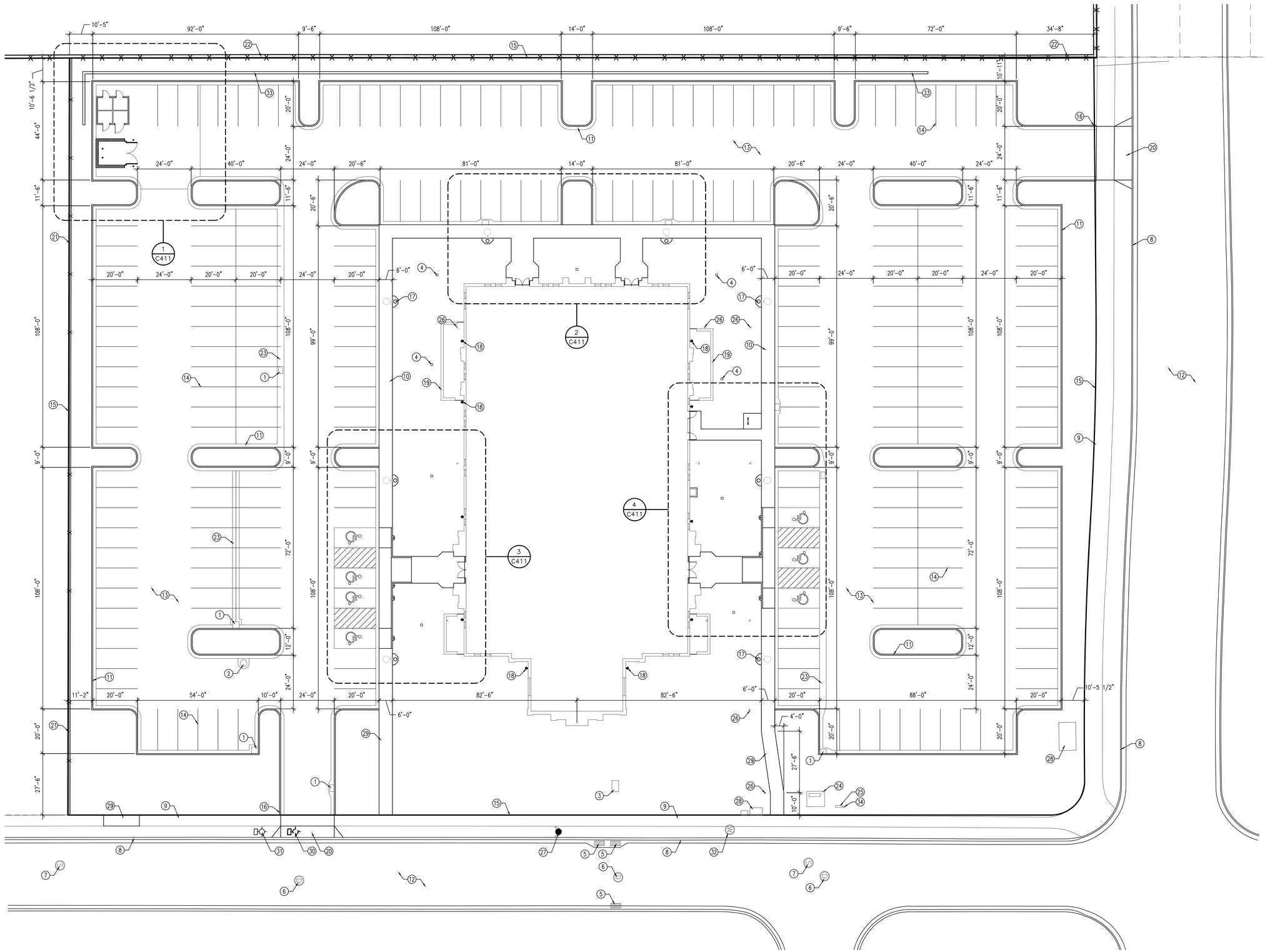
Sheet Title
ELECTRICAL SITE PLAN DETAILS

Sheet
C303



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

GENERAL NOTES

1. CONCRETE RADII ARE 4'-0" UNLESS NOTED OTHERWISE
2. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS
3. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO
4. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.

KEYED NOTES

1. STORM DRAIN CATCH BASIN; SEE C201 AND C503
2. STORM DRAIN MANHOLE WITH 1'-0" CONCRETE COLLAR; SEE C201 AND C503
3. STORM DRAIN OVERFLOW / ORIFICE BOX WITH GRATE; SEE C201 AND C503
4. STORM DRAIN NYLOPLAST YARD DRAIN WITH DOMED GRATE; SEE C201 AND C503
5. EXISTING STORM DRAIN CATCH BASIN TO REMAIN; PROTECT DURING CONSTRUCTION
6. EXISTING STORM DRAIN MANHOLE TO REMAIN; PROTECT DURING CONSTRUCTION
7. EXISTING SANITARY SEWER MANHOLE TO REMAIN; PROTECT DURING CONSTRUCTION
8. EXISTING CONCRETE CURB AND GUTTER TO REMAIN; PROTECT DURING CONSTRUCTION
9. EXISTING CONCRETE WALK TO REMAIN; PROTECT DURING CONSTRUCTION
10. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
11. CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
12. EXISTING ASPHALT ROAD TO REMAIN; PROTECT DURING CONSTRUCTION
13. ASPHALT PAVEMENT; SEE A/C502
14. 4" WIDE PAINTED PARKING STRIPS; TYPICAL
15. PROPERTY LINE
16. TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
17. LIGHT POLE; SEE ELECTRICAL
18. DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
19. MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
20. CONCRETE DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS; SAWCUT AND REMOVE EXISTING CURB AND WALK; INSTALL NEW PER EAGLE MOUNTAIN CITY STANDARDS
21. 6'-0" TALL SOLID VINYL FENCE WITH CONCRETE MOW STRIP; SEE G/C502
22. EXISTING CHAINLINK FENCE TO REMAIN; PROTECT DURING CONSTRUCTION
23. CONCRETE WATERWAY; SEE C201 AND E/C501
24. TRANSFORMER; SEE ELECTRICAL
25. CT CABINET; SEE ELECTRICAL
26. CLEAN OUT TO GRADE; SEE C203 AND K/C502
27. EXISTING FIRE HYDRANT TO REMAIN; PROTECT DURING CONSTRUCTION
28. EXISTING TRANSFORMER TO REMAIN; PROTECT DURING CONSTRUCTION
29. CONCRETE WALK; SEE A/C501
30. EXISTING STREET LIGHT TO BE REMOVED AND RELOCATED; SEE ELECTRICAL
31. INSTALL SALVAGED STREET LIGHT; SEE ELECTRICAL
32. EXISTING WATER METER VAULT TO REMAIN; PROTECT DURING CONSTRUCTION
33. CONCRETE RETAINING WALL; ARCHITECTURAL FINISH; SEE C201 AND H/C504
34. METER BASE; SEE ELECTRICAL

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Sheet Title
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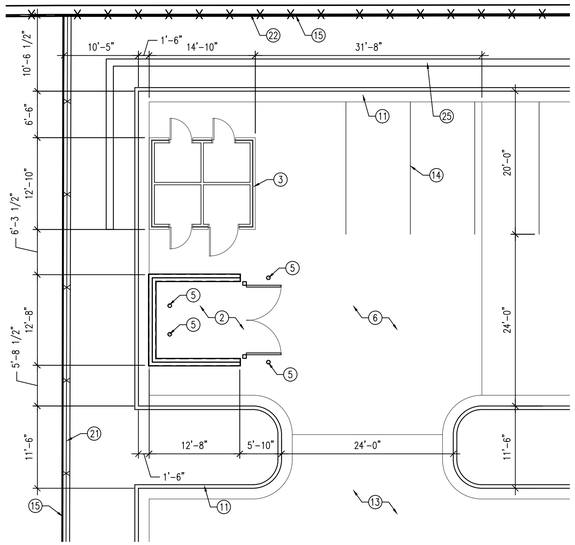
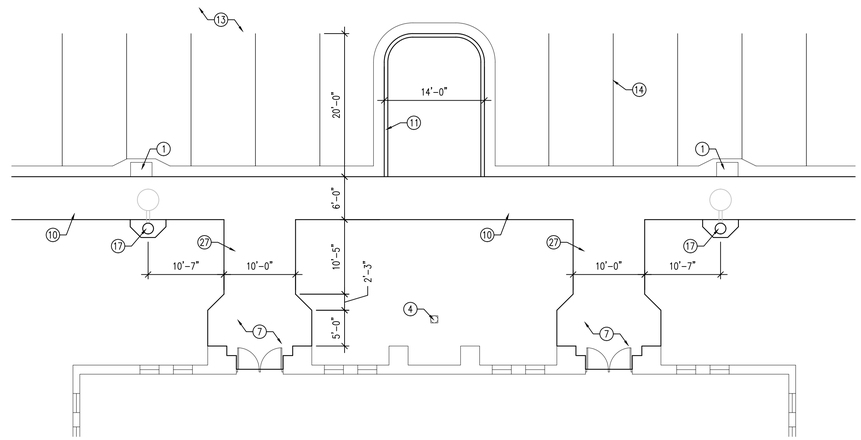
Sheet
C401



1 ENLARGED SITE PLAN

SCALE: 1" = 10'-0"

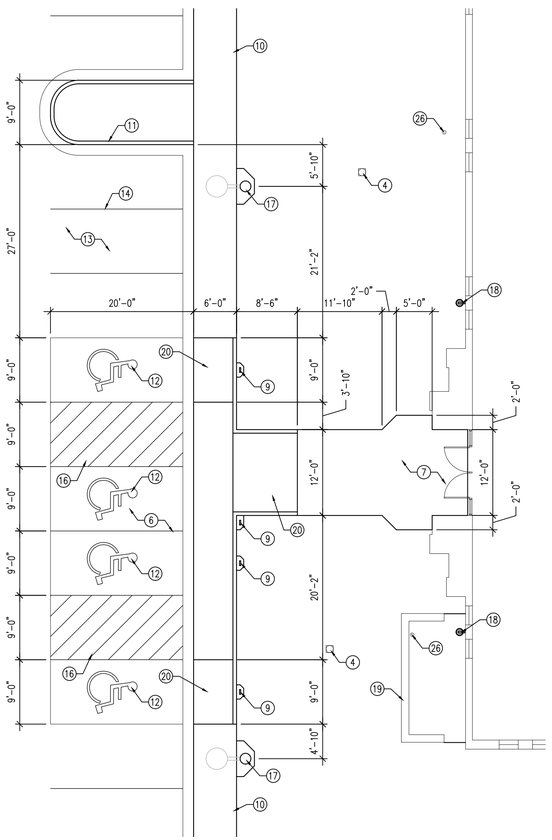
NORTH



2 ENLARGED SITE PLAN

SCALE: 1" = 10'-0"

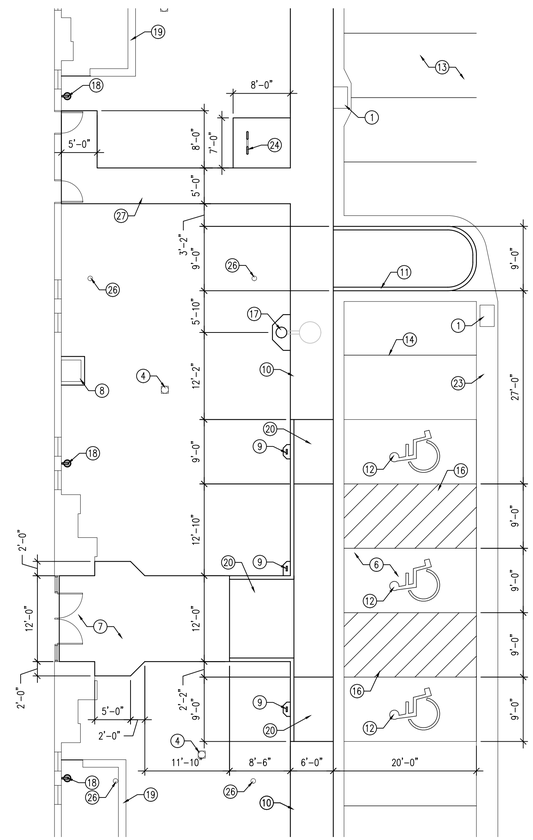
NORTH



3 ENLARGED SITE PLAN

SCALE: 1" = 10'-0"

NORTH



4 ENLARGED SITE PLAN

SCALE: 1" = 10'-0"

NORTH

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4. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.

KEYED NOTES

1. STORM DRAIN CATCH BASIN; SEE C201 AND C503
2. DUMPSTER ENCLOSURE; SEE A/C504, B/C504 AND C/C504
3. STORAGE BUILDING; SEE C811
4. STORM DRAIN NYLOPLAST YARD DRAIN WITH DOMED GRATE; SEE C201 AND C503
5. BOLLARD; SEE C/C502
6. CONCRETE PAVEMENT; SEE D/C502
7. CONCRETE ENTRY; TYPICAL; SEE H/C501
8. MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
9. ACCESSIBLE STALL SIGNAGE; SEE B/C502
10. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
11. CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
12. PAINTED ACCESSIBLE SIGN
13. ASPHALT PAVEMENT; SEE A/C502
14. 4" WIDE PAINTED PARKING STRIPS; TYPICAL
15. PROPERTY LINE
16. PAINTED ACCESSIBLE AISLE
17. LIGHT POLE; SEE ELECTRICAL
18. DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
19. MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
20. CONCRETE ACCESSIBLE RAMP; K/C501
21. 6'-0" TALL SOLID VINYL FENCE WITH CONCRETE MOW STRIP; SEE G/C502
22. EXISTING CHAINLINK FENCE TO REMAIN; PROTECT DURING CONSTRUCTION
23. CONCRETE WATERWAY; SEE C201 AND E/C501
24. BIKE RACK WITH CONCRETE PAD; SEE J/C502
25. CONCRETE RETAINING WALL; ARCHITECTURAL FINISH; SEE C201 AND H/C504
26. CLEAN OUT TO GRADE; SEE C203 AND K/C502
27. CONCRETE WALK; SEE A/C501

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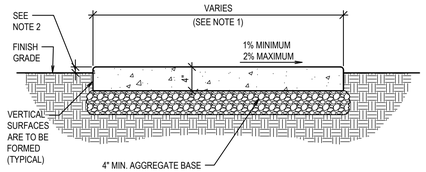
Sheet Title

ENLARGED ARCHITECTURAL SITE PLANS

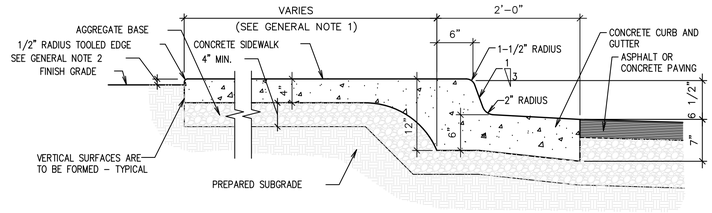
Sheet

C411

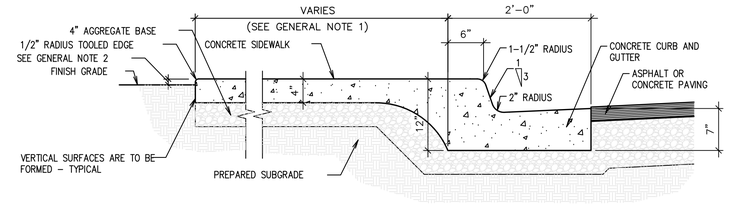


A SIDEWALK DETAIL

SCALE: N.T.S.



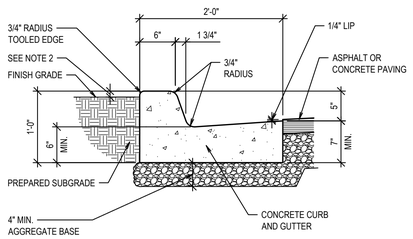
ON SITE WHEN WATER DRAINS AWAY FROM CURB



ON SITE WHEN WATER DRAINS TOWARD CURB

B INTEGRAL SIDEWALK, CURB AND GUTTER

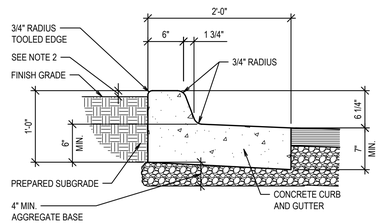
SCALE: N.T.S.



FOR USE WHERE WATER DRAINS TOWARD CURB

C CURB AND GUTTER - IN FLOW

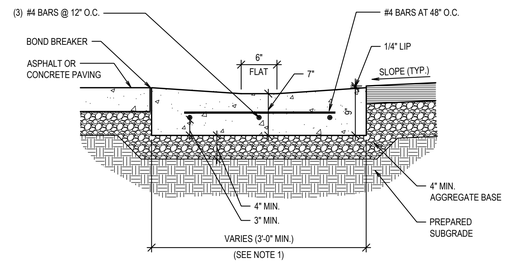
SCALE: N.T.S.



FOR USE WHERE WATER DRAINS AWAY FROM CURB

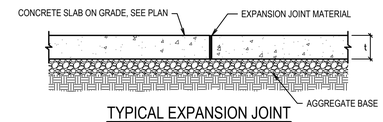
D CURB AND GUTTER - OUT FLOW

SCALE: N.T.S.



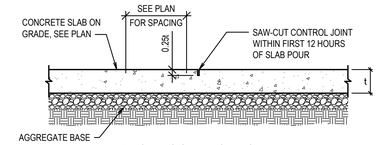
CONCRETE WATERWAY - FLAT DRAINAGE STRUCTURE

SCALE: N.T.S.



TYPICAL EXPANSION JOINT

(SIDEWALK, CURB AND GUTTER, MOWSTRIP, APRON, FLAT DRAINAGE STRUCTURES AND MECHANICAL ENCLOSURES)

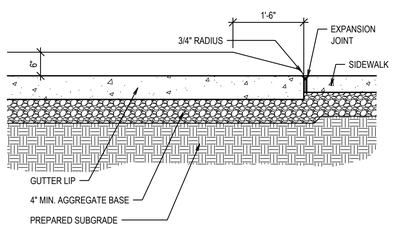


TYPICAL CONTROL JOINT

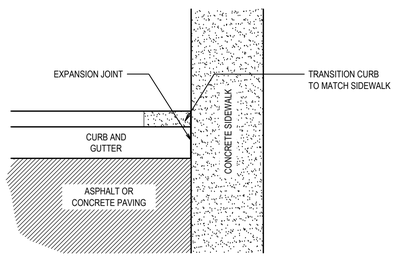
(SIDEWALK, CURB AND GUTTER, MOWSTRIP, APRON, FLAT DRAINAGE STRUCTURES AND MECHANICAL ENCLOSURES)

F EXPANSION AND CONTROL JOINT

SCALE: N.T.S.



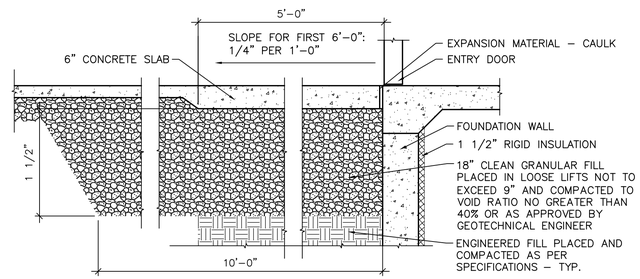
SECTION



PLAN

G CURB TRANSITION

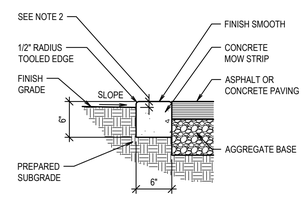
SCALE: N.T.S.



TYPICAL OF ALL ENTRIES

H ENTRY DETAIL

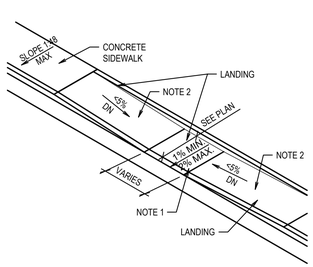
SCALE: N.T.S.



LAWN AREAS

J MOW STRIP

SCALE: N.T.S.



NOTES:

1. UNLESS REQUIRED OTHERWISE BY THE AUTHORITY HAVING JURISDICTION, USE A LIGHT BROOM FINISH ON RAMPS AND LANDINGS TO MATCH THE FINISHES ON THE SIDEWALKS.
2. 5% (MAXIMUM) IN DIRECTION OF TRAVEL. LIMIT CROSS SLOPE ON SIDEWALKS 2%.
3. ALL LANDINGS MUST HAVE 1:48 CROSS SLOPE AND RUNNING SLOPE. LANDING MUST BE AS WIDE AS THE RAMP.
4. CROSS SLOPE ON RAMP MUST BE 1:48 OR LESS.
5. COUNTER SLOPES OF ADJOINING GUTTERS AND PAVING ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20 (5%), ALTHOUGH CODE ALLOWS A 1V/12H (8.33%) SLOPE.

K ACCESSIBLE SLOPED WALK DETAILS

SCALE: N.T.S.

GENERAL NOTES

1. SEE SITE PLAN FOR APRON, MOW STRIP AND SIDEWALK LOCATIONS AND WIDTHS.
2. 1" PRIOR TO SEEDING, 2" PRIOR TO SODDING AND 4" IN PLANTING AREAS.
3. EXPANSION JOINT MATERIAL SHALL BE RECESSED 1/4" WHERE SEALANT IS NOT APPLIED, AND 1/2" WHERE SEALANT IS APPLIED.
4. EXTERIOR CONCRETE :
   USE 4,500 PSI. MIN. IF EXPOSED TO FREEZE-THAW CYCLES AND/OR DE-ICER SALTS. USE 3,000 PSI MIN. OTHERWISE EXCEPT USE 4000 PSI AT CONCRETE PAVING.
5. CONTRACTOR TO INSTALL EXPANSION AND CONTROL JOINTS AS REQUIRED PER THE SPECIFICATIONS.
6. ALL AGGREGATES SHALL SATISFY ASTM AND DEPARTMENT OF TRANSPORTATION STRENGTH AND DURABILITY REQUIREMENTS. GRANITE AGGREGATES ARE PREFERRED BUT HIGH QUALITY LIMESTONE AGGREGATES ARE ACCEPTABLE. SEE SPECIFICATION.
7. ALL REINFORCING BARS ARE TO BE EPOXY COATED, IN CONCRETE CURBS, GUTTERS, SIDEWALKS, PAVING, BASINS.

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

Stamp

A New Building for
Eagle Mountain UT Silver Lake
Eagle Mountain UT Silver Lake Stake
4091 North Silver Creek Way
Eagle Mountain, Utah 84005

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

Revisions		
Mark	Date	Description

Project Number
22-29

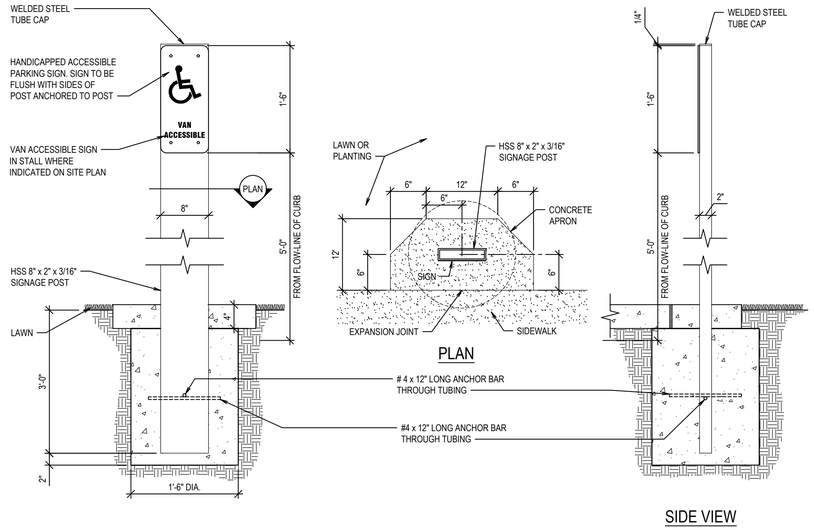
Plan Series
Granger 300

Property Number
50126972101010101

Date
May 2, 2022

Sheet Title
SITE DETAILS

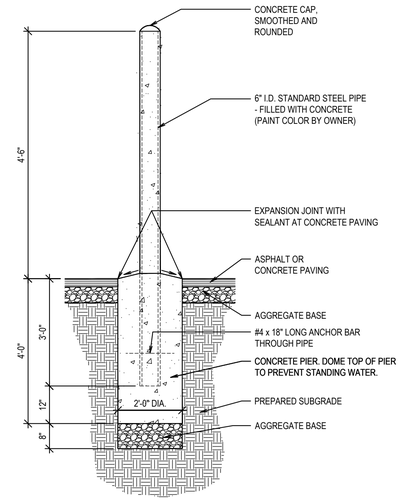
Sheet
C501



STEEL PER DIVISION 05
INSTALL PER DIVISION 03

B ACCESSIBLE STALL SIGN (TRAFFIC SIGNAGE)

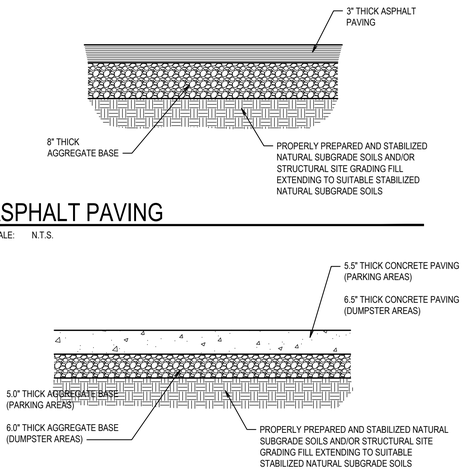
SCALE: N.T.S.



STEEL PER DIVISION 05
INSTALL PER DIVISION 03

C CONCRETE BOLLARD

SCALE: N.T.S.

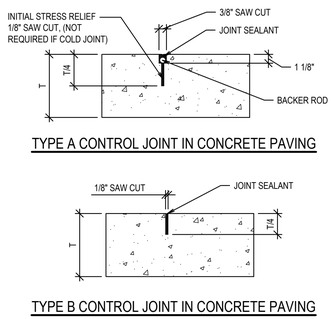


A ASPHALT PAVING

SCALE: N.T.S.

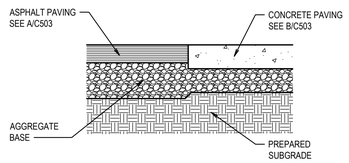
D CONCRETE PAVING

SCALE: N.T.S.



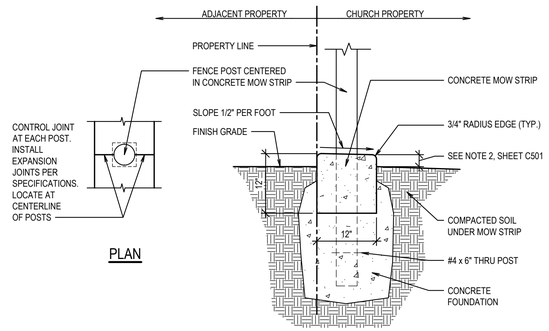
E CONCRETE PAVING JOINT DETAILS

SCALE: N.T.S.



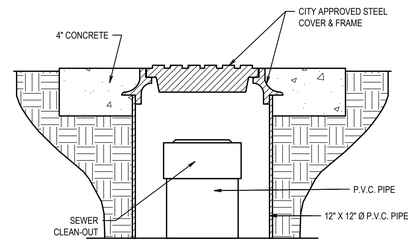
F JOINT BETWEEN ASPHALT AND CONCRETE PAVING

SCALE: N.T.S.



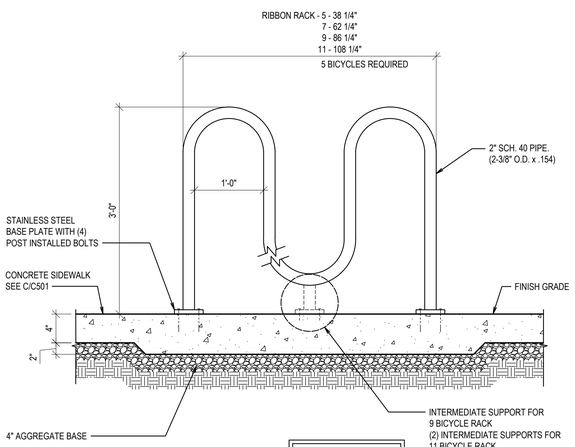
G MOW STRIP AT FENCE

SCALE: N.T.S.



H SEWER CLEAN-OUT

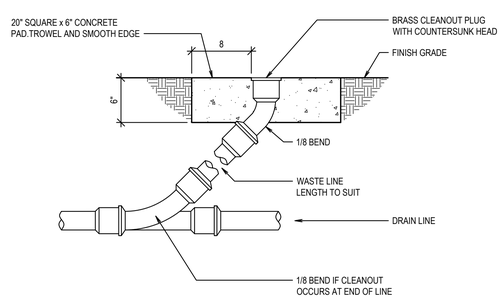
SCALE: N.T.S.



BID PER DIVISION 05
INSTALL PER DIVISION 03

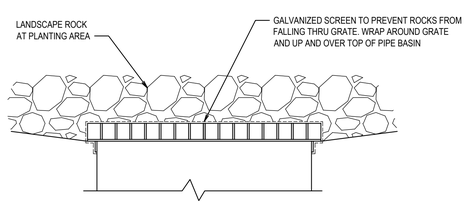
J BICYCLE RACK DETAIL

SCALE: N.T.S.



K CLEAN-OUT

SCALE: N.T.S.



L AREA DRAIN SCREEN AT ROCK MULCH

SCALE: N.T.S.

NOTE : (DIAMETER OF BASIN DETERMINED BY NUMBER OF PIPES IN AND OUT)

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

Stamp

A New Building for
Eagle Mountain UT Silver Lake
Eagle Mountain UT Silver Lake Stake
4091 North Silver Creek Way
Eagle Mountain, Utah 84005

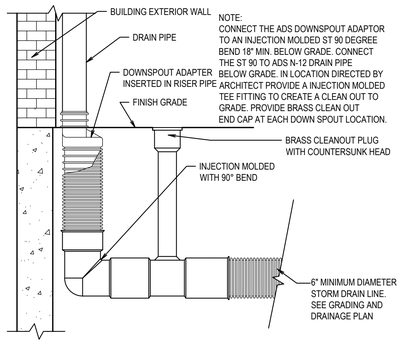
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions		
Mark	Date	Description

Project Number
22-29
Plan Series
Granger 300
Property Number
50126972101010 1
Date
May 2, 2022

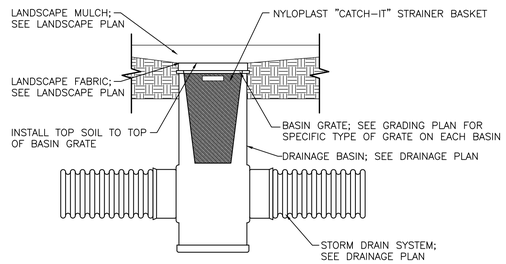
Sheet Title
SITE DETAILS

Sheet
C502



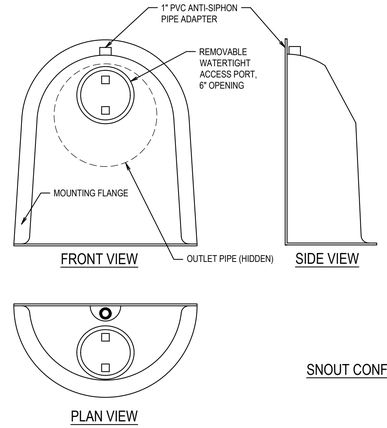
(A) ROOF DRAIN CONNECTION

SCALE: N.T.S.

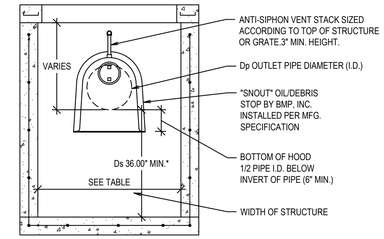


(B) AREA NYLOPLAST DRAIN BOX

SCALE: N.T.S.



SNOUT CONFIGURATION



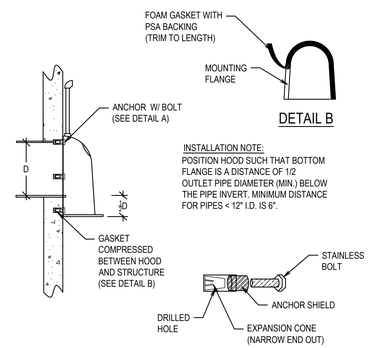
SIZING EXAMPLES:

OUTLET HOLE SIZE	SNOUT SIZE	STRUCTURE SIZE
11.9" O.D. OR LESS	12 F or R	R FITS 36"-48" DIAM STRUCTURE
12.0"-17.9" O.D.	18 F or R	R FITS 48"-60" DIAM STRUCTURE
18.0"-23.9" O.D.	24 F or R	R FITS 48"-60" DIAM STRUCTURE
24.0"-29.9" O.D.	30 F or R	R FITS 60"-72" DIAM STRUCTURE
30.0"-47.9" O.D.	48 F	
30.0"-53.9" O.D.	54R/72	FITS 72" DIAM STRUCTURE ONLY
48.0"-95.9" O.D.	96 F	

NOTE: USE ONLY "F" SERIES SNOUTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 48", AND 96" SIZES. USE ONLY "R" SERIES SNOUTS FOR ROUND STRUCTURES, AVAILABLE IN 12", 18", 24", 30", AND 54" SIZES.

SPECIFICATIONS:

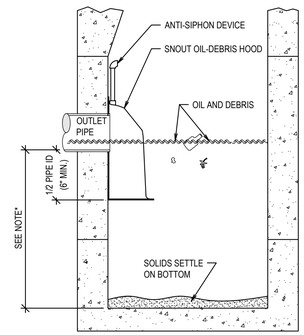
1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860) 434-0277, (860) 434-3195 FAX
   TOLL FREE: (800) 504-8008 OR (888) 354-7585
   WEB SITE: www.bmpinc.com
   OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED
   SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
   INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS



DETAIL B

INSTALLATION NOTE:
POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES < 12" I.D. IS 6".

DETAIL A

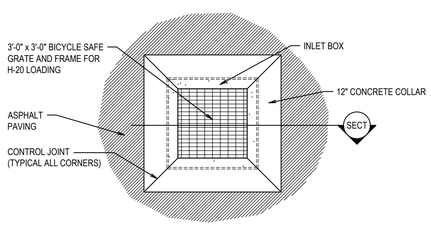


NOTE:
SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIA. OUTLET.
FOR OUTLETS >OR= 15", DEPTH = 2.5 TO 3 X's DIAM.

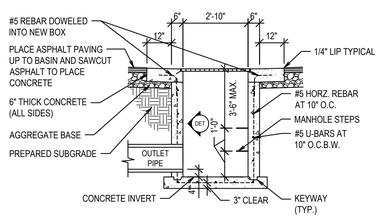
TYPICAL INSTALLATION

US Patent # 6126817

HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES		
DESCRIPTION	DATE	SCALE
OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/00	NONE
	DRAWING NUMBER	
	SP-SN	



PLAN



SECTION

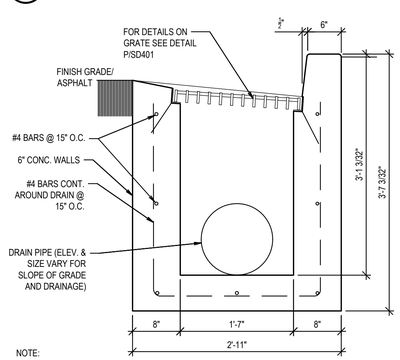
NOTES:
1. GRATE AND FRAMES SHALL BE HOT-DIPPED GALVANIZED.
2. DOWEL LAPS SHALL BE 24".
3. COAT ALL METAL PARTS WITH ASPHALTUM PAINT.

(C) INLET BOX IN ASPHALT WITH 12" CONCRETE COLLAR

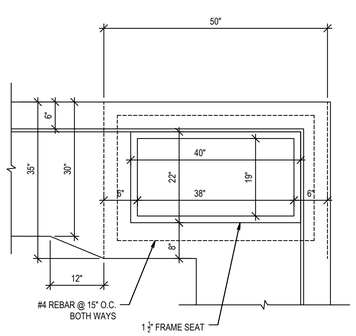
SCALE: N.T.S.

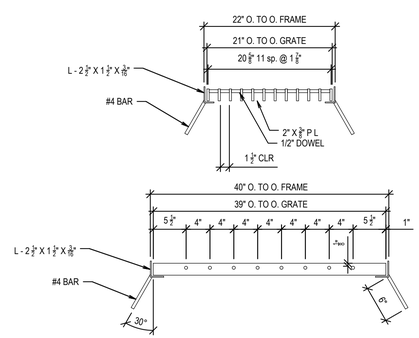
(D) SNOUT OIL-WATER DEBRIS SEPARATOR

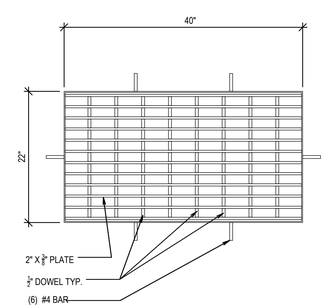
SCALE: N.T.S.



NOTE:
PRECAST CURB INLET BOXES MAY BE USED INSTEAD OF CAST IN PLACE







(E) STORM GRATE AND DRAIN DETAILS

SCALE: N.T.S.

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4091 North Silver Creek Way
Eagle Mountain, Utah 84005

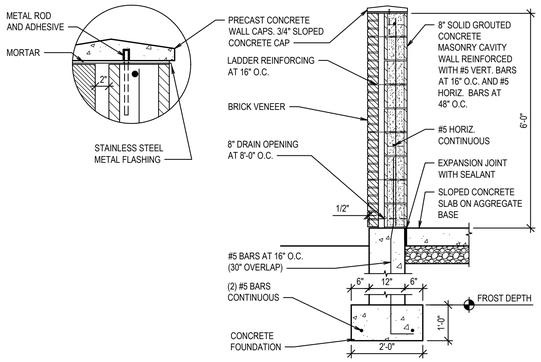
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions		
Mark	Date	Description

Project Number
22-29
Plan Series
Granger 300
Property Number
501269721010101
Date
May 2, 2022

Sheet Title
SITE DETAILS

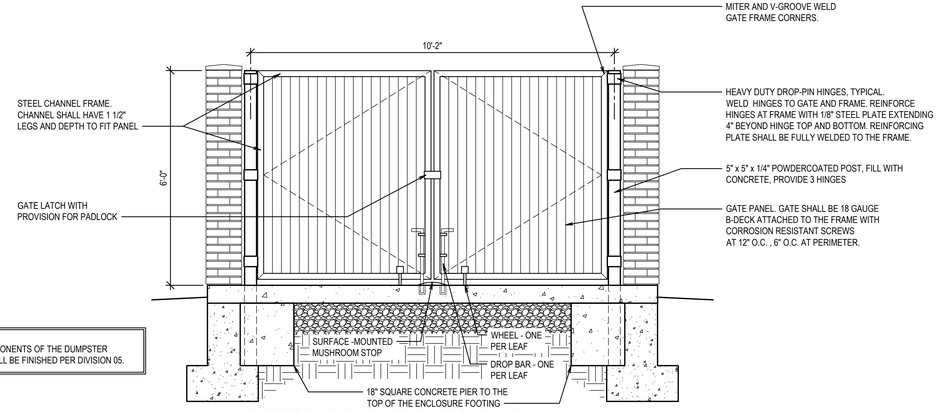
Sheet
C503



A MASONRY WALL DUMPSTER ENCLOSURE

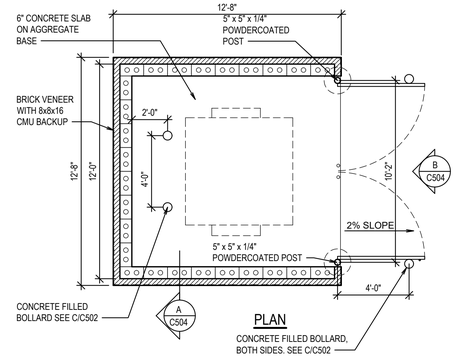
SCALE: N.T.S.

NOTES:
1. ALL STEEL COMPONENTS OF THE DUMPSTER ENCLOSURE SHALL BE FINISHED PER DIVISION 05.



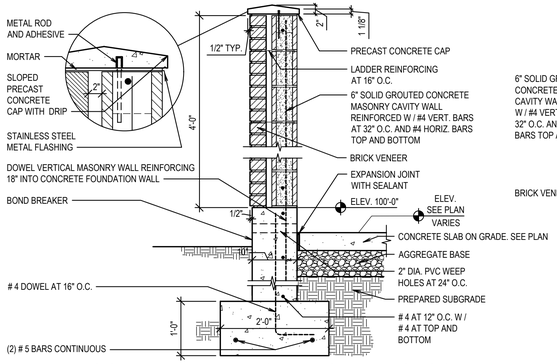
B MASONRY WALL DUMPSTER GATE

SCALE: N.T.S.



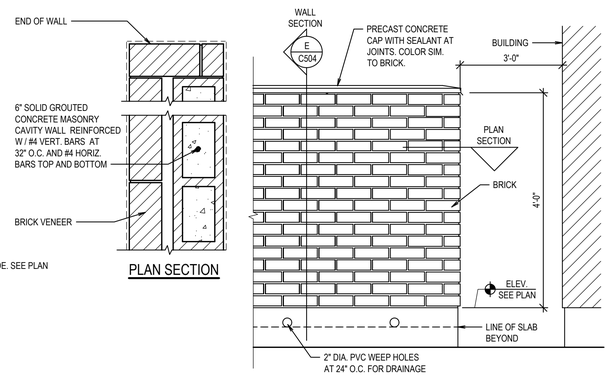
C MASONRY WALL DUMPSTER ENCLOSURE

SCALE: N.T.S.



E MASONRY WALL MECHANICAL ENCLOSURE

SCALE: N.T.S.

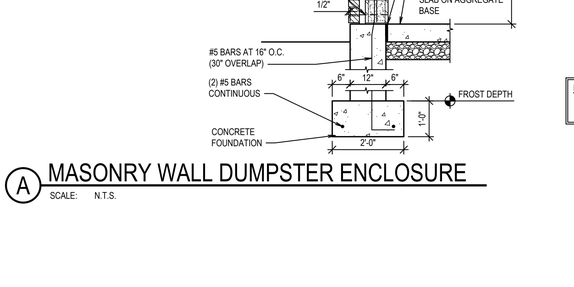


F MASONRY WALL MECH. ENCLOSURE ELEV.

SCALE: N.T.S.

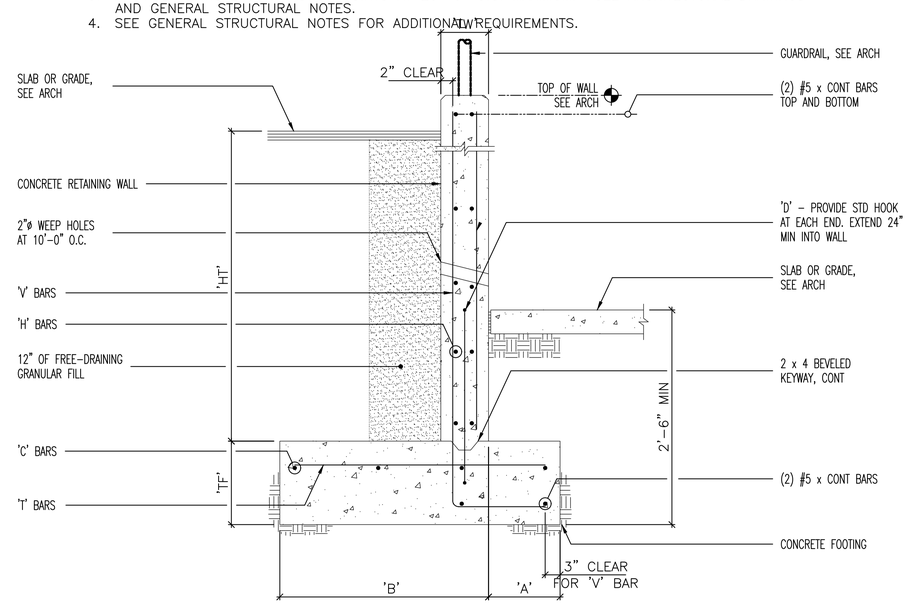
CONCRETE RETAINING WALL SCHEDULE															
MARK	HT	A	B	TW	TF	V		H		T		C		D		COMMENTS
						SIZE	SPACE	SIZE	SPACE	SIZE	SPACE	SIZE	SPACE	SIZE	SPACE	
CRW-x	3'-0"	0'-8"	1'-4"	8"	12"	#5	18"	#5	16"	.	.	.	.	.	.	.
	5'-6"	1'-0"	1'-6"	8"	16"	#5	18"	#5	16"	.	.	.	.	.	.	
	7'-6"	1'-0"	3'-0"	8"	20"	#5	16"	#5	16"	#6	12"	#6	12"	.	.	

CONCRETE RETAINING WALL NOTES:
1. 'V' BARS SHALL NOT BE SPLICED BELOW MID-HEIGHT OF WALL.
2. WHERE 'HT' IS GREATER THAN 9'-0", THEN ONE HALF OF THE 'V' BARS MAY BE DISCONTINUED AT MID-HEIGHT OF WALL.
3. PROVIDE VERTICAL CONTRACTION JOINTS AT 20'-0" O.C. MAXIMUM. SEE ARCHITECTURAL DRAWINGS AND GENERAL STRUCTURAL NOTES.
4. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.



G DUMPSTER PAD SECTION

SCALE: N.T.S.



H CONCRETE RETAINING WALL SCHEDULE (q = 1,5000 psf)

SCALE: N.T.S.

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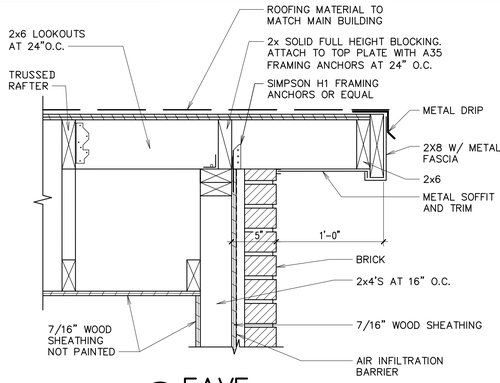
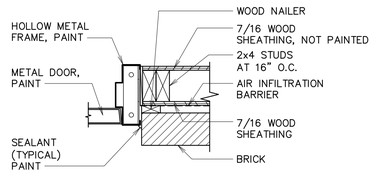
Sheet Title
SITE DETAILS

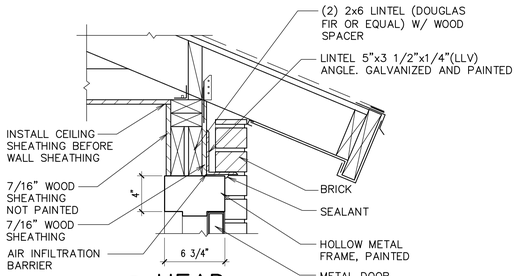
Sheet
C504



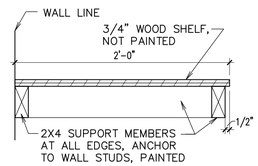
A EAVE
1 1/2" = 1'-0"



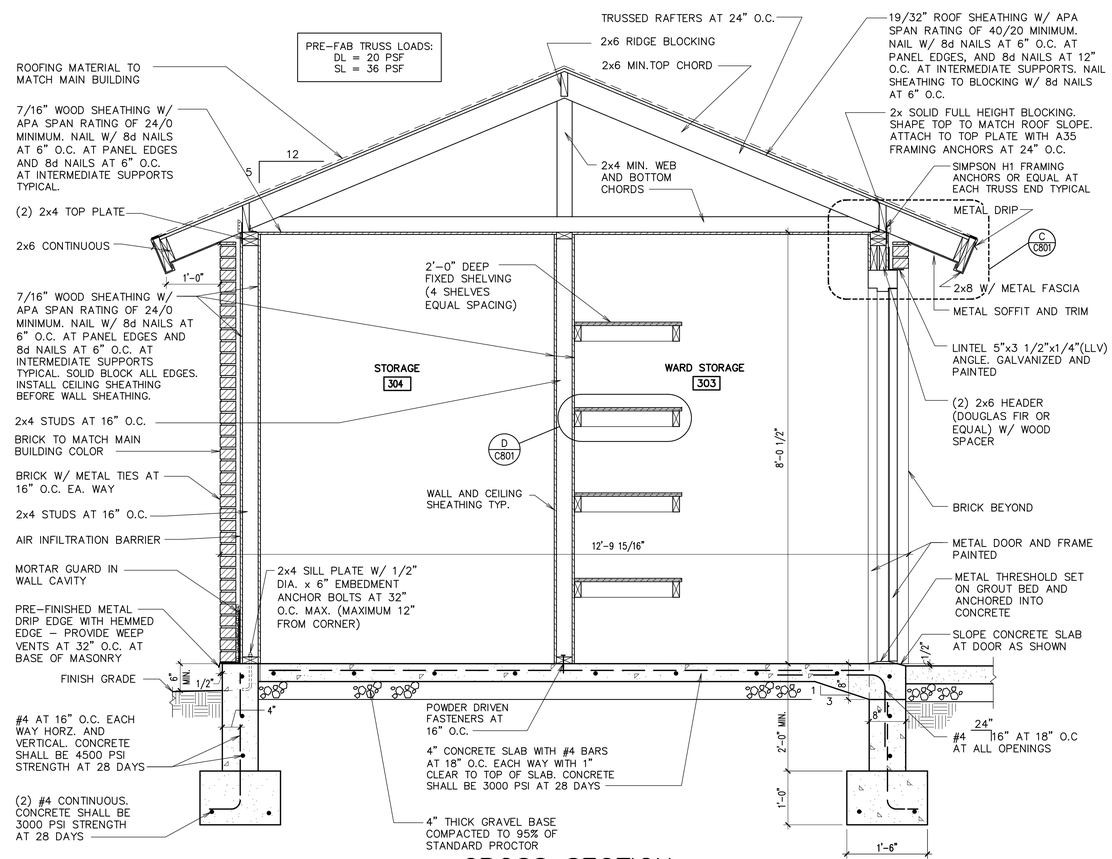
B JAMB
1 1/2" = 1'-0"



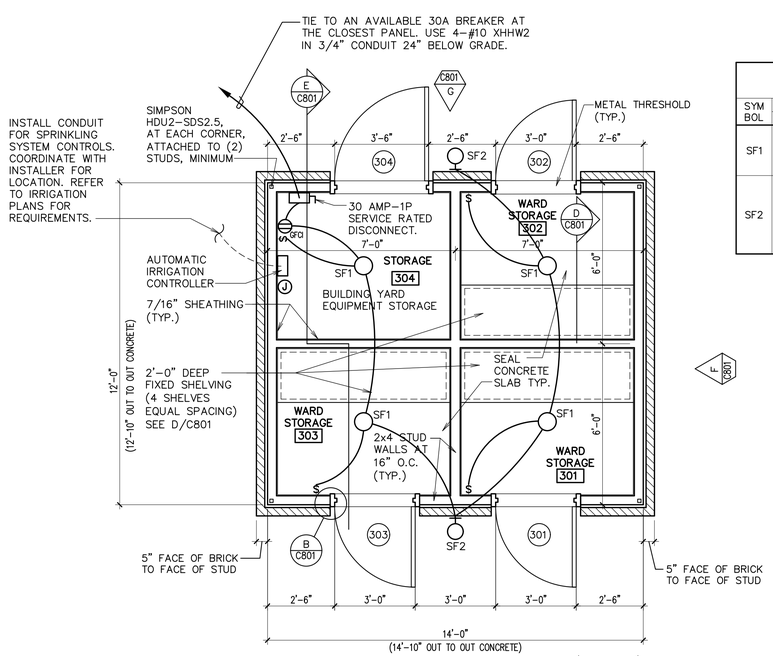
C HEAD
1 1/2" = 1'-0"



D SHELF SECTION
1 1/2" = 1'-0"



E CROSS SECTION
3/4" = 1'-0"



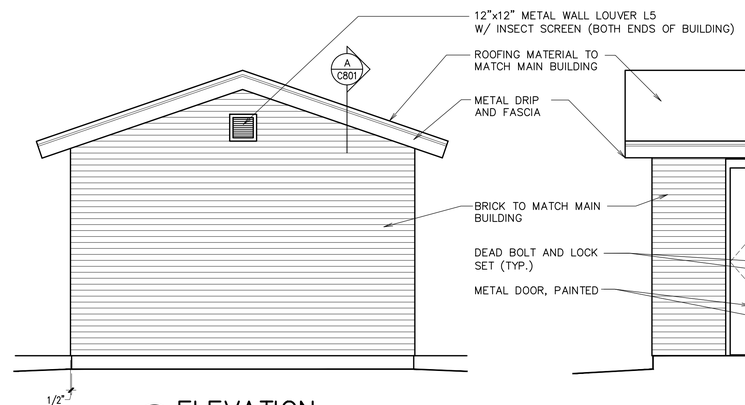
1 FLOOR PLAN
3/8" = 1'-0"

NORTH

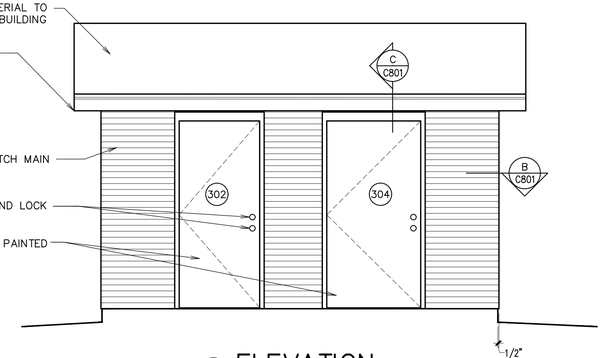
LIGHT FIXTURE SCHEDULE

SYMBOL	MANUFACTURER NAME	MANUFACTURER CATALOG NUMBER	FIXT. VA	LAMP TYPE	MOUNTING	REMARKS
SF1	LEVITON PASS & SEYMOUR ARROW-HART BRYANT	49875 274 604 5228	14	1-A19 MEDIUM BASE LED	SURFACE	PROVIDE METAL WIRE GUARD PROVIDE LED REPLACEMENT LAMP
SF2	PHILLIPS MCGRAW-EDISON TRACELITE LITHONIA HUBBELL ACCULITE	LP-32-W ISS-B02LED-E1-BL3-CBA-P TLED112-45-DT-SZ277 WSQ LED 2 10A700/40K SR3 MVOLT DDBXD LNC2-12LU-4K-TYPE III-4 D5-AQ17-4KWN-CPA	50		LED 4000 LM 4000K	WET LOCATION FINISH TO MATCH PARKING LOT FIXTURES. SEE A/C801 FOR MOUNTING. PROVIDE REMOTE 90 MIN. EMERGENCY BATTERY PACK AND INTEGRAL PHOTOCELL

NOTE:
SINGLE DOORS SHALL BE 3'-0"x7'-0"x1 3/4" AND 3'-6"x7'-0"x1 3/4" HOLLOW METAL PAINTED W/ DOOR AND DOOR HARDWARE GROUP 1



F ELEVATION
3/8" = 1'-0"
(OPPOSITE END SIMILAR)



G ELEVATION
3/8" = 1'-0"
(OPPOSITE SIDE SIMILAR)

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Eagle Mountain, Utah 84005

Project for:
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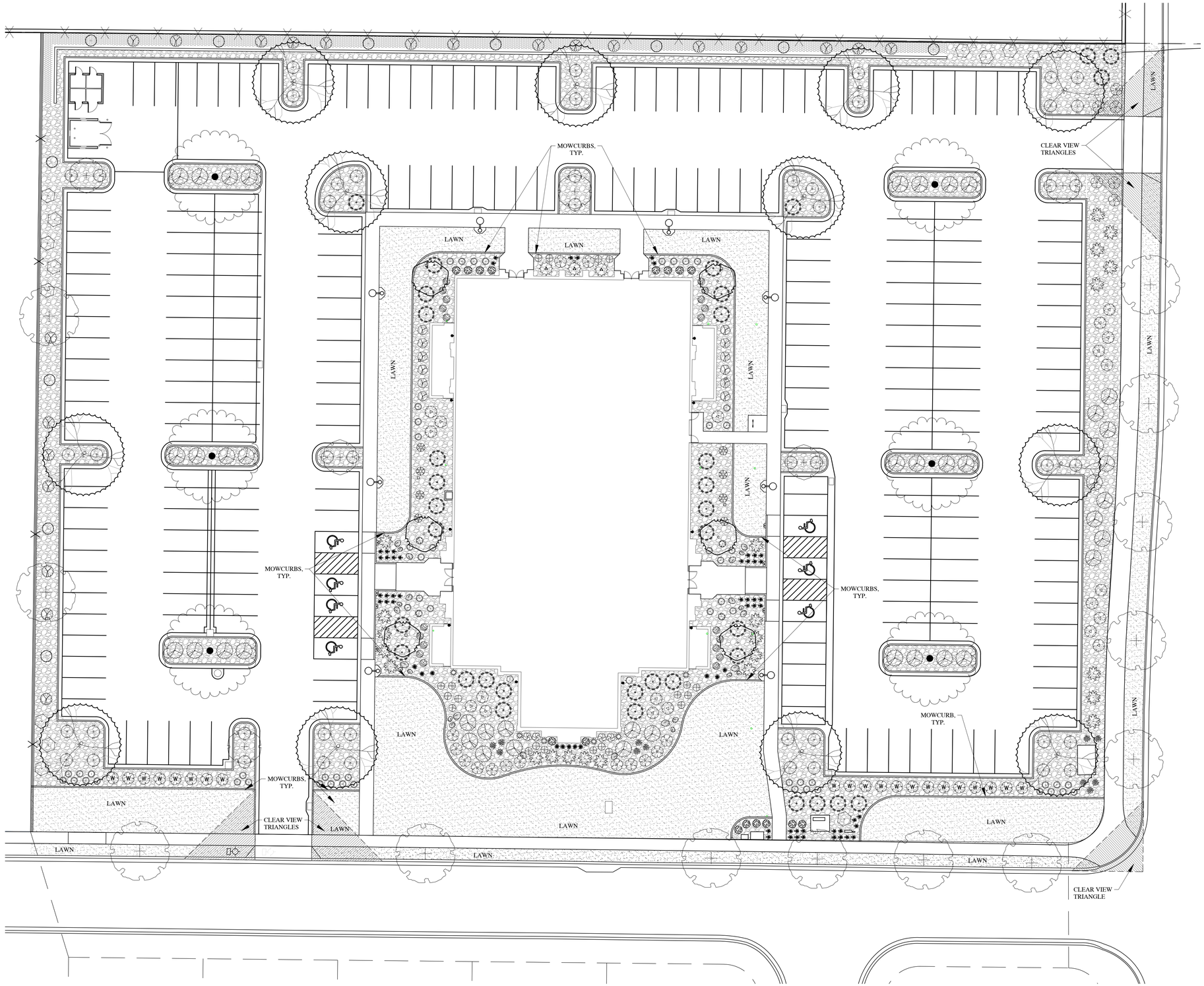
STORAGE BUILDING

Sheet
C801



N

20' 0 20' 40' 60'

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

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STATE OF UTAH
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Project for:
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OF LATTER-DAY SAINTS

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Property Number
5012607210101
Date
May 2, 2022

Sheet Title
PRELIMINARY LANDSCAPE PLAN

Sheet
LS101

BROADLEAF DECIDUOUS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ACER TRUNCATUM 'CRIMSON SUNSET' CRIMSON SUNSET TATARIAN MAPLE	13	2" CAL.
	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE' `AUTUMN BRILLIANCE' SERVICEBERRY	6	2" CAL.
	GLEDITSIA TRIACANTHOS `SKYLINE' SKYLINE HONEY LOCUST	12	2" CAL.
	PRUNUS 'JFS-KW14' FIRST BLUSH FLW. CHERRY	6	2" CAL.
	ZELKOVA SERRATA 'BURGUNDY VASE' BURGUNDY VASE ZELKOVA	6	2" CAL.

CONIFER EVERGREEN LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	PICEA ABIES 'CUPRESSINA' COLUMNAR NORWAY SPRUCE	3	6' TALL

PERENNIAL LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	HEMEROCALLIS X 'HAPPY RETURNS' HAPPY RETURNS DAYLILY	51	1 GAL.

GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	6	1 GAL.
	PENNISETUM ORIENTALE 'KARLEY ROSE' KARLEY ROSE FOUNTAIN GRASS	56	1 GAL.

SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	BUDDLEIA DAVIDII 'TOBUD1212' TM BUZZ HOT RASPBERRY BUTTERFLY BUSH	8	2 GAL.
	BUDDLEIA X `BLUE KNIGHT' BLUE KNIGHT BUTTERFLY BUSH	20	2 GAL.
	CERCOCARPUS INTRICATUS LITTLELEAF MOUNTAIN MAHOGANY	11	5 GAL.
	CORNUS ALBA 'JEFRED' LITTLE REBEL TATARIAN DOGWOOD	12	5 GAL.
	HESPERALOE PARVIFLORA 'MSWNPERMA' DESERT DUSK RED YUCCA	11	5 GAL.
	HIBISCUS SYRIACUS 'ANTONG TWO' LIL' KIM ROSE OF SHARON	4	5 GAL.
	HYDRANGEA PANICULATA 'KOLMAVESU' LAVALAMP FLARE PANICLE HYDRANGEA	4	5 GAL.
	JUNIPERUS SABINA 'SCANDIA' SCANDIA JUNIPER	23	5 GAL.
	PHYSOCARPUS OPULIFOLIUS 'HOOG1016' LITTLE ANGEL NINEBARK	11	5 GAL.
	PINUS MUGO 'SLOWMOUND' SLOWMOUND DWARF MUGO PINE	16	5 GAL.
	PRUNUS BESSEYI 'PAWNEE BUTTES' PAWNEE BUTTES SAND CHERRY	48	5 GAL.
	RHAMNUS FRANGULA 'SMNRFBT' FINE LINE IMPROVED BUCKTHORN	2	5 GAL.
	RHUS AROMATICA 'GROW LOW' GROW LOW SUMAC	43	5 GAL.
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND CURRANT	20	5 GAL.
	RIBES AUREUM GOLDEN CURRANT	22	5 GAL.
R	ROSA 'MEIDILAND RED' MEIDILAND RED ROSE	20	5 GAL.
W	ROSA 'MEIDILAND WHITE' MEIDILAND WHITE ROSE	21	5 GAL.
	SPIRAEA JAPONICA 'MAGIC CARPET' MAGIC CARPET SPIREA	20	5 GAL.
	SYMPHORICARPOS X CHENAULTII 'HANCOCK' HANCOCK CORALBERRY (LOW-SPREADING)	35	5 GAL.
	SYRINGA MEYERI 'PALIBIN' DWARF KOREAN LILAC	14	5 GAL.

DESIGN CRITERIA

ECO-REGION	10.1 NORTHERN COLD DESERT
CLIMATE	U.S. HARDINESS ZONE 5
ZONING ORDINANCE	EAGLE MOUNTAIN CITY
WATER AVAILABILITY	CULINARY WATER
SOIL TYPE	CLAY LOAM
SLOPES	SEE GRADING PLAN
WIND	SOUTH PREVAILING
SETBACKS/EASEMENTS	NA
MICROCLIMATES	NA
SOIL PH	7.7
LAWN AREA	34% OF TOTAL LANDSCAPE (15,766 SQ. FT.)*
UNDEVELOPED	NA
PROPERTY IRRIGATION SYSTEM	AUTOMATED SYSTEM

* PARK STRIP LANDSCAPE OF 4,614 SQ. FT. NOT INCLUDED IN THIS TOTAL

LANDSCAPE DATA

TOTAL SITE AREA	154,885 SQ.FT.*		3.56 ACRES
TOTAL LANDSCAPE AREA	46,892 SQ.FT.*		30.3%
SHRUBS/GROUNDCOVER	31,126 SQ.FT.		66%
LAWN AREA	15,766 SQ.FT		34%
TREES ON SITE	46	TOTAL REQ'D = NA	PROVIDED = 46
		DECIDUOUS REQ'D = NA	PROVIDED = 43
		EVERGREEN REQ'D = NA	PROVIDED = 3
		SHRUBS REQ'D = NA	PROVIDED = 478
		DROUGHT TOLERANT REQ'D = NA	
		DROUGHT TOLERANT PROVIDED = (66%)	
ADDITIONAL INFO	NA		

* PARK STRIP LANDSCAPE OF 4,614 SQ.FT. NOT INCLUDED IN THIS TOTAL

NOTES:

1. IMPORTED, SCREENED TOP SOIL TO BE IMPLEMENTED IN ALL NEW PLANTING AREAS AT THE FOLLOWING DEPTHS: 12" IN ALL SHRUB BEDS, 4" IN ALL LAWN AREAS.
2. ALL PLANT MATERIAL TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM WITH A SMART CONTROLLER AND A RAIN/FREEZE SENSOR.
3. LAWN TO BE A KENTUCKY BLUEGRASS BLEND (MIN. 3 VARIETIES) AND BE IMPLEMENTED AS SOD.
4. 6" DEEP x 6" WIDE POURED-IN-PLACE FLAT CONCRETE CURBING TO BE IMPLEMENTED BETWEEN ALL SHRUB BED AND LAWN AREAS AS SHOWN ON PLAN.
5. ROCK MULCH 'A' TO BE A $\frac{3}{4}$"-1" SIZE 'SOUTHTOWN' CRUSHED STONE FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH. IMPLEMENT AT A 3" DEPTH OVER WEED BARRIER FABRIC.
6. ROCK MULCH 'B' TO BE A 3"-6" SIZE 'SOUTHTOWN' COBBLE FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH. IMPLEMENT ON SLOPES WHERE SHOWN AT AN 8" AVERAGE DEPTH OVER WEED BARRIER FABRIC.
7. ROCK MULCH TO BE CLEAN AND FREE OF DIRT AND DEBRIS, PLACED AT A UNIFORM DEPTH, AND RAKED SMOOTH.
8. DEWITT 5.0 OZ. LANDSCAPE FABRIC TO BE IMPLEMENTED IN ALL SHRUB BEDS AND BENEATH BARK MULCH PRIOR TO MULCH INSTALLATION. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.
9. TREES IN LAWN AREAS TO HAVE A 36" DIAMETER GRASS FREE RING AROUND THE TRUNK AND A 2" DEPTH OF SHREDDED BARK MULCH IMPLEMENTED.
10. NO LANDSCAPING OR OTHER OBSTRUCTION IN EXCESS OF 3' ABOVE FINISHED GRADE SHALL BE IMPLEMENTED IN CLEAR VIEW TRIANGLES.
11. MATERIAL QUANTITIES AND COUNTS ON LEGENDS AND NOTES ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR RESPONSIBLE TO VERIFY ALL COUNTS AND QUANTITIES ON PLANS.

PLANT COVERAGE TABLE

	SHRUB MATURE COVERAGE GOAL	ACTUAL % COVERAGE	TREE COVERAGE INTENT	TREE COUNT
STREET FRONTAGE	25-50%	41%	FRAME BUILDING	6
PRIMARY ENTRIES	30-50%	30%	FRAME ENTRY	4
BUILDING PERIMETER	25-45%	31%	ACCENT BUILDING	9
PERIMETER SIDES	5-15%	15%	SCREEN LOT	13
PERIMETER REAR	5-15%	12%	SCREEN LOT	4

INERT MATERIAL

ROCK MULCH 'A' - $\frac{3}{4}$"-1" 'SOUTHTOWN' CRUSHED STONE

ROCK MULCH 'B' - 3"-6" 'SOUTHTOWN' COBBLE ROCK

DECORATIVE BOULDERS - 2'-4" "MCGUIRE" BOULDERS

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STATE OF UTAH
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REGISTERED LANDSCAPE ARCHITECT

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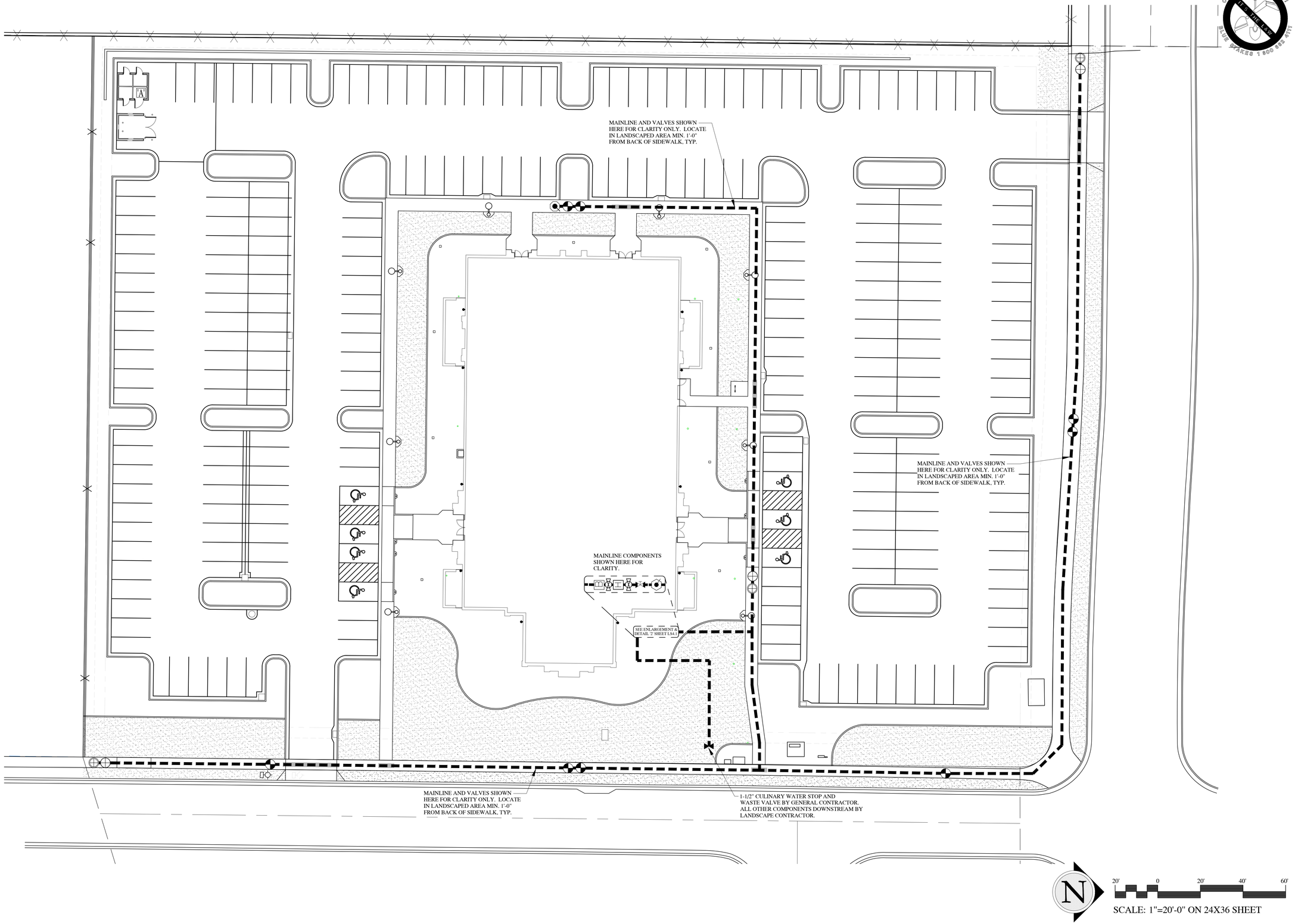
May 2, 2022

Sheet Title
LANDSCAPE LEGENDS AND NOTES

Sheet
LS102



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Sheet Title
PRELIMINARY IRRIGATION PLAN

Sheet
LS201

IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM Q	GPM T	GPM H	GPM TT	GPM TQ	GPM F	DRIP GPH	DETAILS	REMARKS
	RAINBIRD XB-20PC	FULL	--	30	--	--	--	--	--	--	2.0		SEE DRIP EMITTER LEGEND BELOW FOR ADDITIONAL INFORMATION.
	DRIPLINE: NETAFIM TLCV-09-12	FULL	--	30	--	--	--	--	--	--	.9/12"		
	RAINBIRD 1804-8 SERIES POP-UP	Q,H,F	8'	30	.26	--	.52	--	--	1.05	--		
	RAINBIRD 1804-10 SERIES POP-UP	Q,H,F	10'	30	.39	--	.79	--	--	1.58	--		
	RAINBIRD 1804-12 SERIES POP-UP	Q,H,F	12'	30	.65	--	1.3	--	--	2.6	--		
	RAINBIRD 1804-15 SERIES POP-UP	F	15'	30	.92	1.23	1.85	--	--	3.7	--		ADJUST ARC AS NEEDED VAN OR HE-VAN NOZZLES AS NEEDED TO KEEP WATER OFF SIDEWALK, ASPHALT AND BUILDING.
	RAINBIRD 1804-ADJ (HE-VAN)	V	8,10,12,15	30	--	--	--	--	--	--	--		
	RAINBIRD 1804-ADJ (VAN)	V	18'	30	--	--	--	--	--	--	--		
25	RAINBIRD RD-1804-R17-24	Q,H	18'	45	.91	--	1.83	--	--	--	--		
25	RAIN BIRD 5004-PC,FC-MPR ROTOR	Q,T,H,F	25'	45	1.00	1.38	1.98	--	--	3.82	--		
30	RAIN BIRD 5004-PC,FC-MPR ROTOR	Q,T,H,F	30'	45	1.40	1.85	2.96	--	--	5.78	--		
35	RAIN BIRD 5004-PC,FC-MPR ROTOR	Q,T,H,F	35'	45	1.92	2.46	3.81	--	--	7.58	--		
A	CONTROLLER: WEATHERTRAK ET PRO3 (WTPRO3-C-18-CWM)												COORDINATE LOCATION WITH OWNER
	1" RAINBIRD QUICK COUPLER VALVE, MODEL 44-LRC												IN 10" RND. VALVE BOX
	1-1/2" WILKINS 375B RPZ BACKFLOW PREVENTER (IN GUARDSHACK ENCLOSURE)												CONNECT TO POWER & DRAIN
	REMOTE CONTROL VALVE: RAINBIRD PEB AUTOMATIC CONTROL VALVE; SIZE PER PLAN												JUMBO VALVE BOX
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-075-PRF OR XCZ-100-PRB-COM PER PLANS												JUMBO VALVE BOX
	1-1/2" STOP AND WASTE TO BE INSTALLED BY GENERAL CONTRACTOR. SEE CIVIL DRAWINGS.												BY GENERAL CONTRACTOR
	ISOLATION VALVE.												REFERENCE DETAILS
H	HYDROMETER: NETAFIM LHM2TG1-MEL (WITH PE-393 FLOW SENSOR CABLE)												REFERENCE DETAILS
	DRAIN VALVE: GRACO WELD TOP												REFERENCE DETAILS
	MAINLINE: 1-1/2" SCH 40 PVC OR OTHERWISE NOTED.												REFERENCE DETAILS
	LATERAL LINE FOR ROTORS AND/OR SPRAYS: SCHEDULE 40 PVC												REFERENCE DETAILS
	DRIP LATERAL LINE FOR TREES (SIZE AS REQUIRED)												REFERENCE DETAILS
	DRIP LATERAL LINE FOR SHRUBS (SIZE AS REQUIRED)												REFERENCE DETAILS
	SCH. 40 PVC SLEEVE (SIZE TO MIN. 2X DIA. OF PIPE WITHIN THE SLEEVE). ADD ADDITIONAL SLEEVES AS REQ.												REFERENCE DETAILS
NOT SHOWN	WIRE CHASE, SIZE TO BE TWICE THE DIA. OF THE WIRE BUNDLE WITHIN DOWN TO 1" DIA. MIN.												REFERENCE DETAILS
NOT SHOWN	18 GAUGE MULTI-STRAND WIRE.												REFERENCE DETAILS

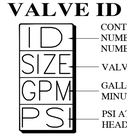
NOTE:
PLACEMENT OF ALL PIPE, SPRINKLER HEADS AND DRIP EMITTERS ON PLAN WILL BE COMPLETED ONCE FINAL SITE PLAN HAS BEEN APPROVED. IRRIGATION PLAN WILL MEET ALL CITY CODES AND STANDARDS.

DRIP EMITTER LEGEND

PLANT TYPE	EMITTER QTY	EMITTER TYPE
PERENNIALS/GRASSES	1	XB-10 (1 GPH)
SHRUBS	1	XB-20 (2 GPH)
TREES (PLUS NETAFIM AS REQ)	1	XB-10 (1 GPH)

NOTE:
1. EMITTERS LISTED ARE AVAILABLE FROM RAINBIRD.
2. EMITTERS ARE NOT NECESSARY FOR TREES IN LAWN AREAS.

VALVE ID TAG



IRRIGATION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
2. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
3. PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
4. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
5. CONTRACTOR SHALL BUILD IRRIGATION SYSTEM WITH 110% HEAD TO HEAD COVERAGE FOR ALL LAWN AREAS. VAN AND/OR U-SERIES NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDED HEAD TO HEAD COVERAGE AND/OR TO MINIMIZE OVER SPRAY ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
6. LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
7. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
8. MAIN LINE SHALL BE 1-1/2" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 3/4". PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: $\frac{3}{4}$" PIPE MAX. 8 GPM, 1" PIPE MAX. 13 GPM, 1-1/4" PIPE MAX 23 GPM, 1-1/2" PIPE MAX. 30 GPM, 2" PIPE MAX. 50 GPM. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
9. MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
10. PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. USE GREEN BOXES IN LAWN AREAS. USE TAN BOXES IN BED AREAS.
11. LANDSCAPE ARCHITECT SHALL VISUALLY INSPECT ALL TRENCHES PRIOR TO BACKFILLING. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT MIN. 72 HR. NOTICE BEFORE INSPECTION IS TO BE MADE. CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
12. ALL SPRINKLERS SHALL BE ADJUSTED ON-SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
13. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
14. LANDSCAPE CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS.
15. INSTALL ALL HEADS 2" AWAY FROM ALL WALKS AND WALLS. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
16. DRIP LINES SHALL BE RAINBIRD XBS-BLACK STRIPE TUBING OR XT-700 TUBING FOR SHRUBS. FOR DRIP AREAS REQUIRING 0-4 GPM USE 1/2" TUBING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY.
17. CONTRACTOR TO INSTALL NETAFIM TECHLINE CV TUBING ON-SURFACE DRIP LINE FOR TREES.
18. POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
19. IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE RPZ PER MANUFACTURER SPECS. INSTALL THE RPZ AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.
20. PLACE FLUSH VALVES ON DRIP LINES AT LOW POINTS OR AT THE END OF DRIP LINES WHERE THEY CAN BE BLOWN OUT.
21. VALVE CONTROL WIRING SHALL BE 18 GAUGE COPPER SINGLE OR MULTI- STRAND WIRE. WIRE SHALL BE WHITE FOR COMMON AND COLOR FOR CONTROL.

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LICENSED
STATE OF UTAH
DARREN G. WILSON
NO. 356187
LANDSCAPE ARCHITECT

A New Building for
Eagle Mountain UT Silver Lake
Eagle Mountain UT Silver Lake Stake
4701 North Silver Creek Way
Eagle Mountain, Utah 84005

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

Revisions		
No.	Date	Description

Project Number
22-29
Plan Series
Granger 300
Property Number
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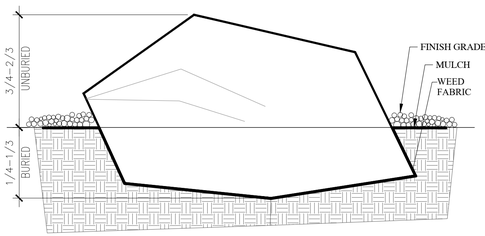
Date
May 2, 2022

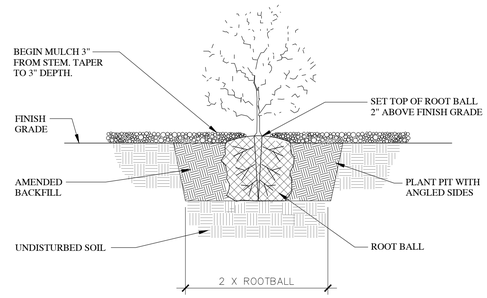
Sheet Title
IRRIGATION LEGENDS AND NOTES

Sheet
LS202



1 BOULDER PLACEMENT DETAIL

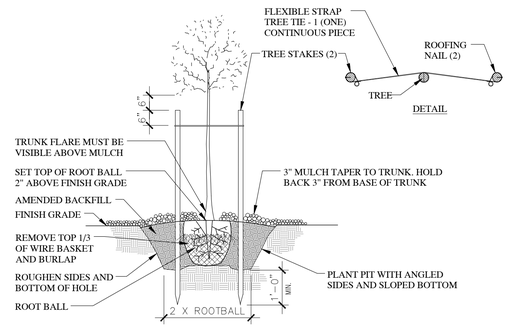
SCALE: NTS



2 SHRUB PLANTING

SCALE: NTS

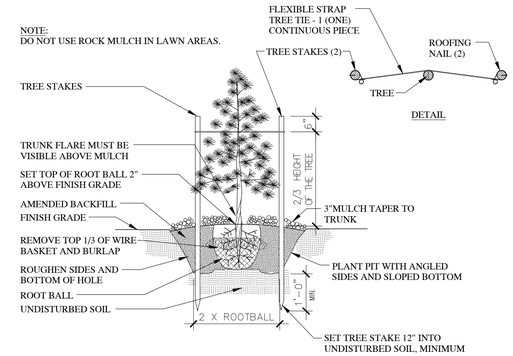
NOTE:
DO NOT USE ROCK MULCH IN LAWN AREAS.



3 TREE PLANTING AND STAKING

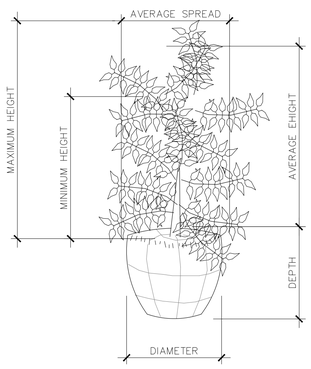
SCALE: NTS

NOTE:
DO NOT USE ROCK MULCH IN LAWN AREAS.



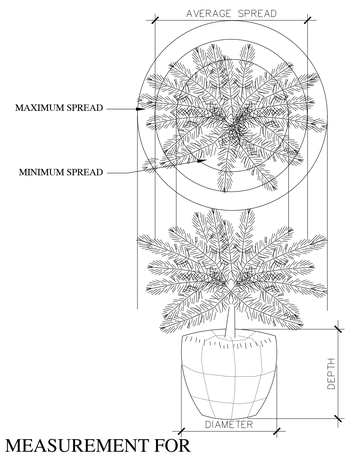
4 CONIFER PLANTING AND STAKING

SCALE: NTS



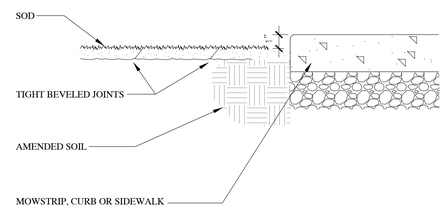
5 TYPICAL MEASUREMENT FOR BROAD UPRIGHT TYPE PLANTS

SCALE: NTS



6 TYPICAL MEASUREMENT FOR PROSTRATE TYPE PLANTS

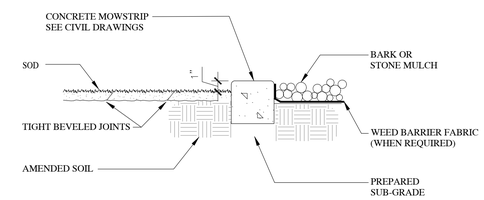
SCALE: NTS



7 SOD INSTALLATION

SCALE: NTS

NOTES:
1. MOWSTRIP TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOWSTRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOWSTRIP.
3. MAXIMUM 1/2" WIDTH VARIATION.
4. PRECISELY FOLLOW LAYOUT AS SHOWN ON MOWSTRIP/EDGING DIMENSION PLAN.
5. RAISE THE LAWN GRADE 1" WHEN SEEDING.



8 CONCRETE MOWSTRIP

SCALE: NTS

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Stamp

STATE OF UTAH
DARREN G. WILSON
NO. 356187
LICENSED LANDSCAPE ARCHITECT

A New Building for
Eagle Mountain UT Silver Lake
Eagle Mountain UT Silver Lake Stake
4001 North Silver Creek Way
Eagle Mountain, Utah 84005

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

Revisions		
Rev	Date	Description

Project Number
22-29
Plan Series
Granger 300
Property Number
501269721010101
Date
May 2, 2022

Sheet Title
LANDSCAPE DETAILS

Sheet
LS301

CALL BEFORE YOU DIG!
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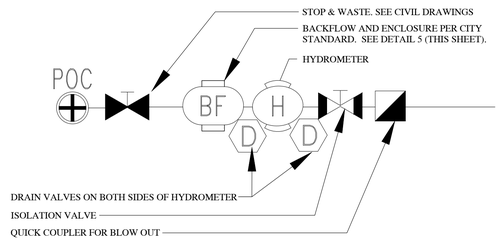
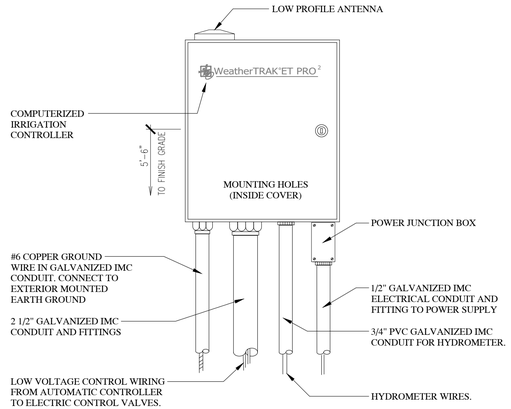
BLUE STAKES 1 800 662 4111

NOTE:
INSTALL ISOLATION VALVE AFTER THE HYDROMETER AND BEFORE THE QUICK COUPLER. THE HYDROMETER IS TO BE DRAINED MANUALLY.



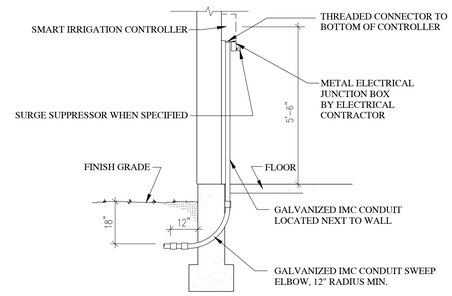
8 POC W/ BACKFLOW PREV. SCHEMATIC LAYOUT

SCALE: NTS



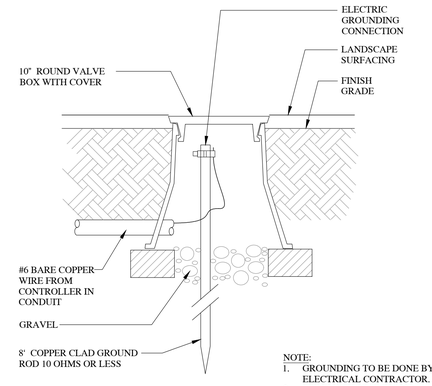
10 SMART CONTROLLER - WEATHER TRAK

SCALE: NTS



9 IRRIGATION CONTROLLER - INTERIOR MOUNT

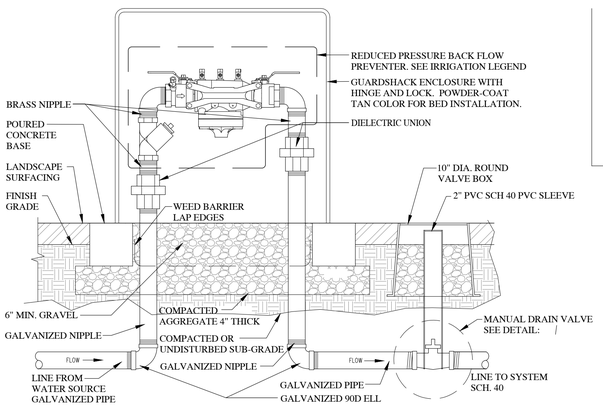
SCALE: NTS



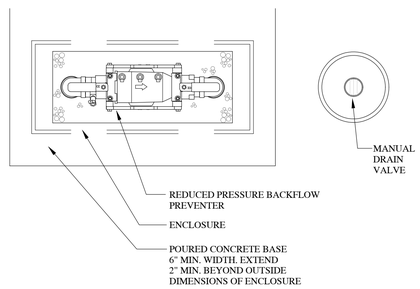
NOTE:
1. GROUNDING TO BE DONE BY ELECTRICAL CONTRACTOR.
2. SEE ELECTRICAL PLANS.

20 LIGHTNING GROUNDING ROD

SCALE: NTS



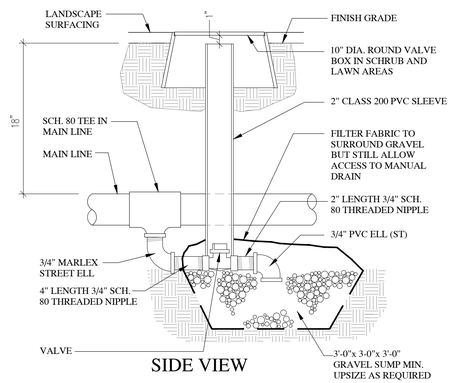
SIDE VIEW



TOP VIEW

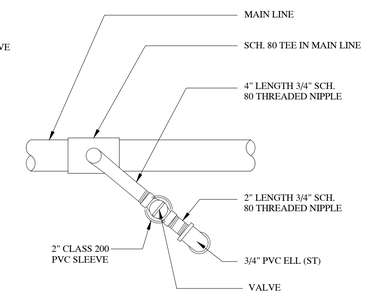
9 REDUCED PRESSURE BACKFLOW PREVENTER

SCALE: NTS



SIDE VIEW

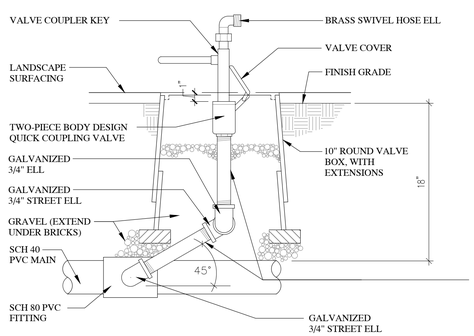
NOTE:
- DRAIN INTO CENTER OF GRAVEL SUMP
- USE AT EVERY LOW SPOT ON MAINLINE



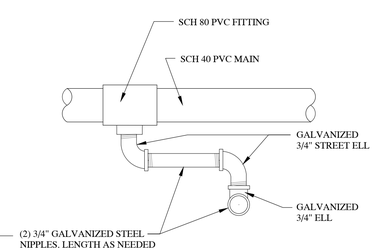
TOP VIEW

4 MAINLINE MANUAL DRAIN VALVE

SCALE: NTS



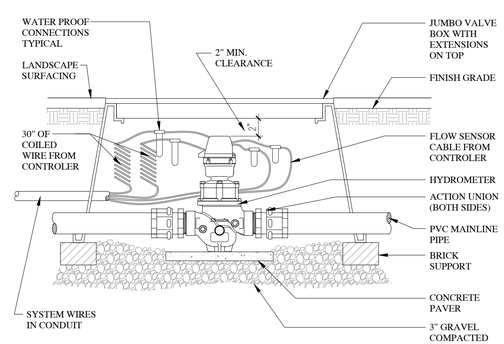
SIDE VIEW



TOP VIEW

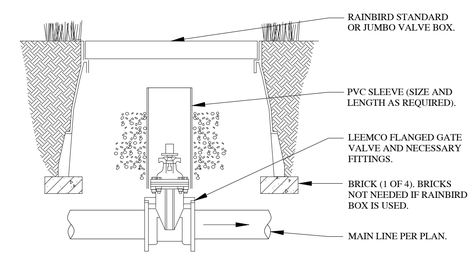
3 QUICK COUPLING VALVE

SCALE: NTS



21 HYDROMETER

SCALE: NTS



NOTES:
1. PROVIDE OWNER WITH (2) OPERATING KEYS.
2. INSTALL FLANGE X BELL ADAPTER TO CONNECT PVC PIPE TO LEEMCO VALVE.
3. LINE SIZE ISOLATION VALVES AND FITTING.

3 MAINLINE GATE VALVE

SCALE: NTS

evans + associates architecture
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Revisions		
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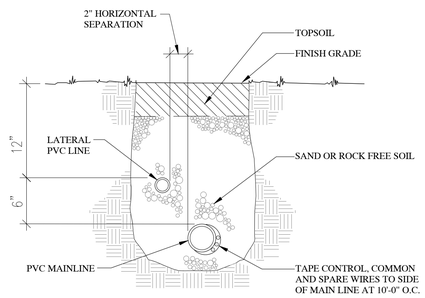
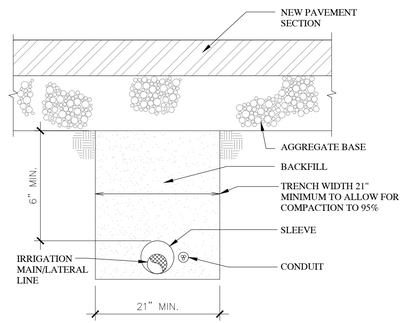
Sheet Title
IRRIGATION DETAILS

Sheet
LS401



1 TRENCH SECTION - CONVENTIONAL WIRE SYS.

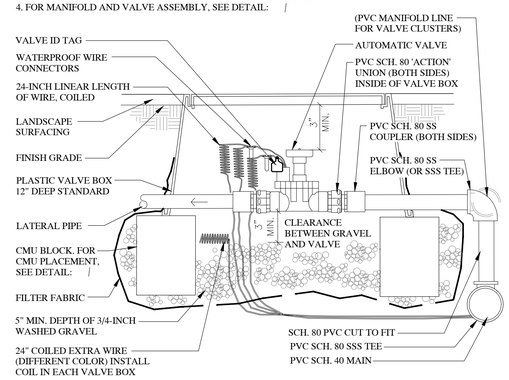
SCALE: NTS



2 MISC. PIPE TRENCH: NEW PAVEMENT AREAS

SCALE: NTS

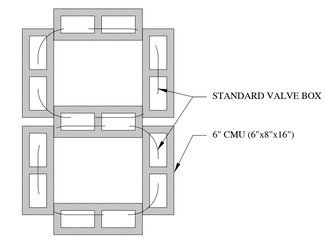
NOTES:
1. LIMIT 1 VALVE PER BOX.
2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
3. PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND CMU BLOCK.
4. FOR MANIFOLD AND VALVE ASSEMBLY, SEE DETAIL: /



5 AUTOMATIC VALVE - CONVENTIONAL WIRE

SCALE: NTS

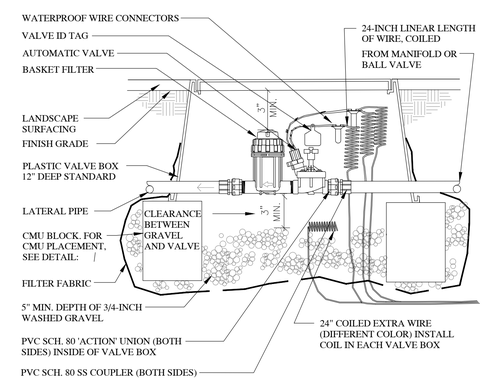
NOTES:
1. VALVE BOX TO REST ON (4) CMU BLOCKS (ONE FOR EACH SIDE).
2. CLUSTERED VALVE BOXES MAY SHARE A CMU BLOCK.



6 CMU PLACEMENT

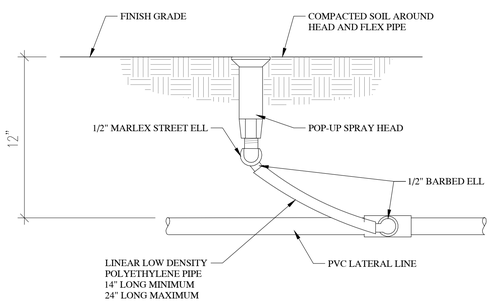
SCALE: NTS

NOTES:
1. LIMIT 1 VALVE PER BOX.
2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
3. PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND CMU BLOCK.



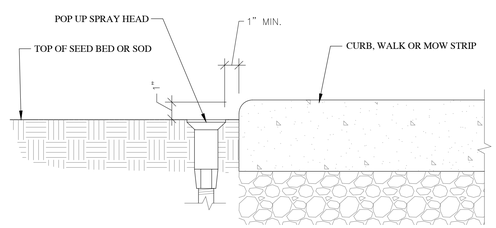
17 DRIP VALVE SECTION - CONVENTIONAL WIRE

SCALE: NTS



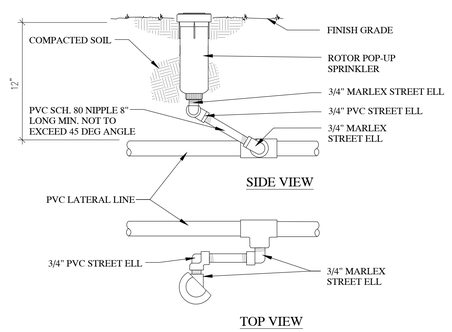
18 SPRAY AND ROTARY HEAD ASSEMBLY

SCALE: NTS



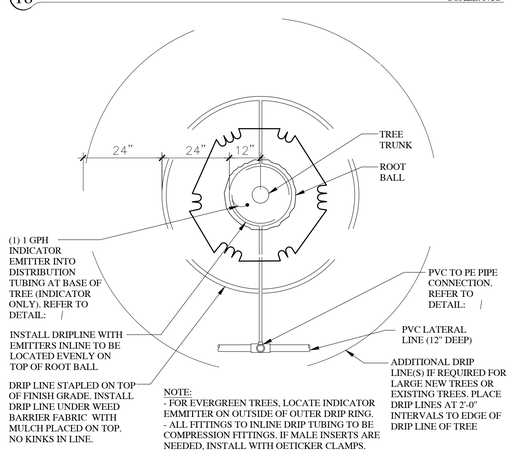
19 SPRAY HEAD OR ROTOR NEXT TO CURB / WALK

SCALE: NTS



23 ROTOR POP-UP HEAD

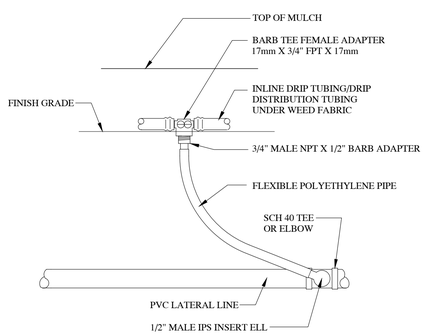
SCALE: NTS



NOTE:
- FOR EVERGREEN TREES, LOCATE INDICATOR EMMITTER ON OUTSIDE OF OUTER DRIP RING.
- ALL FITTINGS TO INLINE DRIP TUBING TO BE COMPRESSION FITTINGS. IF MALE INSERTS ARE NEEDED, INSTALL WITH OETICKER CLAMPS.

11 TREE DRIP - PLAN VIEW (PLANTER AREAS)

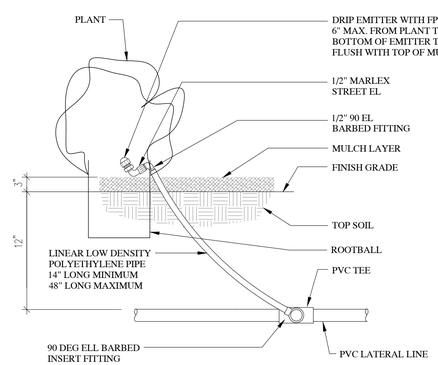
SCALE: NTS



NOTES:
1. USE AT TREE RINGS ONLY.
2. LIMIT 1 VALVE PER BOX.
3. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
4. PROVIDE MIN. 2" CLEARANCE BETWEEN CONDUIT AND CMU BLOCK.

13 PVC TO BE PIPE CONNECTION

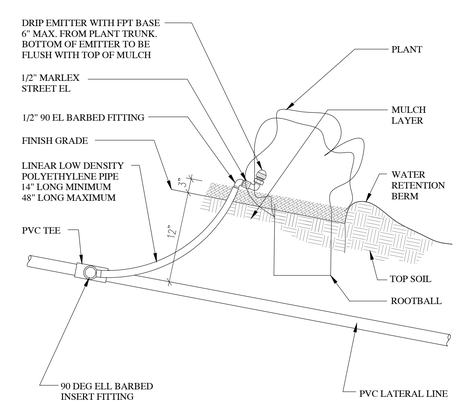
SCALE: NTS



NOTE: LOCATE EMITTER ON BLDG OR FENCE SIDE OF PLANT.

14 DRIP EMITTER INSTALLATION

SCALE: NTS



NOTE: ON SLOPES,LOCATE EMITTER ON THE UPHILL SIDE OF PLANT OR TREE.

15 DRIP EMITTER - INSTALLATION ON SLOPE

SCALE: NTS

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

STATE OF UTAH
DARREN G. WILSON
NO. 356187
LICENSED LANDSCAPE ARCHITECT

A New Building for
Eagle Mountain UT Silver Lake
Eagle Mountain UT Silver Lake Stake
4091 North Silver Creek Way
Eagle Mountain, Utah 84005

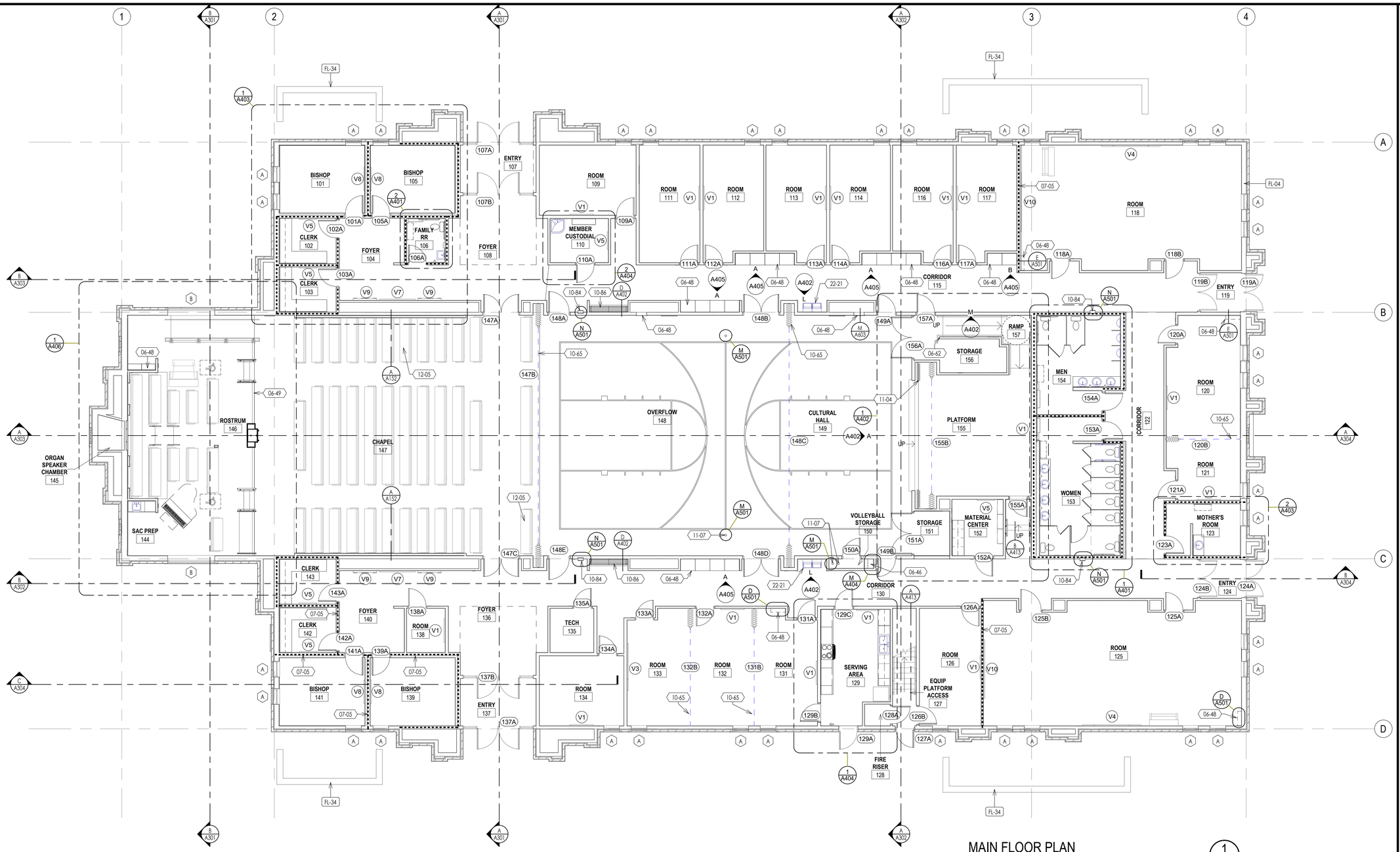
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Description	Date	By

Project Number
22-29
Plan Series
Granger 300
Property Number
501269721010101
Date
May 2, 2022

Sheet Title
IRRIGATION DETAILS

Sheet
LS402



MAIN FLOOR PLAN

1/8" = 1'-0"

1 A101

KEYNOTES

XX-XX ← KEYNOTE MATERIAL

MATERIAL / SPECIFICATION KEYNOTES

06-46	SHELVING, SEE DETAILS
06-48	WOOD VENEER FACED ARCHITECTURAL CABINETS, SEE DETAILS & SPECIFICATION
06-49	ROSTRUM CASEWORK, SEE DETAILS & SPECIFICATION
06-62	SOLID WOOD TRIM BOARD STAINED TO MATCH WOOD TRIM COVERING END FACE OF WALL FROM FLOOR TO CEILING
07-05	BLANKET SOUND INSULATION
10-65	FOLDING ACCORDION DOOR, SEE DETAILS & SPECIFICATION
10-84	FIRE PROTECTION CABINET, SEE SPECIFICATION
10-86	HAT & COAT RACK, SEE SPECIFICATION
11-04	MANUALLY OPERATED STAGE CURTAIN, SEE DETAILS & SPECIFICATION
11-07	VOLLEYBALL POST HOLE, SEE DETAILS & SPECIFICATIONS
12-05	CUSHIONED PEW SEATING, SEE F101
22-21	ELECTRICAL WATER COOLER, SEE PLUMBING DRAWINGS & SPECIFICATION

FP-XX ← KEYNOTE INSTRUCTION

INSTRUCTIONAL KEYNOTES

FL-04	SEE ARCHITECTURAL WALL TYPES PLAN FOR ALL WALL TYPES
FL-34	MECHANICAL ENCLOSURE WALL, SEE CIVIL & MECHANICAL DRAWINGS

FLOOR PLAN GENERAL NOTES

1. SEE SHEET A103 FOR DIMENSIONS.
2. SEE SHEET A111 & A112 FOR WALL TYPES
3. INSULATE ATTIC SPACE ABOVE AND INTERIOR WALLS AROUND ENTRY 107, 119, 125 AND 138.
4. PROVIDE SOLID BLOCKING IN THE WALLS AT ALL DOOR STOPS, VISUAL DISPLAY BOARDS, TOILET COMPARTMENTS, LAVATORY SUPPORTS, WALL HUNG CABINETS, AND AT ALL OTHER EQUIPMENT AND ACCESSORY LOCATIONS.
5. FOR ELEVATIONS OF VISUAL DISPLAY BOARDS, SEE SHEET A601.
6. VAPOR RETARDER UNDER CONCRETE SLAB - SEE STRUCTURAL.
7. FOR LOCATION OF RETURN AIR DUCT IN STUD WALLS, SEE MECHANICAL DRAWINGS.
8. PROVIDE A 2x FIRE BLOCKING IN ALL WALLS AT CEILING AND FLOOR LEVELS.
9. ALL WALLS EXCEEDING 10 FEET IN HEIGHT, PROVIDE 2x FIRE BLOCKING NOT TO EXCEED 10'-0" O.C. VERTICALLY.
10. FOR DOOR SCHEDULES, SEE SHEET A602.
11. SEE CIVIL SHEETS FOR CONTINUATION OF CONCRETE SIDEWALK AT ENTRIES AND ALL OTHER SITE CONCRETE.
12. GRID LIINES ARE TO BE TO FACE OF STUD UNLESS NOTED OTHERWISE.
13. IF AHJ REQUIRES A "KNOX BOX, ARCHITECT WILL INDICATE THE LOCATION PER THE AHJ'S REQUIREMENT. IF NOT REQUIRED, REMOVE REFERENCES TO A "KNOX" BOX AND DO NOT PROVIDE ONE.
14. LIGHT COVE AND SLOPED WALL, SEE A/A152.

Architect / Engineer:

Stamp:

PROJECT NAME

PROJECT ADDRESS

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

Mark	Date (D-MM-Y)	Description

Project Number: ***

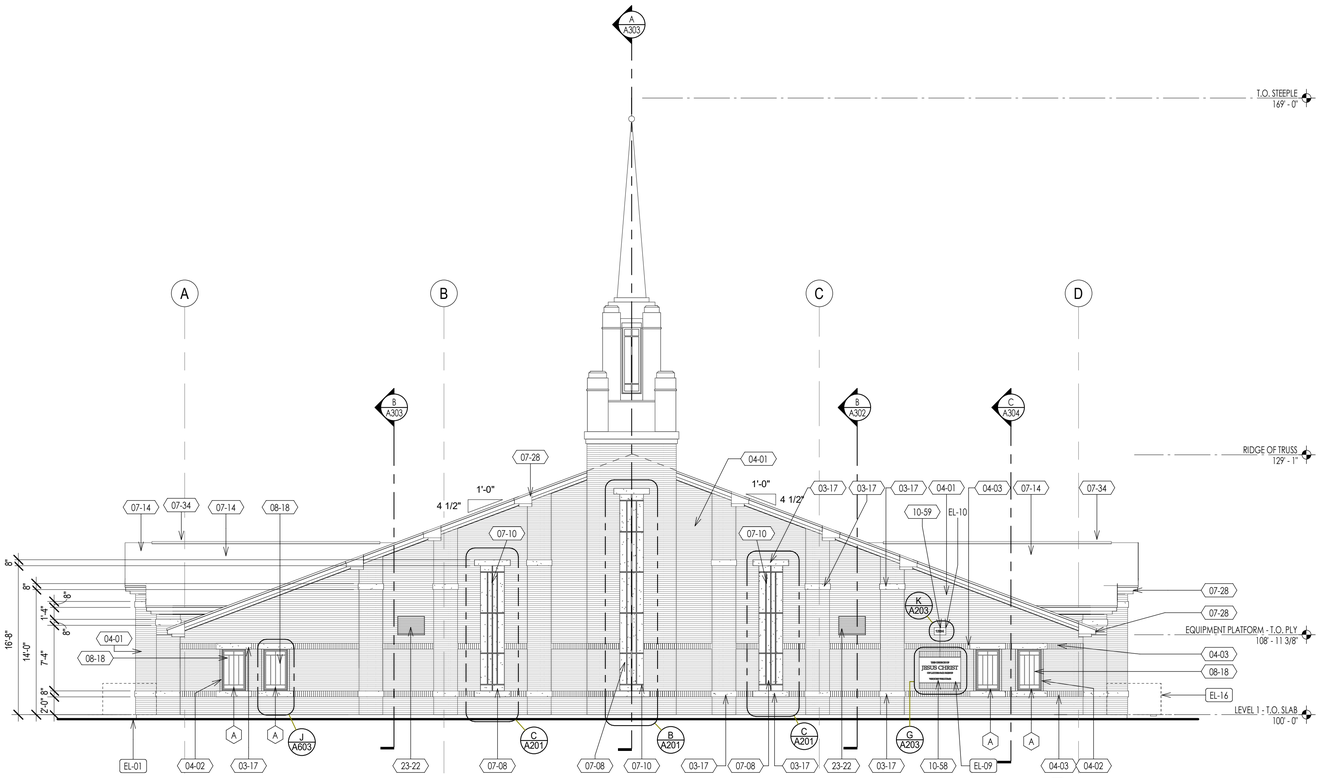
Plan Series: G300-MH-09

Property Number: ***

Sheet Title: MAIN FLOOR PLAN

Sheet: A101

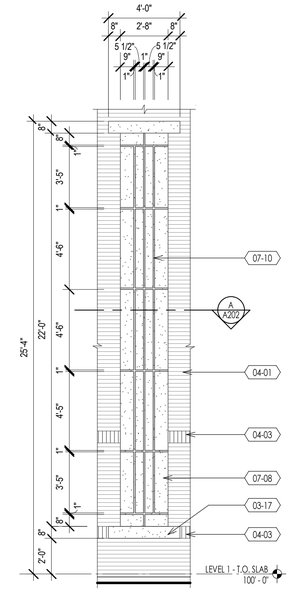
12/21/2021 9:27:46 AM



FRONT ELEVATION

1/8" = 1'-0"

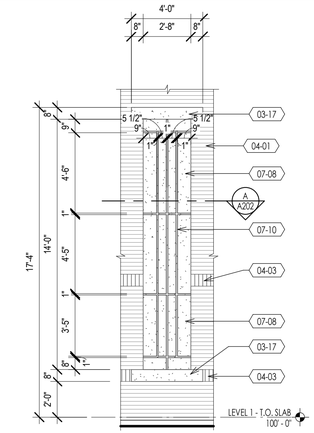
A A201



EIFS DETAIL TYPE 1

1/4" = 1'-0"

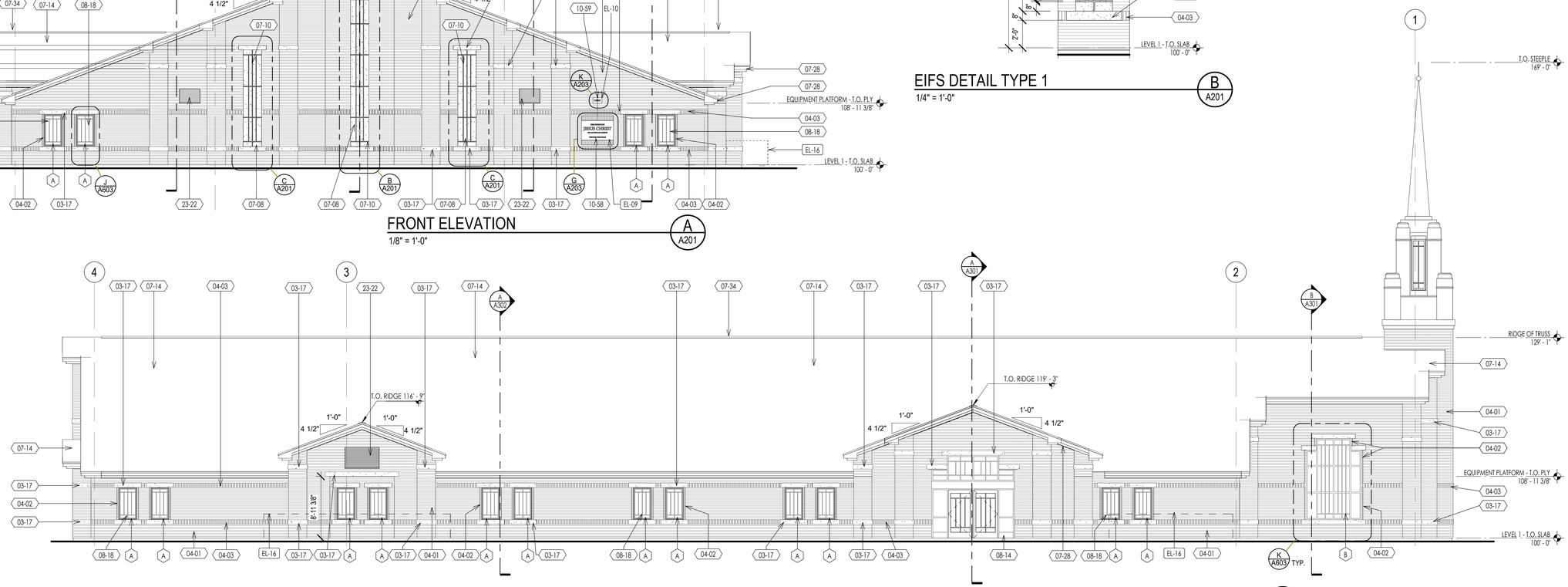
B A201



EFIS DETAIL TYPE 2

1/4" = 1'-0"

C A201



LEFT ELEVATION

1/8" = 1'-0"

D A201

KEYNOTES

XX-XX ← KEYNOTE MATERIAL

FP-XX ← KEYNOTE INSTRUCTION

MATERIAL / SPECIFICATION KEYNOTES

03-17	ARCHITECTURAL PRE-CAST CONCRETE, SEE DETAILS & SPECIFICATIONS
04-01	BRICK VENEER MASONRY, RUNNING BOND, SEE DETAILS & SPECIFICATIONS
04-02	BRICK VENEER MASONRY, STACK BOND, SEE DETAILS & SPECIFICATIONS
04-03	BRICK VENEER MASONRY, SOLDIER COURSE, SEE DETAILS & SPECIFICATIONS
07-08	WATER-MANAGED EIFS EXTERIOR WALL FINISH SYSTEM, SEE DETAILS & SPECIFICATIONS
07-10	WATER-MANAGED EIFS ARCHITECTUAL SCORING JOINT, SEE DETAILS & SPECIFICATIONS
07-14	COMPOSITE ASPHALT SHINGLES, SEE DETAILS & SPECIFICATIONS
07-28	METAL SOFFIT PANELS & TRIM, SEE DETAILS & SPECIFICATION
07-34	ROOF RELIEF VENTS, SEE DETAILS & SPECIFICATION
08-14	EXTERIOR & INTERIOR ALUMINIUM STOREFRONT ENTRANCES, SEE SCHEDULE & SPECIFICATION
08-18	VINYL FRAMED FIXED WINDOWS, SEE SCHEDULE, DETAILS & SPECIFICATIONS
10-58	ENGRAVED STONE LDS PANEL SIGN, SEE DETAILS & SPECIFICATION
10-59	ENGRAVED ADDRESS STONE SIGN, SEE DETAILS & SPECIFICATION
23-22	HVAC ALUMINIUM LOUVER, SEE MECHANICAL SPECS

INSTRUCTIONAL KEYNOTES

EL-01	VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDING. SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0"
EL-09	STONE MEETINGHOUSE SIGN MOUNTED ON LEFT OR RIGHT AS SELECTED BY ARCHITECT. SEE DETAILS
EL-10	BUILDING ADDRESS SIGN. MOUNT AT LOCAITON AS SELECTED BY ARCHITECT AND VISIBLE FROM THE STREET. SEE DETAILS
EL-16	MECHANICAL ENCLOSURE WALL (SHOWN DASHED FOR CLARITY). SEE CIVIL & MECHANICAL DRAWINGS

Architect / Engineer:

Stamp:

PROJECT NAME

PROJECT ADDRESS

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

Mark	Date (D-M-Y)	Description

Project Number: ***

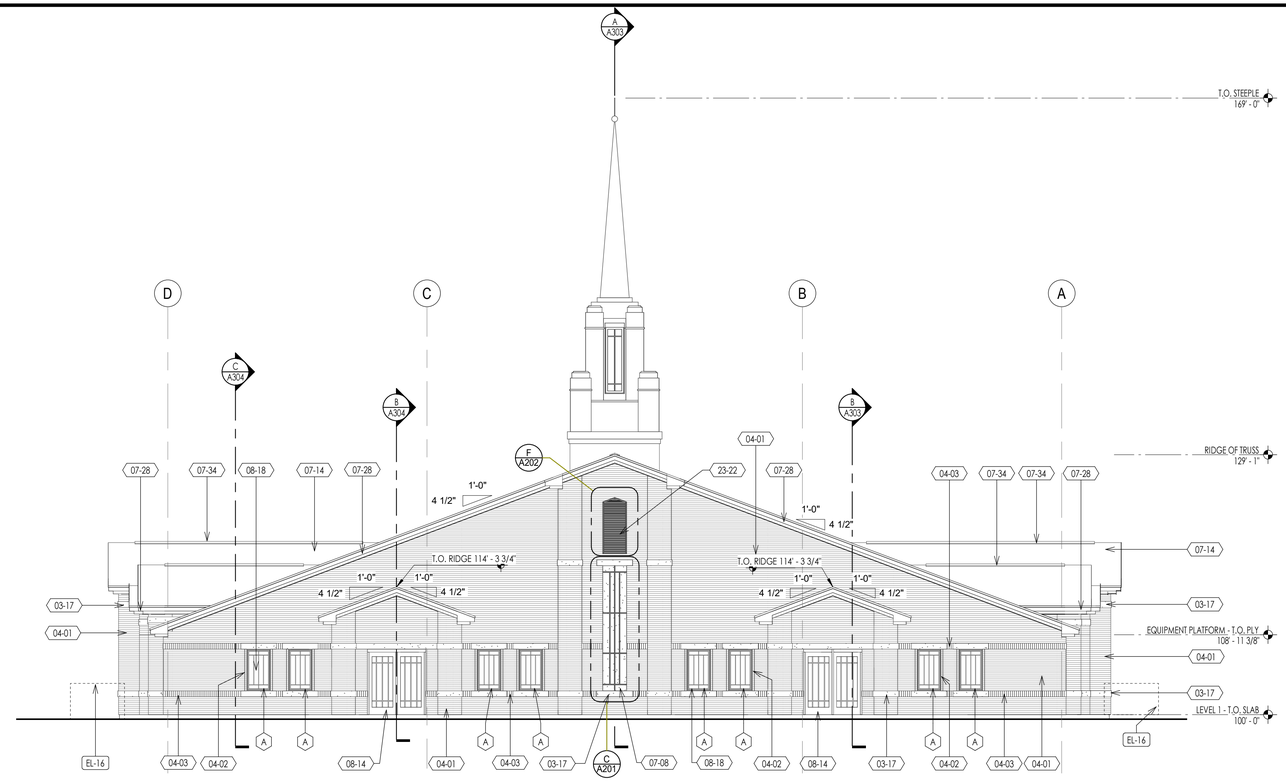
Plan Series: G300-MH-09

Property Number: ***

Sheet Title: BUILDING ELEVATIONS

Sheet: A201

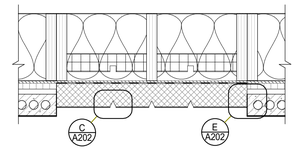
12/21/2021 9:28:37 AM



REAR ELEVATION

1/8" = 1'-0"

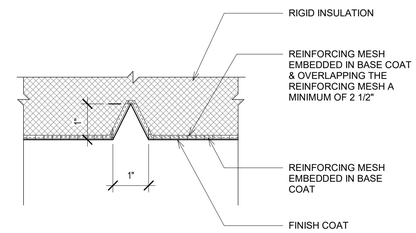
B A202



EIFS - SECTION

1" = 1'-0"

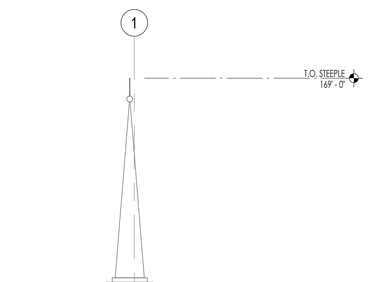
A A202

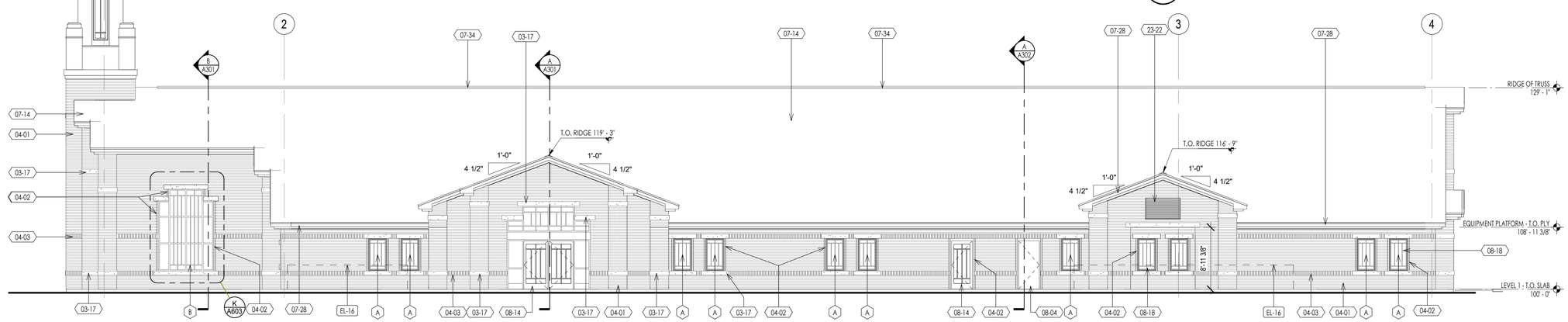


EIFS - ENLARGED REVEAL DETAIL

6" = 1'-0"

C A202

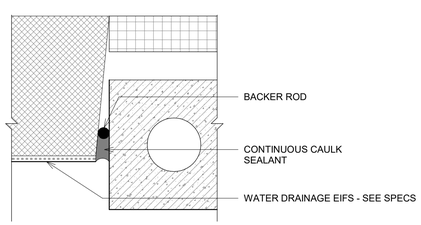




RIGHT ELEVATION

1/8" = 1'-0"

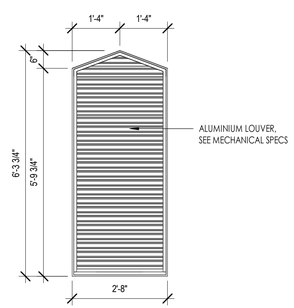
D A202



EIFS - ENLARGED EDGE DETAIL

6" = 1'-0"

E A202



ALUMINIUM LOUVER DETAIL

1/2" = 1'-0"

F A202

KEYNOTES

XX-XX ← KEYNOTE MATERIAL

FP-XX ← KEYNOTE INSTRUCTION

MATERIAL / SPECIFICATION KEYNOTES

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

INSTRUCTIONAL KEYNOTES

EL-16	MECHANICAL ENCLOSURE WALL (SHOWN DASHED FOR CLARITY). SEE CIVIL & MECHANICAL DRAWINGS

Architect / Engineer:

Stamp:

PROJECT NAME

PROJECT ADDRESS

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

Mark	Date (D-MM-Y)	Description

Project Number: ***

Plan Series: G300-MH-09

Property Number: ***

Sheet Title: BUILDING ELEVATIONS

Sheet: A202

12/21/2021 9:28:44 AM

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **SEPTEMBER 27, 2022**

TITLE:	PUBLIC HEARING -- Amendments to Chapter 9 of the City's Adopted General Plan		
ITEM TYPE:	General Plan Amendment		
FISCAL IMPACT:			
APPLICANT:	Eagle Mountain City		
GENERAL PLAN DESIGNATION n/a	**CURRENT ZONE** n/a	**ACREAGE** n/a	**COMMUNITY** n/a

PUBLIC HEARING:
Yes

PREPARED BY:
Robert Hobbs, Planning

PRESENTED BY:
Planning Manager -- Robert Hobbs

RECOMMENDATION:
The Planning Commission can decide to make a recommendation to the City Council with some recommended strategies and other modifications or can decide to table the item for further preparation or consideration.

BACKGROUND:
The State of Utah legislature revamped their list of approved strategies to facilitate low/moderate income housing throughout the state when they passed House Bill 462. That bill's production represented "a collaborative effort among numerous stakeholders, including the Commission on Housing Affordability, the Utah League of Cities and Towns, Wasatch Front Regional Council and Mountainland Association of Governments, Property Rights Coalition, Division of Housing and Community Development, the Utah Transit Authority, and various other public and private sector organizations, to help Utah to address its significant challenges on housing availability and affordability."

Although all municipalities, metro townships, and counties are encouraged by law to plan for moderate income housing, Senate Bill 24 (2019) created specific criteria that certain cities had to adopt in a plan -- and penalties for non-compliance. House Bill 462 made changes to those criteria.

For example, the bill modified and expanded the menu of strategy

types available to cities to use to further the cause of facilitating the presence of low/moderate income housing in communities. It required that municipalities review and update their moderate income housing plans and update items with implementation elements by October 1, 2022. The December reporting deadline originally afforded cities no longer exists. Reporting forms were changed with a submittal cutoff of October 1st being introduced. Further, it caused implementation elements to be assigned a timeframe that has specific benchmarks for each strategy chosen for use by a city; however, it provides some flexibility to a municipality to make adjustments. It also increased the number of menu strategies from which municipalities may select to fulfill the goal of providing additional opportunities for the introduction of low/moderate income housing, including (but not limited to): creating programs for transfer(s) of development rights, eliminating certain accessory dwelling unit (ADU) impact fees, promoting "missing middle" housing, etc. The number of strategies required to be adopted by our City remains at three, howbeit we have six currently noted in our General Plan (However, if we choose five or more then we get prioritized for transportation funding and ARPA funding by the State). Also, the Department of Workforce Services has been made responsible to create a moderate income housing database and providing housing data to Utah jurisdictions.

Earlier this year, Staff began working with the firm of Lewis Young Robertson & Burningham, Inc. (Fred Philpot IV representing) to establish a steering committee, define stakeholders and begin the process of vetting possible changes to our low/moderate income housing plan (an affordable housing plan) and then drafting suitable amendments to update its content and better align its wording with the state's expectations. For various reasons that project was delayed, and we are now needing to make some edits to the General Plan in order to comply with the State's reduced time frame compared to prior years. More significant updates/modifications to the chapter will be proposed as part of the work with Lewis Young Robertson & Burningham, Inc.

Staff started completing the annual report required by the state and realized that the six strategies that we currently have adopted need to be refined in their wording and nature to better comply with the state house bills' requirements. Chapter 9's "objectives" could also use some re-wording.

ITEMS FOR CONSIDERATION:

In Section 9.3 of Chapter 9 of Eagle Mountain's adopted General Plan (pg. 92), there is a narration of our City's goal, objectives and strategies respecting "Eagle Mountain's approach for addressing the issues and opportunities related to...what Eagle Mountain would like to achieve" respecting low/moderate income housing. The "overall goal" in/for the chapter is noted to be: "Ensure Eagle Mountain maintains reasonable affordability and provides housing diversity during times of rapid population growth and varying development trends." Four plan objectives (what the City wants to achieve) are also listed under the goal and state in turn: (1) "Ensure affordable housing grows proportionally with normal development. While affordability is not currently a major concern, the lack of rental units may present a housing impediment to consumer choice"; and (2) "Support affordable housing options that address the needs of low to moderate income households and individuals and offer options for a range of demographics and lifestyles"; and, (3) "Provide the opportunity for affordable home ownership by offering a range of housing types, including attached dwellings, for purchase"; and, (4) "Provide desirable affordable housing options that integrate well into surrounding neighborhood contexts."

Following the objective statements, section 9.4 of Chapter 9 contains six strategies worded to explain how the City will implement its intended effort to meets its own goal and objectives respecting facilitating the inclusion of low/moderate income housing within our municipality. They are given as follows:

1. "Carefully monitor affordability in the City during rapid growth spurts to ensure affordable housing needs are anticipated."
2. "Designate areas in the future land use framework where multi-family development will be permitted. Support a range of multi-family housing types including townhomes, row-homes and duplexes, which appeal to a variety of population demographics, including younger and older individuals."
3. "Streamline development processes to allow a range of development types to occur in order to provide a diversity of housing options as the city grows."
4. "Introduce and integrate rental units into neighborhoods by

allowing for multi-family or town home mixed-use development to function as buffers between commercial and single-family residential areas."

5. "Continue to support the integration of small lot sizes into developments to offer a mix of housing within the same neighborhood."
6. "Allow for accessory dwelling units, including detached units, to be integrated into residential neighborhoods."

The whole listing of new or revised strategies (now numbering 24) that the State finds agreeable are as follows:

(A) Rezone for densities necessary to facilitate the production of moderate income housing;

(B) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;

(C) Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;

(D) Identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing;

(E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;

(F) Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;

(G) Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;

(H) Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;

(I) Amend land use regulations to allow for single room occupancy developments;

(J) Implement zoning incentives for moderate income units in new developments;

(K) Preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund;

(L) Reduce, waive, or eliminate impact fees related to moderate income housing;

(M) Demonstrate creation of, or participation in, a community land trust program for moderate income housing;

(N) Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;

(O) Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;

(P) Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing;

(Q) Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;

(R) Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530;

(S) Create a program to transfer development rights for moderate income housing;

(T) Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing;

(U) Develop a moderate income housing project for residents who are disabled or 55 years old or older;

(V) Develop and adopt a station area plan in accordance with Section 10-9a-403.1;

(W) Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones; and

(X) Demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing

The strategies the City may desire to use from the list above will have to be chosen by the Mayor and Council after receiving a recommendation from the Planning Commission. Staff can offer thoughts too if asked. The Mayor and Council may also decide to direct staff to not submit a report to the State yet and wait until Lewis Young Robertson Burningham's work on the Affordable Housing Plan is complete, later this year.

REQUIRED FINDINGS:

State Code requires amendments to the General Plan to be reviewed by the Planning Commission and approved by the City Council, and should be considered using the criteria found in Utah State Code

Annotated Section 10-9a-403.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Moderate Income Housing - Eagle Mountain 2018.pdf

Chapter Nine

MODERATE INCOME HOUSING

9.1 WHAT WE KNOW

Utah State Code (Section 10-9a-403) requires municipalities to include a plan for moderate-income housing as part of a general plan. It outlines the responsibility of a City to facilitate a "reasonable opportunity" for those households with moderate-income to live within the City. Moderate-income housing is defined by HUD as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the City is located." This study uses Area Median Income (AMI) in the Provo-Orem, UT Metropolitan Statistical Area[1]

1 The Provo-Orem, UT MSA includes Utah and Juab Counties grouped together. HUD calculates the regional area AMI at this geographic level and not at an individual county level for Utah County.

Household Size	30%	50%	80% of AMI
1 person	$356	$593	$948
2 person	$406	$676	$1,083
3 person	$504	$761	$1,218
4 person	**$608**	**$845**	**$1,353**
5 person	$711	$914	$1,461
6 person	$815	$981	$1,570
7 person	$918	$1,049	$1,678
8 person	$1,022	$1,116	$1,786

Source: HUD

Monthly Housing Allowance by Household Size and AMI Thresholds

(MSA) as determined by the U.S. Department of Housing and Urban Development (HUD) and average household size to determine moderate income thresholds for an average household.

AREA MEDIAN INCOME LEVELS

According to HUD, the AMI for 2016 in the MSA is $67,625. Utah County has an average household size of 3.62; therefore, a household of four persons is used as the average family size, putting the moderate-income threshold at $54,100.

HUD considers an affordable monthly housing payment for either a mortgage or rent to be no greater than 30 percent of gross monthly income. This 30 percent should include utilities and other housing costs such as mortgage and hazard insurance.

The table below shows affordable monthly allowances at different levels of income. These amounts represent total housing costs affordable at 30 percent of gross income. Utah Code does not stipulate whether those of moderate income must be able to purchase a home, so the allowance considers affordability for either a mortgage or rental rate. A family choosing housing would need to factor utilities and other fees for a given housing unit within this affordable range. For example, a household of four at the 80 percent AMI threshold has a monthly housing allowance of $1,353. If utilities are $250[2], the family can afford a rent or mortgage payment of $1,029 per month, including taxes and interest if applicable.

Translating this moderate-income affordability level to home values, a family of four at 80 percent of AMI can afford a home in Eagle Mountain up to $196,133. This assumes utility payments at $250 per month, current City property tax rates, insurances, a four percent interest rate, 30 year mortgage term and a 10 percent down payment. The table below shows the home price ranges affordable to household income categories at various interest rates. The bottom table on the page shows the ranges specific to targeted low- and moderate-income households. Note the significant difference the interest rate

2 Utilities include water, sewer, storm drain, gas, electric, and garbage. This is an estimated amount for a typical resident.

Household Income Range	Home Price Range					
	4% Mortgage		5% Mortgage		6% Mortgage	
	Low	High	Low	High	Low	High
$10,000 to $14,999	$0	$10,301	$0	$9,161	$0	$8,203
$15,000 to $24,999	$10,301	$57,827	$9,161	$51,428	$8,203	$46,047
$25,000 to $34,999	$57,827	$105,353	$51,428	$93,695	$46,047	$83,892
$35,000 to $49,999	$105,353	$176,643	$93,695	$157,095	$83,892	$140,659
$50,000 to $74,999	$176,643	$295,458	$157,095	$262,762	$140,659	$235,270
$75,000 to $99,999	$295,458	$414,273	$262,762	$368,429	$235,270	$329,881
$100,000 to $149,999	$414,273	$651,904	$368,429	$579,763	$329,881	$519,104
$150,000 to $199,999	$651,904	$889,535	$579,763	$791,096	$519,104	$708,327
$200,000 or more	$889,535		$791,096		$708,327	

Source: ZPFI

Affordable Home Price Ranges by Income Category and Mortgage Interest Rate

Household Income Range			Home Price Range					
			4% Mortgage		5% Mortgage		6% Mortgage	
	Income Range - Low	Income Range - High	Low	High	Low	High	Low	High
< 30% of AMI	$0	$24,300	$0	$54,505	$0	$48,473	$0	$43,402
30% to 50% of AMI	$24,300	$33,800	$54,505	$99,655	$48,473	$88,627	$43,402	$79,354
50% to 80% of AMI	$33,800	$54,100	$99,655	$196,133	$88,627	$174,428	$79,354	$156,179

Source: ZBPI

Affordable Price Ranges by Targeted Group and Interest Rate

can make. While current rates are currently at historic lows under four percent, making housing much more affordable, affordability in the City will be more difficult to maintain if interest rates rise in the future.

PRICING AND AFFORDABILITY

Table 9.4 below shows the distribution of units by home value, as assessed and maintained by the Utah County Assessor's office. The median value is $216,050 of these assessed values. This median value is above the affordable threshold of $196,133. Approximately 36.3 percent (2,709 units) are within this affordability target or below.

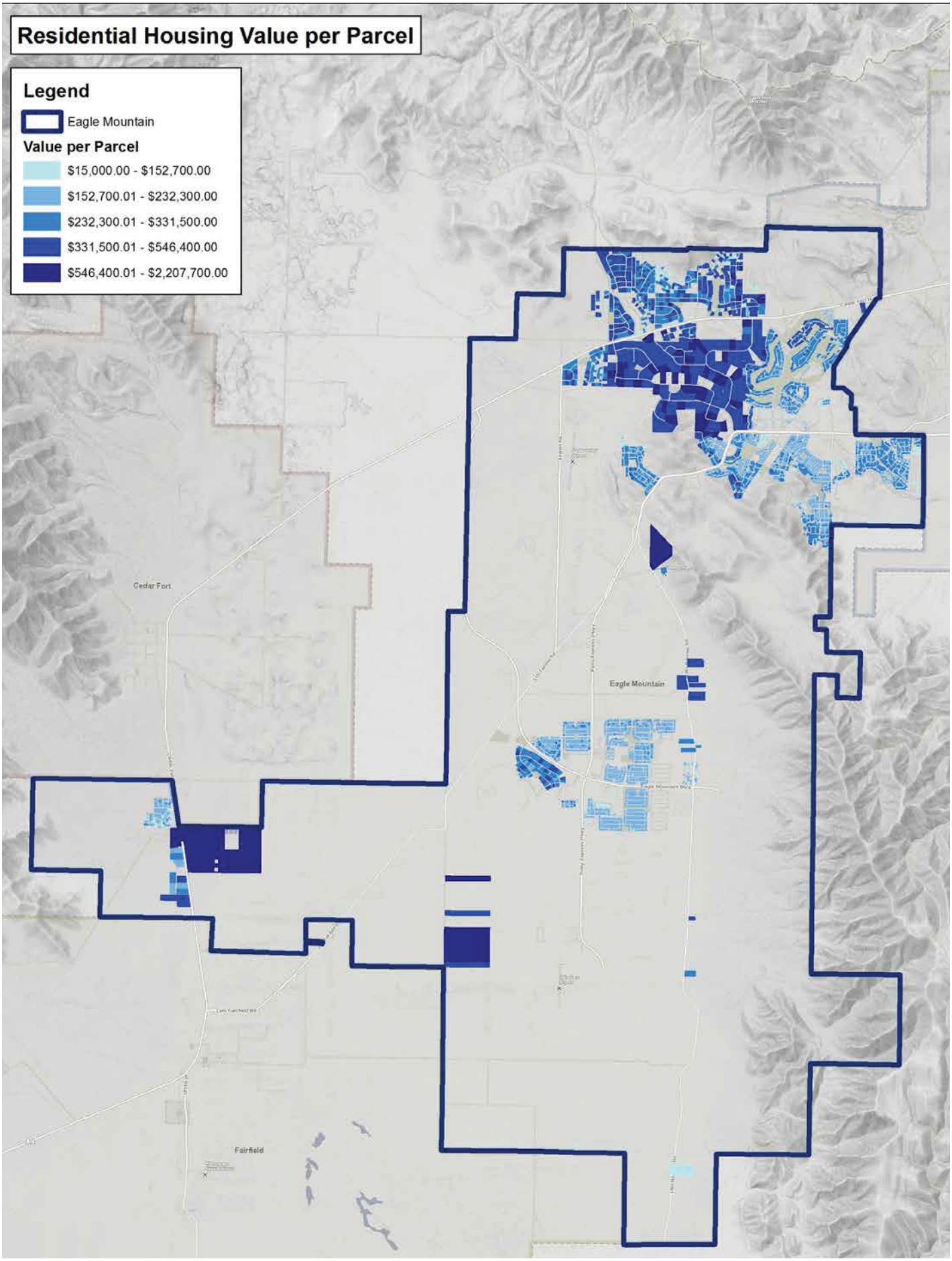
Generally, housing units on larger parcels are more expensive. This is partially due to higher land costs, but is also often due to the larger homes generally associated with a larger lot. While these properties are valuable and provide high property tax revenue per parcel, value is more densely concentrated on smaller lots. Higher property tax revenues are available per acre in more dense housing. The maps on the following two pages show the biggest lots on the north side of the City, while among the highest value per unit, have much lower value per acre.

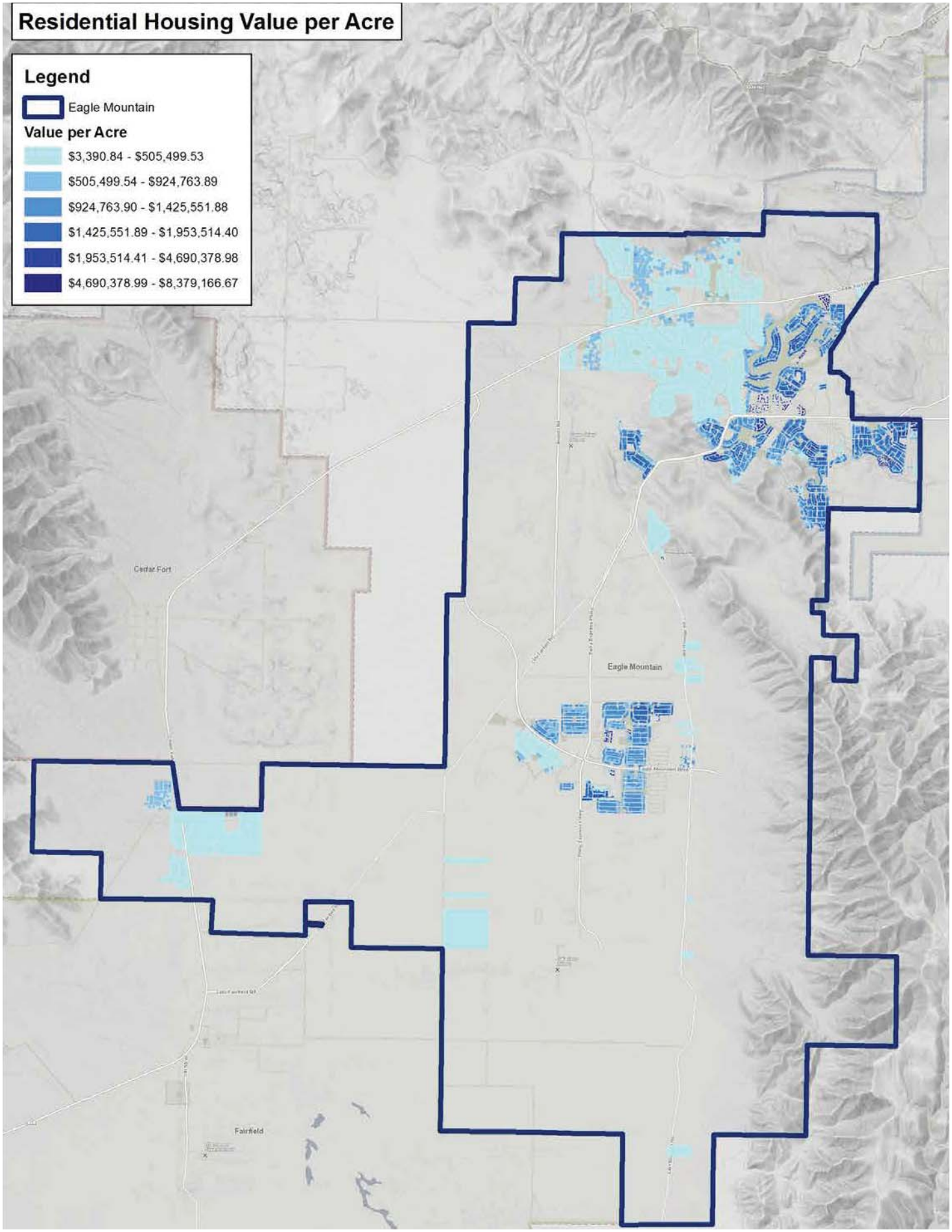
Approximately half of rental units in Eagle Mountain are affordable, but rental units are limited, which impacts affordability and impedes housing choices. Eagle Mountain has no apartment complexes within the City and the housing unit ownership rate is a very high 86 percent. Rental units are important options for households that do not have down payment savings, would have trouble with loan approval, or simply for those not wishing to make a large commitment on purchasing a home. The only rental units available are individually-owned units that are privately rented – approximately 1,046 units. The ACS estimates these rents to start in the $800 range, but the majority of rentals have a gross rent above $1,250 per month and the median gross rent is $1,367, only slightly higher than the monthly housing allowance $1,353 for a household at 80 percent of AMI and indicated that about half of units (approximately 523 units) are available under this allowance.

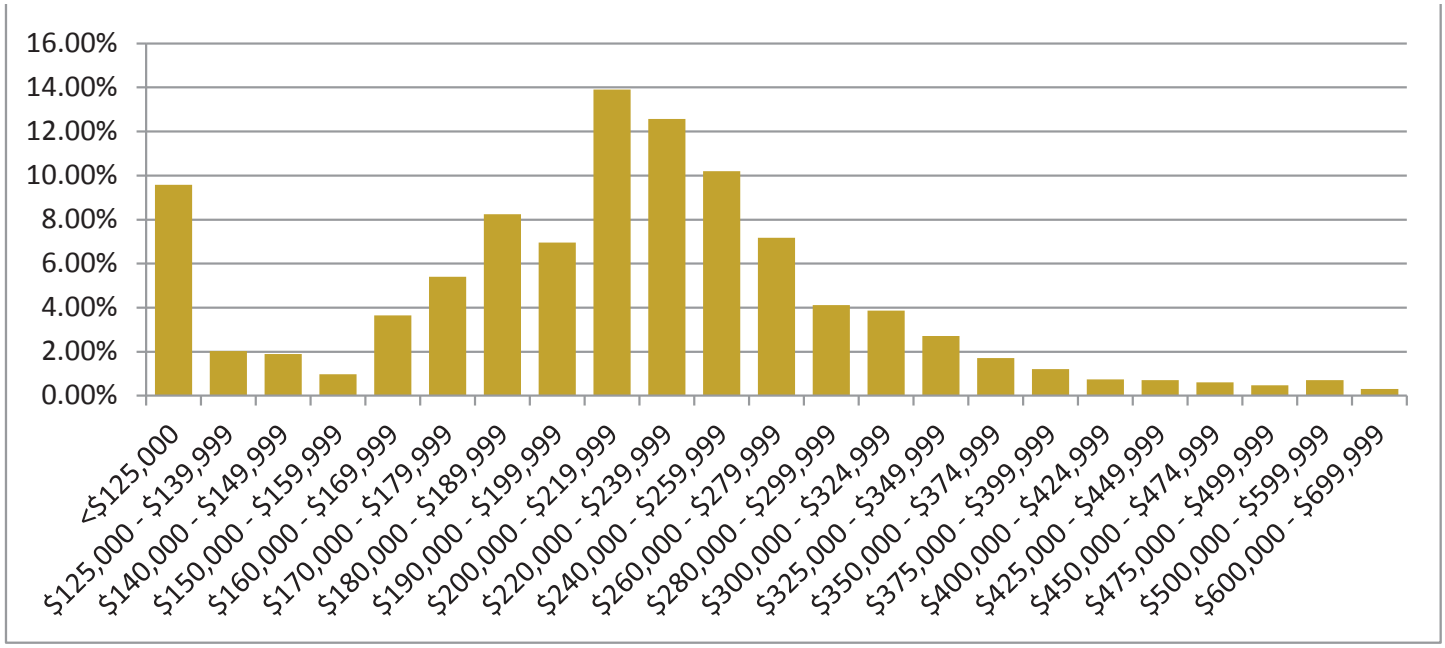
Home Value	# of Units	% of Total	Cumulative % of Total
<$125,000	715	9.58%	9.58%
$125,000 - $139,999	151	2.02%	11.60%
$140,000 - $149,999	141	1.89%	13.49%
$150,000 - $159,999	73	0.98%	14.47%
$160,000 - $169,999	272	3.64%	18.12%
$170,000 - $179,999	403	5.40%	23.52%
$180,000 - $189,999	615	8.24%	31.76%
$190,000 - $199,999	519	6.95%	38.71%
$200,000 - $219,999	1,038	13.91%	52.62%
$220,000 - $239,999	938	12.57%	65.19%
$240,000 - $259,999	761	10.20%	75.39%
$260,000 - $279,999	535	7.17%	82.55%
$280,000 - $299,999	307	4.11%	86.67%
$300,000 - $324,999	289	3.87%	90.54%
$325,000 - $349,999	203	2.72%	93.26%
$350,000 - $374,999	128	1.72%	94.98%
$375,000 - $399,999	90	1.21%	96.18%
$400,000 - $424,999	55	0.74%	96.92%
$425,000 - $449,999	53	0.71%	97.63%
$450,000 - $474,999	46	0.62%	98.24%
$475,000 - $499,999	36	0.48%	98.73%
$500,000 - $599,999	53	0.71%	99.44%
$600,000 - $699,999	23	0.31%	99.75%
$700,000+	19	0.25%	100.00%

Source: Utah County Parcel Database

Non-Rental Residential Unit Values

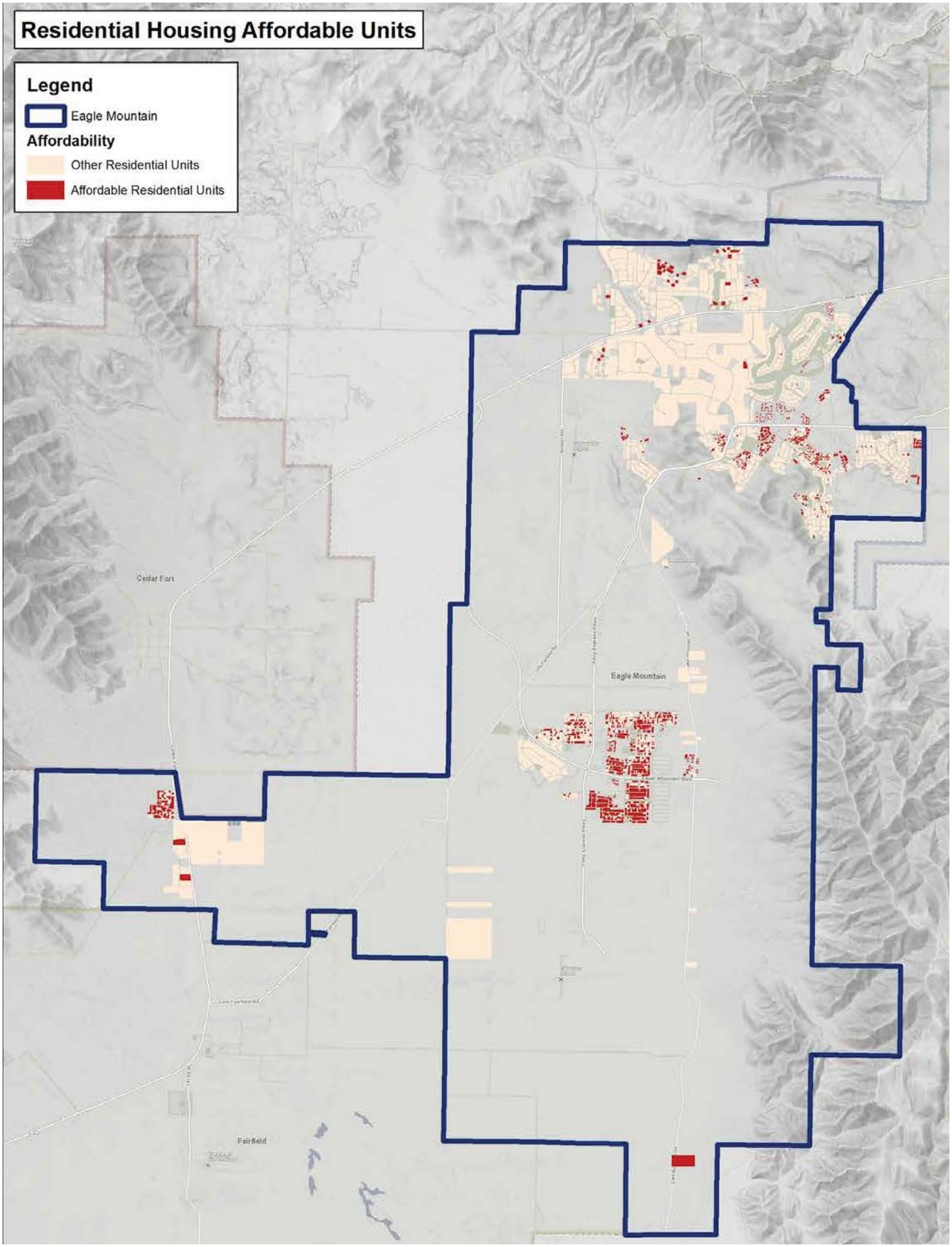

Residential Housing Value per Parcel
Legend
Eagle Mountain
Value per Parcel
$15,000.00 - $152,700.00
$152,700.01 - $232,300.00
$232,300.01 - $331,500.00
$331,500.01 - $546,400.00
$546,400.01 - $2,207,700.00
Cedar Fort
Eagle Mountain
Fairfield


Residential Housing Value per Acre
Legend
Eagle Mountain
Value per Acre
$3,390.84 - $505,499.53
$505,499.54 - $924,763.89
$924,763.90 - $1,425,551.88
$1,425,551.89 - $1,953,514.40
$1,953,514.41 - $4,690,378.98
$4,690,378.99 - $8,379,166.67
Cedar Fort
Eagle Mountain
Fairfield



Percent of Housing Units by Market Value

Currently, there is a very reasonable opportunity for moderate-income households to live in the City and the housing supply exceeds current demands. Approximately 27 percent of the households are considered low- or moderate-income. The estimated average market value of units in the City is a very affordable $83 per square foot. Based on market property values and the costs of ownership, the estimated number of units that can be classified as affordable is 2,709, over one-third of housing units. Many of these units are individually rented, also at affordable rates. The units that are affordable are also high-quality and often newly constructed. Additionally, Eagle Mountain still qualifies for USDA rural home loans, which affects affordability.


Residential Housing Affordable Units
Legend
Eagle Mountain
Affordability
Other Residential Units
Affordable Residential Units
Cedar Fort
Eagle Mountain
Fairfield

9.2 HOW DOES THIS HELP US PLAN FOR THE FUTURE

MATCHING MARKET WITH DEMOGRAPHICS

Outside of moderate-income affordability, it is notable how current housing availability matches income levels of Eagle Mountain residents. This analysis again assumes a four percent mortgage rate, 10 percent down payment, 30 percent of gross income, $250 in utilities per month, and other factors like taxes and insurance. The table below shows the home price range that is affordable for a given household income level and indicates the percentage of households and units in each of those range categories.

The percentages at the upper end of the Household Income range indicate some wiggle room for increased growth in luxury housing, as there are few units in the affordable home price range that correspond with the upper end of the household income range. However, the excess of high income households compared to home values is more likely an indication of the low average price per square foot in the area, noted earlier as a very affordable $83 per square foot.

Comparing these numbers across rows shows that the large segment of the population making above $75,000 per year has limited housing stock that reaches into their full buying potential. However, this isn't necessarily an indication that there are no luxury homes in Eagle Mountain, but that high-income households are possibly able to find quality housing at a good price in the City, especially as home values continue to recover from the recession. Also, the large household sizes in Eagle Mountain serve to reduce per capita incomes and provide families with less discretionary income to spend on larger homes.

For low income households in the $25,000 to $35,000 range, there are fewer housing units in the matching affordability range. While there are many affordable units in the City, this is an at-risk population being underserved.

Average sale prices in Eagle Mountain of single-family homes confirm a strong upward trend in home values. As values increase and the trend of building single-family home developments continues, it will be important to monitor that affordability keeps pace with population growth. An increase in values will lead to a lower percentage of affordable units, while the percentage of low- to moderate-income households is more likely to remain stable.

Household Income Range	% of HH in Income Range	Affordable Home Price Range	Affordable SFR Units
$10,000 to $14,999	2.2%	$0 to $10,301	9.58%
$15,000 to $24,999	2.8%	$10,301 to $57,827	2.0%
$25,000 to $34,999	4.0%	$57,827 to $105,353	1.4%
$35,000 to $49,999	18.2%	$105,353 to $176,643	17.9%
$50,000 to $74,999	29.4%	$176,643 to $295,458	64.6%
$75,000 to $99,999	18.4%	$295,458 to $414,273	10.7%
$100,000 to $149,999	16.4%	$414,273 to $651,904	3.1%
$150,000 to $199,999	3.2%	$651,904 to $889,535	0.3%
$200,000 or more	2.6%	>$889,535	0.0%

Household Income and Home Price Distribution

City	2012 Value	2013 Value	2014 Value	2015 Value	2016 Value	% Change 2012 to 2016
Eagle Mountain	$179,900	$198,000	$212,950	$243,900	$257,500	43.1%
Lehi	$219,900	$246,794	$257,000	$294,000	$310,201	41.1%
Saratoga Springs	$225,000	$249,700	$284,512	$299,000	$332,000	47.6%

Historic Sales Prices for Eagle Mountain and Nearby Cities

9.3 GOAL & OBJECTIVES

The following overall goal, four objectives, and five action strategies capture Eagle Mountain's approach for addressing the issues and opportunities related to the City's Moderate Income Housing. The objectives represent what Eagle Mountain would like to achieve.

OVERALL GOAL FOR THE CHAPTER

Overall Moderate Income Housing Goal: Ensure Eagle Mountain maintains reasonable affordability and provides housing diversity during times of rapid population growth and varying development trends.

PLAN OBJECTIVES – WHAT DO WE WANT TO ACHIEVE?

OBJECTIVE 1: Ensure affordable housing grows proportionally with normal development. While affordability is not currently a major concern, the lack of rental units may present a housing impediment to consumer choice.

OBJECTIVE 2: Support affordable housing options that address the needs of low to moderate income households and individuals and offer options for a range of demographics and lifestyles.

OBJECTIVE 3: Provide the opportunity for affordable home ownership by offering a range of housing types, including attached dwellings, for purchase.

OBJECTIVE 4: Provide desirable affordable housing options that integrate well into surrounding neighborhood contexts.

9.4 ACTION PLAN – HOW DO WE MAKE IT HAPPEN?

The strategies in the Action Plan section are action items for achieving the overall goal and detailed objectives. Many action strategies will work to achieve more than one, individual objective.

STRATEGY 1: Carefully monitor affordability in the City during rapid growth spurts to ensure affordable housing needs are anticipated.

STRATEGY 2: Designate areas in the future land use framework where multi-family development will be permitted. Support a range of multi-family housing types including townhomes, row-homes, and duplexes, which appeal to a variety of population demographics, including younger and older individuals.

STRATEGY 3: Streamline development processes to allow a range of development types to occur in order to provide a diversity of housing options as the city grows.

STRATEGY 4: Introduce and integrate rental units into neighborhoods by allowing for multi-family or town home mixed-use development to function as buffers between commercial and single-family residential areas.

STRATEGY 5: Continue to support the integration of small lot sizes into developments to offer a mix of housing within the same neighborhood.

STRATEGY 6: Allow for accessory dwelling units, including detached units, to be integrated into residential neighborhoods.