EAGLE MOUNTAIN
CITY COUNCIL MEETING

September 7, 2021, 4:00 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

1. CITY ADMINISTRATOR INFORMATION ITEMS

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

1.A UPDATE - City Administrator Items

1.B PRESENTATION - 2021 Resident Survey Results

1.C DISCUSSION - Outfield Fencing at Pony Express Regional Park for a Dog Park

1.D CONCEPT PLAN - Porter's Crossing
Apartments Concept Plan
Retail Area Concept Plan
Current Village Plan

1.E DISCUSSION - Animal Code
Table 6.10.090 Potential Options

2. AGENDA REVIEW

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

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

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

7:00 P.M. POLICY SESSION - CITY COUNCIL CHAMBERS

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

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

8. CITY COUNCIL/MAYOR'S ITEMS

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

9. PROCLAMATION

9.A MOTION - A Proclamation Declaring September Childhood Cancer Awareness Month.
Childhood Cancer Awareness Month

CONSENT AGENDA

10. BID AWARDS

10.A 2021 New Well Design - Jones and DeMille

11. BOND RELEASES

11.A Eagle Village Plat 1 - Into Warranty
Bond Release Letter
Recorded Plat

11.B Spring Run Phase B, Plat 4 - Into Warranty
Bond Release Letter
Recorded Plat

11.C Spring Run Phase B, Plat 5 - Into Warranty
Bond Release Letter
Recorded Plat

11.D Hidden Hollow Phase B, Plat 1 - Out of Warranty
Bond Release Letter
Recorded Plat

11.E Overland Phase A, Plats 2 & 3 - Out of Warranty
Bond Release Letter
Recorded Plat - Overland A-2
Recorded Plat - Overland A-3

11.F Sage Park Phase A, Plat 2 - Out of Warranty
Bond Release Letter
Recorded Plat

12. MINUTES

12.A August 3, 2021 Minutes - Regular City Council Meeting
08.03.2021 City Council Minutes - DRAFT

12.B August 24, 2021 Minutes - Special City Council Meeting and Canvass
08.24.2021 City Council Minutes - Special Session and Canvass - DRAFT

13. PRELIMINARY PLATS & SITE PLANS

13.A SITE PLAN CONCEPT - Smith Ranch Community Park
Site Plan Concept

SCHEDULED ITEMS

14. STONEBRIDGE MONTESSORI

14.A PUBLIC HEARING/ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving a Rezone for Stonebridge Montessori.

14.B MOTION - Site Plan
BACKGROUND: *(Presented by Planner Jessa Porter)* The proposed rezone to Community Commercial and site plan are for a pre-kindergarten Montessori School which will be located on the corner of Stonebridge Lane and Ranches Parkway, Parcel Number 58:033:0298, with proposed access from Stonebridge Lane.
ORD--Stonebridge Montessori Rezone
Site Plan
Elevations

15. CITY COUNCIL/MAYOR'S BUSINESS
This time is set aside for the City Council's and Mayor's comments on City business.

16. CITY COUNCIL BOARD LIAISON REPORTS
This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

17. COMMUNICATION ITEMS

17.A Upcoming Agenda Items
CI--Upcoming Agenda Items

18. ADJOURNMENT

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 2nd day of September, 2021, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website http://www.utah.gov/pmn/index.html, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **SEPTEMBER 7, 2021**
TITLE:	PRESENTATION - 2021 Resident Survey Results
ITEM TYPE:	Discussion
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Evan Berrett, Admin

PRESENTED BY:
Spencer Harris

RECOMMENDATION:

BACKGROUND:
Eagle Mountain City invites residents each year to respond to a community survey that allows them to indicate their satisfaction or dissatisfaction with City services, amenities, planning, and more. The survey results provide both a snapshot of current conditions and indicators of change over time. The survey results are first presented to the Mayor and City Council and then included in the annual budget book, published early September.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **SEPTEMBER 7, 2021**
TITLE:	CONCEPT PLAN - Porter's Crossing
ITEM TYPE:	Concept Plan
FISCAL IMPACT:	
APPLICANT:	Sattar Tabriz

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Tayler Jensen, Planning

PRESENTED BY:

RECOMMENDATION:

BACKGROUND:
This is a concept plan for the Porter's Crossing Town Center MDP/MDA. The applicant is seeking feedback from the City Council on the conceptual amendment. This item was presented to the Planning Commission on July 27th 2021 where it received feedback that included concern about the transfer of additional density to the back of the project, concerns with parking provided and locations (PC didn't believe parking under the powerline corridor would be useful for proposed residential units). The commission expressed a preference for assisted living facilities and single family dwellings opposed to MF dwellings.

ITEMS FOR CONSIDERATION:
<u>Current Entitlements</u>
The current Porter's Crossing MDA/MDP has the following entitlements for the pods in question:

- Pod 1: Retail pod - 4.9 acres of commercial
- Pod 2: Mixed use, residential above retail. 11.6 acres, 180 residential units, 15.5 DU/AC
- Pod 9a: Institutional 12.3 acres reserved for a recreation center, assisted living and or charter school
- Pod 9b: 4.34 acres reserved for commercial, senior housing or assisted living housing. Buildings allowed to be up to 5 stories

in height and is not required any improved park space
- Pod 10: 4.95 acres reserved for a potential church site
- Pod 15: 4 acres of community open space located within the powerline corridor

Total Residential Units: 180 + up to 17 acres of assisted living or senior housing without specific unit count.
Total Commercial Area: 4.9 - 9.24 acres
Total Open Space: 4 Acres
Total Church Area: 4.95 acres

Concept Proposal

- Pod 1: Hotel, Class A Office, and Retail Buildings
- Pod 2: Retail Buildings
    - Pod 1 and 2 area: 17.3 Acres
- Pod 9a: 8 acres, 96 apartments, 15 townhomes for a total of 111 residential units 13.88 DU/AC
- Pod 9b: 4.34 acres, 80 apartments, 20 townhomes for a total of 100 residential units 23.04 DU/AC
- Pod 10: 4.95 acres, 33 townhomes, 6.67 DU/AC
- Pod 15:4 Acres of improved open space

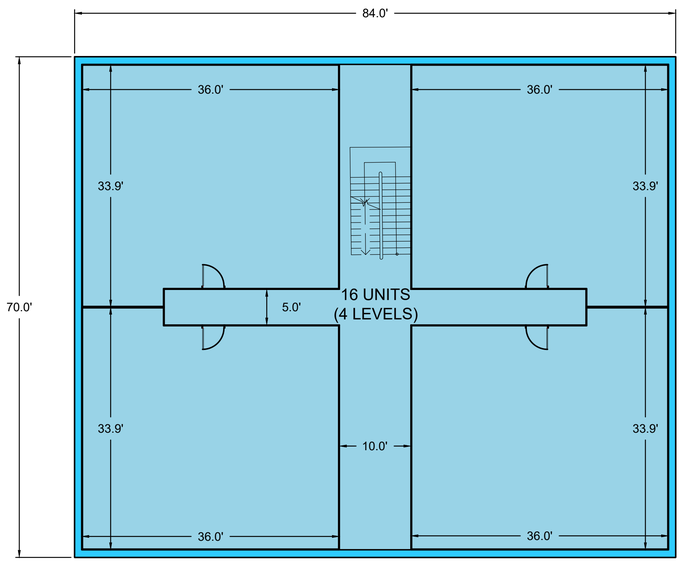
Conceptual Residential Units: 244
Conceptual Commercial Area: 17.3 Acres
Conceptual Open Space: 4 Acres

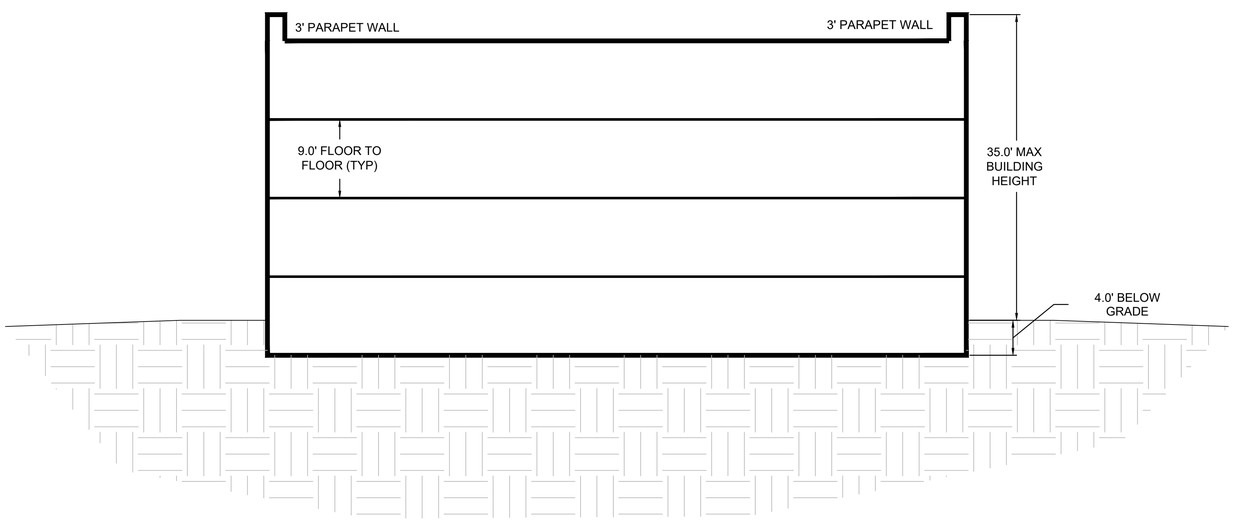
REQUIRED FINDINGS:

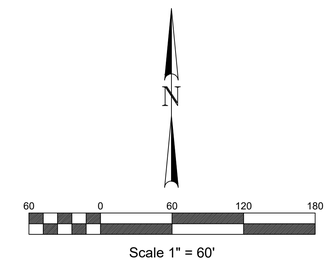
PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Apartments Concept Plan
Retail Area Concept Plan
Current Village Plan







CONCEPT PLAN
PORTER'S CROSSING
EAGLE MOUNTAIN, UT

APARTMENT LAYOUT CONCEPT 1

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801. 487. 8040

CLIENT: PONY EXPRESS
DWG: 2021-04-30_PROPOSED BASE.DWG
PORTERS CROSSING
JOB No: 3RD AMMENDMENT
DO NOT SCALE THIS DRAWING DRAWING IS REDUCED IF LESS THAN 24" X 36" DIMENSIONS AND NOTES TAKE PRECEDENCE

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208-2100
(801) 1-800-662-4111
140 EAST 10200 SOUTH
PO BOX 9623
SANDY, UTAH 84093-0623

FILENAME: O:\Pony Express Land Development\New Park at Porters Crossing\engineering\Design\Renderings\Site Plan\2021-07-28\2021-04-30_Proposed Base.dwg TAB: EX-01A PLOT DATE AND TIME: 8/2/2021 4:33 PM

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EAGLE MOUNTAIN, UT

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CENTER, UTAH 84078-1017

CONCEPT PLAN
PORTER'S CROSSING
EAGLE MOUNTAIN, UT
APARTMENT LAYOUT CONCEPT 1

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
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140 SOUTT 1500 WEST
PO BOX 1617
SPANISH FORK 84660-1617

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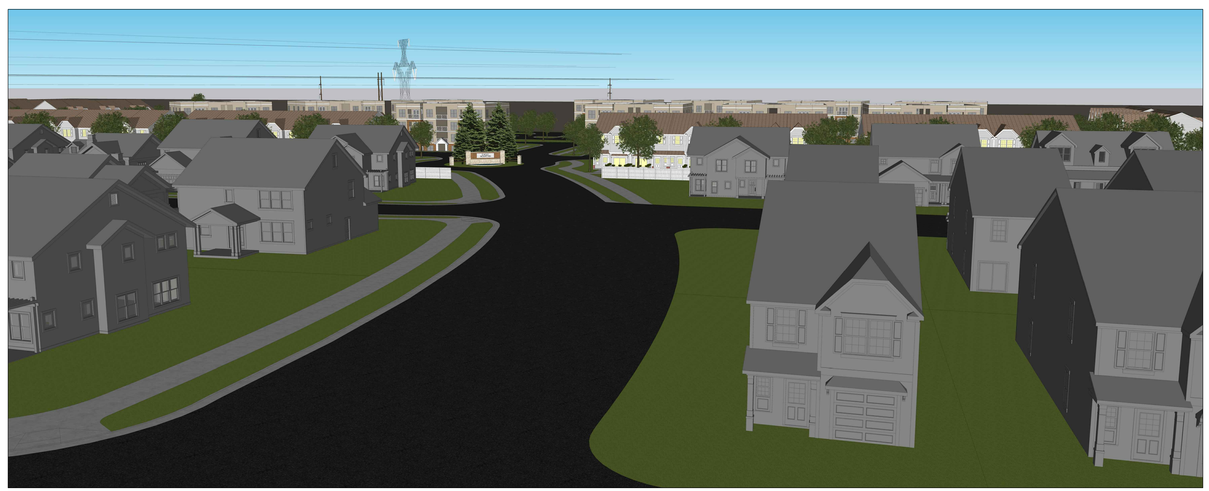

CONCEPT PLAN
PORTER'S CROSSING
EAGLE MOUNTAIN, UT

APARTMENT LAYOUT CONCEPT 1

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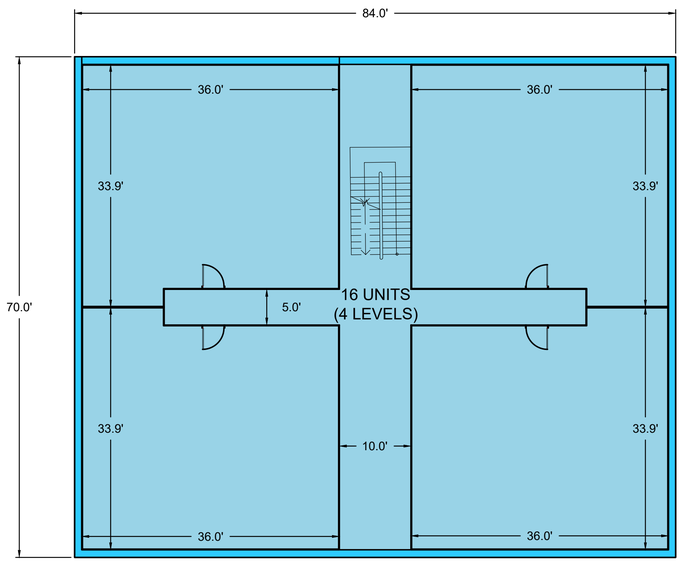

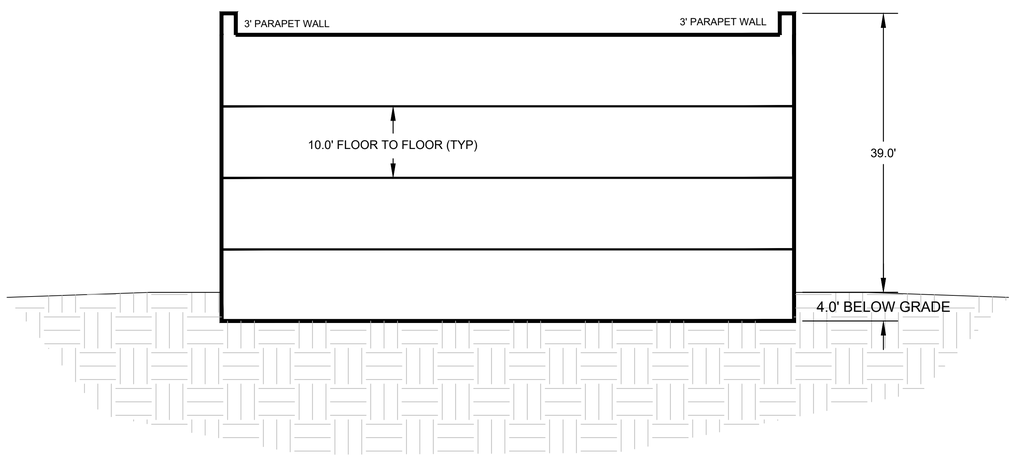

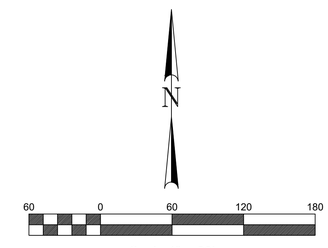

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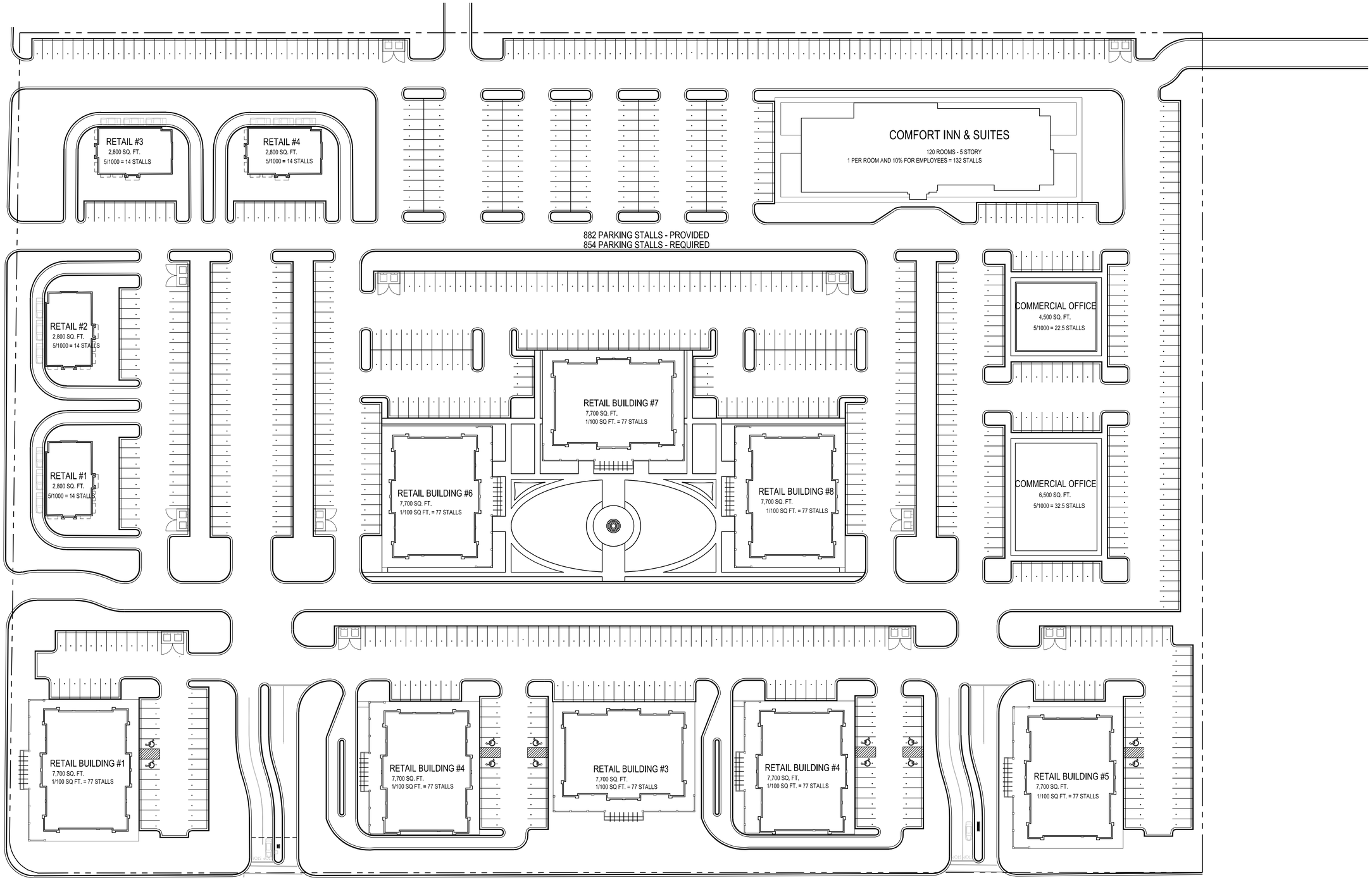

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Porters Crossing Retail
Saratoga Springs, Utah

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

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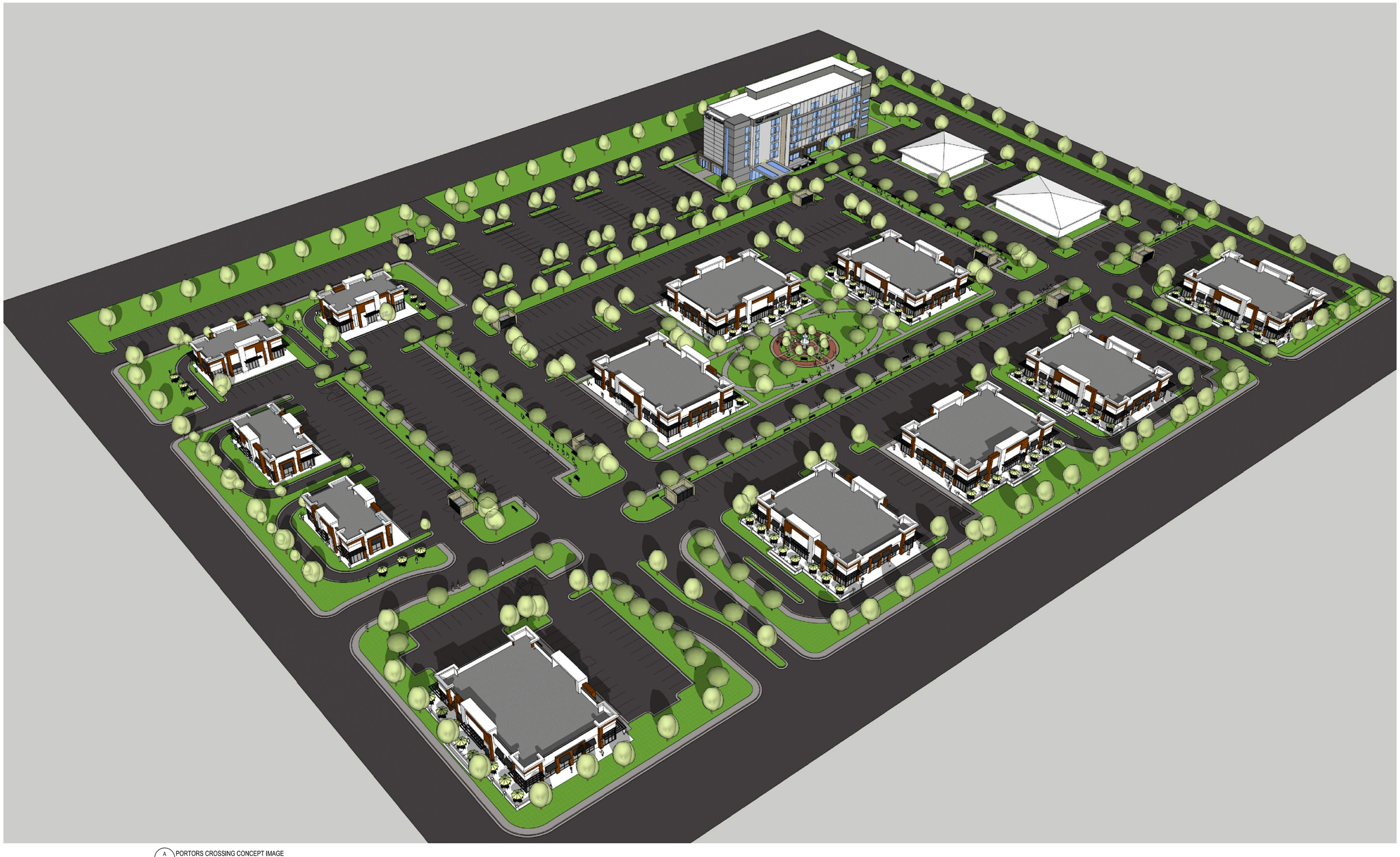

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Porters Crossing Retail

Saratoga Springs, Utah

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T 801 438 9500
F 801 438 9501
3115 EAST LION LANE, #200
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Porters Crossing Retail

Saratoga Springs, Utah

BWA
ARCHITECTS
T 801 438 9500
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Porters Crossing Retail

Saratoga Springs, Utah

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Porters Crossing Retail
Saratoga Springs, Utah

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

PROJECT NUMBER
####

DWN BY	CHKD BY
####	####

PROJECT PHASE

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DRAWING NUMBER
A903

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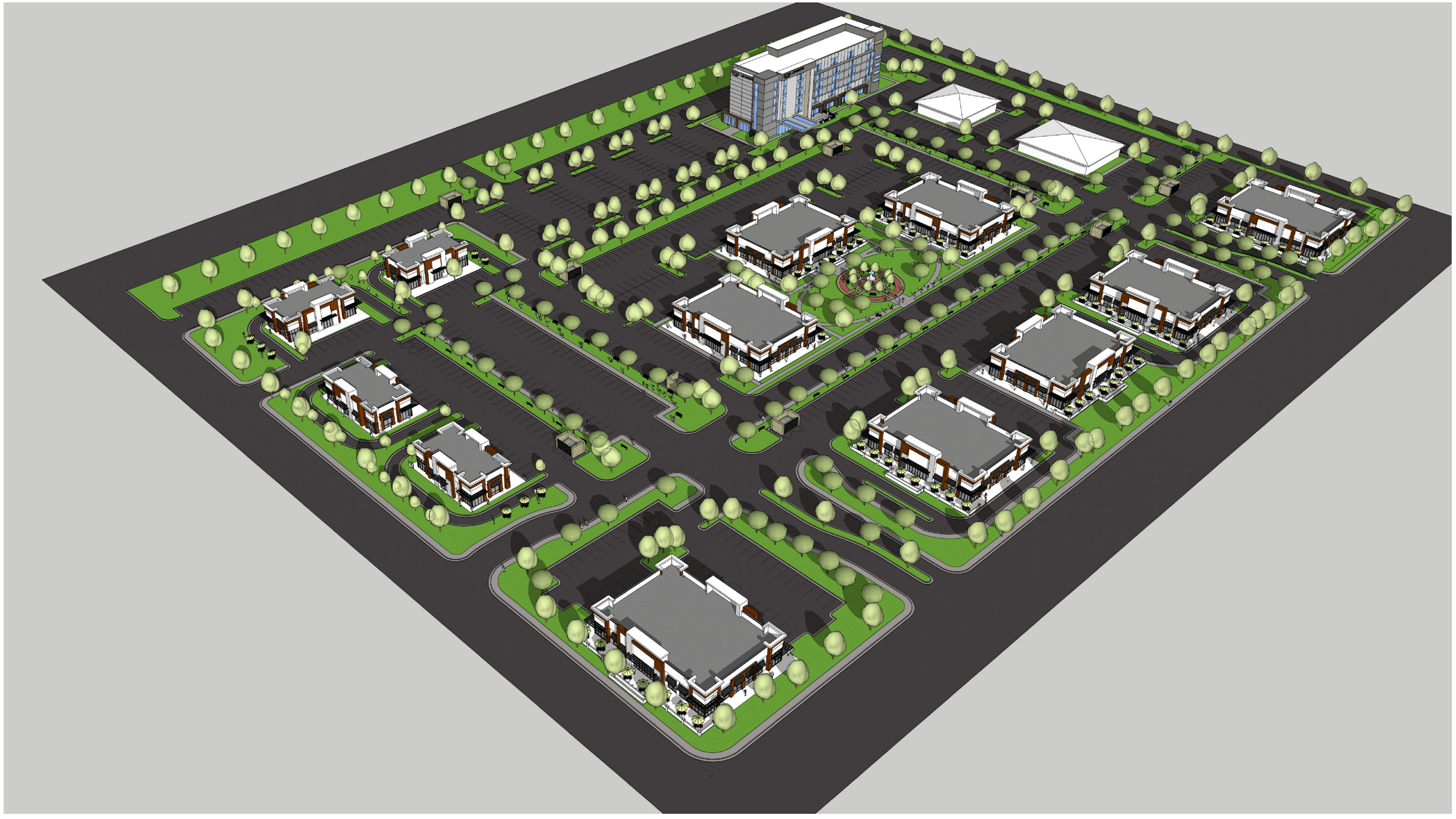

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Porters Crossing Retail

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Porters Crossing Retail

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PROJECT NUMBER
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####	####

PROJECT PHASE

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DRAWING NUMBER
A907

ENT 62736:2018 PG 18 of 43

LAND USE PLAN

EXHIBIT 3A

LAND USE SUMMARY:

Pod	Land Use Description	Acreage	Units	Density
1	**Commercial**	4.9		
	Retail Pads			
2	**Mixed Use**	11.6	180	15.5 du/ac.
	Residential above Retail			
3	**Community Open Space**	12.7		
	Parks			
4	**Multi-Family Residential**	7.6	128	16.8 du/ac.
	Attached Town Homes			
6	**Single Family Residential**	27.4	169	6.2 du/ac.
	Detached Single Family Homes			
9a	**Institutional**	12.3		
	Recreation Center, Assited Living &/or Charter School			
10	**Civic Uses**	5.0		
	Church Site			
11	Single Family Residential	12.3	61	5.0 du/ac.
	5,500+ s.f. Lots - Existing			
12	Civic Uses	4.0		
	Church Site - Existing			
13	Single & Multi-Family Residential	6.5	104	16.0 du/ac.
	Detached Homes & Attached Town Homes			
14	Multi-Family Residential	10.0	90	9.0 du/ac.
	Attached Town Homes - Existing			
15	**Community Open Space**	4.0		
	Utility Corridor Open Areas			
16	Commercial	16.9		
	Neighborhood Retail - Existing			
	Total		732	Residential Units

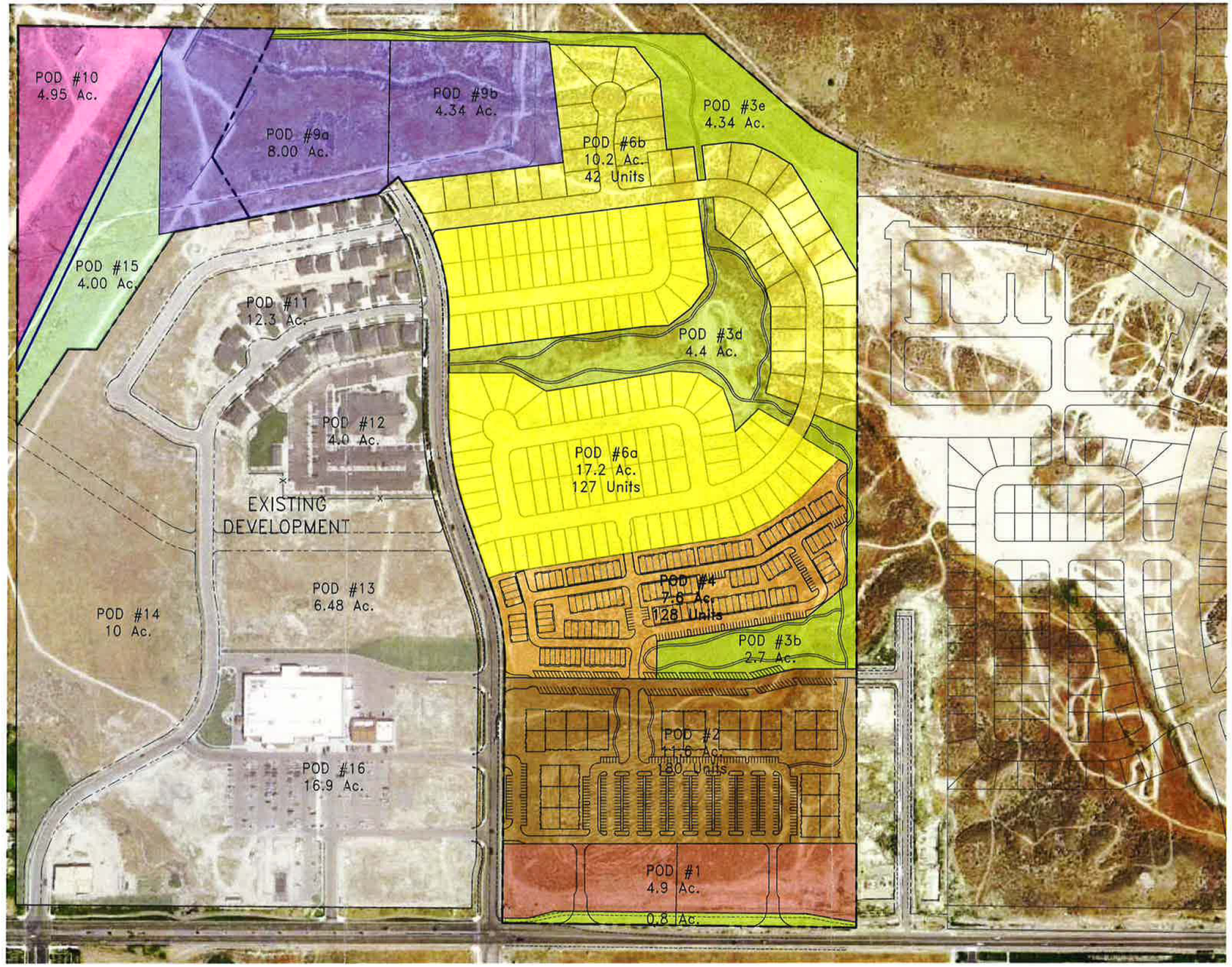
30' Wide Trail Corridor
For Future Trail

GENERAL NOTES:

THE INFORMATION DEPICTED ON THIS PLAN IS PRELIMINARY IN NATURE AND IS SUBJECT TO MODIFICATION AND REVISION. ALL LAND USES, ACREAGE CALCULATIONS, DENSITY CALCULATIONS, LOT SIZES, ROAD WIDTHS AND LOCATIONS OF VARIOUS COMPONENTS OF THE PLAN ARE BASED ON PRELIMINARY DATA, TOPOGRAPHY, BOUNDARIES AND DESIGN PARAMETERS.

SITE LAYOUTS, INCLUDING ROADS, PARKING, BUILDINGS, LOT AND OPEN SPACE AREA AMENITIES ARE ILLUSTRATIVE IN NATURE AND SUBJECT TO FINAL SITE DESIGN AND MUNICIPAL APPROVAL PROCESSES.

UNIT TOTALS SHOWN FOR EACH PARCEL MAY SURPASS ALLOWABLE PROJECT DENSITY TO ALLOW FOR ADJUSTMENT IN DESIGN.



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Porter's Crossing Village Center Plan

M2 CIVIL PLANNING & ENGINEERING

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EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **SEPTEMBER 7, 2021**
TITLE:	DISCUSSION - Animal Code
ITEM TYPE:	Communication Item
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Tayler Jensen, Planning

PRESENTED BY:
Tayler

RECOMMENDATION:

BACKGROUND:
Staff presented the Planning Commission's recommendation for changes to the Animal Code EMMC 6.10 to the City Council on August 3rd. After significant discussion, staff was advised to bring back multiple options for changes to table 6.10.090 of EMMC for the City Council to consider during a work session. Staff has provided multiple potential alternatives for the Council to discuss and looks for guidance to bring in revised code for adoption.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:
Table 6.10.090 Potential Options

Table 6.10.090

Current Table

Animal	Max. Number on Lots			Available Fenced Area Per Animal	Setbacks from Residence or other periodically inhabited Building	Minimum Lot Size
	1/2 to 1 Acre	1 to 3 Acres	More than 3 Acres			
Horse/Mule	0	4	12	22,000 s.f. per 1-4 animals	50	1 Acre
Buffalo	0	2	6	22,000 s.f. per 1-4 animals	150	1 Acre
Cattle	2	4	12	2,500 s.f.	50	1/2 Acre
Donkey	2	4	12	2,500 s.f.	50	1/2 Acre
Llama	2	4	12	2,500 s.f.	50	1/2 Acre
Emu/Ostrich	4	8	16	500 s.f	50	1/2 Acre
Sheep/Goat	4	8	16	500 s.f	50	1/2 Acre
Pigs (all kinds)	2	4	8	500 s.f	150	1/2 Acre

Animals Per ½ Acre (No Limit other than Fencing)

Animal	Maximum Animals Per 1/2 Acre	Available Fenced Area Per Animal	Setbacks from Residence or other periodically inhabited Building	Minimum Lot Size
Horse/Mule	2	22,000 s.f. per 1-4 animals	50	1 Acre
Buffalo	1	22,000 s.f. per 1-4 animals	150	1 Acre
Cattle	2	2,500 s.f.	50	1/2 Acre
Donkey	2	2,500 s.f.	50	1/2 Acre
Llama	2	2,500 s.f.	50	1/2 Acre
Emu/Ostrich	4	500 s.f	50	1/2 Acre
Sheep/Goat	4	500 s.f	50	1/2 Acre
Pigs (all kinds)	2	500 s.f	150	1/2 Acre

Cumulative Limit (Point System)

Animal	Animal Points Required	Available Fenced Area Per Animal	Setbacks from Residence or other periodically inhabited Building	Minimum Lot Size
Horse/Mule	1	22,000 s.f. per 1-4 animals	50	1 Acre
Buffalo	2	22,000 s.f. per 1-4 animals	150	1 Acre
Cattle	1	2,500 s.f.	50	1/2 Acre
Donkey	1	2,500 s.f.	50	1/2 Acre
Llama	1	2,500 s.f.	50	1/2 Acre
Emu/Ostrich	0.5	500 s.f	50	1/2 Acre
Sheep/Goat	0.5	500 s.f	50	1/2 Acre
Pigs (all kinds)	1	500 s.f	150	1/2 Acre

* 2 Animal Points per 1/2 Acre

Maximum Permitted Animals							
Acreage	0.5	1	2	3	4	5	6
Horse/Mule	2	4	8	12	16	20	24
Buffalo	1	2	4	6	8	10	12
Cattle	2	4	8	12	16	20	24
Donkey	2	4	8	12	16	20	24
Llama	2	4	8	12	16	20	24
Emu/Ostrich	4	8	16	24	32	40	48
Sheep/Goat	4	8	16	24	32	40	48
Pigs (all kinds)	2	4	8	12	16	20	24

Animal	Animal Points Required	Available Fenced Area Per Animal	Setbacks from Residence or other periodically inhabited Building	Minimum Lot Size
Horse/Mule	1	22,000 s.f. per 1-4 animals	50	1 Acre
Buffalo	2	22,000 s.f. per 1-4 animals	150	1 Acre
Cattle	1	2,500 s.f.	50	1/2 Acre
Donkey	1	2,500 s.f.	50	1/2 Acre
Llama	1	2,500 s.f.	50	1/2 Acre
Emu/Ostrich	0.5	500 s.f	50	1/2 Acre
Sheep/Goat	0.5	500 s.f	50	1/2 Acre
Pigs (all kinds)	1	500 s.f	150	1/2 Acre

* 3 Animal Points per 1/2 Acre

Maximum Permitted Animals							
Acreage	0.5	1	2	3	4	5	6
Horse/Mule	3	6	12	18	24	30	36
Buffalo	1.5	3	6	9	12	15	18
Cattle	3	6	12	18	24	30	36
Donkey	3	6	12	18	24	30	36
Llama	3	6	12	18	24	30	36
Emu/Ostrich	6	12	24	36	48	60	72
Sheep/Goat	6	12	24	36	48	60	72
Pigs (all kinds)	3	6	12	18	24	30	36

Point System Animal Size

Animal Size	Animal Points Required	Maximum Animals Per Acre	Setbacks from Residence or other periodically inhabited buildings
Large	1 (e.g. 2 Horses per half acre)	30**	100
Medium	0.4 (e.g. 5 Sheep per half acre)		50
Small	0.025 (e.g. 20 Chickens per half acre)		50

*2 Animal Points per 1/2 Acre

Maximum Permitted Animals							
Acreage	0.5	1	2	3	4	5	6
Large Animal	2	4	8	12	16	20	24
Medium Animal	5	10	20	30	40	50	60
Small Animal	20	30**	60**	90**	120**	150**	180**

Large Animals: Full Sized Horse, Cow, Donkey, Buffalo, Elk, Camel, full sized pig
Medium Animals: Pony / Small Horse, Llama, Emu, Ostrich, Sheep, Full sized Goats
Small Animals: Duck, Chicken (hens only), rabbit, pheasant, goose, miniature pig, miniature goat

Animal Size	Animal Points Required	Fencing Required per animal	Setbacks from Residence or other periodically inhabited buildings
Large	1 (e.g. 2 Horses per half acre)	22,000 s.f. for 1-4 animals an additional 5.500 s.f. for each additional animal	100
Medium	0.4 (e.g. 5 Sheep per half acre)	500 s.f.	50
Small	0.025 (e.g. 20 Chickens per half acre)	n/a	50

*2 Animal Points per 1/2 Acre

Maximum Permitted Animals							
Acreage	0.5	1	2	3	4	5	6
Large Animal	2	4	8	12	16	20	24
Medium Animal	5	10	20	30	40	50	60
Small Animal	20	40	80	120	160	200	240

Large Animals: Full Sized Horse, Cow, Donkey, Buffalo, Elk, Camel, full sized pig
Medium Animals: Pony / Small Horse, Llama, Emu, Ostrich, Sheep, Full sized Goats
Small Animals: Duck, Chicken (hens only), rabbit, pheasant, goose, miniature pig, miniature goat

PROCLAMATION

Proclaiming Childhood Cancer Awareness Month
September 2021

WHEREAS, childhood cancer is the leading cause of death by disease in children, and;

WHEREAS, 1 in 285 children in the United States will be diagnosed by their 20th birthday, and;

WHEREAS, 46 children per day or 16,790 children per year are diagnosed with cancer in the U.S., and;

WHEREAS, there are approximately 40,000 children on active treatment at any given time, and;

WHEREAS, the average age of diagnosis is 6 years old, compared to 66 years for adults' cancer diagnosis, and;

WHEREAS, 80% of childhood cancer patients are diagnosed late and with metastatic disease, and;

WHEREAS, on average there has been a 0.6 percent increase in incidence per year since the mid-1970s, resulting in an overall incidence increase of 24 percent over the last 40 years, and;

WHEREAS, two-thirds of childhood cancer patients will have chronic health conditions as a result of their treatment toxicity, with one quarter being classified as severe to life-threatening, and;

WHEREAS, approximately one half of childhood cancer families rate the associated financial toxicity due to out-of-pocket expenses as considerable to severe, and;

WHEREAS, in the last 20 years only four new drugs have been approved by the FDA to specifically treat childhood cancer, and;

WHEREAS, the National Cancer Institute recognizes the unique research needs of childhood cancer and the associated need for increased funding to carry this out;

WHEREAS, hundreds of non-profit organizations at the local and national level including the American Childhood Cancer Organization are helping children with cancer and their families cope through educational, emotional and financial support, and;

WHEREAS, researchers and healthcare professionals work diligently dedicating their expertise to treat and cure children with cancer, and;

WHEREAS, too many children are affected by this deadly disease and more must be done to raise awareness and find a cure.

Now therefore, Mayor Tom Westmoreland and the Eagle Mountain City Council proclaim September 2021 as Childhood Cancer Awareness Month in Eagle Mountain City and encourage residents to observe Childhood Cancer Awareness Month and support this cause that so deeply impacts families in every community across our country.

Dated this 7th day of September, 2021.

Tom Westmoreland, Mayor	Donna Burnham, City Council
Melissa Clark, City Council	Colby Curtis, City Council
Carolyn Love, City Council	Jared Gray, City Council

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **SEPTEMBER 7, 2021**
TITLE:	2021 New Well Design - Jones and DeMille
ITEM TYPE:	Bid Award
FISCAL IMPACT:	$196,000
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Chris Trusty, Public Works

PRESENTED BY:
Chris Trusty

RECOMMENDATION:
Award Jones and DeMille the design contract for the new city well in the amount of $196,000.

BACKGROUND:
In a continuing effort to provide culinary water to residents of our City, Eagle Mountain has solicited proposals from qualified engineering firms to provide complete a design for a new well located on Pony Express Parkway west of Hidden Hollow Elementary. This wellhouse will also include a booster pump that will allow for the existing transmission line from the Central Utah Water Conservancy District waterline to be boosted as needed to ensure it can completely fill the existing tanks in the City Center. The city owns the property on which the new well will be located so there is no need for land acquisition.

Eagle Mountain received proposals from the following Engineering firms:

Aqua Engineering ($322,075)- Rank #5
Bowen and Collins ($313,066)- Rank #4
CRS ($124,978)- Rank #2
Jackson Engineering ($99,970)- Rank #3
Jones and DeMille ($196,000)- Rank #1

City staff established a ranking committee comprised of personnel from the Engineering and Water Departments. Ranks are based on

criteria such as qualifications of the firm, qualifications of the project engineer, project schedule, key personnel involved in project, and similar past projects. Engineering fees are considered after this initial ranking as a means of ensuring a quality project while still providing that the city obtains reasonable value for the work needed. Based on these criteria, City staff ranked the proposals as shown above.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

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

Tuesday, August 17, 2021

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

SUBJECT: **Eagle Village plat 1 into warranty Bond Release**

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

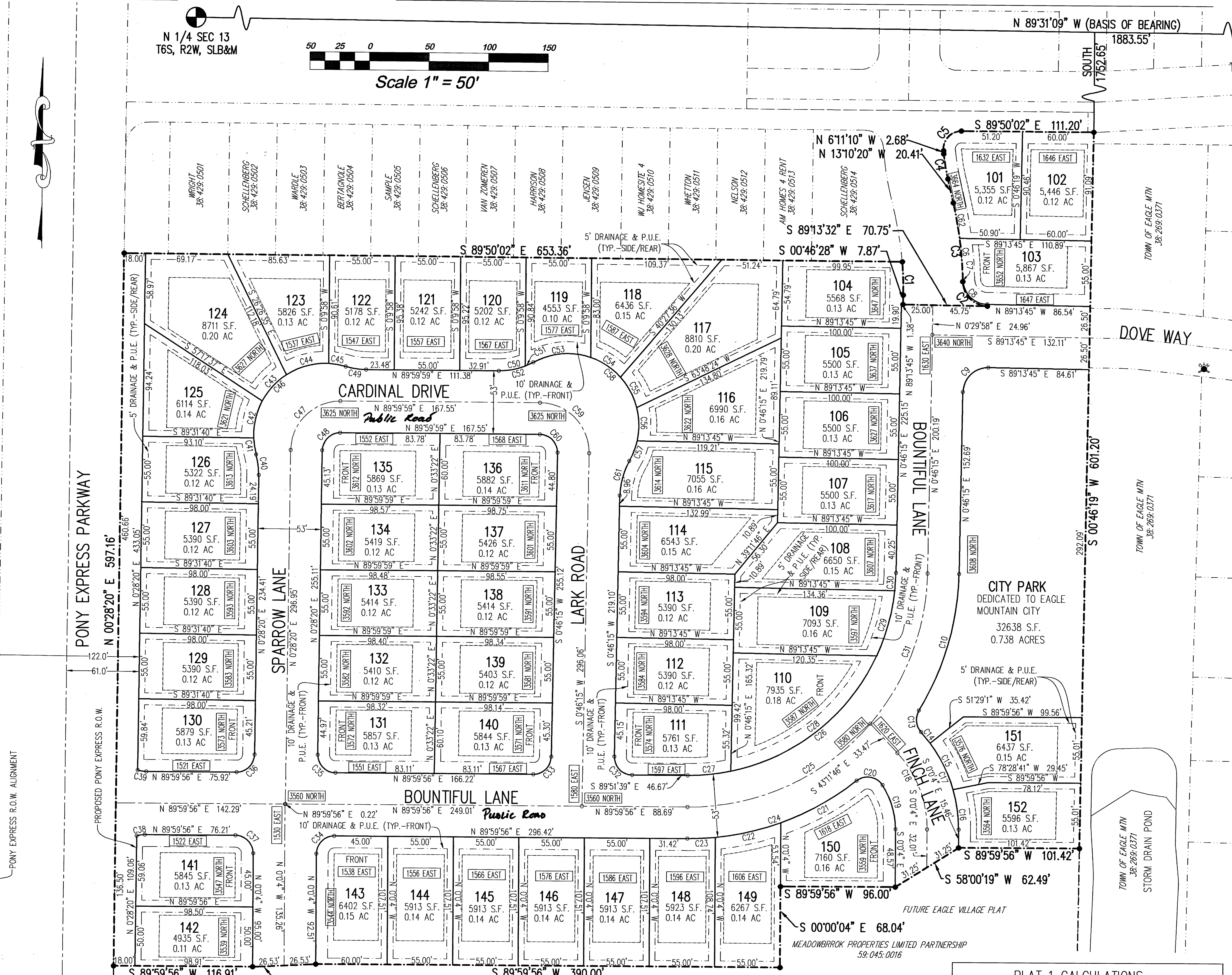
EAGLE VILLAGE PLAT 1

FIRE NOTE:

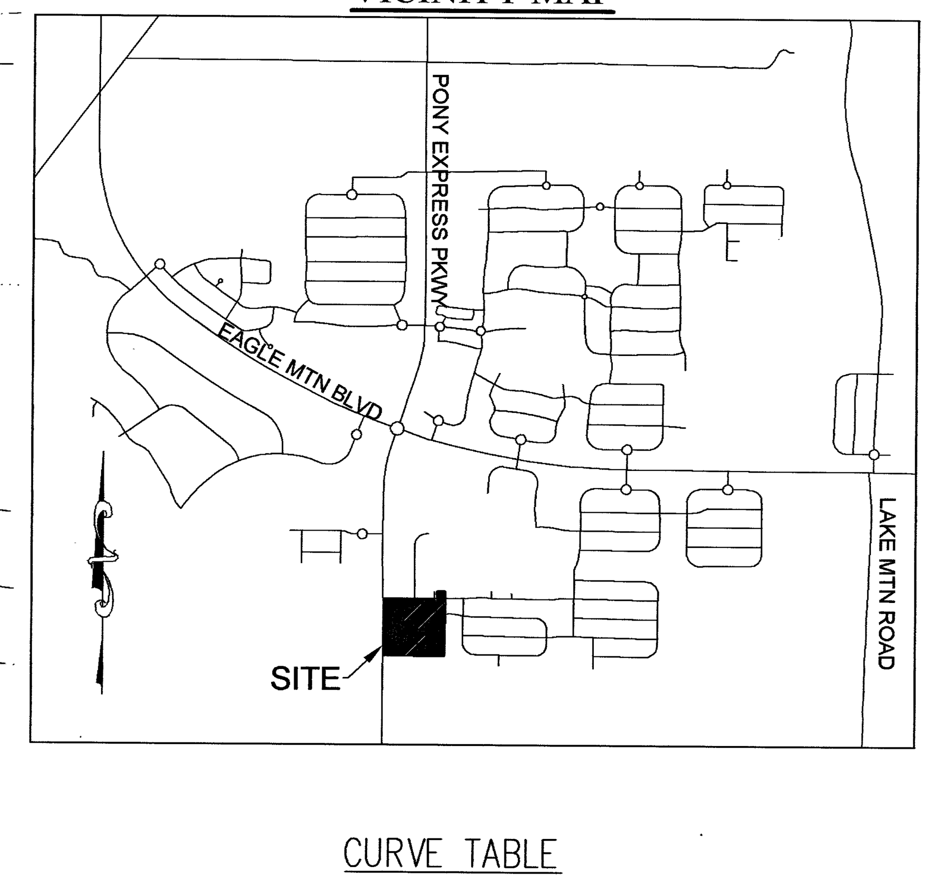
SEVEN (7) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

PLAT NOTES:

1. ALL PUBLIC OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE CITY.
2. ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.
3. PUBLIC OPEN SPACE AND CITY PARK SPACE IS A PUBLIC UTILITY EASEMENT.



VICINITY MAP

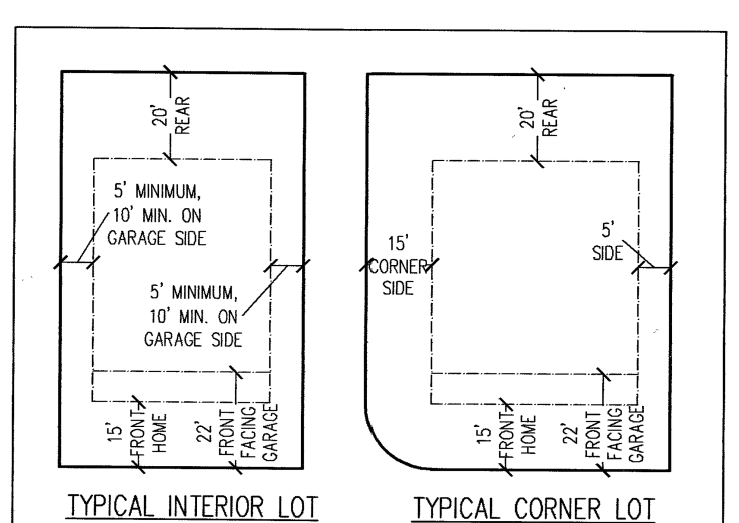


CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	275.00	28.12	5°51'32"	28.11	S 2°9'18" E
C2	21.00	32.19	87°49'32"	29.13	N 45°18'46" W
C3	325.00	66.78	11°46'20"	66.66	N 7°17'10" W
C4	175.00	21.34	6°59'10"	21.32	N 9°40'45" W
C5	15.00	25.22	96°21'8"	22.36	N 41°59'24" E
C6	325.00	35.07	6°10'56"	35.05	S 4°44'47" E
C7	325.00	1.45	0°15'19"	1.45	S 1°31'39" E
C8	21.00	32.10	87°34'26"	29.06	S 45°26'32" E
C9	21.00	32.99	90°0'0"	29.70	S 45°46'15" W
C10	226.50	120.63	30°30'53"	119.21	S 16°1'42" W
C13	15.00	19.44	74°14'33"	18.11	S 5°50'9" E
C14	120.00	12.14	5°47'39"	12.13	S 40°3'36" E
C15	120.00	43.71	20°52'14"	43.47	S 26°43'39" E
C16	120.00	34.12	16°17'28"	34.01	S 8°8'48" E
C17	120.00	89.97	42°57'21"	87.87	S 21°28'45" E
C18	93.50	70.49	43°11'42"	68.83	N 21°35'55" W
C19	67.00	39.37	33°39'50"	38.80	N 16°49'59" W
C20	15.00	24.87	94°59'38"	22.12	N 81°9'43" W
C21	226.50	72.58	18°21'31"	72.27	S 60°31'14" W
C22	226.50	56.63	14°19'27"	56.48	S 76°51'43" W
C23	226.50	23.62	5°58'30"	23.61	S 87°0'41" W
C24	226.50	152.82	38°39'28"	149.94	S 70°40'12" W
C25	200.00	173.94	49°49'53"	168.51	S 65°4'59" W
C26	173.50	270.20	89°13'41"	243.71	N 45°23'6" E
C27	173.50	36.50	12°3'8"	36.43	N 83°58'22" E
C28	173.50	161.92	53°28'20"	156.11	N 51°12'38" E
C29	173.50	57.01	18°49'39"	56.76	N 15°3'39" E
C30	173.50	14.77	4°52'34"	14.76	N 3°12'32" E
C31	200.00	137.52	39°23'48"	134.83	N 20°28'9" E
C32	15.00	23.73	90°37'54"	21.33	N 44°32'42" W
C33	15.00	23.36	89°13'41"	21.07	S 45°23'5" W
C34	15.00	23.56	90°0'0"	21.21	S 44°59'56" W
C35	15.00	23.69	90°28'24"	21.30	N 44°45'52" W
C36	15.00	23.44	89°31'36"	21.13	S 45°14'8" W
C37	15.00	23.56	90°0'0"	21.21	N 45°0'4" W
C38	25.00	6.89	15°47'13"	6.87	S 82°6'20" W
C39	25.00	7.30	16°44'1"	7.28	N 81°38'4" W
C40	60.00	17.38	16°35'52"	17.32	N 7°49'36" W
C41	60.00	13.91	13°16'56"	13.88	N 9°29'4" W
C42	60.00	32.39	30°55'55"	32.00	N 12°37'21" E
C43	60.00	30.32	28°57'18"	30.00	N 42°33'58" E
C44	60.00	37.28	35°36'10"	36.69	N 74°50'42" E
C45	60.00	14.61	13°57'5"	14.57	S 80°22'41" E
C46	60.00	128.52	122°43'24"	105.32	N 45°14'10" E
C47	41.50	64.85	89°31'39"	58.45	N 45°14'10" E
C48	15.00	23.44	89°31'39"	21.13	N 45°14'10" E
C49	60.00	17.38	16°35'52"	17.32	S 81°42'5" E
C50	60.00	22.64	21°37'10"	22.51	N 79°11'24" E
C51	60.00	7.68	7°20'8"	7.68	N 64°42'45" E
C52	60.00	30.32	28°57'18"	30.00	N 75°31'20" E
C53	60.00	49.69	47°27'3"	48.28	N 84°46'13" E
C54	60.00	30.32	28°57'18"	30.00	S 57°1'37" E
C55	60.00	29.24	27°55'14"	28.95	S 28°35'21" E
C56	60.00	28.26	26°59'12"	28.00	S 1°8'8" E
C57	60.00	18.19	17°22'5"	18.12	S 21°2'31" W
C58	60.00	155.70	148°40'52"	115.55	S 44°36'53" E
C59	41.50	65.75	90°46'16"	59.08	S 44°36'53" E
C60	15.00	23.76	90°46'16"	21.36	S 44°36'53" E
C61	60.00	30.32	28°57'18"	30.00	S 15°14'54" W
C62	325.00	30.26	5°20'5"	30.25	S 10°30'18" E

PLAT 1 CALCULATIONS

TOTAL ACREAGE:	10.82 ACRES
BUILDABLE ACREAGE:	10.82 ACRES
TOTAL ACREAGE IN LOTS:	7.10 ACRES
TOTAL RIGHT-OF-WAY AREA:	2.97 ACRES
TOTAL OPEN SPACE:	0.75 ACRES
TOTAL DEVELOPED OPEN SPACE:	0.75 ACRES
AVERAGE LOT SIZE:	5,947 SF/0.14 ACRES
LARGEST LOT SIZE:	8,810 SF/0.20 ACRES
SMALLEST LOT SIZE:	4,553 SF/0.11 ACRES
OVERALL DENSITY:	4.8 LOTS/ACRE
TOTAL # OF LOTS:	52 LOTS



SETBACK DIAGRAM

ROCKY MOUNTAIN POWER

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

[signature] 07-06-2020
ROCKY MOUNTAIN POWER DATE

17160

DOMINION ENERGY

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

Approved this 7 day of July, 2020.

Dominion Energy
By [signature]
Title Pre-Const

DIRECT COMMUNICATIONS

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

[signature] 7/2/20
DIRECT COMMUNICATIONS DATE

SURVEYOR: AZTEC ENGINEERING INC.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

SURVEYOR'S CERTIFICATE

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

JULY 1, 2020 [signature]
DATE AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°31'09" WEST ALONG SECTION LINE 1883.55 FEET AND SOUTH 1752.65 FEET FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 00°46'19" WEST 601.20 FEET; THENCE SOUTH 89°59'56" WEST, A DISTANCE OF 101.42 FEET; THENCE SOUTH 58°00'19" WEST, A DISTANCE OF 62.49 FEET; THENCE SOUTH 89°59'56" WEST, A DISTANCE OF 96.00 FEET; THENCE SOUTH 00°00'04" EAST, A DISTANCE OF 68.04 FEET; THENCE SOUTH 89°59'56" WEST, A DISTANCE OF 390.00 FEET; THENCE SOUTH 87°18'37" WEST, A DISTANCE OF 53.06 FEET; THENCE SOUTH 89°59'56" WEST, A DISTANCE OF 116.91 FEET; THENCE NORTH 00°28'20" EAST 597.16 FEET; THENCE SOUTH 89°50'02" EAST 653.36 FEET; THENCE ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT 28.12 FEET THROUGH A CENTRAL ANGLE OF 05°51'32" (CHORD BEARS SOUTH 02°09'18" EAST 28.11 FEET); THENCE SOUTH 00°46'28" WEST 7.87 FEET; THENCE SOUTH 89°13'32" EAST 70.75 FEET; THENCE ALONG THE ARC OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT 32.19 FEET THROUGH A CENTRAL ANGLE OF 87°49'32" (CHORD BEARS NORTH 45°18'46" WEST 29.13 FEET); THENCE ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE LEFT 66.78 FEET THROUGH A CENTRAL ANGLE OF 11°46'20" (CHORD BEARS NORTH 07°17'10" WEST 66.66 FEET); THENCE NORTH 13°10'20" WEST 20.41 FEET; THENCE ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT 21.34 FEET THROUGH A CENTRAL ANGLE OF 6°59'10" (CHORD BEARS NORTH 09°40'45" WEST 21.32 FEET); THENCE NORTH 06°11'10" WEST 2.68 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 25.22 FEET THROUGH A CENTRAL ANGLE OF 96°21'08" (CHORD BEARS NORTH 41°59'24" EAST 22.36 FEET); THENCE SOUTH 89°50'02" EAST 111.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 471,195.50 SQUARE FEET OR 10.8172 ACRES, MORE OR LESS.

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

EAGLE MOUNTAIN CITY PLAT DEDICATION

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

OWNER(S):
PRINTED NAME OF OWNER ~~Andrew Patterson, Manager~~ ~~July 2, 2020~~
~~Meadowbrook Properties Limited Partnership~~

AUTHORIZED SIGNATURE(S) [signature]

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

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

OWNER(S):
PRINTED NAME OF OWNER Andrew Patterson, Manager July 2, 2020
Patterson Development, LLC

ENT 103939:2020 Map # 17160
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Jul 20 4:39 pm FEE 156.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

AUTHORIZED SIGNATURE(S) [signature]

ACKNOWLEDGMENT

On the 02 day of July, 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 acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES 12-24-2022 [signature]
NOTARY PUBLIC SIGNATURE
Notary Public Commissioned in Utah

703834 Sherry Lyn Custance
COMMISSION NUMBER PRINTED FULL NAME OF NOTARY

SHERRY LYN CUSTANCE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 703834
COMM. EXP. 12-24-2022

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 7 DAY OF July, 2020.

[signature] [signature]
APPROVED BY MAYOR APPROVED BY CITY ATTORNEY

[signature] [signature]
APPROVED BY ENGINEER (SEE SEAL BELOW) ATTEST BY CITY RECORDER (SEE SEAL BELOW)

FINAL PLAT 1

EAGLE VILLAGE

SUBDIVISION

ENT 103939:2020 Map # 17160
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Jul 20 4:39 pm FEE 156.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

LOCATED IN THE NE QUARTER OF SEC 13, TOWNSHIP 6S, RANGE 2W, S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

Surveyor's Seal	Notary Public Seal	City Engineer Seal	Clerk-Recorder Seal
PROFESSIONAL LAND SURVEYOR No. 6418780 AARON D. THOMAS 7-1-2020 STATE OF UTAH		LICENSED PROFESSIONAL ENGINEER No. 266052 CHRISTOPHER TODD TRUSTY 7-6-20 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

Sec 13, T6S, R2W TV038

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

Monday, August 30, 2021

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

SUBJECT: **Spring Run phase "B" plat 4 into warranty Bond Release**

City Recorder:

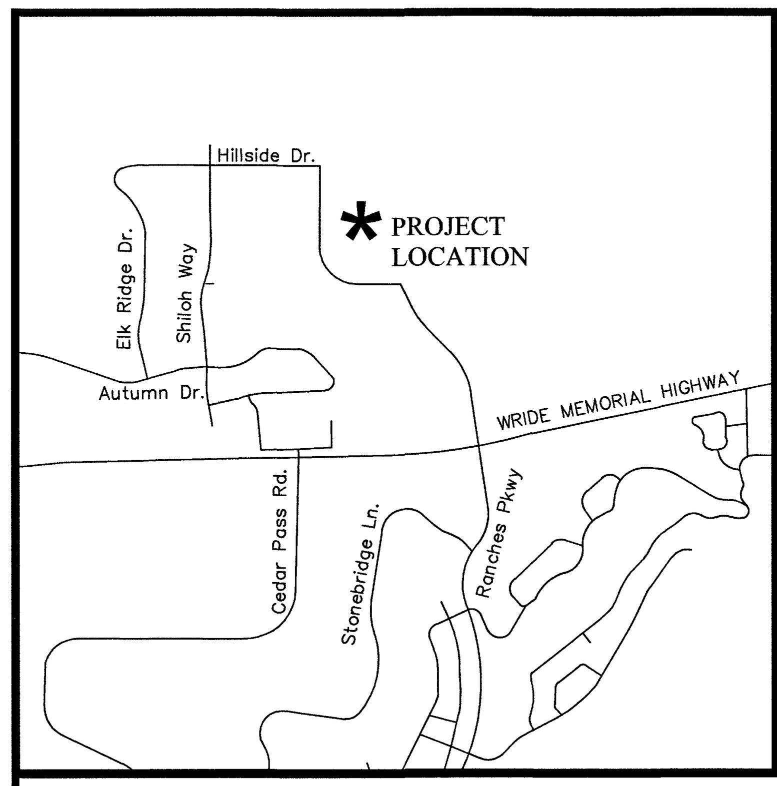
The above referenced subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have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

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

Sincerely,

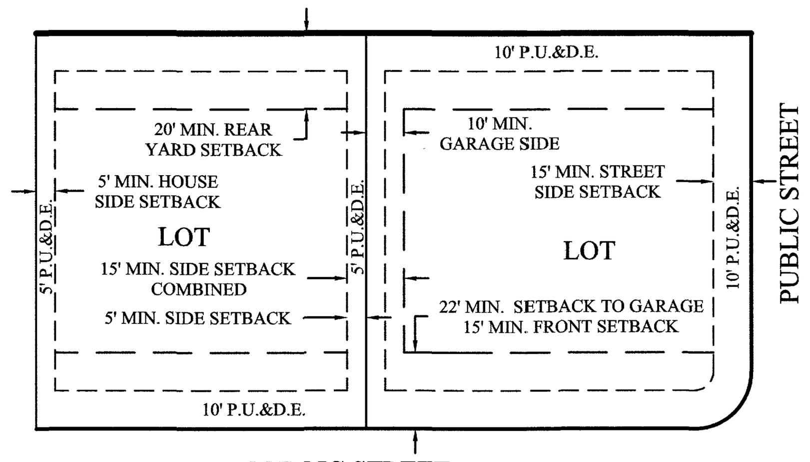
Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder

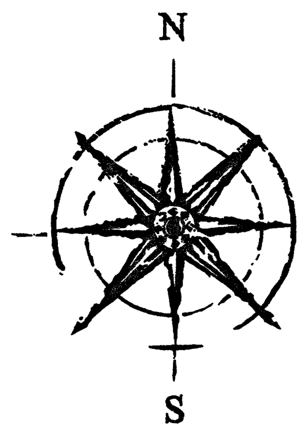


VICINITY MAP
N.T.S

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	948.00	3°10'23"	52.50	N01°53'32"E	52.49
C2	922.50	2°30'35"	40.41	S01°33'39"W	40.41
C3	973.50	3°10'23"	53.91	S01°53'32"W	53.91
C4	15.00	90°48'15"	23.77	S45°42'28"W	21.36
C5	15.00	89°11'45"	23.35	S44°17'32"E	21.06



TYPICAL BUILDING SETBACKS
N.T.S.



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

NOTES:

.....STREET MONUMENT TO BE SET

#5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.

P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

SITE TABULATIONS

TOTAL # OF LOTS:	20 LOTS
TOTAL ACREAGE:	3.11 ACRES
TOTAL ACREAGE IN LOTS:	2.23 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	0.11 ACRES OR 5,037 SQ FT.
LARGEST LOT SIZE:	0.12 ACRES
SMALLEST LOT SIZE:	0.11 ACRES
OVERALL DENSITY:	6.43 UNITS/ACRE
TOTAL ACRAGE OF ROW:	0.88 ACRES

17833

OWNER/DEVELOPER
TRIUMPH CONSTRUCTION
5151 SOUTH 900 EAST SUITE 250
SALT LAKE CITY, UTAH 84117
(801) 269-1508 EXT. 105
CONTACT: JIM ALLRED

PREPARED BY:

FOCUS ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516507 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

SPENCER W. LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

06/15/2021
DATE

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at the Southeast corner of Lot 215, Phase "B", Plat 2, SPRING RUN SUBDIVISION, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N0°14'22"E along the Section line 1,213.54 feet and East 874.59 feet from the West ¼ Corner of Section 17, T5S, R1W, S.L.B.& M; thence along said plat the following three (3) courses and distances: 1) N00°18'21"E 90.51 feet; thence 2) N01°20'27"E 51.00 feet; thence 3) N00°29'57"E 90.51 feet; thence S88°53'24"E 445.81 feet; thence S86°31'16"E 51.00 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 922.50 feet (radius bears: S86°31'16"E) a distance of 10.68 feet through a central angle of 00°39'47" Chord: S03°08'50"W 10.68 feet; thence S87°11'04"E 93.68 feet; thence S2°52'22"W 88.64 feet; thence S00°18'21"W 131.30 feet to the Northeast corner of Lot 317, Phase "B", Plat 3, SPRING RUN SUBDIVISION, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said plat the following four (4) courses and distances: 1) N89°41'39"W 90.50 feet; thence 2) N00°18'21"E 4.68 feet; thence 3) N88°50'33"W 51.01 feet; thence 4) N88°53'24"W 445.54 feet to the point of beginning.

Contains: 3.11 acres+/-

ENT 134345:2021 Map # 17833
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Aug 02 11:24 am FEE 90.00 BY AS
RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S):

PRINTED NAME OF OWNER	AUTHORIZED SIGNATURE(S)
Twelve Horse Ranch, LLC	by Ralph B Johnson 6/30/21 Ralph B. Johnson Manager.

ACKNOWLEDGEMENT

ON THE ________ DAY OF __________, 20___, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES______________ NOTARY PUBLIC SIGNATURE

COMMISSION NUMBER PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE 30th DAY OF June A.D. ~~2017~~ 2021 PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Ralph B Johnson, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF Twelve Horse Ranch, LLC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 6-5-2023
6770 S. 900 E. #302
Midvale, UT 84047
NOTARY ADDRESS
Comm # 705990

Andrea Nelson
A NOTARY PUBLIC COMMISSIONED IN UTAH
Andrea Nelson
PRINTED FULL 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 19 DAY OF July, 2021.

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

DOMINION ENERGY UTAH

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

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS 6 DAY OF July A.D. 2021

BY Beverly Eldredge

TITLE Pre-Con

ROCKY MOUNTAIN POWER

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

Teria Walker 7-6-21
ROCKY MOUNTAIN POWER DATE

DIRECT COMMUNICATIONS

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

Marjorie Gifford 7/6/21
DIRECT COMMUNICATIONS DATE

PHASE B PLAT 4

SPRING RUN

SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SCALE: 1"=50'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN 06/15/21 STATE OF UTAH		LICENSED PROFESSIONAL ENGINEER No. 266052 CHRISTOPHER TODD TRUSTY 7/8/21 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

Sec. 17, T5S, R1W, SLB&M - 7-038 - GT

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

Monday, August 30, 2021

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

SUBJECT: **Spring Run phase "B" plat 5 into warranty Bond Release**

City Recorder:

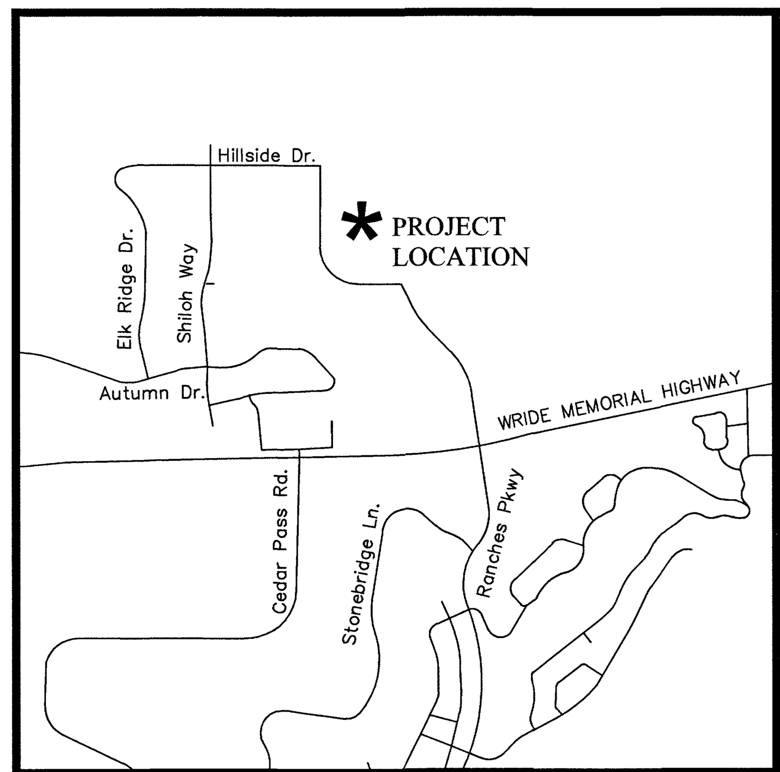
The above referenced subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have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

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

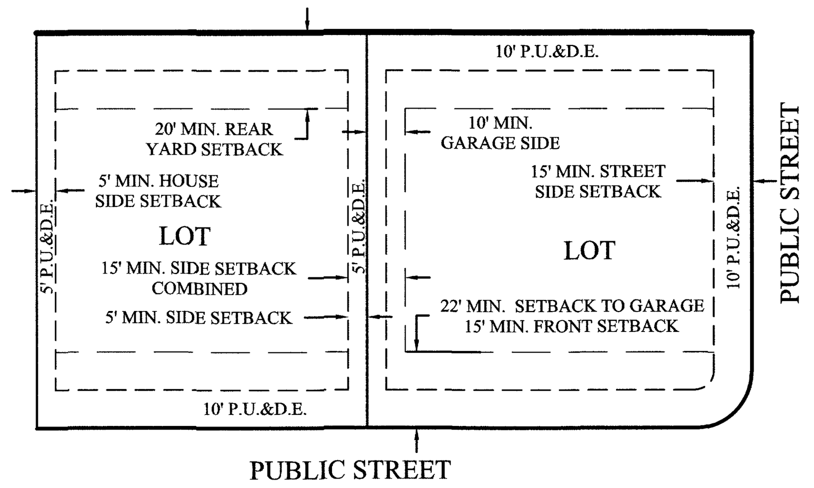
Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



VICINITY MAP
N.T.S



TYPICAL BUILDING SETBACKS
N.T.S.

NOTES:

.....STREET MONUMENT TO BE SET

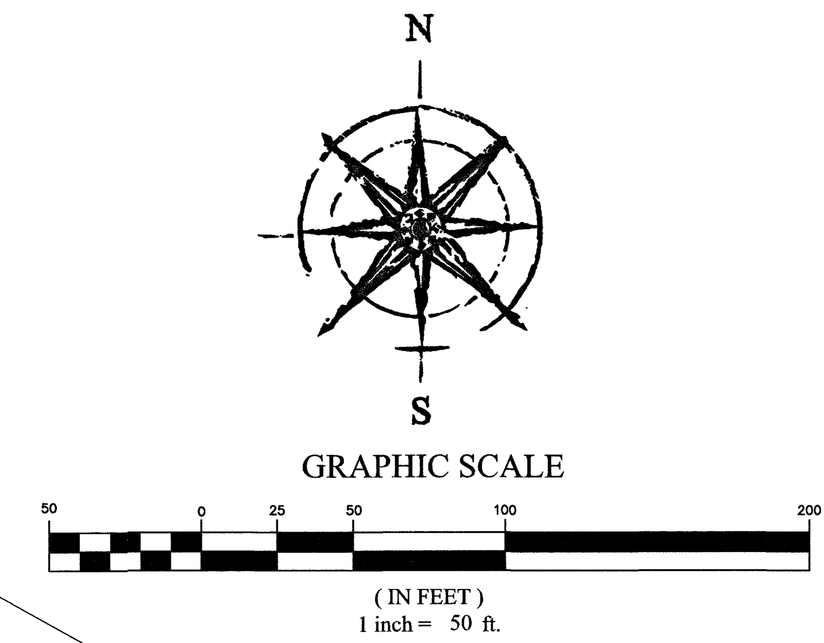
#5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.

P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

PARCELS A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.

SITE TABULATIONS

- TOTAL # OF LOTS: 24 LOTS
- TOTAL ACREAGE: 8.44 ACRES
- TOTAL ROW ACREAGE 0.95 ACRES
- TOTAL ACREAGE IN LOTS: 3.55 ACRES
- TOTAL OPEN SPACE: 3.94 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
- AVERAGE LOT SIZE: 0.15 ACRES OR 6,475 SQ. FT.
- LARGEST LOT SIZE: 0.29 ACRES
- SMALLEST LOT SIZE: 0.11 ACRES
- OVERALL DENSITY: 2.84 UNITS/ACRE



Boundary Curve Table

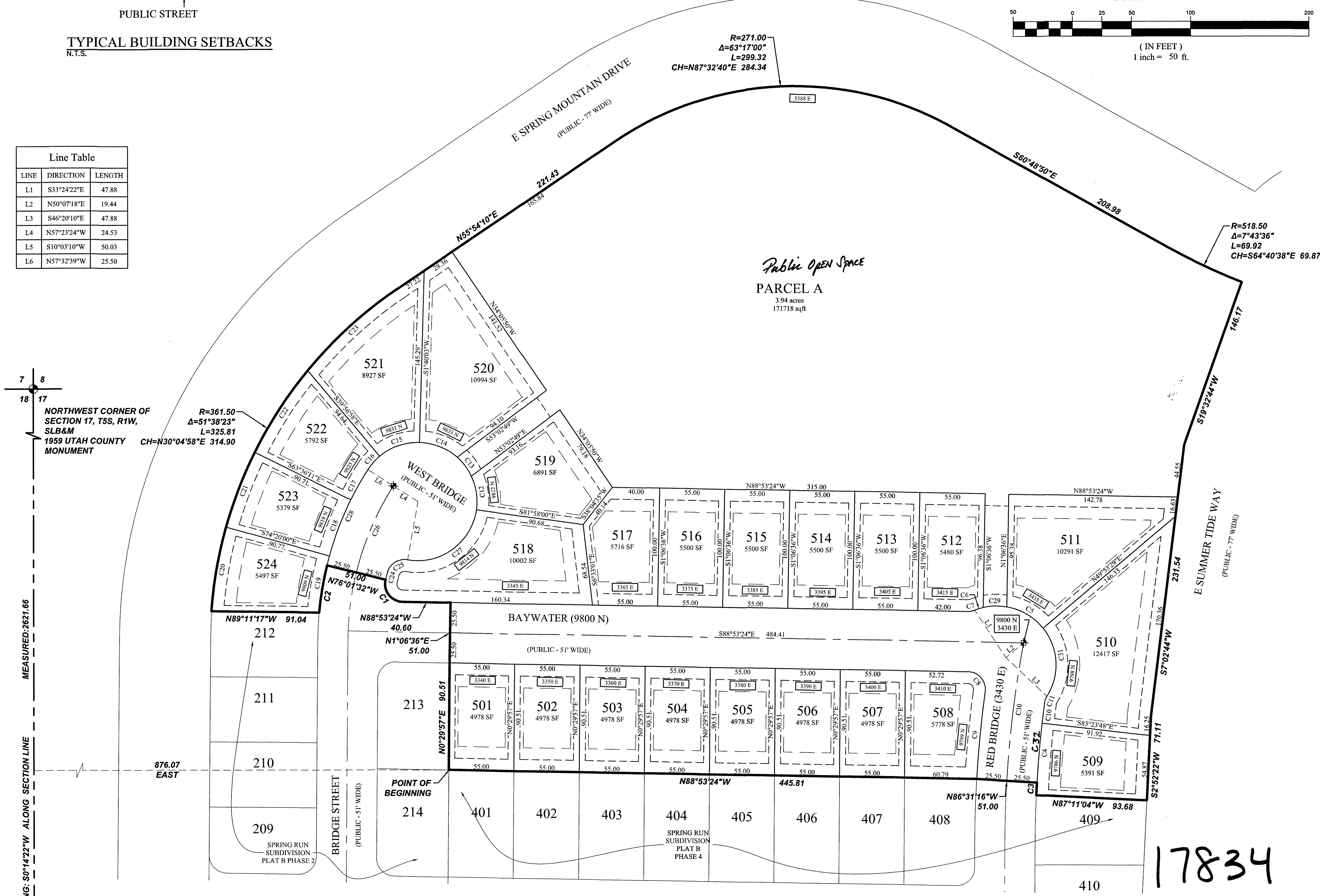
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	102°49'06"	26.92	N37°28'51"W	23.45
C2	271.00	8°34'14"	40.54	S09°39'06"W	40.50
C3	922.50	0°39'47"	10.68	N03°08'50"E	10.68

Line Table

LINE	DIRECTION	LENGTH
L1	S33°24'22"E	47.88
L2	N50°07'18"E	19.44
L3	S46°20'10"E	47.88
L4	N57°23'24"W	24.53
L5	S10°03'10"W	50.03
L6	N57°32'39"W	25.50

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C4	922.50	3°47'15"	60.98	S04°42'34"W	60.97
C5	50.00	41°44'45"	36.43	S59°20'03"E	35.63
C6	50.00	8°38'00"	7.53	S72°22'23"W	7.53
C7	15.00	23°03'13"	6.04	S79°34'59"W	5.99
C8	15.00	96°43'26"	25.32	N40°31'41"W	22.42
C9	973.50	4°21'18"	73.99	N05°39'23"E	73.98
C10	922.50	0°48'02"	16.86	S07°07'36"W	16.86
C11	15.00	24°33'04"	6.43	S19°55'32"W	6.38
C12	50.03	33°27'47"	29.22	N08°32'10"W	28.80
C13	50.03	23°03'40"	20.14	S36°47'54"E	20.00
C14	50.03	40°03'17"	34.97	N68°21'23"W	34.27
C15	50.03	41°39'04"	36.37	S70°47'27"W	35.57
C16	50.03	17°26'02"	15.22	S41°14'54"W	15.16
C17	271.00	6°11'56"	29.32	S29°30'37"W	29.31
C18	271.00	10°44'09"	50.78	S21°02'34"W	50.71
C19	271.00	10°18'30"	48.76	S10°31'15"W	48.69
C20	361.50	11°27'39"	72.31	N09°59'36"E	72.19
C21	361.50	10°44'30"	67.77	N21°05'40"E	67.67
C22	361.50	13°05'40"	82.62	N33°00'45"E	82.44
C23	361.50	16°20'34"	103.11	N47°43'52"E	102.76
C24	220.00	1°40'03"	6.40	S14°45'43"W	6.40
C25	15.00	84°27'25"	22.11	S57°49'27"W	20.16
C26	245.50	18°41'20"	80.08	S23°16'53"W	79.72
C27	50.03	91°51'26"	80.20	S54°07'27"W	71.89
C28	271.00	18°40'23"	88.32	S23°16'24"W	87.93
C29	50.00	23°06'12"	20.16	N88°14'29"E	20.03
C30	948.00	7°07'02"	117.76	S07°02'15"W	117.68
C31	50.00	70°39'45"	61.66	S03°07'48"E	57.83
C32	922.50	4°10'17"	67.16	N05°33'52"E	67.15



SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516507 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

SPENCER W. LLEWELYN — DATE 06/03/2021
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at the Southeast corner of Lot 213, Phase "B", Plat 2, SPRING RUN SUBDIVISION, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N0°14'22"E along the Section line 1,445.54 feet and East 876.07 feet from the West ¼ Corner of Section 17, T5S, R1W, S.L.B.& M; thence along said plat the following 7 (seven) courses: 1) N00°29'57"E 90.51 feet; 2) N01°06'36"E 51.00 feet; 3) N88°53'24"W 40.60 feet; 4) along the arc of a curve to the right with a radius of 15.00 feet a distance of 26.92 feet through a central angle of 102°49'06" Chord: N37°28'51"W 23.45 feet; 5) N76°01'32"W 51.00 feet; 6) Southerly along the arc of a non-tangent curve to the left having a radius of 271.00 feet (radius bears: S76°03'47"E) a distance of 40.54 feet through a central angle of 08°34'14" Chord: S09°39'06"W 40.50 feet; 7) N89°11'17"W 91.04 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 361.50 feet (radius bears: S85°44'14"E) a distance of 325.81 feet through a central angle of 51°38'23" Chord: N30°04'58"E 314.90 feet; thence N55°54'10"E 221.43 feet; thence along the arc of a curve to the right with a radius of 271.00 feet a distance of 299.32 feet through a central angle of 63°17'00" Chord: N87°32'40"E 284.34 feet; thence S60°48'50"E 208.98 feet; thence along the arc of a curve to the left with a radius of 518.50 feet a distance of 69.92 feet through a central angle of 07°43'36" Chord: S64°40'38"E 69.87 feet; thence S19°32'44"W 146.17 feet; thence S07°02'44"W 231.54 feet; thence S02°52'22"W 71.11 feet; thence N87°11'04"W 93.68 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 922.50 feet (radius bears: S87°11'04"E) a distance of 10.68 feet through a central angle of 00°39'47" Chord: N03°08'50"E 10.68 feet; thence N86°31'16"W 51.00 feet; thence N88°53'24"W 445.81 feet to the point of beginning.

Contains: 8.44 acres+/-

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S):
PRINTED NAME OF OWNER: Twelve Horse Ranch, LLC
AUTHORIZED SIGNATURE(S): by Ralph B Johnson — Ralph B. Johnson, Manager 6/30/21

ACKNOWLEDGEMENT

ON THE ________ DAY OF __________, 20___, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES______________ NOTARY PUBLIC SIGNATURE

COMMISSION NUMBER PRINTED FULL NAME OF NOTARY

ENT 134346:2021 Map # 17834
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Aug 02 11:26 am FEE 100.00 BY AS
RECORDED FOR EAGLE MOUNTAIN CITY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE 30th DAY OF June A.D. 2021 PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Ralph B Johnson, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF Twelve Horse Ranch, LLC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 6-5-2023
6770 S. 900 E. #302
Midvale, UT 84047
NOTARY ADDRESS
Comm# 705990

Andrea Nelson
A NOTARY PUBLIC COMMISSIONED IN UTAH
Andrea Nelson
PRINTED FULL 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 19 DAY OF July, 2021.

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY

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

PHASE B PLAT 5
SPRING RUN
SUBDIVISION
EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1"=50'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN 06/03/21 STATE OF UTAH		LICENSED PROFESSIONAL ENGINEER No. 266052 CHRISTOPHER TODD TRUSTY 7/8/21 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

DOMINION ENERGY UTAH

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

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS 6 DAY OF July A.D. 2021
BY Beverly Eldredge
TITLE Pre - Con

ROCKY MOUNTAIN POWER

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

Teria Walker — 7-6-21
ROCKY MOUNTAIN POWER — DATE

DIRECT COMMUNICATIONS

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

Marjorie Clifford — 7/6/21
DIRECT COMMUNICATIONS — DATE

OWNER/DEVELOPER
TRIUMPH CONSTRUCTION
5151 SOUTH 900 EAST SUITE 250
SALT LAKE CITY, UTAH 84117
(801) 269-1508 EXT. 105
CONTACT: JIM ALLRED

PREPARED BY:
FOCUS ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

Sec. 17, T5S, R1W SLB&M TL-039 CT

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

Wednesday, September 1, 2021

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

SUBJECT: **Hidden Hollow phase "B" plat 1 out of warranty Bond Release**

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

HIDDEN HOLLOW PHASE 'B' PLAT '1'

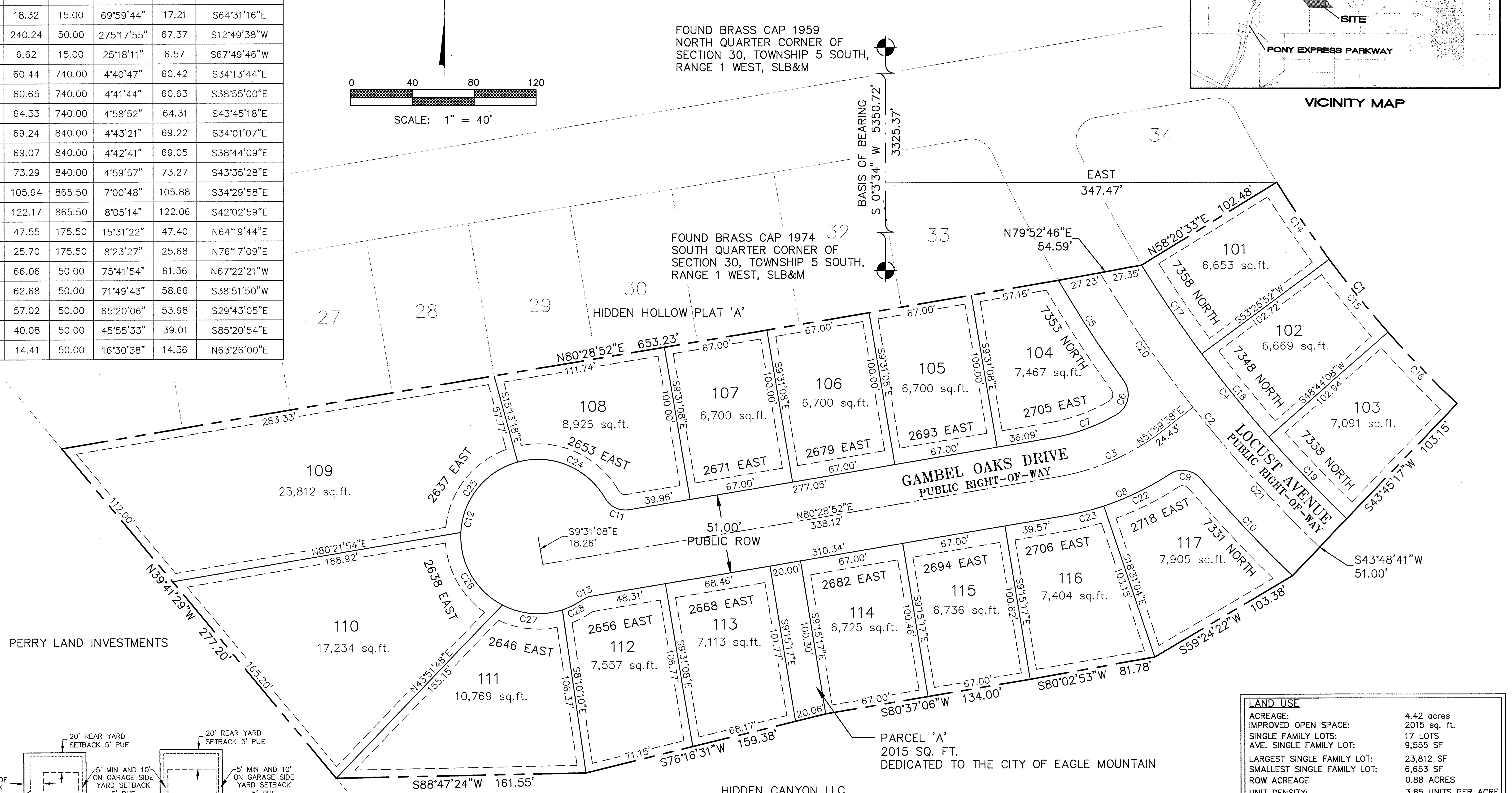
SITUATED IN SECTION 30, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH

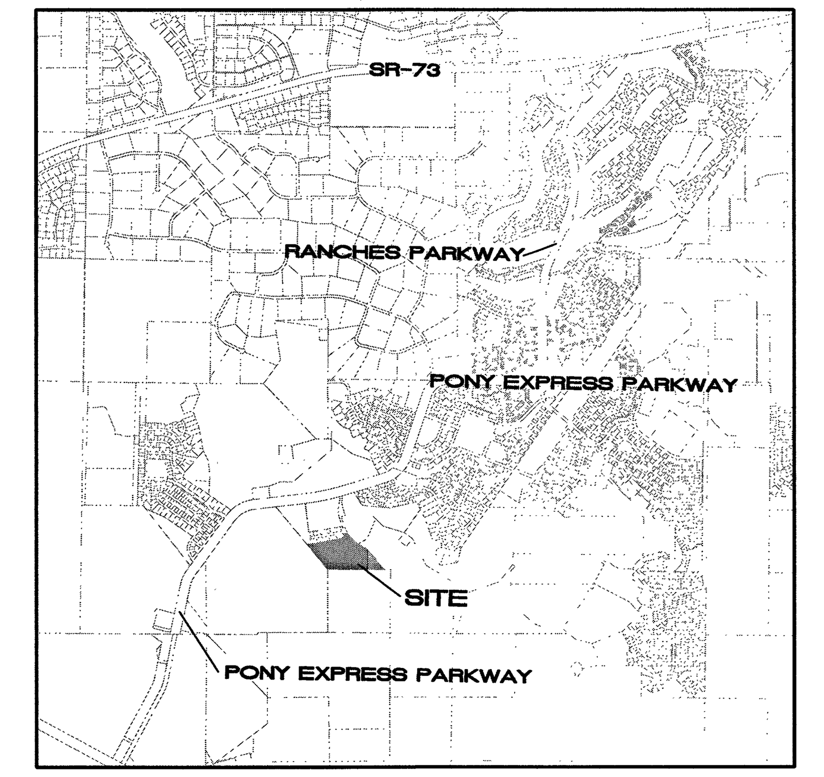
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	185.42	740.00	14°21'23"	184.93	S39°04'02"E
C2	228.11	865.50	15°06'02"	227.45	S38°32'35"E
C3	74.58	150.00	28°29'14"	73.81	N66°14'15"E
C4	211.60	840.00	14°25'59"	211.04	S38°52'26"E
C5	77.89	891.00	5°00'32"	77.87	S32°52'24"E
C6	24.95	15.00	95°18'23"	22.17	N12°16'32"E
C7	44.66	124.50	20°33'09"	44.42	N70°12'18"E
C8	73.25	175.50	23°54'49"	72.72	N68°31'28"E
C9	21.70	15.00	82°54'10"	19.86	N81°58'52"W
C10	86.56	891.00	5°33'59"	86.53	S43°18'47"E
C11	18.32	15.00	69°59'44"	17.21	S64°31'16"E
C12	240.24	50.00	275°17'55"	67.37	S12°49'38"W
C13	6.62	15.00	25°18'11"	6.57	S67°49'46"W
C14	60.44	740.00	4°40'47"	60.42	S34°13'44"E
C15	60.65	740.00	4°41'44"	60.63	S38°55'00"E
C16	64.33	740.00	4°58'52"	64.31	S43°45'18"E
C17	69.24	840.00	4°43'21"	69.22	S34°01'07"E
C18	69.07	840.00	4°42'41"	69.05	S38°44'09"E
C19	73.29	840.00	4°59'57"	73.27	S43°35'28"E
C20	105.94	865.50	7°00'48"	105.88	S34°29'58"E
C21	122.17	865.50	8°05'14"	122.06	S42°02'59"E
C22	47.55	175.50	15°31'22"	47.40	N64°19'44"E
C23	25.70	175.50	8°23'27"	25.68	N76°17'09"E
C24	66.06	50.00	75°41'54"	61.36	N67°22'21"W
C25	62.68	50.00	71°49'43"	58.66	S38°51'50"W
C26	57.02	50.00	65°20'06"	53.98	S29°43'05"E
C27	40.08	50.00	45°55'33"	39.01	S85°20'54"E
C28	14.41	50.00	16°30'38"	14.36	N63°26'00"E

0 40 80 120

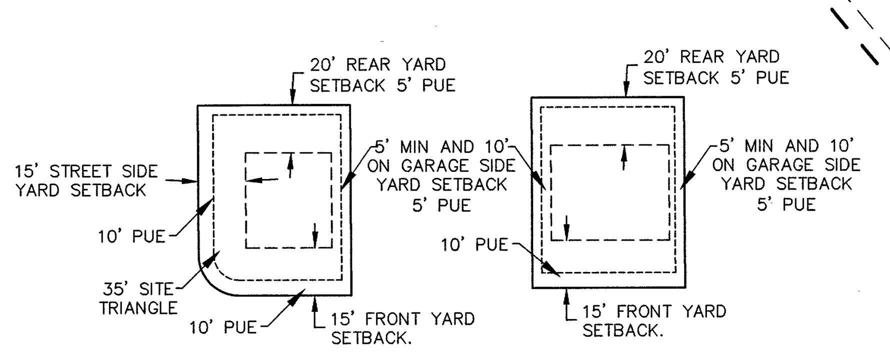
SCALE: 1" = 40'

NOTES:
1– ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
2– ALL PROPERTIES TO CONTROL RUNOFF OF LOT FROM IMPACTING ADJACENT LAND OWNERS.





VICINITY MAP



SETBACK AND EASEMENT DETAIL

LAND USE	
ACREAGE:	4.42 acres
IMPROVED OPEN SPACE:	2015 sq. ft.
SINGLE FAMILY LOTS:	17 LOTS
AVE. SINGLE FAMILY LOT:	9,555 SF
LARGEST SINGLE FAMILY LOT:	23,812 SF
SMALLEST SINGLE FAMILY LOT:	6,653 SF
ROW ACREAGE	0.88 ACRES
UNIT DENSITY:	3.85 UNITS PER ACRE

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17–23–17. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT, I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

(SURVEYOR), P.L.S. DATE July 10, 2019

BOUNDARY DESCRIPTION

Beginning at a point which is South 00°03'34" West 3325.37 feet along the quarter section line and East 347.47 feet from the North Quarter Corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence Southeasterly 185.42 feet along the arc of a non–tangent 740.00 foot radius curve to the left, through a central angle of 14°21'23", the chord of which bears South 39°04'02" East 184.93 feet; thence South 43°45'17" West 103.15 feet; thence South 43°48'41" West 51.00 feet; thence South 59°24'22" West 103.38 feet; thence South 80°02'53" West 81.78 feet; thence South 80°37'06" West 134.00 feet; thence South 76°16'31" West 159.38 feet; thence South 88°47'24" West 161.55 feet; thence North 39°41'29" West 277.20 feet; thence North 80°28'52" East 653.23 feet; thence North 79°52'46" East 54.59 feet; thence North 58°20'33" East 102.48 feet to the point of beginning.

Parcel contains: 4.42 acres

Basis of Bearing: the line between the North Quarter Corner and the South Quarter Corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears South 00°03'34" West (NAD 83).

ENT 68105:2019 Map # 16625
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Jul 22 2:18 pm FEE 86.00 BY SM
RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10–9a–607, Utah code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces, 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 an the inhabitants thereof.

OWNER(S): PRINTED

Hidden Canyon, LLC – Manager

Nathan Ricks

AUTHORIZED SIGNATURES

ACKNOWLEDGEMENT

On the 11th day of July, 2019, 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 Aug. 1 2020 NOTARY PUBLIC SIGNATURE

690190
COMMISSION NUMBER

Cambry A. Beazer
PRINTED NAME OF NOTARY

CAMBRY A. BEAZER
Notary Public - State of Utah
Comm. No. 690190
My Commission Expires on Aug. 1, 2020

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision an 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 19 day of July, 2019

APPROVED BY MAYOR
APPROVED BY CITY ATTORNEY
APPROVED BY CITY ENGINEER
(See Seal Below)
ATTEST BY CITY RECORDER
(See Seal Below)

PHASE 'B' PLAT '1'

HIDDEN HOLLOW

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY–COUNTY ENGINEER SEAL	CLERK–RECORDED SEAL
PROFESSIONAL LAND SURVEYOR No. 5152741 TRAVIS TRANE STATE OF UTAH 7-10-19		PROFESSIONAL ENGINEER No. 286032 CHRISTOPHER TODD TRUSTY STATE OF UTAH 7/16/19	EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

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 7/12/19 DATE

DOMINION ENERGY UTAH

Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the rights–of–way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights–of–way and easements are subject to numerous restrictions appearing on the recorded Right–of–Way and Easement Grants. Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval of acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right–of–Way Department at 801–366–8532

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH

Approved this July day of 11th 2019

By: Title: PRE-CONSTRUCTION REP.

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

Del Edwards 7/11/19
ROCKY MOUNTAIN POWER DATE

16625

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

Sec. 30-5-1W TU-038

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

Wednesday, August 18, 2021

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

SUBJECT: **Overland phase "A" plats 2 & 3 out of warranty Bond Release**

City Recorder:

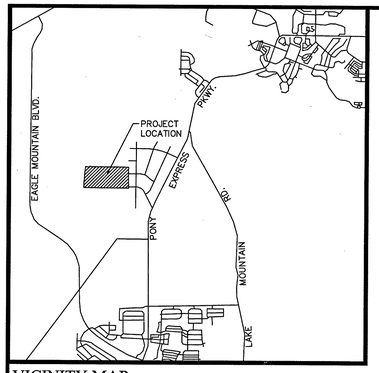
The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds placed by the developer and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

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

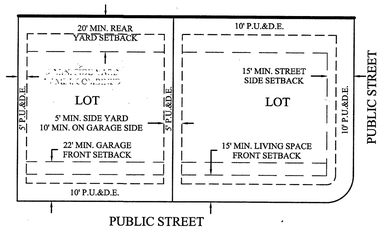
Sincerely,

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

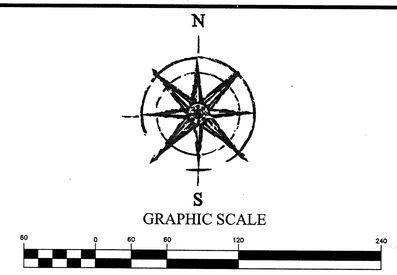
Cc: Fionnuala Kofoed, City Recorder

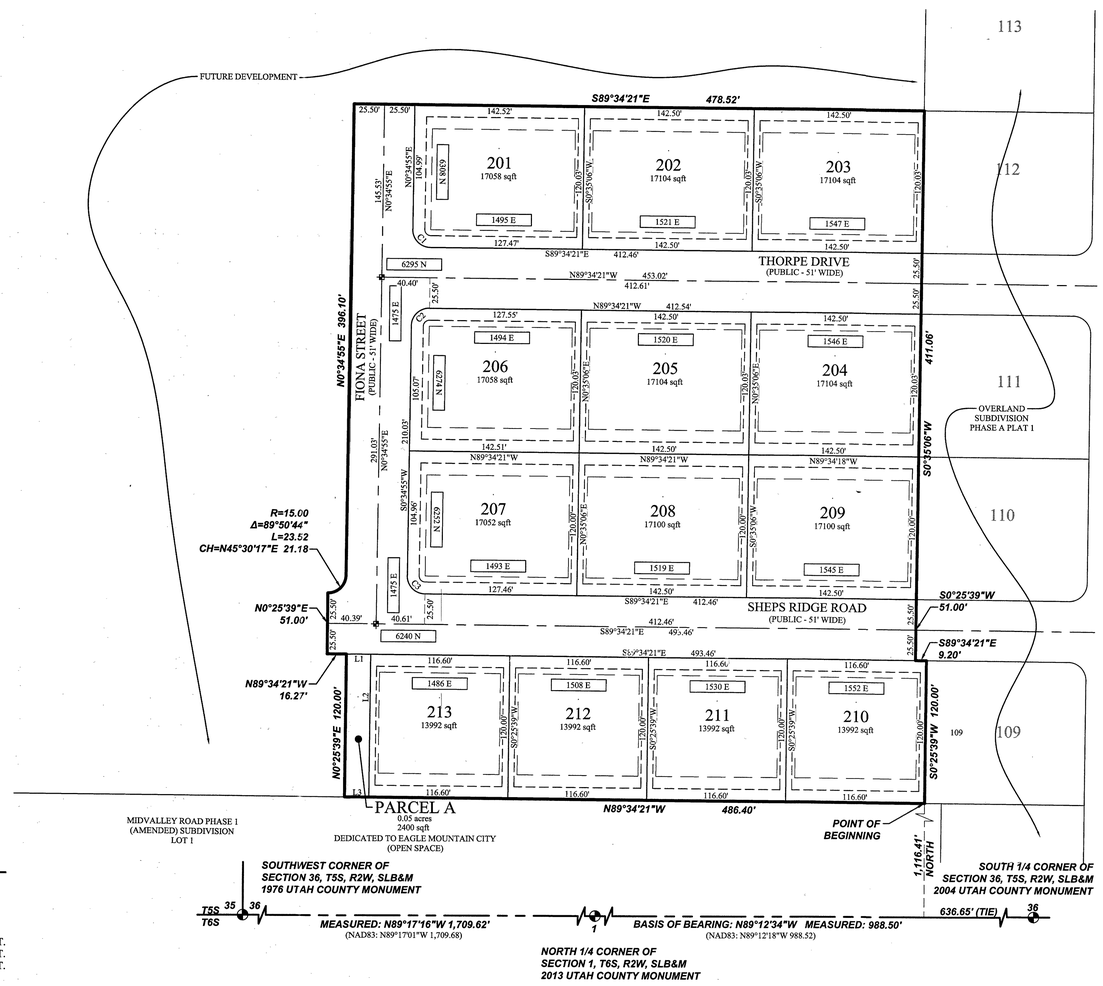


VICINITY MAP
N.T.S



TYPICAL BUILDING SETBACKS
N.T.S.





LEGEND

- SECTION LINE
- BOUNDARY
- RIGHT-OF-WAY LINE
- "P.U. & D.E." EASEMENT
- BUILDING SETBACK
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- P.U.& D.E. — PUBLIC UTILITY & DRAINGE EASEMENT

PLAT TABULATIONS

TOTAL ACREAGE:	6.43 ACRES
TOTAL ACREAGE IN LOTS:	4.82 ACRES
TOTAL ACREAGE IN ROW:	1.56 ACRES
TOTAL OPEN SPACE:	0.05 ACRES OR 2400 SQFT.
TOTAL IMPROVED OPEN SPACE:	0.05 ACRES OR 2400 SQFT.
AVERAGE LOT SIZE:	0.37 ACRES OR 16,135 SQFT.
LARGEST LOT SIZE:	0.39 ACRES OR 17,104 SQFT.
SMALLEST LOT SIZE:	0.32 ACRES OR 13,992 SQFT.
OVERALL DENSITY:	2.02 LOTS/ACRE
TOTAL NUMBER OF LOTS:	13 LOTS
TOTAL NUMBER OF PARCELS:	1 OPEN SPACE PARCEL

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°12'15"	23.62	N44°31'12"W	21.25
C2	15.00	89°53'35"	23.53	N45°31'54"E	21.19
C3	15.00	90°09'16"	23.60	N44°29'43"W	21.24

Line Table

LINE	DIRECTION	LENGTH
L1	S89°34'21"E	20.00
L2	N00°25'39"E	120.00
L3	N89°34'21"W	20.00

NOTES:
1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2) STREET MONUMENT TO BE SET

16218

DIRECT COMMUNICATIONS

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

Marjorie Cutrow 7/17/18
DIRECT COMMUNICATIONS DATE

DOMINION ENERGY, INC.

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

Approved this 17th day of July, 2018.
Dominion Energy, Inc.
By Don Newman
Title Pre Const Specialist

ROCKY MOUNTAIN POWER

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

Del Edwards 7/17/18
ROCKY MOUNTAIN POWER DATE

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

7/9/18
Date

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at the southwest corner of Lot 109, OVERLAND PHASE 1, according to the Official Plat thereof on file in the Office of the Utah County Recorder, said point is also on the North line of Lot 1, MIDVALLEY ROAD PHASE 1 Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N89°12'34"W along the Section line 636.65 feet and North 1,116.41 feet from the South 1/4 Corner of Section 36, T5S, R2W, SLB&M; thence N89°34'21"W along said MIDVALLEY ROAD PHASE 1 Subdivision 486.40 feet; thence N00°25'39"E 120.00 feet; thence N89°34'21"W 16.27 feet; thence N00°25'39"E 51.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N00°25'39"E) a distance of 23.52 feet through a central angle of 89°50'44" Chord: N45°30'17"E 21.18 feet; thence N00°34'55"E 396.10 feet; thence S89°34'21"L 478.52 feet to the northwest corner of Lot 112 of said OVERLAND PHASE 1; thence along said plat the following 4 (four) courses and distances: S00°35'06"W 411.06 feet; thence S00°25'39"W 51.00 feet; thence S89°34'21"E 9.20 feet; thence S00°25'39"W 120.00 feet to the point of beginning.

Contains: 6.43 acres+/-

OWNERS DEDICATION

THE UNDERSIGNED OWNER OF ALL THE REAL PROPERTY DESCRIBED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, PUBLIC ROADS, AND OPEN SPACE. THE STATE OF UTAH, THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION ("SITLA"), DOES HEREBY DEDICATE AND CONVEY UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, TO EAGLE MOUNTAIN CITY, UTAH (THE "CITY"), ALL PARCELS OF LAND DEPICTED ON THIS PLAT AS PUBLIC ROADS AND OPEN SPACE (PARCEL A) FOR THE BENEFIT OF THE CITY AND THE PUBLIC, EXCEPTING AND RESERVING HOWEVER TO THE STATE OF UTAH THE ENTIRE INTEREST OF THE STATE OF UTAH IN THE MINERAL ESTATE, INCLUDING ALL COAL, OIL AND GAS, AND OTHER MINERALS IN THE LANDS SO CONVEYED AND DEDICATED. SITLA DOES HEREBY DEDICATE TO EAGLE MOUNTAIN CITY, UTAH, PUBLIC UTILITY & DRAINAGE EASEMENTS ("P.U. & D.E.") DEPICTED ON THIS PLAT, FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. ALL LOTS, PUBLIC ROADS, PARCELS AND EASEMENTS ARE AS NOTED OR SHOWN. LOTS WITHIN THE PROPERTY ARE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OVERLAND IN EAGLE MOUNTAIN, UTAH RECORDED APRIL 27TH, 2017, AS ENTRY NO. 40466:2017.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 16th DAY OF July, 2018.
STATE OF UTAH
THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

David Ure
DIRECTOR

APPROVED AS TO FORM:
SPECIAL ASSISTANT ATTORNEY GENERAL

SEAN REYES, UTAH ATTORNEY GENERAL

JOINDER AND CONSENT

THE UNDERSIGNED AS LESSEE OF THE REAL PROPERTY DESCRIBED ON THIS PLAT PURSUANT TO THE DEVELOPMENT LEASE NUMBER 1074 BETWEEN IVORY HOMES, LTD, A UTAH LIMITED PARTNERSHIP, AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, HEREBY JOINS IN AND CONSENTS TO THE ABOVE CONVEYANCES AND DEDICATIONS

IVORY HOMES, LTD, A UTAH LIMITED PARTNERSHIP

PRINTED NAME OF OWNER: Clark D. Ivory
AUTHORIZED SIGNATURE

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE

ON THE 26th DAY OF July, 2018, PERSONALLY APPEARED BEFORE ME Clark D. Ivory WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF IVORY HOMES, LTD., AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

MY COMMISSION EXPIRES: 01-26-2019
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SL COUNTY
MY COMMISSION No. #681328
BRYAN F PRINCE
PRINTED FULL NAME OF NOTARY

STATE OF UTAH ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE

ON THE 16th DAY OF July, 2018, PERSONALLY APPEARED BEFORE ME David Ure WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION OF THE STATE OF UTAH, AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

MY COMMISSION EXPIRES: 05/06/21
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY
MY COMMISSION No. 694764
Alan Russell Roe
PRINTED FULL 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 20 DAY OF August, 2018.

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

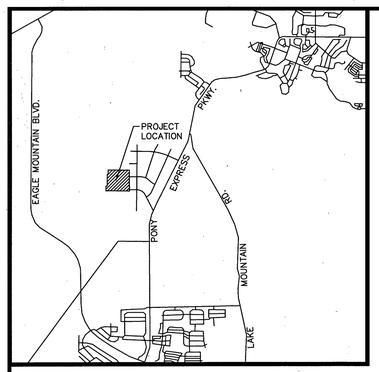
ENT 82420:2018 Map # 16218
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Aug 29 1:01 pm FEE 44.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

PHASE "A", PLAT 2
OVERLAND
SUBDIVISION

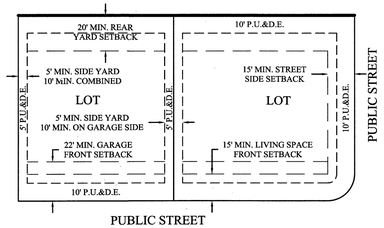
LOCATED IN THE SW 1/4 OF SECTION 36, T5S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SCALE: 1"=60'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
LICENSED LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN 7/9/18 STATE OF UTAH		8-9-18	CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

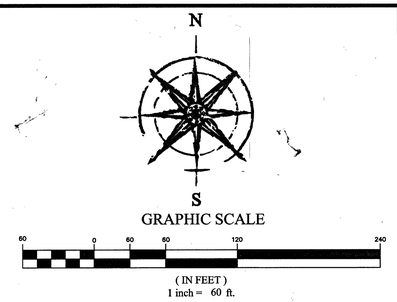
Z:\2017\17-188 Overland Phase 2\Design 17-188\dwg\sheets\C2 - FINAL PLAT.dwg
SEC. 36-S-2W TU-038

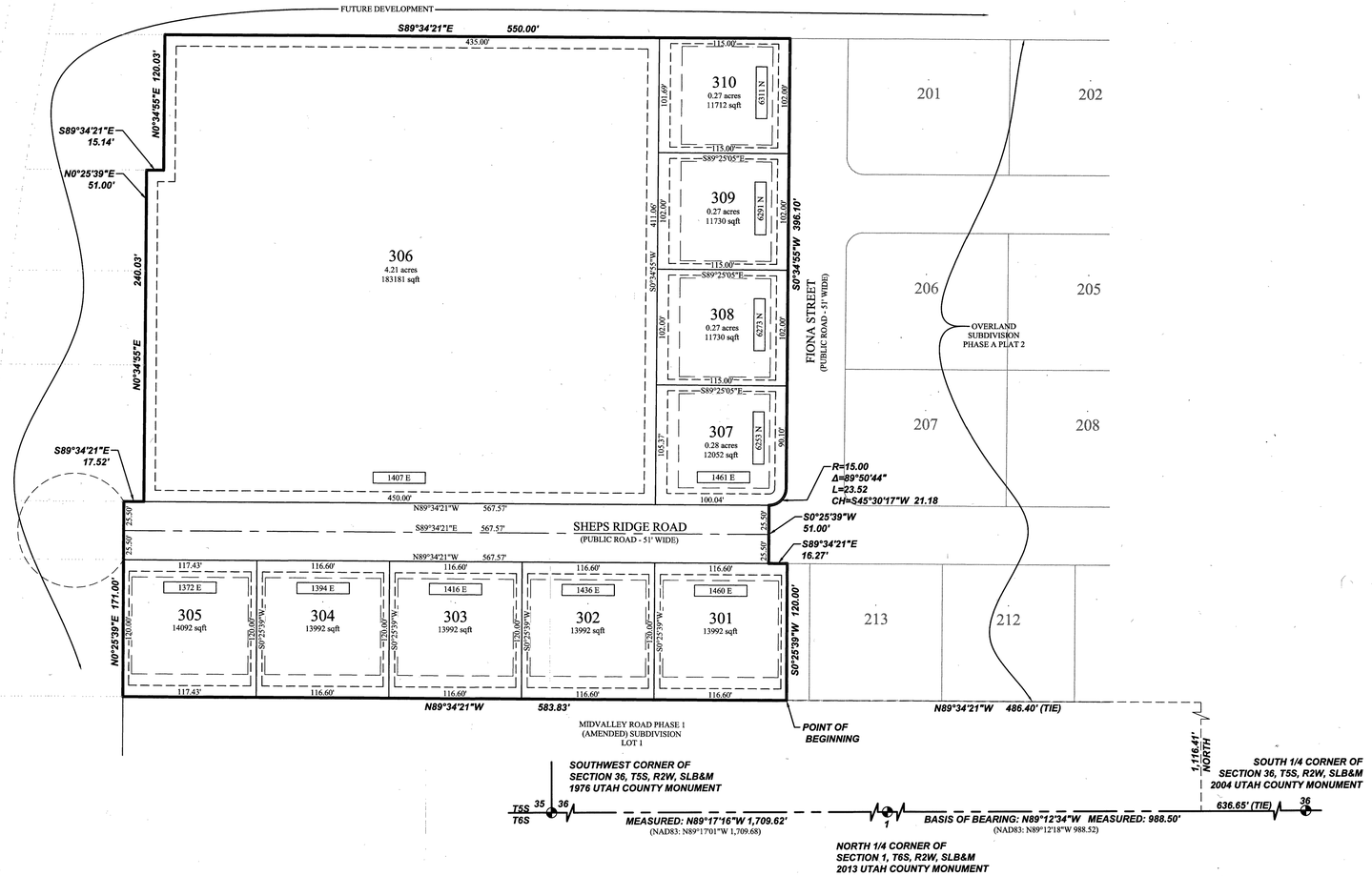


VICINITY MAP
N.T.S



TYPICAL BUILDING SETBACKS
N.T.S.





16256

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

8/21/18
Date

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at point on the North line of Lot 1, MIDVALLEY ROAD PHASE 1 Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N89°12'34"W along the Section line 636.65 feet, North 1,116.41 feet and N89°34'21"W along said MIDVALLEY ROAD PHASE 1 Subdivision 486.40 feet from the South 1/4 Corner of Section 36 T5S, R2W, SLB&M; thence N89°34'21"W along said MIDVALLEY ROAD PHASE 1 Subdivision 583.83 feet to the Northwest corner of said Lot 1; thence N00°25'39"E 171.00 feet; thence S89°34'21"E 17.52 feet; thence N00°34'55"E 240.03 feet; thence N00°25'39"E 51.00 feet; thence S89°34'21"E 15.14 feet; thence N00°34'55"E 120.03 feet; thence S89°34'21"E 550.00 feet; thence S00°34'55"W 396.10 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.52 feet through a central angle of 89°50'44" Chord: S45°30'17"W 21.18 feet; thence S00°25'39"W 51.00 feet; thence S89°34'21"E 16.27 feet; thence S00°25'39"W 120.00 feet to the point of beginning.

Contains: 7.56 acres+/-

OWNERS DEDICATION

THE UNDERSIGNED OWNER OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, AND PUBLIC ROADS. THE STATE OF UTAH, THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION ("SITLA"), DOES HEREBY DEDICATE AND CONVEY UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, TO EAGLE MOUNTAIN CITY, UTAH (THE "CITY"), ALL PARCELS OF LAND DEPICTED ON THIS PLAT AS PUBLIC ROADS, FOR THE BENEFIT OF THE CITY AND THE PUBLIC, EXCEPTING AND RESERVING TO THE STATE OF UTAH THE ENTIRE INTEREST OF THE STATE OF UTAH IN THE MINERAL ESTATE, INCLUDING ALL COAL, OIL AND GAS, AND OTHER MINERALS IN THE LANDS SO CONVEYED AND DEDICATED. SITLA DOES HEREBY DEDICATE TO EAGLE MOUNTAIN CITY, UTAH, PUBLIC UTILITY & DRAINAGE EASEMENTS ("P.U. & D.E.") DEPICTED ON THIS PLAT, FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. ALL LOTS, PUBLIC ROADS, AND EASEMENTS, ARE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OVERLAND IN EAGLE MOUNTAIN, UTAH RECORDED ON APRIL 27, 2018, AS ENTRY NO. 40466:2017.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 22nd DAY OF August, 2018.

STATE OF UTAH
THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

David Ure
DIRECTOR

APPROVED AS TO FORM:
SEAN REYES, UTAH ATTORNEY GENERAL

SPECIAL ASSISTANT ATTORNEY GENERAL

ENT 93080:2018 Map # 1625
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Sep 27 4:21 pm FEE 40.00 BY CS
RECORDED FOR EAGLE MOUNTAIN CITY

JOINDER AND CONSENT

THE UNDERSIGNED AS LESSEE OF THE REAL PROPERTY DESCRIBED ON THIS PLAT PURSUANT TO THE DEVELOPMENT LEASE NUMBER 1074 BETWEEN IVORY HOMES, LTD, A UTAH LIMITED PARTNERSHIP, AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, HEREBY JOINS IN AND CONSENTS TO THE ABOVE CONVEYANCES AND DEDICATIONS
IVORY HOMES, LTD, A UTAH LIMITED PARTNERSHIP
PRINTED NAME OF OWNER AUTHORIZED SIGNATURE

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

CLARK D. IVORY
CEO, IVORY HOMES

ON THE 4TH DAY OF SEPTEMBER, 2018, PERSONALLY APPEARED BEFORE ME CLARK D. IVORY, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF IVORY HOMES, LTD., AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.
MY COMMISSION EXPIRES: 01-10-2022

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY

MY COMMISSION No. 698412

PETER STEVEN GAMVOULAS
PRINTED FULL NAME OF NOTARY

STATE OF UTAH ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE 22nd DAY OF August, 2018 PERSONALLY APPEARED BEFORE ME David Ure, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION OF THE STATE OF UTAH, AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

MY COMMISSION EXPIRES: 05/06/21

Alan Russell Roe
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY

MY COMMISSION No. 694764

Alan Russell Roe
PRINTED FULL 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 25 DAY OF September, 2018

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)

ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

PHASE "A", PLAT 3
OVERLAND
SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 36, T5S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SCALE: 1"=60'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
LICENSED LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN 8/21/18 STATE OF UTAH		9-18-18	CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

LEGEND

- SECTION LINE
- BOUNDARY
- RIGHT-OF-WAY LINE
- "P.U. & D.E." EASEMENT
- BUILDING SETBACK
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- P.U.& D.E. — PUBLIC UTILITY & DRAINAGE EASEMENT

PLAT TABULATIONS

TOTAL ACREAGE:	7.56 ACRES
TOTAL ACREAGE IN LOTS:	6.90 ACRES
TOTAL ACREAGE IN ROW:	0.66 ACRES
AVERAGE LOT SIZE:	0.69 ACRES OR 30,046 SQFT.
LARGEST LOT SIZE:	4.21 ACRES OR 183,181 SQFT.
SMALLEST LOT SIZE:	0.27 ACRES OR 11,712 SQFT.
OVERALL DENSITY:	1.32 LOTS/ACRE
TOTAL NUMBER OF LOTS:	10 LOTS

NOTES:
1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2) STREET MONUMENT TO BE SET

DIRECT COMMUNICATIONS

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

DIRECT COMMUNICATIONS 8/28/18
DATE

DOMINION ENERGY, INC.

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

Approved this 28 day of August, 2018.
Dominion Engergy, Inc.

By
Title GAS account SUP REP

ROCKY MOUNTAIN POWER

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

8/27/18
ROCKY MOUNTAIN POWER DATE

Z:_2017\17-188 Overland Phase 2\design 17-188\dwg\sheets\C2.1 - FINAL PLAT.dwg

SEC. 36-5-2W TW 038

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

Monday, August 16, 2021

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

SUBJECT: **Sage Park phase "A" plat 2 out of warranty Bond Release**

City Recorder:

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

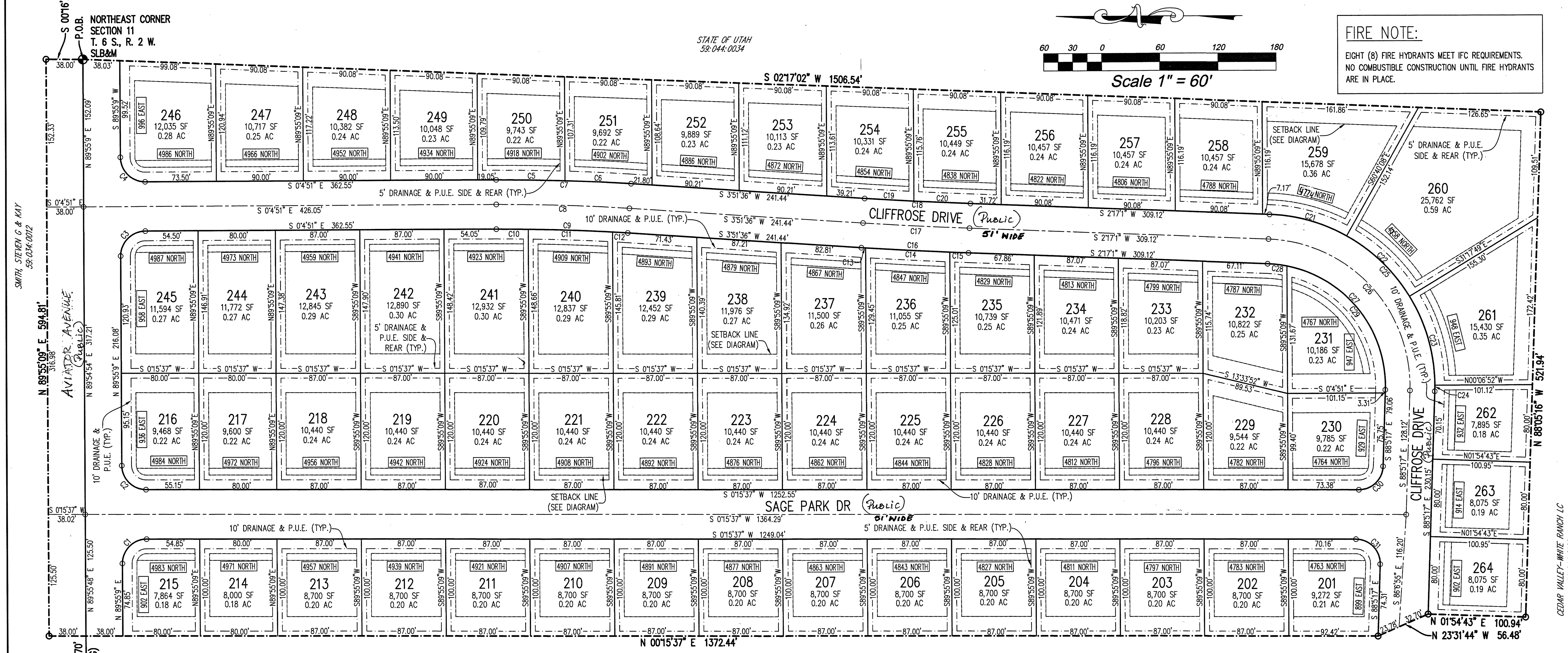
Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

SAGE PARK PHASE A - PLAT 2



FIRE NOTE:

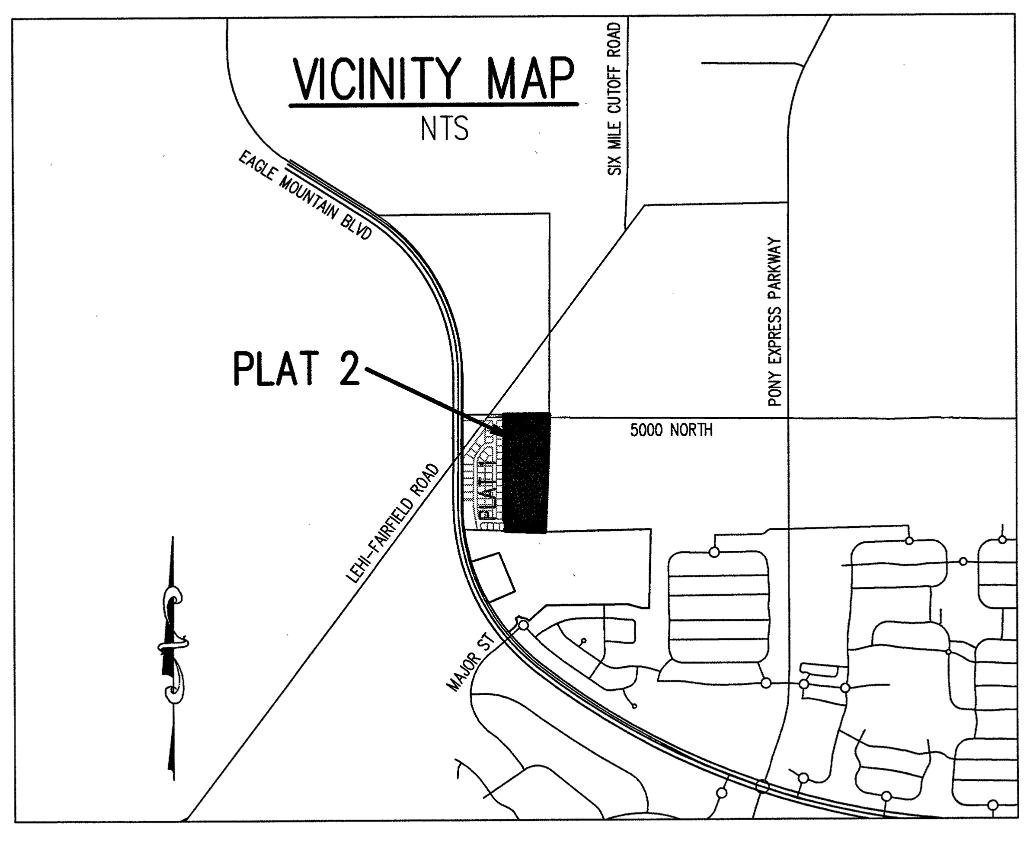
EIGHT (8) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

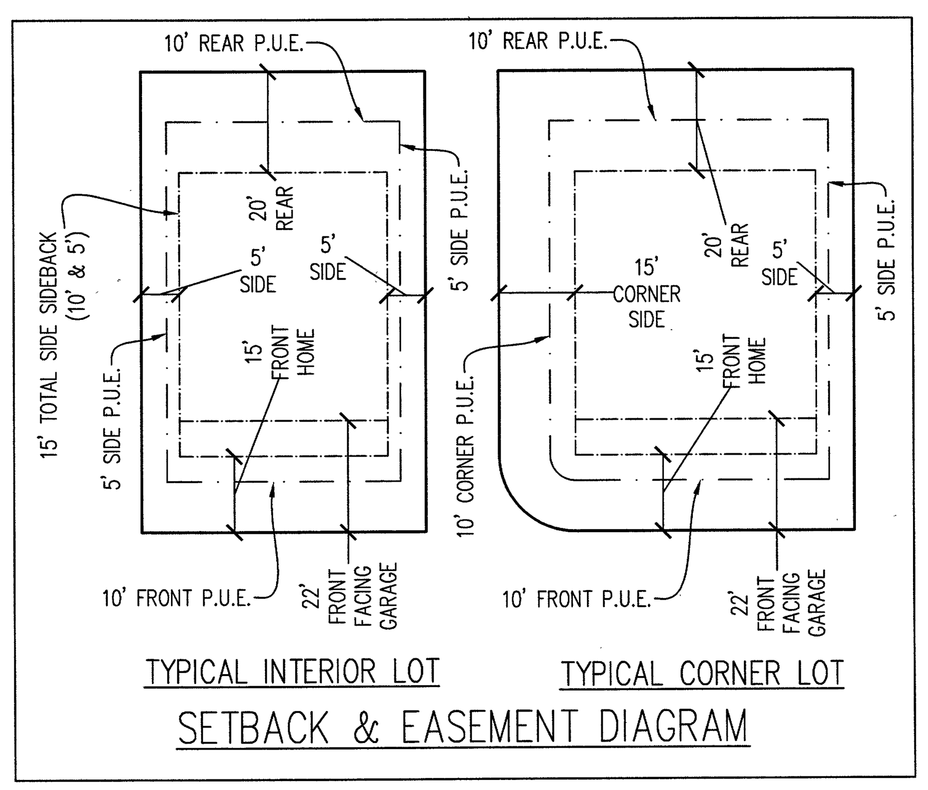
PHASE A – PLAT 2 CALCULATIONS

TOTAL ACREAGE:	19.97 ACRES
BUILDABLE ACREAGE:	19.97 ACRES
TOTAL ACREAGE IN LOTS:	15.44 ACRES
RIGHT-OF-WAY AREA:	4.53 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	10,512 SF/0.24 ACRES
LARGEST LOT SIZE:	25,762 SF/0.59 ACRES
SMALLEST LOT SIZE:	7,864 SF/0.18 ACRES
OVERALL DENSITY:	3.20 LOTS/ACRE
TOTAL # OF LOTS:	64 LOTS

NOTES:

1. ALL PUBLIC OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
2. SETBACKS: FRONT=15'
   DRIVEWAY=22'
   REAR=20'
   CORNER=15'
   SIDE=15' TOTAL (10' & 5')
   garage side setback = 10'
3. ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.





SETBACK & EASEMENT DIAGRAM

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	25.00	39.42	90°20'28"	35.46	S 44°54'37" E
C2	25.00	39.12	89°39'32"	35.25	N 45°5'23" E
C3	25.50	40.06	90°0'0"	36.06	S 45°4'51" E
C4	25.50	40.06	90°0'0"	36.06	N 44°55'9" E
C5	2025.50	70.97	2°0'27"	70.96	S 0°55'23" W
C6	2025.50	68.34	1°56'0"	68.34	S 2°53'36" W
C7	2025.50	139.31	3°56'27"	139.28	S 1°53'23" W
C8	2000.00	137.56	3°56'27"	137.53	S 1°53'23" W
C9	1974.50	135.80	3°56'27"	135.78	S 1°53'23" W
C10	1974.50	32.96	0°57'23"	32.95	S 0°23'51" W
C11	1974.50	87.07	2°31'36"	87.07	S 2°8'20" W
C12	1974.50	15.78	0°27'28"	15.78	S 3°37'52" W
C13	4025.50	4.39	0°3'45"	4.39	N 3°49'43" E
C14	4025.50	87.14	1°14'25"	87.14	S 3°10'38" W
C15	4025.50	19.22	0°16'25"	19.22	S 2°25'13" W
C16	4025.50	110.75	1°34'35"	110.75	S 3°4'18" W
C17	4000.00	110.05	1°34'35"	110.05	S 3°4'18" W
C18	3974.50	109.35	1°34'35"	109.35	S 3°4'18" W
C19	3974.50	50.98	0°44'6"	50.98	S 3°29'33" W
C20	3974.50	58.37	0°50'29"	58.37	S 2°42'16" W
C21	177.50	83.79	27°2'51"	83.02	S 15°48'26" W
C22	177.50	90.99	29°22'19"	90.00	S 44°1'1" W
C23	177.50	96.60	31°10'57"	95.41	S 74°17'40" W
C24	177.50	6.28	2°1'35"	6.28	N 89°6'4" W
C25	177.50	277.66	89°37'42"	250.21	S 47°5'52" W
C26	152.00	237.78	89°37'42"	214.26	S 47°5'52" W
C27	126.50	197.89	89°37'42"	178.32	S 47°5'52" W
C28	126.50	20.11	9°6'31"	20.09	S 6°50'17" W
C29	126.50	177.77	80°31'11"	163.50	S 51°39'8" W
C30	25.00	38.55	88°20'54"	34.84	N 43°54'50" W
C31	25.00	39.99	91°39'6"	35.86	S 46°5'10" W

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ______________
DAY OF __________ A.D., 20______.

____
CITY ATTORNEY

16197

SURVEYOR:
AZTEC ENGINEERING INC.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

DOMINION ENERGY

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

Approved this 11 day of July, 2018.

Dominion Energy
By [signature]
Title GIS account support rep

ROCKY MOUNTAIN POWER

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

Del Edwards — 6/26/18
ROCKY MOUNTAIN POWER — DATE

DIRECT COMMUNICATIONS

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

Marjorie Clifford — 7/11/18
DIRECT COMMUNICATIONS — DATE

SURVEYOR'S CERTIFICATE

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

MAY 31, 2018 — [signature]
DATE — AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED ON THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 02°17'02" WEST A DISTANCE OF 1506.54 FEET; THENCE NORTH 88°05'16" WEST A DISTANCE OF 521.94 FEET; THENCE NORTH 01°54'43" EAST A DISTANCE OF 100.94 FEET; THENCE NORTH 23°31'44" WEST A DISTANCE OF 56.48 FEET; THENCE NORTH 00°15'37" EAST A DISTANCE OF 1372.44 FEET; THENCE NORTH 89°55'09" EAST A DISTANCE OF 594.81 FEET; THENCE SOUTH 00°16'26" WEST A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 870,053 SQUARE FEET OR 19.974 ACRES, MORE OR LESS.

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

ENT 79243:2018 Map # 16197
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Aug 21 10:20 am FEE 94.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

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

OWNER(S):
PRINTED NAME OF OWNER
Patterson Construction, Inc.
James K Patterson, President
AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

On the 13 day of June, 2018 personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES 7-17-2021 — [signature] NOTARY PUBLIC SIGNATURE

696013 — COMMISSION NUMBER
Kent P. Smith — PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 20 DAY OF August, 2018

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY
APPROVED BY ENGINEER (SEE SEAL BELOW) — ATTEST BY CITY RECORDER (SEE SEAL BELOW)

FINAL PLAT 2

SAGE PARK PHASE A

SUBDIVISION

LOCATED IN THE NE CORNER OF SEC 11, TOWNSHIP 6S, RANGE 2W, S.L.B.&M.

EAGLE MOUNTAIN CITY — UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

Surveyor's Seal	Notary Public Seal	City Engineer's Seal	Clerk–Recorder Seal
NO. 6418780 AARON D. THOMAS 5-31-18 STATE OF UTAH	KENT P SMITH NOTARY PUBLIC-STATE OF UTAH COMMISSION# 696013 COMM. EXP 07-17-2021	No. 2..032 CHRISTOPHER TODD TRUSTY 8-9-18 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

SEC. 11-6-2W TC-038

EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

August 3, 2021, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Tayler Jensen, Planner; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Elizabeth Fewkes, Recording Secretary; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Eric McDowell, Chief Deputy Sheriff; Tyler Maffitt, Communications Manager; Evan Berrett, Assistant to the City Administrator; Robert Ballif, Engineering Assistant; Julie West, Code Enforcement; and Dwight Payne, Environmental Compliance Officer.

CITY STAFF PRESENT ELECTRONICALLY: Chris Trusty, City Engineer; Brad Hickman, Parks and Recreation Director; Jeff Weber, Fleet and Facilities Operations Director; Embret Fossum, UFA Battalion Chief; and Angela Valenzuela, Human Resource Manager.

Mayor Westmoreland called the meeting to order at 4:10 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. UPDATE – City Administrator Items

General

- Progress on the utility rate study was slowed down by the necessity of resolving a Central Utah Water Conservatory District annual maintenance fee issue as well as potential bonding for wastewater projects. The City is moving forward with the study before those issues are completed as staff feels that we have enough information to complete it accurately. The goal is for the increase in the water rate to take place in the winter months to lessen the initial impact.
- The City is working to close on property to expand the sewer treatment plant; funding is in place without the need to bond.
- Airport Road – The first phase, adjacent to the Overland development, is under construction. The right-of-way up to Wride Memorial Highway for the second phase is being secured with the design to begin soon. Lewis, Young, Robertson, and Burningham, Inc. is working on bonding. Construction of the second phase will occur April through September of 2022.

Community Development

- July permits – 95 new residential, 35 basements, and 39 other permits were issued.
- A new Neighborhood Improvement Officer will be joining the team in a couple of weeks.
- The first Code Enforcement hearing will be held on Friday, August 6, 2021.

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Water

- Tank 4 is back in service. Tank 5 is still out of service and the City is securing a contractor to make the repairs.

Wastewater

- The wastewater plant expansion is scheduled for completion on August 9, 2021.
- The City is irrigating on 12 acres of land as a part of the upgrade plan and to bring Tyson online.

Events

- The Summer Bash and Laser Show was a success.

Engineering

- Pony Express Parkway – Detoured traffic patterns continue through this week and likely through the end of next week as crews upsize the sewer main. The temporary line is running over the road under a dirt mound.
- The road base has been laid for the trail between Bobby Wren Boulevard and Mid Valley Road. The trail will be open for students to travel on to and from school, but the pavement will not be placed until the week of August 23.
- The widening of Mid Valley Road will be added to the budget but may not occur until next construction season.
- The traffic signal at Lone Tree Parkway and Pony Express Parkway is operational.

Streets

- The spray-applied surface treatments have been completed and the lines have been repainted on Pony Express Parkway.

1.B. DISCUSSION – Small Cell Wireless Facilities (5G)

Assistant to the City Administrator Evan Berrett presented the item. The next generation of wireless communications technology, 5G, operates at a higher frequency using millimeter waves instead of microwaves. These millimeter waves are transmitted by smaller, low-power cells in small-call communication facilities.

The Federal Government is supporting the roll-out of 5G technology to increase internet options in rural areas as a major step towards future technologies including smart cities and autonomous vehicles and to facilitate the necessary communication companies to handle the increased load on networks. Utah Code 54-21 was established in 2008 to provide general limitations on the deployment of small wireless facilities and to provide certain rights to cities. State law permits cities to establish design standards; enforce permitting and zoning/land use controls; require written consent before new poles are installed; establish fees for applications, colocations, and right-of-way use; require repair/replacement for damaged poles or right-of-way; and request relocation of a small wireless facility at no cost to the City. State law prevents cities from prohibiting the deployment of small cell wireless facilities, prohibiting certain communications companies/providers, establishing fees beyond what is permitted, and/or requiring

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communications providers construct or provide anything beyond the scope of small cell wireless facilities.

The City should prepare for an influx of permits that must meet federal timelines and ensure optimal placement and aesthetics. Eagle Mountain City cannot prohibit on basis of health concerns per the Telecommunications Act of 1996, but with an adequate understanding of the technology, the City has some ability to mitigate possible effects. Staff has researched 5G including potential health impacts and the science behind those potential health impacts. The City has received some public opinion and more outreach is needed. A Q&A event was held in the fall of 2017 with regional representatives from AT&T, Verizon, Crown Castle, and Black & McDonald, and other cities were invited to attend. A draft code has been written based upon what staff has learned from evaluation of the code of several other cities, public feedback, and conversations with industry experts.

Councilmember Curtis expressed concern with the visual impact of tall poles, depending upon the width of the towers, and/or having poles over 200 feet. He inquired regarding options to minimize the number of poles such as clusters rather than spacing out the poles.

Mr. Berrett said allowing taller poles could encourage collocation as the lowest unit needs to be placed at a minimum of 35 feet high. The term small cell wireless facilities encompass several different types of small cell facilities with varying equipment depending upon the function and type of area served.

Councilmember Clark said that the City has received resident concerns and prefers to have additional information regarding potential health effects prior to making a decision. She advocated for allowing adequate time to properly train first responders to adapt to the technology before implementation. She agrees with concerns regarding the visual impacts including a potential preference to allow taller poles to reduce the number of poles depending on the scope of the imprint and visual appearance of the poles.

Mr. Berrett explained that the best tool the City has to mitigate impact is to predetermine the desired location for the poles. He verified that a clause in the agreement requires the removal of unused poles under certain conditions and those conditions could be clarified and expanded upon.

Councilmember Love expressed concern with the height, location, and the number of poles resulting from individual provider's refusal to collocate and inquired regarding other poles or facilities in the City where the 5G equipment could be placed.

Mr. Berrett said that companies have been willing to install the equipment on light poles and decorative poles in accordance with the willingness of the municipality to allow the equipment to be placed in those locations. The equipment can also be placed on the top and side of commercial buildings. The City can recommend but cannot require collocation.

Councilmember Burnham suggested offering an incentive to promote collocation.

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Councilmember Curtis requested information regarding the differing health impacts of equipment near a residence versus equipment placed farther away.

Councilmember Gray advocated for allowing equal competition opportunities for all companies.

1.C. DISCUSSION – EMMC 6.10 Animal Zoning Regulations

Senior Planner Tayler Jensen presented the item. On July 13, 2020, staff took a proposed Municipal Code amendment to the Planning Commission that would allow two horses per half-acre on residential lots in the City and would remove the references to animals in the Airpark Zone. After significant discussion and many comments from the public, the Planning Commission recommended with a vote of 3 to 2 to remove the references to animals in the Airpark Zone and to make no changes to the number of animals allowed, as code permits individuals to apply for a conditional use permit under an alternative animal management plan.

Mr. Jensen presented animal municipal code regulations for other cities for comparison and said he would research to determine which types of animals were classified as medium-sized animals in other cities. The proposed standards are for residential, not agriculturally-zoned properties. The research focused upon equestrian uses, as previous discussions focused on horses and the cumulative impact of a combination of animal types and numbers.

Councilmember Love introduced a point system utilized by some cities to determine the number of animals permitted based upon the combination of animal types in relation to acreage. She noted the difficulty in devising a code that will please all residents. She explained she desires to clarify and resolve ambiguity in the existing standards, specifically regarding the interpretation of the cumulative number of allowed animals, which is currently regulated through the fenced area requirements. She expressed disfavor of the current standards as they lack scalability. Her preference would be to implement unit-based animal standards similar to Payson and South Jordan. Each type of animal is assigned a number of animals allowed per unit and properties are allowed a total number of units based upon acreage. She presented two alternative tables utilizing a unit system and expressed her preference for the proposal that allows more animals.

Councilmember Gray clarified that the current standards allow a mix of animal types if the required amount of fenced area is provided; the fenced area requirements limit the total number of animals allowed on a lot.

Discussion ensued regarding the ambiguity and limitations of the fencing requirements in determining the total number of animals allowed, the differences in total animals allowed in the proposals, the appropriate number of animals to allow should a unit system be adopted, whether to count baby animals before they are weaned, cumulative considerations, resident complaints regarding the number of animals and animal nuisances, and allowances for rural areas in the City compared to more suburban areas.

Councilmember Curtis advocated for transparency regarding the genesis of the proposed amendment. He disclosed to the public that the review of the code was at the request of Councilmember Gray because of resident complaints that Councilmember Gray was not in

compliance with the current animal zoning regulations. He expressed concern with the potential perception that the City is reviewing or changing standards to bring a Councilmember into compliance, especially in light of resident conflicts regarding animal rights in the Cedar Pass Ranch neighborhood. He said residents who have contacted him in support of allowing more animals generally operate animal-related businesses on their property.

Councilmember Gray stated that he believes he is in compliance with animals zoning regulations. He said the current code was written based upon the tier system, which has been removed from Municipal Code, and is not equitable for varying lot sizes. He believes the current standards should be updated and improved and not just for the benefit of the Cedar Pass Ranch neighborhood. Developers have communicated a desire to develop a large lot residential community in Pole Canyon with agricultural-type activities. The current standards would not allow the number of animals required to support the lifestyle they desire for their development.

Mayor Westmoreland clarified that the Mayor's office has always sponsored Councilmember-requested code reviews and has never vetoed such a request. These items are added to the agenda and reviewed by staff as permitted by the meeting schedule.

Councilmember Burnham stated her support of Proposal #2 with some adjustments. She expressed concern with the Planning Commission recommendation to retain the existing standards, using conditional use permits to allow exemptions. This concern is due to the potential resident conflicts regarding approved conditional uses and the increased burden to staff to regulate, respond to complaints, and resolve issues with conditional uses. She prefers to have standards that reduce the number of conditional use permits issued by the City.

Councilmember Gray said that nuisance issues do not have a direct correlation with the number of animals permitted and clarified that he desires to review the entire animal ordinance. His main concern is in the inequity in the code, as the current groupings do not scale the number of animals permitted in accordance with lot size.

Councilmember Clark advocated for clarifying the standards with consideration to staff enforcement of standards, while separating nuisances from allowed numbers of animals. The table under review only addresses the number of animals; staff should review animal nuisance standards, as well.

Discussion ensued regarding government transparency and perceived non-compliance and the difficulty in measuring and defining nuisance.

Councilmember Clark advocated for clarity in both the animal standards and zoning of properties as either residential or agricultural.

Councilmember Love stated that the unit-based system would be scalable for lots above six acres; however, the intention is for the system to apply to only residential, not agricultural, zoned properties.

Mr. Jensen verified that Table 6.10.090 only applies to residentially zoned properties.

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Discussion ensued regarding the zoning of property developed prior to the City's incorporation, whether to have the Planning Commission review the suggested changes and/or other potential amendments regarding animal regulations, preference for the proposed unit system in consideration of the needs of the future Pole Canyon development, identifying animal types based on size, and potentially retaining the ability to apply for conditional use permits for animal types not identified in the standards.

Assistant City Administrator/Community Development Director Steve Mumford said staff will review Councilmember Love's proposals in comparison to other standards and return with amendment options for Council consideration including cumulative allowances. The standards determined by the Council may or may not apply to Cedar Pass Ranch depending upon the zoning of those properties. Considerations for amendments to this section of Municipal Code should include whether the standards will or will not apply to Cedar Pass Ranch and other such areas in the City.

Councilmember Love suggested retaining fencing requirements while including other requirements to determine the number of permitted animals.

Councilmember Curtis advocated for clarifying the standards without increasing the number of animals currently permitted per the fencing requirements.

Mayor Westmoreland recessed the meeting from 5:51 to 5:57 p.m.

1.D. DISCUSSION – Ranches Crossing

Mr. Jensen presented the item. The subject property is approximately 3.74 acres located on the northeast corner of the intersection of Ranches Parkway and Pony Express Parkway. The Future Land Use Plan designates the parcel as Community Commercial. The project is subject to EMMC 17.72 Commercial Design Standards.

Applicant representative Brian Haskell said they have received interest from restaurants desiring to locate in the development depending upon their ability to meet the needs of their establishment such as drive-through or pickup windows or curbside pickup dedicated parking. Access onto Ranches Parkway, traffic circulation, and visibility concerns need to be resolved.

Discussion ensued regarding traffic concerns that could possibly be addressed by installing a traffic light at Ranches Parkway and Rock Creek Road, whether to allow right-in, right-out access in the middle of the development onto Ranches Parkway or to access the development via Rock Creek Road and Clear Rock Road, connecting the drive aisle for the condos along Pony Express Parkway to Clear Rock Road and connecting Clear Rock Road to Pony Express Parkway, fencing to buffer between the condos, pool, and clubhouse and the commercial uses, whether to require fencing between the commercial property and the southern portion of Clear Rock Road, and headlight screening for the condos along Pony Express Parkway.

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City Administrator Paul Jerome explained that the Utah Department of Transportation (UDOT) requires a half-mile of spacing between traffic lights; however, as Ranches Parkway is unlikely to become a UDOT-controlled road the City is not required to follow UDOT spacing standards.

Mr. Mumford stated that Clear Rock Road is intended to be completed and connected to Pony Express Parkway, the use of the subject property has always been intended as commercial, and headlight screening would be required for the condos along Pony Express Parkway.

Mr. Haskell said the intent is to complete Clear Rock Road and he is willing to provide headlight screening and to place curbing to prevent left-hand turns into the southern access on Clear Creek Road or place right-in, right-out access at the desired locations. They have been marketing the property and plan to develop it as quickly as possible.

2. AGENDA REVIEW

12. PRELIMINARY PLATS & SITE PLANS

12.A. SITE PLAN – SilverLake Plat 31

Mr. Jensen verified that approving the site plan with the consent agenda would not include the staff recommendation to increase the width of the roads and sidewalks because the changes to the road were not included in the Planning Commission recommended conditions of approval.

Discussion clarified that the roads as proposed by the applicant have been approved as private roads in the other multifamily developments. Municipal Code currently excludes private road requirements and staff is in the process of drafting private road standards for Council consideration.

Councilmembers Love, Clark, and Curtis requested to remove the item from the consent and agenda.

13. RESOLUTIONS

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Agreement between Eagle Mountain City, the City of Saratoga Springs, and Utah County for Substance Misuse Prevention Services and Communities That Care Prevention Model.

Councilmember Love expressed her support of the program and requested a discussion regarding the program to be placed on a future agenda due to the need to fulfill terms of the contract. She desires increased involvement to maximize program benefits.

Director of Administrative Services/City Recorder Fionnuala Kofoed stated she would contact program representatives to schedule a discussion with the Council.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

MOTION: ***Councilmember Burnham moved to adjourn to a closed session for the purpose of discussing the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

The meeting was adjourned at 6:17 p.m.

7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Tayler Jensen, Planner; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Elizabeth Fewkes, Recording Secretary; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Chris Trusty, City Engineer; Brad Hickman, Parks and Recreation Director; Embret Fossum, UFA Battalion Chief; Zac Hilton, Streets and Storm Drain Manager; and Tyler Maffitt, Communications Manager.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:20 p.m.

5. PLEDGE OF ALLEGIANCE

Councilmember Burnham led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Shopfest will be held August 7, 2021, at Cory Wride Memorial Park. More than 225 small businesses will be available for residents to shop. Be sure to take advantage of the shopping, food trucks, and live music.
- The Events Department would like to thank all the residents who attended the Summer Bash and Laser Show. We appreciate all the participation in the activities and the cleanliness of Nolen Park after the event. The Events Department enjoyed seeing everyone out with their families having fun.
- On August 13, 2021, the City will be throwing it way back for the movie in the park – showing "A Goofy Movie." This event will be held at Wride Park on the Festival Field. Food trucks will be on-site for purchase. Please bring chairs, blankets, and your favorite snacks to enjoy. The movie will start at 9:00 p.m.
- A water line break in Cedar Pass Ranch is impacting residents.

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- Safe routes to school are being addressed. Trails are prepped and useable and will be paved as soon as possible.

To receive City notifications, including emergency info, news events, and traffic alerts, sign up at emcity.org/notifyme.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:28 p.m.

Ms. Kofoed acknowledged that Mike Bode sent an email regarding the animal code which will be entered into the record.

Susan Mairangi said she has 20 cows and four are cows with calves. She requested the Council consider animal births for livestock breeders in animal number allowances and stated she is against the unit system proposal and prefers the current code or standards with set numbers.

Mayor Westmoreland closed public comment at 7:33 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Burnham
Councilmember Burnham thanked City staff for their efforts and the success of the Summer Bash and Laser Show. She recognized Alpine School District School Board Member Julie King for her service and efforts to support and advocate for the needs of Eagle Mountain's growing community and presented her with a challenge coin.

Mayor Westmoreland
Mayor Westmoreland expressed gratitude to Julie King for representing the unique aspects of our City and thanked the Alpine School District for their assistance in addressing their joint challenges facing the community. He appreciates the high standards displayed with the Summer Bash and Laser Show event and noted the positive feedback received from residents.

Councilmember Love
Councilmember Love expressed appreciation to staff for the Summer Bash and Laser Show event. She suggested it become an annual tradition for the City. She requested a review of multifamily driveway standards.

Councilmember Clark
Councilmember Clark thanked Julie King for her representation of Eagle Mountain children, parents, teachers, and taxpayers. She expressed concern with multiple homeowner associations (HOAs) fining and enacting punitive measures against residents following City, County, and State watering guidelines and suggested the City pass a temporary code amendment to prevent HOA penalizing water-wise practices. She requested updates regarding construction around Tickville Wash, a wash protection code amendment, the removal of boulders on the privately owned section of Airport Road, and a traffic signal at Woodhaven Boulevard and Pony Express Parkway.

DRAFT

Assistant City Administrator/Community Development Director Steve Mumford stated the City met with resident Shon Reed and Flagship Homes last week regarding the impact of the construction activities on wildlife and bird habitats. Construction will focus on the required crossing of the wash needed to develop the western area south of the wash. The stream alteration permit is still in process. The plan is to perform the safety slope stability improvements outside of the nesting season. At the request of the City, the developer hired an environmental consultant to perform an environmental survey of the area. The developer is working with Shon Reed to provide another habitat for the impacted birds. The wash protection is included on the list of requested code reviews.

Mr. Jerome stated that the first phase of the Airport Road project has begun; however, due to weather limitations, much of the construction will be delayed until next year once asphalt plants open, and the area is dry enough for road installation. The road will be a collector width initially with plans to expand to a major arterial during future phases. The City is unable to require residents to remove boulders from private property or to provide public access to the land. The request for a traffic light at Woodhaven Boulevard and Pony Express Parkway is on the agenda for discussion during the upgoing joint monthly meeting with Saratoga Springs.

Streets and Storm Drain Manager Zac Hilton explained the private dirt road now ends in backyards and would no longer be a viable emergency access route.

Mr. Mumford further explained that a portion of the previously unpaved Airport Road is a part of the Overland project that has now been developed. Another unpaved connection to the completed portions of Airport Road could be created to create emergency egress.

Councilmember Gray
Councilmember Gray stated his appreciation for the Summer Bash and Laser Show event. He also expressed appreciation for Ms. King, and the meeting participants for voicing their opinions.

Councilmember Curtis
Councilmember Curtis expressed his appreciation for Ms. King.

CONSENT AGENDA

9. AGREEMENTS

9.A. Real Estate Purchase Agreement – Farm Land Holding, LLC

10. BOND RELEASES

10.A. Brandon Park Phase A, Plat 13 – Into Warranty

10.B. Spring Run Phase C, Plat 2 – Into Warranty

10.C. Arrival Phase B, Plat 6 – Out of Warranty

DRAFT

11. MINUTES

11.A. July 20, 2021 Minutes – Regular City Council Meeting

12. PRELIMINARY PLATS & SITE PLANS

12.A. SITE PLAN – SilverLake Plat 31

12.B. SITE PLAN – Just Chillin

13. RESOLUTIONS

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Agreement between Eagle Mountain City, the City of Saratoga Springs, and Utah County for Substance Misuse Prevention Services and Communities That Care Prevention Model.

13.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Ground Lease Agreement with Unified Fire Service Area for Fire Station 253.

MOTION: ***Councilmember Gray moved to approve the consent agenda removing item 12.A. and placing it as a scheduled item and permitting staff to continue negotiations on item 9.A. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

Councilmember Burnham inquired when Just Chillin would be reopening and expressed her support of local businesses.

Just Chillin owner Austin Heaps said he will contact his contractors to relocate the business and he hopes to reopen within approximately a week.

SCHEDULED ITEMS

12.A. SITE PLAN – SilverLake Plat 31

Senior Planner Tayler Jensen presented the item. He explained the applicant is proposing a 40-foot-wide private right-of-way throughout the project that includes 27 feet of pavement and 4-foot sidewalks. During the Planning Commission meeting staff recommended that the right-of-way be increased to 43 feet and include 28 feet of pavement and 5-foot sidewalks, which would bring it to the local right-of-way standard minus 10 feet of park strips. The roads can then be public or private. After discussion, the item was recommended for approval excluding the staff-recommended requirement of the increased right-of-way.

DRAFT

Mr. Mumford said although Municipal Code excludes private roads standards, the exclusion of the standards does not automatically allow developers to construct roads to any standards. The City may enact requirements for safety reasons or other considerations.

Councilmember Curtis suggested requiring the wider road while allowing four-foot sidewalks.

Discussion ensued regarding the sidewalk widths in other portions of the SilverLake development and portions of the development that occurred prior to the increased road and sidewalk width requirements, issues that arise when the City assumes responsibility for private roads not built to City standards, potentially prohibiting private roads in the City, the option for the Council to deny private roads as the exclusion from the standards does not automatically require approval, and concerns regarding existing private roads in the City.

Mr. Jensen explained that the City has previously allowed private roads and usually prohibits parking along one or both sides of the road. Approvals typically include Unified Fire Authority private road requirements.

Councilmember Love recommended approving the road with the staff recommendations due to the site plan being located within a development with previous approvals for the reduced standards.

Councilmember Gray advocated against allowing reduced standards regardless of the progress of the development and preferred to require a full public right-of-way compliant with public street standards unless required by a master development agreement.

Mr. Mumford stated the project has an approved preliminary plat which includes private roads at the proposed width. In general, private roads in multifamily communities are standard practice throughout Utah and the nation. However, that practice could be determined as inappropriate for the City. The additional width would result in the same asphalt width as a public road; however, the exclusion of park strips places the sidewalk directly adjacent to the road causing potential safety issues for children and causes snow removal to obstruct the sidewalks; his preference is to require park strips. Nevertheless, the other multifamily areas in this development all have private roads and this phase is the last portion of the multifamily area.

Councilmember Love advocated for requiring the additional width due to the lack of parking adjacent to some of the six-plex units as she feels the guest parking throughout the development is likely inadequate for the parking requirements for the development.

Councilmember Gray said he is less concerned whether the road is public or private as long as the road meets the public right-of-way development standards, especially considering the potential for the City to assume road ownership and the higher road use due to the increased number of trips per day for multifamily communities. He believes the approval of the preliminary plat vested the number of units and the location of the road but not necessarily the width of the road.

Councilmember Curtis concurred with the preference to either prohibit private roads or to require private roads to meet the same standards as public roads; however, his understanding is the road was approved as proposed with the preliminary plat.

Councilmember Love expressed her preference to provide developers with notice regarding changing standards, especially considering the precedence of the City approving private roads.

Mr. Mumford clarified that this portion of the development has been divided into Plat 31 and Plat 32. He recommended collecting the landscape escrow with Plat 31 for these lots and requiring the amenities points for Phase 31 with the parks and landscape plan for Plat 32. The inclusion or exclusion of the gravel road as open space and the nature trail requirement can be addressed with the approval of Plat 32.

MOTION: ***Councilmember Love moved to approve the site plan for SilverLake Plat 31 with the following conditions:***

1. ***Collector road fencing shall be consistent with the existing collector road fencing in SilverLake and shall be constructed along the rear and side lot lines of any unit that does or will abut Golden Eagle Road or Silverlake Parkway, prior to issuance of a certificate of occupancy;***
2. ***One additional parking stall shall be required for Silverlake Phase 31 and/or five additional parking stalls shall be provided for Silverlake Phases 31 and 32;***
3. ***The amount of water-wise landscaping shall be increased by replacing turf behind buildings in park strips and other areas that are not usable as play areas;***
4. ***Rear and side elevations shall include similar materials as the front elevations; and***
5. ***The roads shall include 28 feet of asphalt and five-foot sidewalks.***

Councilmember Curtis seconded the motion. Those voting aye: Melissa Clark, Colby Curtis, and Carolyn Love. Those voting nay: Donna Burnham, and Jared Gray. The motion carried with a vote of 3:2.

14. ORDINANCES/PUBLIC HEARINGS

14.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving White Hills Country Estates Plat A, Amended Plat and Rezoning the Amended Area to RD1.

Mr. Jensen presented the item. The proposal is for a rezone and recorded plat amendment to split parcel 55:320:0004. The parcel is in the Pole Canyon area, although it is not part of or subject to the Pole Canyon Master Development Agreement. The property is still identified as the Utah County zone designation Residential Agricultural Zone (RA-5). The Future Land Use Map identifies this property as Agricultural/Rural Density Two. The requested rezone to RD1 is an appropriate zone for this land use designation.

Per EMMC 16.35.060(A), "Utilities shall be installed and stubbed." The Planning Commission recommended approval of the rezone and lot split with a unanimous vote with the condition that the applicant shall stub water by splitting the most northwestern portion of the property for access to lot 2.

Mr. Jensen verified that the property is included within the area annexed into the City.

Discussion ensued clarifying that the Agricultural/Rural Density Two land use designation allows for the RD1 and RD2 zones. The RD1 zone has a minimum lot size of one acre and the RD2 has a minimum lot size of a half-acre. The proposal does not request or require a General Plan amendment. The requested lot size meets the minimum lot frontage and exceeds the minimum lot size requirements.

Mayor Westmoreland opened the public hearing at 8:26 p.m. As there were no comments, Mayor Westmoreland closed the hearing.

MOTION: ***Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, approving the amended plat for White Hills County Estates Plat A and rezoning the amended area to RD1. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

14.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 15.60 Street Improvements.

City Engineer Chris Trusty presented the item. With the continued growth of the City and in an effort to maintain current standards for facilities being constructed within the City, staff has begun the process to review and implement changes to the Construction Standards which set the minimum criteria to be used for construction within the City. Because of the extent of the City's standards, staff will be bringing updates to the City Council in phases, starting with the higher priority changes.

These changes refer to street improvement and asphalt and street cross-sections requirements. The City worked with PEPG Consulting to provide recommendations for these updates. Tim Biel with PEPG has over 20 years in the asphalt pavement industry with the Utah Department of Transportation (UDOT) and PEPG. Mr. Biel was instrumental in the recent updates to the American Public Works Association Utah Chapter Standard Plans which is the industry standard enacted by most municipalities in the State. The recommended update largely reflects the standards found in that document.

Mr. Trusty stated that he sent the City Recorder an updated document earlier in the day. Changes to the document that differ from the documents in the packet material include alterations to the Minimum Pavement Sections table in Section 15.60.20 Pavement Design increasing the untreated base from 6 inches to 9 inches and the subbase from 12 inches to 18 inches for a total of 32 inches for arterial roads; increasing the untreated base from 6 inches to 9 inches and the subbase from 9 inches to 12 inches for a total of 25 inches for collector roads; and increasing the untreated base from 9 inches to 12 inches for commercial parking lots for a total of 24 inches. Additional verbiage changes in the section include “All asphalt will be placed in a maximum of three-inch lifts and

base with a maximum of 5-inch lifts and subbase in 9-inch lifts maximum," and "Spline (Main Access) roads for new subdivisions or locals streets within industrial or commercial zones must meet Collector minimum section."

Mr. Trusty stated the Commercial Parking Lot column could be removed from the table as the City is not responsible for maintaining private commercial parking lots. He clarified the standards were included at the advice of the consultant.

Councilmembers Gray and Curtis agreed with the recommendation to remove the commercial parking lot standards.

Mr. Trusty explained that staff plans to bring additional Municipal Code amendments to the Council for consideration that will address other design standards such as collar specifications for manholes and valve boxes.

Mr. Trusty stated that the updated standards reduce the amount of recycled asphalt product that can be used from 20% to 15% due to issues with quality control. Most of the standards have been or will be adopted by other municipalities in the State and are in line with quality expectations.

Councilmember Love inquired regarding the risk to the City to allow the provision that "work with sub-standard thickness may be accepted at reduced price if the appropriate pay factor for the lowest tested thickness is applied to all of the substandard work."

Mr. Trusty explained that the consultant had suggested the provision. He feels it would be preferable to exclude the option; however, he agrees that the verbiage allowing the City to still require the standards offers protection as he feels the City would be unlikely to approve an exemption in most cases.

Mayor Westmoreland opened the public hearing at 8:48 p.m. As there were no comments, Mayor Westmoreland closed the hearing.

Discussion ensued whether to include or remove the commercial parking lot standards and whether residential parking lot and street standards will be required for mixed-use areas.

Mr. Trusty said that areas used as roads within commercial parking lot areas are built to the same cross-section as the rest of the parking lot with at least the residential road standards or to a greater thickness, especially for heavy vehicle accesses. Commercial uses generally employ increased standards as a more cost-effective option than repairing inferior product.

MOTION: ***Councilmember Gray moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapter 15.60 Street Improvements based upon the updated information in the email sent by City Engineer Chris Trusty, correcting the numbering error to the Street Sign section to 16.60.070, and removing the Commercial Parking Lot column from the table in 15.60.020 Pavement Design. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark,***

Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

15. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Curtis

Councilmember Curtis said the Library finished the summer reading program and awarded the participants teddy bears. An ice cream social for veterans will be held on August 14, 2021, at 7:00 p.m. at the Seniors Center.

Councilmember Burnham

Councilmember Burnham said the Senior Council is doing well. She encouraged seniors to participate in the free meal program. The food calendar is available online and offers an alternate meal choice. The Planning Commission will not be meeting on August 10, 2021, due to the Primary Election.

Councilmember Love

Councilmember Love reminded the public that ShopFest will be held on Saturday, August 7, 2021. The Eagle Mountain Chambers of Commerce will hold an after-hours event at Eagle Vision on August 12, 2021, at 5:30 p.m.

Councilmember Clark

Councilmember Clark said Be Ready Eagle Mountain will participate in the National Day of Service in commemoration of the 20th anniversary of September 11th with several events held September 9th to 11th including a CERT drill in partnership with other entities, a hero parade, care packages for military and first responders, a blood drive, a marching band program, breakfast, and service projects. The following week will be the City's clean-up days service project. A class on suicide awareness and prevention will be held at City Hall on Thursday, August 12, 2021, at 7:00 p.m. and the Parks and Recreation Advisory Board will participate in a discussion item at an upcoming City Council meeting.

Councilmember Gray

Councilmember Gray said the Eagle Mountain Arts Alliance is assisting with ShopFest. The Farmer's Market has been amazing this year and will be running in conjunction with ShopFest. The Youth Council and other youth participants have been assisting and participating with other City volunteer programs. He expresses appreciation to Alpine School District Board Member Julie King for speaking at the next Youth Council meeting.

16. CITY COUNCIL BOARD LIAISON REPORTS

17. COMMUNICATION ITEMS

17.A. Upcoming Agenda Items

18. ADJOURNMENT

DRAFT

MOTION: ***Councilmember Gray moved to adjourn the meeting at 9:09 p.m. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

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

Approved by the City Council on August 17, 2021.

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Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

DRAFT

EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

August 24, 2021, 5:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Councilmembers Donna Burnham, Melissa Clark, and Carolyn Love. Councilmember Jared Gray was absent.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Mayor Tom Westmoreland and Councilmembers Colby Curtis.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Elizabeth Fewkes, Recording Secretary; Jeff Weber, Fleet and Facilities Operations Director; and Tyler Maffitt, Communications Manager.

1. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 5:01 p.m.

CONSENT AGENDA

2. BID AWARDS

2.A. 2021 White Hills Well Upgrade Design Services – Bowen Collins and Associates

2.B. Bobby Wren Traffic Signal Installation – B Jackson Engineering

2.C. Three 2022 Freightliner Cab and Chassis – Premier Truck Group (State Contract)

2.D. Two 2022 Ford F-350 Trucks – Ken Garff Ford (State Contract)

3. BOND RELEASES

3.A. Arrival Phase B, Plat 4 – Out of Warranty

3.B. Sunset Flats Phase A, Plat 2 – Into Warranty

4. RESOLUTIONS

4.A. Declaring Surplus Property – Fleet Vehicles

DRAFT

MOTION: ***Councilmember Clark moved to approve the consent agenda. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.***

5. ADJOURNMENT

MOTION: ***Councilmember Clark moved to adjourn the meeting at 5:04 p.m. and convene as the Board of Canvassers. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.***

Mayor Westmoreland recessed the meeting and convened as the Board of Canvassers at 5:04 p.m.

BOARD OF CANVASSERS - CITY COUNCIL CHAMBERS

6. CALL TO ORDER

Board Chairman Westmoreland called the meeting to order at 5:04 p.m.

7. MOTION

7.A. MOTION – Approve the Results of the 2021 Primary Election.

Director of Administrative Services/City Recorder Fionnuala Kofoed presented the item. During the Eagle Mountain City Primary Election of August 10, 2021, 3,041 ballots were cast representing 15.03% of the City's 20,228 registered voters. Voter turnout per district resulted in 18.96% of EM01, 16.49% of EM02, 16.29% of EM03, 11.78% of EM04, 13.01% of EM05, 11.85% of EM06, 17.38% of EM07, 14.99% of EM08, and 16.30% of EM09. One provisional ballot was cast on election day and counted and 65 ballots were rejected due to seven missing signatures, seven signatures that did not match, and 51 ballots with improper postmarks after the August 9, 2021 deadline. The total votes cast for each primary candidate are as follows: Brett Wright 1537, Rich Wood 1314, Donna Rivera Burnham 1097, Jason Allen 763, Tyler Shimakonis 477, and Maria Hopkin 463. Based upon the results, the four candidates nominated to be on the General Election ballot are Brett Wright, Rich Wood, Donna Rivera Burnham, and Jason Allen.

MOTION: ***Board Member Clark moved that the Board of Canvassers verify the results of the election by ratifying the results of the canvass; accept the report of the Election Official and certify the election results; and declare City Council candidates Brett Wright, Rich Wood, Donna Rivera Burnham, and Jason Allen eligible to be on the ballot and nominated for the General Municipal Election on November 2, 2021. Board Member Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.***

8. ADJOURNMENT

DRAFT

MOTION: ***Board Member Clark moved to adjourn the meeting at 5:13 p.m. Board Member Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.***

The meeting was adjourned at 5:13 p.m.

Approved by the City Council on September 7, 2021.

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Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

DRAFT

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **SEPTEMBER 7, 2021**
TITLE:	SITE PLAN CONCEPT - Smith Ranch Community Park
ITEM TYPE:	Site Plan
FISCAL IMPACT:	
APPLICANT:	City Staff

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Brad Hickman, Parks and Recreation

PRESENTED BY:
Parks and Recreation Director Brad Hickman

RECOMMENDATION:
Staff recommends the City Council approve the Smith Ranch Community Park site plan concept.

BACKGROUND:
The City solicited bids for landscape architecture services in February 2021 for the Smith Ranch Community Park. After the evaluation of the RFPs, staff submitted a bid approval to the City Council. The Council approved a contract with MHTN Architects on March 16, 2021.

During the initial concept design process, MHTN solicited feedback regarding desired amenities from the public through an online survey and a public open house held at the park. After evaluating the feedback, an original concept plan was created and was presented to the Planning Commission at the May 25, 2021 meeting. MHTN modified the plan based on the Planning Commission's recommendations and presented the updated plan to the City Council for discussion on July 20, 2021. The discussion included placing a skate park or pickleball courts in place of a traditional active sport court area, as well as the costs associated with those changes.

Staff worked with MHTN to make modifications based on feedback from the City Council, and to determine costs for the different amenities. Staff desires the City Council's approval of the concept plan in order to allow MHTN to begin drafting construction documents.

ITEMS FOR CONSIDERATION:

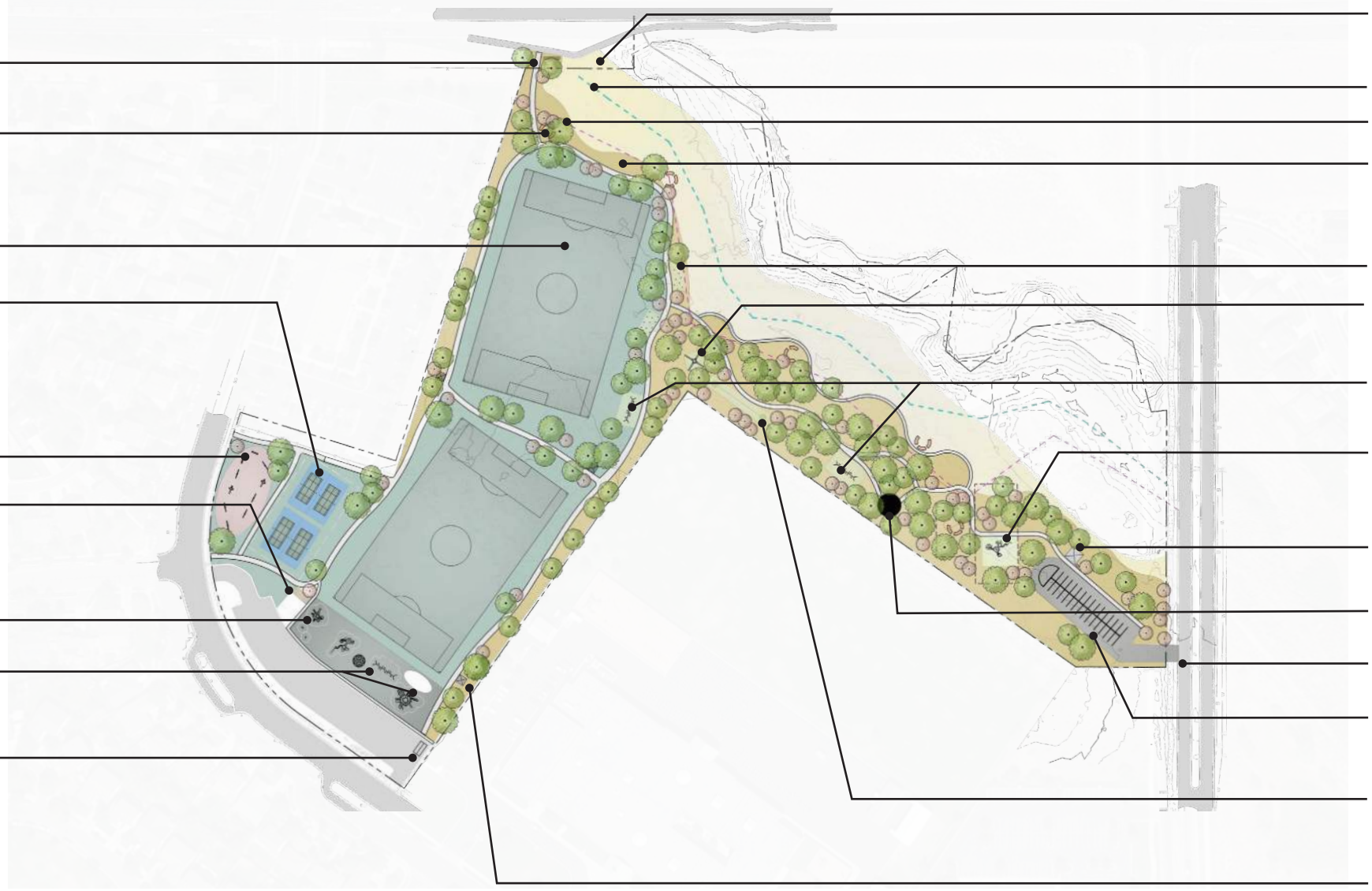
REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Site Plan Concept

SITE CONCEPT



E1 OVERALL SITE PLAN

SCALE: 1" = 60'-0"

EAGLE MOUNTAIN

SMITH RANCH COMMUNITY PARK

CITY COUNCIL PRESENTATION

SEPTEMBER 07, 2021

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **SEPTEMBER 7, 2021**

TITLE:	PUBLIC HEARING/ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving a Rezone for Stonebridge Montessori.
ITEM TYPE:	Rezone
FISCAL IMPACT:	
APPLICANT:	Jon Jensen

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
Yes

PREPARED BY:
Jessa Porter, Planning

PRESENTED BY:
Jessa Porter

RECOMMENDATION:
Staff recommends that the City Council adopt an ordinance of Eagle Mountain City, Utah, approving a rezone for Stonebridge Montessori.

BACKGROUND:
The Site Plan staff report includes the Rezone application.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **SEPTEMBER 7, 2021**

TITLE:	MOTION - Site Plan
ITEM TYPE:	Site Plan
FISCAL IMPACT:	
APPLICANT:	Jon Jensen

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
Community Commercial	Commercial	1.52	The Ranches

PUBLIC HEARING:
No

PREPARED BY:
Jessa Porter, Planning

PRESENTED BY:
Planner Jessa Porter

RECOMMENDATION:
Staff recommends that the City Council approve the Stonebridge Montessori site plan.

BACKGROUND:
This is a site plan and rezone application for the Stonebridge Montessori school which will serve prekindergarten and be accessed from Stonebridge Lane. The subject property is located in The Ranches neighborhood and was identified for commercial use within the now expired Ranches Master Development Plan and Agreement. As the agreement has since expired the vested rights no longer carry. The property is identified in the General Plan's Future Land Use Map with a Community Commercial land use designation.

ITEMS FOR CONSIDERATION:
ZONING
The subject property is part of The Ranches and was identified for commercial use through the master development plan and agreement. The agreement has since expired and the vested rights no longer exist. The parcel has been identified in the General Plan's Future Land Use Map as Community Commercial. The applicant has proposed to rezone the parcel to Commercial Community (CC) to fall in line with the General Plan. Per the General Plan, the Community Commercial designation is for small to medium sized commercial clusters and, as such, the Commercial Neighborhood (CN) zone

would also be an appropriate zoning option for this location. During the Planning Commission meeting, the Commissioners expressed support for the CN zone as the zone restricts more uses than the CC zone, if the use of the parcel changes in the future.

SPECIAL USE

Per EMMC 17.35.050(B): "Schools (public/charter/private) are allowed as a special use in the Community Commercial zone and must comply with EMMC 17.72 Commercial and Multi-family Design Standards."

Per EMMC 17.75.052 (A1) "Parking requirements shall comply with Chapter 17.55 EMMC." The parking requirement for preschool is 1 stall per staff member plus 1 stall per 10 children. The site plan shows 32 spaces, including two ADA spaces. While the applicant does not know the number of staff and students, an example ratio is 15 staff members and 170 students.

Per EMMC 17.75.052 (A2) "Adequate off-street stacking areas which are completely contained on site for student pickup and drop-off are required. No off-site stacking is permitted." The site plan does show a student pickup and drop-off area in front of the school. The code is not specific about what length the parking stacking should be. The applicant should provide proof that stacking distances are adequate and will not cause traffic to back onto public ROW's.

Per EMMC 17.75.052 (B1): "All driveways on the school property shall have at least one sidewalk." Sidewalks are included on the southern boundary of the property and at the front of the school building in compliance with this provision.

Per EMMC 17.75.052 (B2) "Primary pedestrian crossings shall employ traffic calming features such as speed tables and striping. Secondary pedestrian crossings shall employ a minimum of striping and signs." The site plan shows striping from the ADA parking area to the front entrance of the school. The City Council must determine if that provides sufficient traffic calming.

Per EMMC 17.75.052 (C) "Outdoor play areas shall be set back from property lines by at least 15 feet made up from substantial landscaping, fencing or wall, and berming where feasible." The landscape plan shows a 6-foot privacy fence located on the property line. It is up to the City Council to determine if this complies with this standard. During the discussion, Planning Commission did feel that a 6-foot fence is appropriate and complies with this standard.

ARCHITECTURAL STANDARDS

Per EMMC 17.72.040 (A) "Commercial buildings should be similar in style as significant adjacent buildings and shall be designed with consistent architectural style, detail, and trim features as the primary façade." The proposed building isn't located near any significant buildings, with the closest commercial buildings being the Maverik or the Campus Drive commercial buildings which are a significant distance away.

17.72.040 B requires that the main entrance of a structure should orient toward major sidewalks or pedestrian ways. The main entrance of the proposal orients towards the parking lot, away from the trail along Ranches Parkway.

17.72.040 C requires that the primary roof of a structure should help reduce the scale of the building and contain decorative parapet or multiple roof planes and heights. The proposal complies with this standard.

17.72.040 D requires vertical and horizontal articulation to reduce the perceived scale of the buildings. The building does have small popouts at the columns and uses different materials. It is up to the City Council to determine if this complies with this standard.

PER EMMC 17.72.040 (E1) "Pedestrian-scaled architectural features/details shall be incorporated into commercial buildings to orient the building to pedestrian activity and to increase the overall visual appeal of the structure." The applicant has submitted elevations to include awnings over windows to comply with this code.

Per EMMC 17.72.040 (F2) "All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides, including brick, rock, fiber/cement siding, wood, glass, stucco, and colored architectural CMU (concrete masonry unit). Stucco may not be used on more than 50 percent of a building. Metal, plain CMU, or other materials deemed appropriate by the planning commission and city council may be used as accents only." The Planning Commission felt that the stucco was about 50% of the building material and feels that the elevations attached to this report comply with code.

Per EMMC 17.72.040 (L) "storage and loading areas and trash enclosures shall be located out of view from public streets, and shall be screened and designed with the architectural style of the building, including materials, colors, details, etc." The applicant is encouraged to ensure that the enclosure is designed to be consistent with the style of the building.

BUILDING LOCATION
Per EMMC 17.72.030 (A1) "the primary entrance to a commercial building should be oriented toward the street and the sidewalk. Orienting the primary entrance to a parking area without addressing the street-facing façade with entrances, display windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited." Staff previously recommended that the building be turned 90 degrees and located it at the southeast corner of the lot as the commercial code states buildings must be located at the front with parking at the side and rear. With the south and east faces adjacent to the two streets, the parking and play areas can be located to the west and north. While this is the case, Planning Commission supported the layout submitted by the applicant as it does increase the safety of students attending the school.

ACCESS
The school will be accessed from Stonebridge Lane. Staff has recommended to previous applicants interested in this lot to work with the property owner to the west to create an access road along the west property line to benefit both properties and run to the northern property's parking lot. The applicant prefers to not include a drive-aisle to the northern property as they feel it poses increased safety hazards for students. This was supported by the Planning Commission during the meeting.

PARKING
Per EMMC 17.72.030 (B) "Locate surface parking to the side or the rear of buildings. Parking should not be located between any commercial building and the street." The site plan shows parking at the southern portion of the parcel between the street and building. Staff has recommended that the applicant turn the building 90 degrees and locate it at the southeast corner of the lot. With the south and east faces adjacent to the two streets, the parking and play areas can be located to the west and north. During the meeting discussion, Planning Commission did note that schools throughout the City also have parking in front of the building with a similar layout as what the applicant has submitted.
Per EMMC 17.55.040 (G) "Headlight screening is required around the perimeter of all areas adjacent to residential uses, or as deemed necessary by the planning director. A headlight screen shall consist of

a berm, fence/wall, or landscaping consisting of at least three and one-half feet in height and capable of blocking headlight glare." The landscape plan shows a 10-foot landscape buffer at the southeast corner of the parcel consisting of trees and shrubs. To comply with this code, a 3 and 1/2-foot high landscape buffer should be added around the perimeter of the parking area to block headlight glare.
Per EMMC 17.75.052 (A1) "Parking requirements shall comply with Chapter 17.55 EMMC." The parking requirement for preschool is 1 stall per staff member plus 1 stall per 10 children. The site plan shows 32 spaces, including two ADA spaces. While the applicant does not know the number of staff and students, an example ratio is 15 staff members and 170 students.

REQUIRED FINDINGS:
Site plan approvals are based upon compliance with city code requirements found in EMMC 17.100. Rezone approvals are based upon compliance with city code requirements found in EMMC 17.90.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission voted 5:0 to recommend approval of the rezone with the following condition:

1. The property shall be rezoned to the Commercial Neighborhood (CN) rather than the Commercial Community (CC) zone.

The Planning Commission voted 5:0 to recommend approval of the site plan with the following conditions:

1. The site plan shall be approved without a drive-aisle connecting the northern property.
2. The applicant shall provide proof that backing distances are adequate and will not cause traffic to back onto public ROW's.
3. A 3 and 1/2-foot high landscape berm shall be added around the perimeter of the parking area.
4. The applicant shall provide additional directional signs in the parking lot.

ATTACHMENTS:

ORD--Stonebridge Montessori Rezone
Site Plan

Elevations

ORDINANCE NO. O- -2021

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, APPROVING A REZONE TO COMMERCIAL COMMUNITY FOR STONEBRIDGE MONTESSORI

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to rezone the Stonebridge Montessori parcel to Commercial Community, as set forth more specifically in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider and approve the rezone of the Stonebridge Montessori parcel, as set forth in Exhibit A.

2. The lands depicted and described in Exhibit A are hereby rezoned to the density and uses as set forth more specifically in Exhibit A.

3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 7th day of September, 2021.

EAGLE MOUNTAIN CITY, UTAH

_____

ATTEST: Tom Westmoreland, Mayor

_____

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 7th day of September, 2021.

Those voting aye:	Those voting nay:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love

_____

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

Posted on _____ by _____ .

Exhibit A

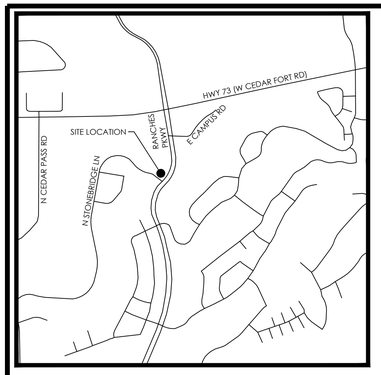
EAGLE MOUNTIAN PRESCHOOL

PREPARED FOR:

STONEBRIDGE MONTESSORI, LLC

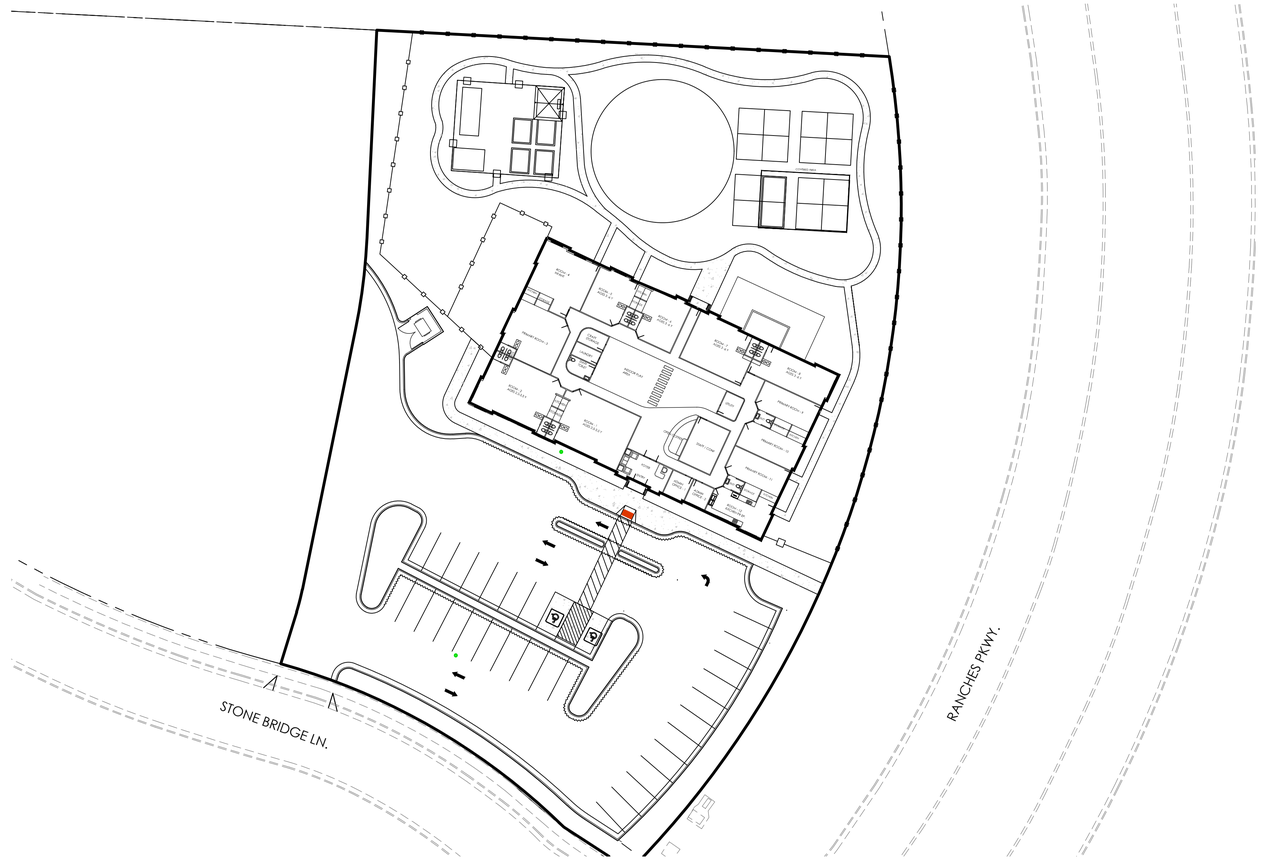
LOCATED IN:

EAGLE MOUNTIAN, UTAH



VICINITY MAP

NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C1.1	GENERAL NOTES
C2	ALTA SURVEY
C3	SITE PLAN
C4	GRADING PLAN
C5	DRAINAGE PLAN
C6	UTILITY PLAN
C7	EROSION CONTROL
C8	LANDSCAPE PLAN
D1	DETAILS
D3	STORMTECH DETAILS

GENERAL NOTES

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

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

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

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

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

NOTICE

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

ENGINEER'S NOTES TO CONTRACTOR

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

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

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

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

CONTACTS

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

OWNER/DEVELOPER
STONE BRIDGE MONTESSOURI, LLC
2343 NORTH EAGLE CREST DRIVE, LEHI, UTAH 84043
(385) 201-7848
CONTACT: JOHN JENSEN

N

S

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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 6028950-2202
THOMAS M. ROMNEY
07/15/21
STATE OF UTAH

EAGLE MOUNTIAN PRESCHOOL

EAGLE MOUNTIAN
COVER SHEET

REVISION BLOCK

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

COVER SHEET

Scale:	1"=30'	Drawn:	CT
Date:	07/16/2021	Job #:	21-0126
Sheet:	C1		

Z:_2021\21-0126 Eagle Mountain Preschool\design\21-0126\dwg\sheet\C1 COVER SHEET.dwg

GENERAL NOTES:

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS, AND THE UTAH PUBLIC WORKS GENERAL CONDITIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION IN ITS LATEST EDITION (UPW), WHERE APPLICABLE.
2. PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL CONTACT EAGLE MOUNTAIN CITY FOR A PRE-CONSTRUCTION CONFERENCE.

A.REGULATORY AGENCY:
EAGLE MOUNTAIN PUBLIC WORKS DEPT.
2545 NORTH PONY EXPRESS PKWY.
EAGLE MOUNTAIN, UT 84005
(801) 789-6671
CONTACT: CHRIS TRUSTY, DIRECTOR
B. OWNER:
OQUIRRH WOOD RANCH, LLC
1099 WEST SOUTH JORDAN PKWY
SOUTH JORDAN, UT 84095
CONTACT: NATE SHIPP
PHONE: (801) 495-3414
FAX: (801) 495-3415
C.ENGINEER:
JACKSON ENGINEERING
3376 STONEHILL LANE
COTTONWOOD HEIGHTS, UT 84121
PHONE: (801) 558-5293
FAX: (801) 943-0108
CONTACT: STEVE JACKSON

3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
4. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
5. THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHTS-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF-WAY OR EASEMENTS FROM EAGLE MOUNTAIN CITY AND/OR UTAH COUNTY, AND/OR UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.
8. THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
9. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDHIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE OWNER/ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF: (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

10. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.
12. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
13. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
14. THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.
B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.
D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.
E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.
F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

15. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
16. DUST TO BE CONTROLLED 24 HOURS PER DAY, 7 DAYS PER WEEK, AS CONDITIONS DICTATE, WITH A WATER TRUCK.
17. CONSTRUCTION STAKING FOR LIMITS OF DISTURBANCE INCLUDING CONSTRUCTION AND SILT FENCES, GRADING, CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAIN, WATER, AND ELECTROLIERS SHALL BE COORDINATED BY JACKSON ENGINEERING. THE CONTRACTOR SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF THE NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, WILL BE SUBJECT TO AN EXTRA WORK BACK CHARGE TO THE CONTRACTOR.
18. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION IRAMC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF A PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE A PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
20. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
21. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT 'ME CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILUNG AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
22. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE. CONTRACTOR SHALL THEN SUBMIT MYLAR AND DISK TO CITY.

23. WORK IN EASEMENTS AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY.
24. BENCHMARK:

BENCHMARK:
ELEVATION:
NORTHING:
EASTING:
DATUM:
DESCRIPTION:
MERIDIAN:

CLEARING AND GRADING NOTES:

1. THE EXISITNG TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON TOPOGRAPHIC AERIAL SURVEY PROVIDED BY AEROGRAPHICS, MAY 2008 AND SUPPLIMENTAL FIELD MAPPING PROVIDED BY MCNEIL ENGINEERING, JULY 2013.
2. JACKSON ENGINEERING SHALL PROVIDE A TEMPORARY EROSION CONTROL PLAN AND SUBMIT REQUEST FOR SWPP PERMIT. OWNER REQUIRED TO OBTAIN OTHER PERMITS FROM EAGLE MOUNTAIN CITY, UTAH COUNTY AND THE STATE OF UTAH FOR TEMPORARY EROSION CONTROL. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ALL TEMPORARY EROSION CONTROL AND MAINTENANCE, AND SHALL PROVIDE EROSION AND SEDIMENT CONTROL FORMS TO THE CITY. FOR ADDITIONAL EROSION CONTROL INFORMATION, SEE "EROSION CONTROL/REVEGETATION PLAN" SHEETS AND REPORTS.

DEWATERING NOTES:

1. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES, AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. 'THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND WATER LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO TFIE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. DEWATERING SYSTEMS SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.
2. THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED.
3. SUMPS SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.
4. THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS", DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF THE NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURALFOUNDATIONS SOILS, PREVENT DISTURBANCE OF COMPACTED SOILS, PREVENT DISTURBANCE OF COMPACTED BACKFILL, AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. IF A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR DISPOSAL OF WATER FROM CONSTRUTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.

UNDERGROUND UTILITIES:

1. THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTIUTIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION AND/OR THE ALTA SURVEY. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBIUTY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTIUTIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.
2. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTIUTY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBIUTY TO DIRECTLY CONTACT ANY OTHER UTIUTY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBIUTY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES. ANY EXCAVATION GREATER THAN 10 FEET IN DEPTH REQUIRES A TRENCH BOX.
4. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.
5. IN CASES OF HIGH GROUNDWATER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE RUBBER GASKET JOINTS ON ALL PRE CAST PIPES. THE COST FOR RUBBER GASKET JOINTS SHALL BE INCLUDED IN THE UNIT PRICES OF PIPE.
6. ALL CONSTRUCTION AND MATERIALS FOR THE SEWER MAIN AND LATERALS MUST COMPLY WITH THE EAGLE MOUNTAIN CITY STANDARDS, THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN. THE CLEAN OUT RISER FOR EACH SERVICE SHALL BE INSTALLED BY THE CONTRACTOR.
7. ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF EAGLE MOUNTAIN CITY PERSONNEL ONLY.
8. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. CONTRACTOR RESPONSIBLE FOR ALL NECESSARY FITTINGS AND THRUST BLOCKS.
9. THE CONTRACTOR SHALL NOTIFY JACKSON ENGINEERING AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITFI THE REGULATORY AGENCY STANDARD SPECIFICATIONS.
10. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER AND STREET PAVING.
11. WATER PIPE SHALL BE C900 PVC APPROVED EQUIVALENT. WATER PIPE SHALL BE INSTALLED AND TESTED TO EAGLE MOUNTAIN CITY STANDARDS. CONTRACTOR RESPONSIBLE FOR ALL NECESSARY FITTINGS AND THRUST BLOCKS.
12. STRAIGHT LINE SEWER PIPE IS TO BE PVC SDR-35 OR APPROVED EQUAL AND TESTED TO EAGLE MOUNTAIN CITY STANDARDS.
13. STRAIGHT STORM DRAIN PIPING IS TO BE REINFORCED CONCRETE PIPE (RCP) OR ADS PIPE AS SHOWN ON THESE PLANS. CURVED STORM DRAIN TO BE HDPE SDR-32.5 STORM DRAIN LINE OR APPROVED EQUAL CURVED STORM DRAIN LINES SHALL HAVE A SLOPE OF 4% OR GREATER, AND A TRACER WIRE. ALL STORM DRAIN SHALL BE INSTALLED AND TESTED TO EAGLE MOUNTAIN CITY STANDARDS.
14. THRUST BLOCKING SHALL BE CONSTRUCTED PER EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
15. CONTRACTOR IS REQUIRED TO SUBMIT AS BUILT SEWER LATERAL LOCATIONS PER EAGLE MOUNTAIN CITY STANDARD.
16. CONTRACTOR IS REQUIRED TO SUBMIT AS-BUILT DRAWINGS SHOWING ALL FIELD CHANGES INCLUDING BUT NOT UMITED TO:

A.DRY UTILITIES THAT ARE MORE THAN A FOOT OFF OF LOCATION SHOWN ON TYPICALS.
B.WATER SERVICE LATERALS THAT ARE MORE THAN A FOOT OFF OF CALL OUT LOCATIONS ON UTILITY PLAN
C.ALL CHANGES OR ADDITIONS TO THE STORM DRAIN UTILITY.

ADDITIONAL UTILITY INFORMATION & NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES DURING CONSTRUCTION AND NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IF A UTILITY CONFLICT IS FOUND.
2. CONTRACTOR SHALL USE PRECAUTIONS AND SAFEGUARDS TO ENSURE THAT THE EXISTING SURROUNDING PROPERTIES ARE PROTECTED FROM DAMAGE DURING EXCAVATION & CONSTRUCTION.
3. ALL WORK PERFORMED PER DRAPER CITY PUBLIC WAY SHALL BE DONE BY A LICENSED GENERAL CONTRACTOR WITH INSURANCE AND BOND AND REQUIRED BY EAGLE MOUNTAIN CITY.

WATER NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING VALVES AT THE CONNECTION POINTS PRIOR TO BEGINNING WATER LINE CONSTRUCTION. IF ANY CONFLICTS WITFI OTHER UTILITIES EXIST, CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY TO INVESTIGATE CONFLICT RESOLUTION.
2. ALL CULINARY, AND FIRE PROTECTION WATER LINE CONSTRUCTION SHALL CONFORM TO EAGEL MOUNTAIN CITY DETAILS AND SPECIFICATIONS.
3. ALL GATE VALVES SHALL BE INSTALLED PER EAGEL MOUNTAIN CITY STANDARDS.
4. ALL WATER LINE THRUST BLOCKING SHALL CONFORM TOEAGLE MOUNTAIN CITY STANDARDS.
5. ALL FIRE HYDRANTS SHALL BE INSTALLED COMPLETE PER EAGLE MOUNTAIN CITY STANDARDS.
6. ALL WATER METERS SHALL BE INSTALLED PER EAGLE MOUNTAIN CITY STANDARDS.
7. IF ANY WATER UNE LOOPS ARE REQUIRED, THEY SHALL BE INSTALLED IN CONFORMANCE WITH EAGLE MOUNTAIN CITY STANDARDS.
8. ALL BLOW-OFFS SHALL BE INSTALLED PER EAGLE MOUNTAIN CITY STANDARDS.

SEWER NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH EAGLE MOUNTAIN CITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING AND NEW SEWER LINES.
3. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

SURFACE IMPROVEMENTS:

1. SUB GRADE PREPARATION: EARTHWORK FOR ROADWAY SECTIONS SHALL BE SCARIFIED AND RECOMPACTED AT THE PROPER MOISTURE CONTENT TO 95 PERCENT RELATIVE DENSITY (STANDARD PROCTOR ASTM D1557, MODIFIED PROCTOR ASTM D698). THE NATIVE SUB GRADE SHOULD BE FIRM AND NON-YIELDING PRIOR TO SUB BASE PLACEMENT. EVERY EFFORT SHOULD BE MADE TO AVOID EXPOSING NATIVE SUB-GRADES TO EXCESS MOISTURE.
2. GRANULAR SUB BASE GRANULAR MATERIAL MUST BE CLEAR OF ORGANIC AND DELETERIOUS MATERIAL AND COMPACTED WITH PROPER MOISTURE CONTENT TO THE BOTTOM OF THE AGGREGATE BASE ELEVATION AT 95 PERCENT RELATIVE DENSITY (STANDARD PROCTOR ASTM D1557, MODIFIED PROCTOR ASTM D698).
3. AGGREGATE BASE: AGGREGATE BASE SHALL COMPLY WITH THE GUIDELINE REQUIREMENTS FOR PAVEMENT DESIGN IN THE REPORTS CITED ABOVE BY IGES GEOTECHNICAL. THE AGGREGATE BASE SHALL BE DENSIFIED TO AT LEAST 95 PERCENT RELATIVE DENSITY (STANDARD PROCTOR ASTM D1557, MODIFIED PROCTOR ASTM D698).
4. ASPHALTIC CONCRETE: ASPHALTIC CONCRETE SHALL BE 3 INCHES THICK AND COMPACTED TO AT LEAST 96 PERCENT OF THE MATERIAL'S MAXIMUM MARSHALL DENSITY IN ACCORDANCE WITH ASTM D1559.
5. ALL MANHOLE RIMS, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, UNLESS OTHERWISE NOTED. IN PAVED AREAS, PROVIDE A 1 FOOT BY 1/2 FOOT COLLAR . SET COLLAR 3/8 INCH LOWER THAN FINISH GRADE AT OUTER EDGE. PROVIDE COLLAR FOR ALL VALVES PER RESPECTIVE WATERPRO STANDARD SPECIFICATIONS. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES. COLLARS SHALL BE CONCRETE.
6. PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON THE PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.
7. ALL UTILITY TRENCH WITHIN ASPHALT ROADWAYS SHALL BE SAW CUT WITH "T-PATCH".
8. IN AREAS OF ROAD CUTS, TYPE 3 SLURRY RESURFACING IS REQUIRED

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LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
07/15/21
STATE OF UTAH

EAGLE MOUNTIAN PRESCHOOL
EAGLE MOUNTIAN
GENERAL NOTES

REVISION BLOCK

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

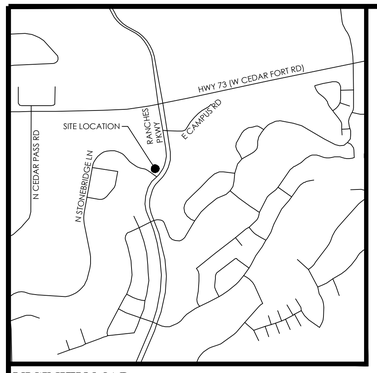
GENERAL NOTES

Scale: 1"=30'	Drawn: CT
Date: 07/16/2021	Job #: 21-0126
Sheet: C1.1	

Z:_2021\21-0126 Eagle Mountain Preschool\design 21-0126\dwg\sheets\C1.1 GENERAL NOTES.dwg

ALTA/NSPS LAND TITLE SURVEY

LOCATION: THE SW 1/4 OF SECTION 17, T5S, R1W, SLB&M
EAGLE MOUNTAIN, UTAH COUNTY, UTAH



VICINITY MAP
N.T.S

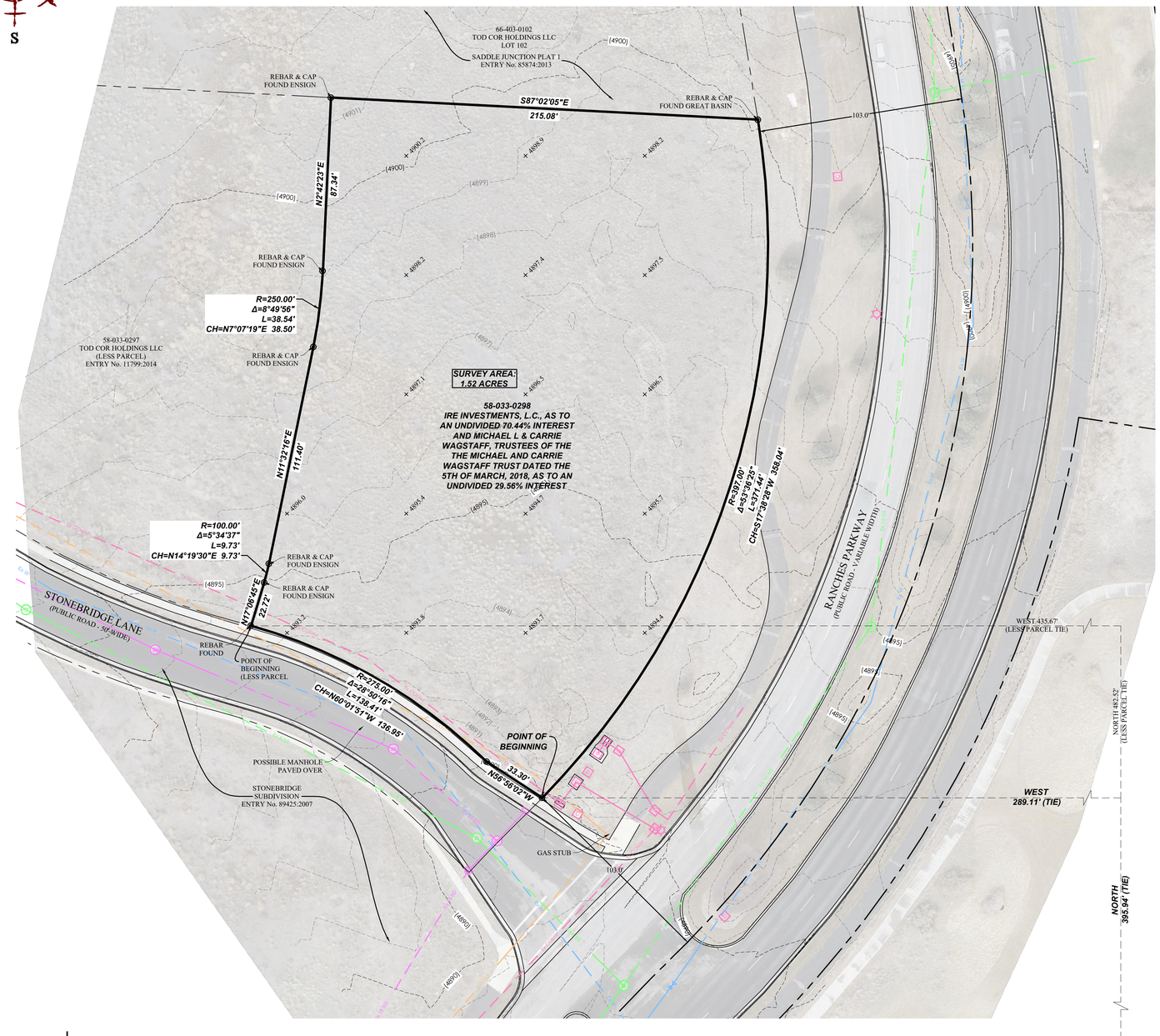
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

N

S



SCHEDULE B-II EXCEPTIONS

Exceptions #1-9
Contain no plottable descriptions.
Exception #10
Resolution No. unknown, and the terms, conditions and limitations contained therein:
Purpose: Creating District No. 15-98.
Recorded August 18, 1998 as Entry No. 82982, in Book 4742, Page 281 in the official records.
Survey Findings: Surveyed property lies within the lands described in the exception document.
Exception #11
Resolution No. 02-99, and the terms, conditions and limitations contained therein:
Recorded May 7, 1999 as Entry No. 53845, in Book 5078, Page 854 in the official records.
Survey Findings: Surveyed property lies within the lands described in the exception document.
Exception #12
The terms, conditions, restrictions, reservations and limitations of that certain Notice of Intention:
Recorded August 4, 2000 as Entry No. 61362:2000 in the official records.
Survey Findings: Surveyed property lies within the lands described in the exception document.
Exception #13
Ordinance No. O 20-2004, and the terms, conditions and limitations contained therein:
Purpose: Second supplemental ordinance.
Recorded February 25, 2005 as Entry No. 19409:2005 in the official records.
Survey Findings: Surveyed property lies within the lands described in the exception document.
Exception #14
The terms, conditions, restrictions, reservations and limitations of that certain Eagle Mountain CDA: Recorded: August 7, 2008
Entry No.: 88592:2008
Survey Findings: Surveyed property lies within the lands described in the exception document.
Exception #15
The effects, terms and conditions of the Resolution No. 2008-126 recorded September 30, 2008 as Entry No. 107508:2008 pertaining to the creation of the Utah Valley Dispatch Special Service District dated October 3, 2008 executed by the State of Utah as shown in Certificate of Creation, recorded October 22, 2008 as Entry No. 114949:2008 in the official records.
Survey Findings: Surveyed property lies within the lands described in the exception document.
Exception #16
Resolution No. 23-08, and the terms, conditions and limitations contained therein:
Recorded: December 18, 2008
Entry No.: 131957:2008

The terms, conditions, restrictions, reservations and limitations of that certain Certificate of Annexation:
Recorded: January 2, 2009
Entry No.: 384:2009
Survey Findings: Surveyed property lies within the lands described in the exception document.
Exception #17-18
Contain no plottable descriptions.
Exception #19
All Non-Exclusive and Exclusive Easements and Rights-of-Way which affect the Common Area (if any), as well as all Easements, Restrictions, Notes, Setbacks, and Conditions as shown on the Recorded Plat.
Survey Findings: Contain no plottable descriptions.

SURVEYOR'S NARRATIVE

The tie to the overall record deed description of the property was held for this survey. The southerly line of the record deed description matches the northerly line of Stonebridge Lane, per Stonebridge Subdivision, and was held. The westerly line of the surveyed property matches the easterly line of the TodCor Holdings, LLC property, the description of said property matches the filed Survey No. 14-157 prepared by Ensign Engineering and represents the "Less and Excepting" portion of the record deed description, and was held. The northerly line of the record deed description matches the southerly line of the Saddle Junction Plat 1, and was held. No right of way markers for Ranches Parkway were recovered. Record deed lines were honored for the Ranches Parkway right of way.

LEGEND

- BOUNDARY LINE
- SECTION LINE
- EXIST. EASEMENT LINE
- EXIST. PROPERTY LINE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- Ex SD EXIST. STORM DRAIN
- Ex SS EXIST. SANITARY SEWER
- Ex W EXIST. CULINARY WATER
- Ex GAS EXIST. NATURAL GAS
- Ex COMM EXIST. COMMUNICATIONS
- OHP EXIST. OVERHEAD POWER
- UGP EXIST. UNDERGROUND POWER
- x EXIST. FENCE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKER (SEE NOTE #5)
- EXIST. SD INLET, MANHOLE & COMBO BOX
- EXIST. SEWER MANHOLE
- EXIST. WATER VALVE & WATER METER
- EXIST. FIRE HYDRANT
- EXIST. STREET LIGHT
- EXIST. POWER POLE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX
- + XXXX.X EXIST. SPOT ELEVATION

NOTES

1. The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey and Certification for the parcel(s) described and shown hereon.
2. A Title Commitment prepared by Provo Land Title Company, Pleasant Grove, Utah, Commitment No. 90874-21, Effective Date: January 15, 2021, was utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of these documents, and is not liable for errors and omissions based on their reliance thereof. Unless noted otherwise, all record parcels and title exceptions noted on this Survey are referenced from said documents.
3. The Basis of Bearing for this Survey is N89°03'59"W along the Section line between South 1/4 Corner and the Southwest Corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base & Meridian. All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Sectional/monument lines relative to said basis of bearing per measured lines as shown hereon.
4. Vertical data (contour lines and/or spot elevations, etc.) is based on the NGVD 29 elevation published by the Utah County Surveyor on the North 1/4 Corner of 4888.25.
5. #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
6. This drawing, its design, and invention thereof, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the exclusive use of the parties listed in the Surveyor's Certificate shown hereon. Only copies authorized in writing and individually signed and sealed by the Surveyor, or certified copies obtained from the office of the County Surveyor may be used as the official work of the Surveyor.
7. Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions.
8. With regard to locations of utilities on or serving the surveyed property, source information from plans and markings were combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.
9. Survey responses to Table A (Optional Survey Responsibilities and Specifications):
   a. Item 1: Survey monuments found or set shown hereon.
   b. Item 2: Land, Eagle Mountain, UT 84005.
   c. Item 3: Surveyed property lies within Unshaded Zone X according to FEMA (Federal Emergency Management Agency) FIRM (Flood Insurance Rate Map) # 49049C0300F, Effective Date: June 19, 2020.
   d. Item 4: Gross land area shown hereon.
   e. Item 5: Vertical relief shown hereon. (See Note #4)
   f. Item 8: Substantial features observed are shown hereon.
   g. Item 11: Utility providers serving on or around the surveyed area, as determined by the Blue Stakes of Utah 811 (bluestakes.org) Utility Contact Lookup, were requested at the time of this Survey. Observed existing utilities, as well as those utilities disclosed on plans requested by the following utility providers shown hereon (See Note #8)
      - Received: EAGLE MOUNTAIN CITY, ROCKY MOUNTAIN POWER-AMERICAN FORK.
      - Pending: DIRECT COMMUNICATIONS CDR VLY, VERISON BUSINESS (MCI), DOMINION ENERGY UTAH.
   h. Item 13: Names of adjoining owners shown hereon.
   i. Item 16: No evidence of recent earth moving work, building construction, or building additions were observed.
10. Any digital aerial photography shown hereon was obtained by Focus Engineering & Surveying, LLC during the process of conducting the field work for this Survey. The orthomosaic map shown hereon has been georeferenced to control points on the ground.
11. The following documents were reviewed and/or utilized in the preparation of this Survey:
    - Stonebridge Subdivision Plat, Entry No. 89425:2007, recorded June 20, 2007.
    - Saddle Junction Plat 1, Entry No. 85874:2013, recorded September 9, 2013.
    - Survey No. 07-11 prepared by Great Basin Engineering, signed November 22, 2006.
    - Survey No. 14-157 prepared by Ensign Engineering, signed November 14, 2014.

LEGAL DESCRIPTION
(FROM TITLE REPORT)

Commencing North 395.94 feet and West 289.11 feet from the South quarter corner of section 17, Township 5 South, range 1 West, Salt Lake Base and Meridian; thence North 56°56'02" West 33.3 feet; along a curve to the Left (chord bears: North 60°24'26" West 140.45 feet; Radius=275 feet) arc length = 142.02 feet; thence along a curve to the right (chord bears: North 57°31'04" West 288.59 feet, Radius = 475 feet) Arc length = 293.22 feet; thence along a curve to the left (chord bears: North 46°06'25" West 66.44 feet, Radius = 304 feet) Arc length = 66.57 feet: thence North 08°43'19" West 82.71 feet; thence South 87°02'05" East 563.17 feet: thence along a curve to the right (chord bears: South 17°38'28" West 358.04 feet, Radius = 397 feet) Arc length = 371.44 feet to the point of beginning.

Less and excepting therefrom:
Beginning at a point which is North 482.52 feet and West 435.67 feet from the South quarter corner of section 17, Township 5 South, range 1 West, Salt Lake Base and Meridian;
Running thence along the arc of a 275.00 foot radius curve to the left 3.60 feet (curve has a central angle of 00°45'01" and a chord that bears North 74°49'39" West 3.60 feet); thence along the Arc of a 475.00 foot radius curve to the right 293.23 feet (curve has a central angle of 35°22'11" and a chord that bears North 57°31'04" West 288.59 feet); thence along the Arc of a 304.00 foot radius curve to the left 66.64 feet (curve has a central angle of 12°33'34" and a chord that bears North 46°06'45" West 66.50 feet); thence North 08°43'19" West 82.68 feet; thence South 87°02'05" East 348.13 feet; thence South 02°42'23" West 87.34 feet; thence along the Arc of a 250.00 foot Radius curve to the right 38.53 feet (curve has a central angle of 08°49'53" and a chord that bears South 07°07'19" West 38.50 feet); thence South 11°32'16" West 111.40 feet; thence along the Arc of a 100.00 foot radius curve to the right 9.73 feet (curve has a central angle of 05°34'29" and a chord that bears South 14°19'30" West 9.73 feet);thence South 17°06'45" West 22.74 feet to the point of beginning.

SURVEY DESCRIPTION

A parcel of land located in the Southwest Quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at the intersection of the westerly right of way line of Ranches Parkway and the northerly right of way line Stonebridge Lane, according to the STONEBRIDGE SUBDIVISION plat recorded June 20, 2007 as Entry No. 89425:2007 in the office of the Utah County Recorder, said intersection located North 395.94 feet and West 289.11 feet from the South 1/4 Corner of Section 17, T5S, R1W, SLB&M (Basis of Bearing: N89°03'59"W between the South 1/4 Corner and the Southwest Corner of said Section 17); running thence along said northerly right of way line the following two (2) courses: (1) N56°56'02"W 33.30 feet; thence (2) northwesterly along the arc of a non-tangent curve to the left having a radius of 275.00 feet (radius bears: S44°23'16"W) a distance of 138.41 feet through a central angle of 28°50'16" Chord: N60°01'51"W 136.95 feet to the easterly boundary line of that Warranty Deed recorded February 21, 2014 as Entry No. 11799:2014 in the office of the Utah County Recorder; thence along said easterly boundary line the following five (5) courses: (1) N17°06'45"E 22.72 feet; thence (2) northerly along the arc of a non-tangent curve to the left having a radius of 100.00 feet (radius bears: N72°53'11"W) a distance of 9.73 feet through a central angle of 05°34'37" Chord: N14°19'30"E 9.73 feet; thence (3) N11°32'16"E 111.40 feet; thence (4) northerly along the arc of a non-tangent curve to the left having a radius of 250.00 feet (radius bears: N78°27'43"W) a distance of 38.54 feet through a central angle of 08°49'56" Chord: N07°07'19"E 38.50 feet; thence (5) N02°42'23"E 87.34 feet to the southerly line of SADDLE JUNCTION PLAT 1, according to the official plat thereof recorded September 9, 2013 as Entry No. 85874:2013; thence along said southerly line S87°02'05"E 215.08 feet to said westerly right of way line of Ranches Parkway; thence along said westerly right of way line southerly along the arc of a non-tangent curve to the right having a radius of 397.00 feet (radius bears: S80°50'15"W) a distance of 371.44 feet through a central angle of 53°36'25" Chord: S17°38'28"W 358.04 feet to the point of beginning.

Contains: 1.52 acres+/-

SURVEYOR'S CERTIFICATE

To Stonebridge Montessori, LLC, Provo Lane Title Company, Old Republic National Title Insurance Company:
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(a), 13, &, 16 of Table A thereof. The fieldwork was completed on March 11, 2021.

Evan J. Wood
Professional Land Surveyor
Certificate No. 183395

Date

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www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 6028950-2202
THOMAS M. ROMNEY
3/15/21
STATE OF UTAH

ALTA/NSPS LAND TITLE SURVEY

LOCATION: THE SW 1/4 OF SECTION 17, T5S, R1W, SLB&M
EAGLE MOUNTAIN, UTAH COUNTY, UTAH
PROPERTY OF: MICHAEL L & CARRIE WAGSTAFF& IRIE INVESEMNT L.C.
PREPARED FOR: STONEBRIDGE MONTESSORI, LLC

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
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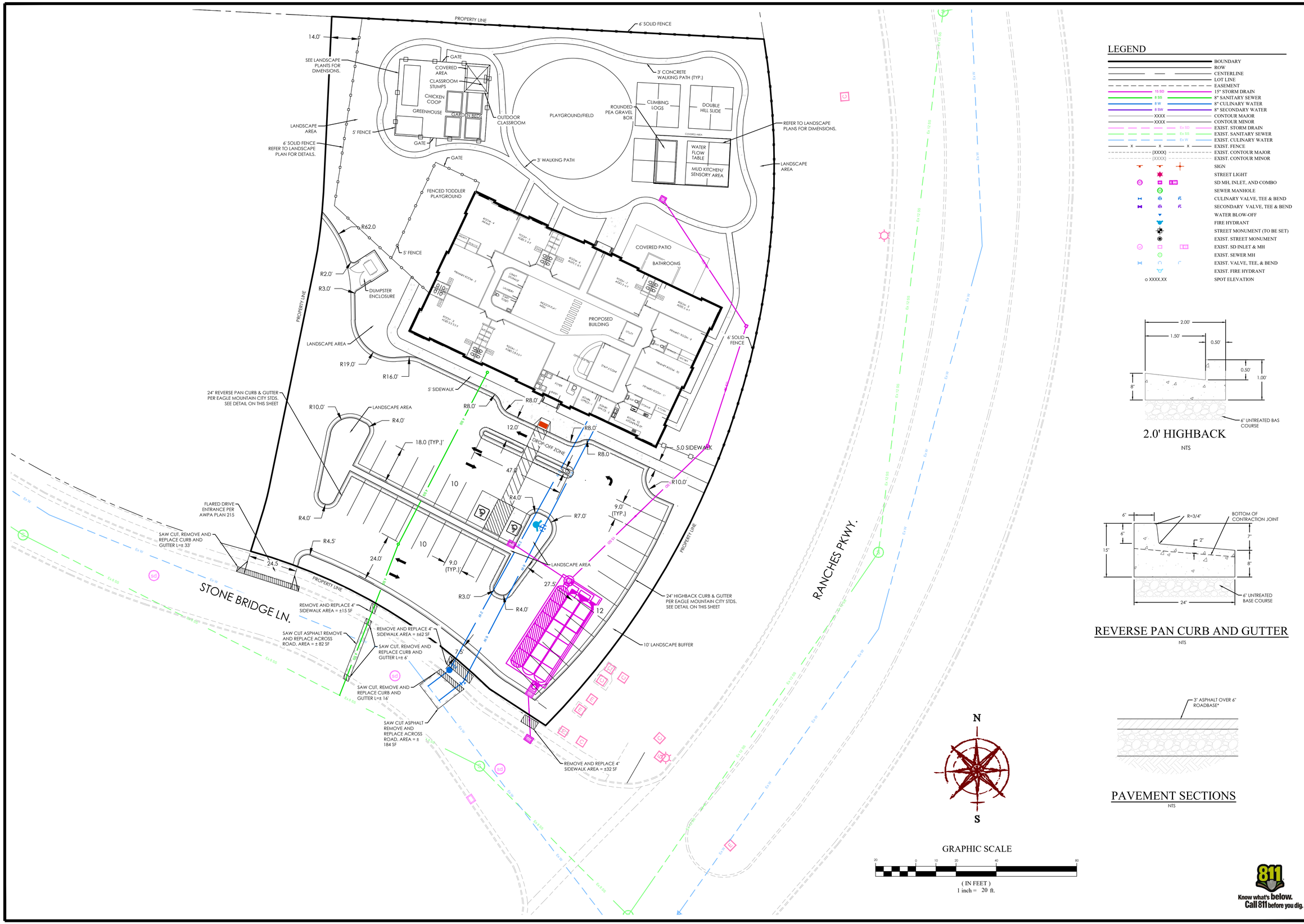
Drawn: JKEH	Checked: BCD
Scale: 1"=30'	Job #: 21-0126
Date: 03/24/2021	
Sheet: 1 OF 1	

Z:_2021\21-0126 Eagle Mountain Preschool\design 21-0126\dwg\ALTA\21-0126 ALTA.dwg



LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
X X X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION

2.0' HIGHBACK

NTS

REVERSE PAN CURB AND GUTTER

NTS

PAVEMENT SECTIONS

NTS

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www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 6028950-2202
THOMAS M. ROMNEY
7/15/21
STATE OF UTAH

EAGLE MOUNTAIN PRESCHOOL

EAGLE MOUNTAIN SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
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SITE PLAN

Scale:	1"=20'	Drawn:	CT
Date:	07/16/2021	Job #:	21-0126
Sheet:	C3		

Z:_2021\21-0126 Eagle Mountain Preschool\design\21-0126.dwg\sheet\C3 SITE PLAN.dwg

LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
X X X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 6028950-2202
THOMAS M. ROMNEY
7/15/21
STATE OF UTAH

EAGLE MOUNTIAN PRESCHOOL

EAGLE MOUNTIAN GRADING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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GRADING PLAN

Scale:	1"=XX'	Drawn:	CT
Date:	07/16/2021	Job #:	21-0126
Sheet:	C4		

Z:_2021\21-0126 Eaggle Mountain Preschool\design 21-0126\dwg\sheet\C4 GRADING PLAN.dwg

NOTES:

1. ROOF DRAINS, BASIN 1, BASIN 2 AND BASIN 4 TO DRAIN TO UNDERGROUND RETENTION.
2. BASIN 3 AND BASIN 5 TO BE RETAINED IN BIO-SWALES.
3. DETENTION REQUIREMENTS
   - 3.1. ROOF DRAINS: 1118.0 CUFT
   - 3.2. BASIN 1: 2370.0 CUFT
   - 3.3. BASIN 2: 292.00 CUFT
   - 3.4. BASIN 3: 74.00 CUFT
   - 3.5. BASIN 4: 37.00 CUFT
   - 3.6. BASIN 5: 9.00 CUFT
4. BIO-SWALE VOLUME REQ': 83 CUFT
   BIO-SWALE VOLUME: 166 CUFT
5. UNDERGROUND VOLUME REQ: 3817 CUFT
   UNDERGROUND VOLUME: 3888.5 CUFT

STORM DRAIN CALCULATIONS

Roof Drains

Project: Eagle Mountian Preschool
Location: Eagle Mountian, Utah
Date: 5/21/2021
Designer: CAM TAYLOR

100-Year Detention Sizing

Design Criteria
- Intensity Table: Per NOAA Atlas 14
- Return Period: 100 year
- Allowable Discharge: 0.20 cfs/acre Per Eagle Mountian Standards

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

Weighted "C" Value

Surface Type	Area sf	"C" Value	C*A
Building	10,400	0.95	9,880
Roadway and Sidewalk	0	0.90	0
Landscape	0	0.15	0
Totals	10,400		9,880
Weighted "C" Value		0.95	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulate Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	3.78	0.95	0.24	0.86	772	0.00	43	729
30.0	2.55	0.95	0.24	0.58	1,041	0.00	86	955
60.0	1.55	0.95	0.24	0.35	1,290	0.00	172	1,118
120.0	0.85	0.95	0.24	0.19	1,383	0.00	344	1,039
180.0	0.67	0.95	0.24	0.15	1,366	0.00	516	851
360.0	0.39	0.95	0.24	0.09	1,645	0.00	1,031	613
720.0	0.17	0.95	0.24	0.04	1,527	0.00	2,063	-536
1440.0	0.09	0.95	0.24	0.02	1,708	0.00	4,126	-2,421

Maximum Storage Requirement: 1,118
Maximum Storage Requirement (ac-ft): 0.03

Detention Basin Design
- Detention Volume Requirement: 1,118 cf
- Detention Volume Provided: 2,500 cf

Total Storage: 3,889 DETENTION ADEQUATE

STORM DRAIN BASIN 3

Project: Eagle Mountian Preschool
Location: Eagle Mountian, Utah
Date: 5/21/2021
Designer: Adrian Moreno

100-Year Detention Sizing

Design Criteria
- Intensity Table: Per NOAA Atlas 14
- Return Period: 100 year
- Allowable Discharge: 0.20 cfs/acre Per Eagle Mountian Standards

Allowable Discharges
- Storm Drain Discharge: 0.00 cfs
- Other Discharge: 0.00 cfs Source:
- Total Discharge: 0.030 cfs

Weighted "C" Value

Surface Type	Area sf	"C" Value	C*A
Building	0	0.95	0
Roadway and Sidewalk	307	0.90	276
Landscape	8,828	0.15	949
Totals	8,825		1,226
Weighted "C" Value		0.18	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulate Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	3.78	0.18	0.18	0.12	84	0.02	27	58
30.0	2.55	0.18	0.18	0.08	129	0.02	54	74
60.0	1.55	0.18	0.18	0.04	140	0.02	110	30
120.0	0.85	0.18	0.18	0.02	172	0.02	219	-48
180.0	0.67	0.18	0.18	0.02	172	0.02	329	-157
360.0	0.39	0.18	0.18	0.01	182	0.02	658	-476
720.0	0.17	0.18	0.18	0.00	204	0.02	1,316	-1,112
1440.0	0.09	0.18	0.18	0.00	211	0.02	2,632	-2,421

Maximum Storage Requirement: 74
Maximum Storage Requirement (ac-ft): 0.00

Detention Basin Design
- Detention Volume Requirement: 74 cf
- Detention Volume Provided: 149 cf

Total Storage: 149 DETENTION ADEQUATE

STORM DRAIN BASIN 5

Project: Eagle Mountian Preschool
Location: Eagle Mountian, Utah
Date: 5/21/2021
Designer: Adrian Moreno

100-Year Detention Sizing

Design Criteria
- Intensity Table: Per NOAA Atlas 14
- Return Period: 100 year
- Allowable Discharge: 0.20 cfs/acre Per Eagle Mountian Standards

Allowable Discharges
- Storm Drain Discharge: 0.00 cfs
- Other Discharge: 0.00 cfs Source:
- Total Discharge: 0.006 cfs

Weighted "C" Value

Surface Type	Area sf	"C" Value	C*A
Building	0	0.95	0
Roadway and Sidewalk	0	0.90	0
Landscape	1,223	0.15	185
Totals	1,223		185
Weighted "C" Value		0.15	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulate Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	3.78	0.15	0.03	0.02	14	0.01	5	9
30.0	2.55	0.15	0.03	0.01	19	0.01	10	9
60.0	1.55	0.15	0.03	0.01	24	0.01	20	4
120.0	0.85	0.15	0.03	0.00	27	0.01	41	-14
180.0	0.67	0.15	0.03	0.00	29	0.01	61	-33
360.0	0.39	0.15	0.03	0.00	27	0.01	122	-95
720.0	0.17	0.15	0.03	0.00	30	0.01	245	-214
1440.0	0.09	0.15	0.03	0.00	32	0.01	489	-457

Maximum Storage Requirement: 9
Maximum Storage Requirement (ac-ft): 0.00

Detention Basin Design
- Detention Volume Requirement: 9 cf
- Detention Volume Provided: 18 cf

Total Storage: 18 DETENTION ADEQUATE

STORMTECH SIZING CALCULATIONS

Project: Eagle Mountian Preschool
Location: Eagle Mountian, Utah
Date: 5/21/2021
Designer: CAM TAYLOR

100-Year Detention Sizing

Design Criteria
- Intensity Table: Per NOAA Atlas 14
- Return Period: 100 year
- Allowable Discharge: 0.20 cfs/acre Per Eagle Mountian Standards

Allowable Discharges
- Storm Drain Discharge: 0.00 cfs
- Other Discharge: 0.00 cfs Source:
- Total Discharge: 0.304 cfs

Weighted "C" Value

Surface Type	Area sf	"C" Value	C*A
Building	10,400	0.95	9,880
Roadway and Sidewalk	25,335	0.90	22,802
Landscape	22,413	0.15	3,362
Totals	58,148		34,043
Weighted "C" Value		0.62	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulate Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	3.78	0.62	1.33	3.13	2,815	0.30	274	2,541
30.0	2.55	0.62	1.33	2.11	3,798	0.30	547	3,251
60.0	1.56	0.62	1.33	1.31	4,707	0.30	1,094	3,612
120.0	0.85	0.62	1.33	0.70	5,046	0.30	2,189	2,857
180.0	0.67	0.62	1.33	0.47	5,058	0.30	3,283	1,775
360.0	0.39	0.62	1.33	0.25	5,344	0.30	6,566	-1,222
720.0	0.17	0.62	1.33	0.14	5,904	0.30	13,133	-7,229
1440.0	0.09	0.62	1.33	0.07	6,205	0.30	26,266	-20,061

Maximum Storage Requirement: 3,612
Maximum Storage Requirement (ac-ft): 0.08

Detention Basin Design
- Detention Volume Requirement: 3,612 cf
- Detention Volume Provided: 3,889 cf

Total Storage: 3,889 DETENTION ADEQUATE

Orifice Design

Restriction Rate	0.20	CFS/ACRE
Allowable Outfall Rate Q (cfs)	0.30	
Orifice Sizing: h =	3.75	ft
C =	0.6	
A =	0.0333	sf
dia. =	2.44	inches
Orifice Size=	2.5	inch

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- x — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

N
S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 6028950-2202
THOMAS M. ROMNEY
7/15/21
STATE OF UTAH

EAGLE MOUNTIAN PRESCHOOL

EAGLE MOUNTIAN DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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DRAINAGE PLAN

Scale: 1"=20'
Drawn: CT
Date: 07/16/2021
Job #: 21-0126
Sheet: C5

Z:_2021\21-0126 Eagle Mountain Preschool\design 21-0126\dwg\sheets\C5 DRAINAGE PLAN.dwg

LEGEND

(line)	BOUNDARY
(line)	ROW
(line)	CENTERLINE
(line)	LOT LINE
(line)	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
x x x	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
SD	SD MH, INLET, AND COMBO
SS	SEWER MANHOLE
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
sd	EXIST. SD INLET & MH
S	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION

NOTES:

1. FF ELEVATION IS 4897.2 FT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
07/15/21
STATE OF UTAH

EAGLE MOUNTIAN PRESCHOOL

EAGLE MOUNTIAN

UTILITY PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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UTILITY PLAN

Scale: 1"=20'	Drawn: CT
Date: 07/16/2021	Job #: 21-0126
Sheet: C6	

Z:_2021\21-0126 Eagle Mountain Preschool\design 21-0126\dwg\sheets\C6 UTILITY PLAN.dwg

EROSION CONTROL LEGEND

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

SWPPP DATA:

PROJECT LOCATION (LAT/LONG):
NORTHING:40°22'43" EASTING:-111°58'29"

RECEIVING WATERS: UTAH LAKE

AREA AFFECTED:

1. TOTAL PROJECT AREA IS 1.52 ACRES. AN ESTIMATED 1.52 ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
2. THE EXISTING DRAINAGE SYSTEM FOR THIS SITE CONSISTS OF EXISTING STORM DRAIN PIPING AND STRUCTURES.
3. THE MAJORITY OF EXISTING SITE GRADES RANGE FROM 1.0% TO 8.0%.
4. THE INITIAL SITE IS APPROXIMATELY 0.0% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 61% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:

5. INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
6. SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT" PERMIT.
7. CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS. UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQURIED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

RUNOFF COEFFICIENTS OF DISCHARGE:

1. THE EXISTING RUNOFF COEFFICIENT FOR THE PROJECT AREA IS ESTIMATED TO BE 0.15. THE PROPOSED RUNOFF COEFFICIENT WILL BE APPROXIMATELY 0.62 FOR THE PROPOSED IMPROVEMENTS UPON COMPLETION OF IMPROVEMENTS.
2. DISCHARGE FROM THE SITE WILL BE THROUGH THE EXISTING STORM DRAIN SYSTEM.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

1. FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS IN SECTION 5.
2. THE BMPS AND SITE WILL BE MONITORED REGULARLY. ANY ADDITIONAL BMPS THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMPS WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
3. SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY: FOCUS ENGINEERING AND SURVEYING
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   MIDVALE, UTAH 84047
   PH: (801) 352-0075

ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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No. 6028950-2202
THOMAS M. ROMNEY
7/15/21
STATE OF UTAH

EAGLE MOUNTIAN PRESCHOOL

EAGLE MOUNTIAN EROSION CONTROL

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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EROSION CONTROL

Scale:	1"=XX'	Drawn:	CT
Date:	07/16/2021	Job #:	21-0126
Sheet:	C7		

Z:_2021\21-0126 Eagle Mountain Preschool\design 21-0126.dwg\sheets\C7 EROSION CONTROL.dwg

EAGLE MOUNTAIN PRESCHOOL conceptual landscape plan

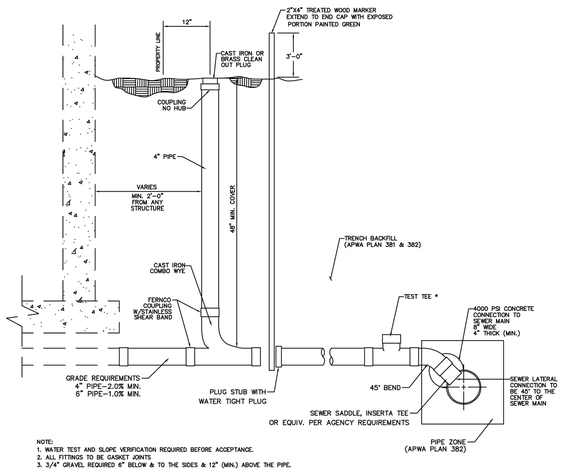
EAGLE MOUNTAIN, UTAH COUNTY

7/16/2021

21-0126

FOCUS ENGINEERING AND SURVEYING, LLC

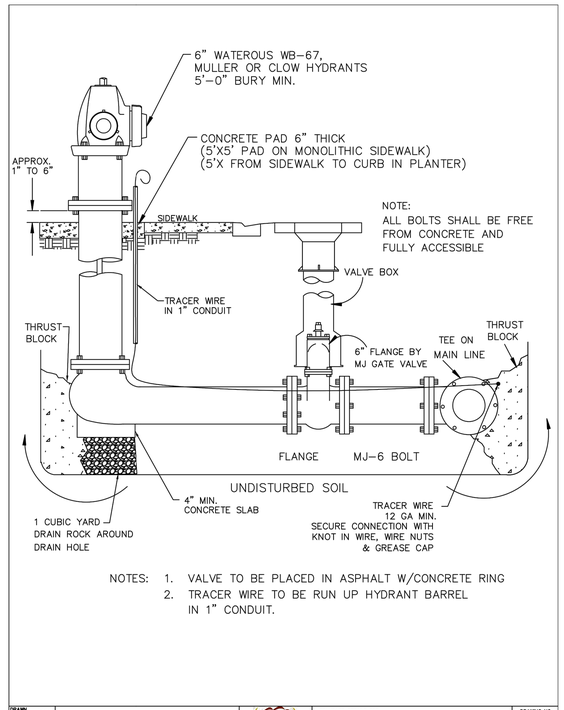
Z:_2021\21-0126 Eagle Mountain Preschool\design 21-0126\dwg\sheets\C7 - LANDSCAPE PLAN.dwg



NOTE:
1. WATER TEST AND SLOPE VERIFICATION REQUIRED BEFORE ACCEPTANCE.
2. ALL FITTINGS TO BE GASKET JOINTS
3. 3/4" GRAVEL REQUIRED 6" BELOW & TO THE SIDES & 12" (MIN.) ABOVE THE PIPE.

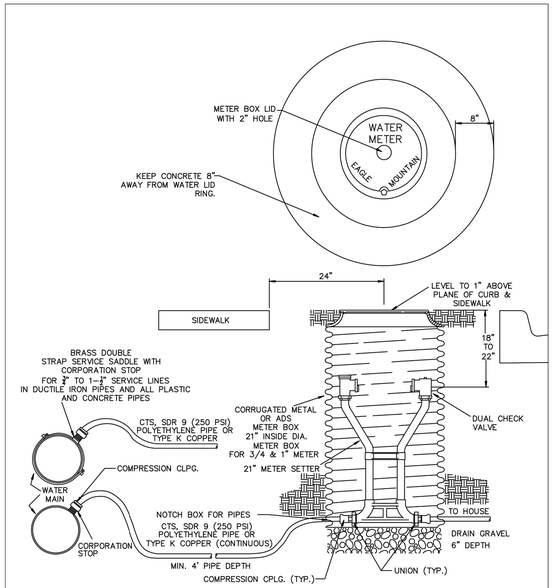
SEWER LATERAL SERVICE & CONNECTION TO EXISTING MAINLINE

DRAWN RSB	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR	DRAWING NO.
REVISED		SEWER LATERAL SERVICE & CONNECTION	SLSC-1
DATE SEPT 2017			
SCALE N.T.S.			



NOTES: 1. VALVE TO BE PLACED IN ASPHALT W/CONCRETE RING
2. TRACER WIRE TO BE RUN UP HYDRANT BARREL IN 1" CONDUIT.

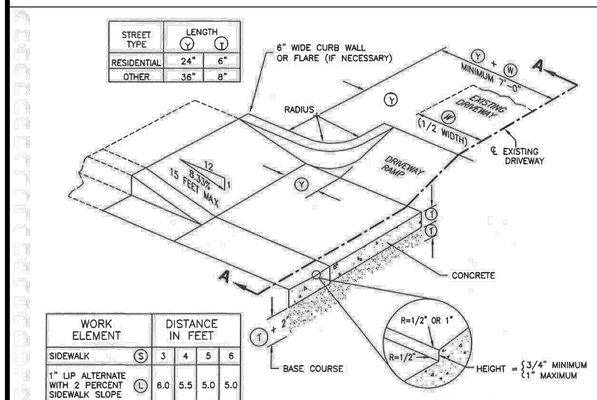
DRAWN RSB	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR	DRAWING NO.
REVISED		FIRE HYDRANT & VALVE	FH-1
DATE NOV 2015			
SCALE VARIES			



WATER SERVICE LINES AND METER BOX

NOTE: 1.5" AND LARGER WATER METER SHALL CONFORM TO STANDRAD FOR LARGE METERS. SEE DRAWING #LCM-1

DRAWN RSB	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR	DRAWING NO.
REVISED AUG 2017		WATER LINE, SETTER & CAN	WSC-1
DATE NOV 2015			
SCALE N.T.S.			

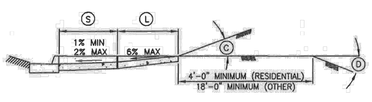


STREET TYPE	LENGTH (Y)	LENGTH (T)
RESIDENTIAL	24"	6"
OTHER	36"	8"

LIP ALTERNATE

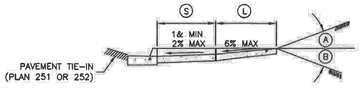
OBLIQUE

WORK ELEMENT		DISTANCE IN FEET 3	4	5	6
SIDEWALK	(S)				
1" LIP ALTERNATE WITH 2 PERCENT SIDEWALK SLOPE	(L)	6.0	5.5	5.0	5.0
NO LIP DRIVEWAY WITH 2 PERCENT SIDEWALK SLOPE	(L)	7.0	7.0	6.5	6.0



STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (C)	(D)
RESIDENTIAL	16%	6%
OTHER	6%	2%

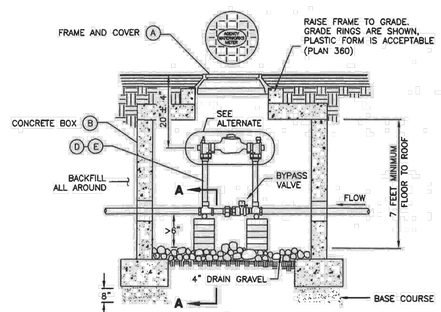
SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS



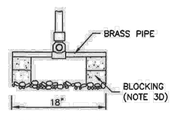
STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (A)	(B)
RESIDENTIAL	16%	12%
OTHER	6%	8%

SECTION A-A - TYPICAL DRIVEWAY APPROACH

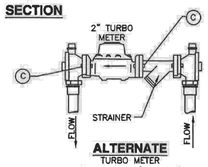
APWA Utah Chapter — *Dip driveway approach* — Plan 215 December 2009



SECTION



SECTION A-A

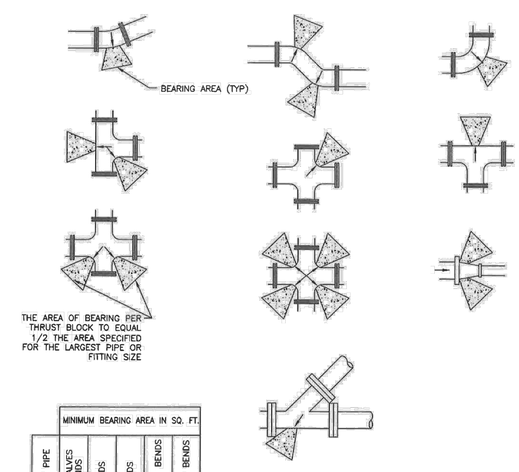


ALTERNATE
TURBO METER INSTALLATION (NOTE 1A)

LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		27" FRAME AND COVER	PLAN 502
(B)		CONCRETE BOX	PLAN 505
(C)		STAINLESS STEEL METER BOLTS	5/8" x 2 3/4" BRASS
(D)		1 1/2" CUSTOM SETTER WITH BYPASS	
(E)		2" CUSTOM SETTER WITH BYPASS	

* FURNISHED BY UTILITY AGENCY

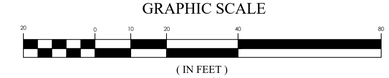
APWA Utah Chapter — *1 1/2" and 2" meter* — Plan 522 August 2001



SIZE OF PIPE	MINIMUM BEARING AREA IN SQ. FT. TEES, VALVES DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	2.5	2
8"	6.5	9.5	5	2.75	2.5
12"	14	20	11	5.5	3
14"	19	28.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	9
24"	53	74	41	21	12
30"	81	114	62	32	16

APWA Utah Chapter — *Direct bearing thrust block* — Plan 561 August 2010

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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EAGLE MOUNTIAN PRESCHOOL

EAGLE MOUNTIAN DETAILS

REVISION BLOCK

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

DETAILS

Scale: NTS	Drawn: CT
Date: 07/16/2021	Job #: 21-0126
Sheet: D1	

Z:_2021\21-0126 Eagle Mountain Preschool\design 21-0126\Dwg\Uheeh\D1 DETAILS.dwg

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

ADS Advanced Drainage Systems, Inc.

SiteASSIST™ FOR STORMTECH INSTRUCTIONS, DOWNLOAD THE INSTALLATION APP

EAGLE MOUNTIAN PRESCHOOL

EAGLE MOUNTIAN, UT

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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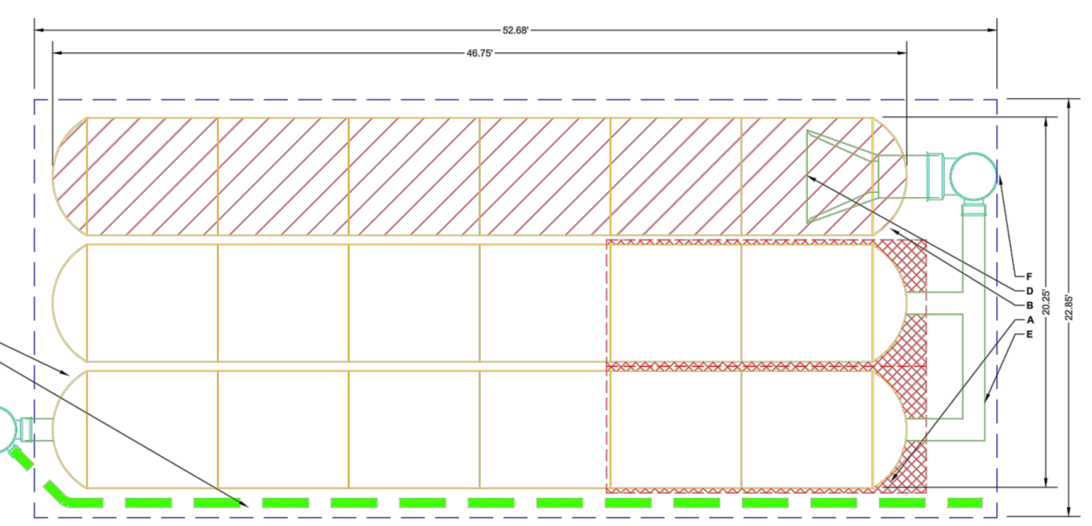
PROPOSED LAYOUT	
18	STORMTECH MC-3500 CHAMBERS
6	STORMTECH MC-3500 END CAPS
12	STONE ABOVE (in)
9	STONE BELOW (in)
40	STONE VOID
3890	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
1204	SYSTEM AREA (SF)
151.1	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	4897.19
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	4891.19
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4890.69
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4890.69
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4890.69
TOP OF STONE:	4890.19
TOP OF MC-3500 CHAMBER:	4889.19
12" x 12" TOP MANIFOLD INVERT:	4887.86
24" ISOLATOR ROW PLUS INVERT:	4885.61
12" BOTTOM CONNECTION INVERT:	4885.55
BOTTOM OF MC-3500 CHAMBER:	4885.44
UNDERDRAIN INVERT:	4884.69
BOTTOM OF STONE:	4884.69

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	12" TOP CORED END CAP, PART#: MC3500IEPP12T / TYP OF ALL 12" TOP CONNECTIONS	29.08"	
PREFABRICATED END CAP	B	24" BOTTOM CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.06"	
PREFABRICATED END CAP	C	12" BOTTOM CORED END CAP, PART#: MC3500IEPP12B / TYP OF ALL 12" BOTTOM CONNECTIONS	1.35"	
FLAMP	D	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MC350024RAMP		
MANIFOLD	E	12" x 12" TOP MANIFOLD, ADS N-12	29.04"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	F	30" DIAMETER (24.00" SUMP MIN)		5.0 CFS IN
NYLOPLAST (OUTLET)	G	30" DIAMETER (DESIGN BY ENGINEER)		2.0 CFS OUT
UNDERDRAIN	H	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS175 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

EAGLE MOUNTIAN PRESCHOOL — EAGLE MOUNTIAN, UT — DATE: — DRAWN: AM — PROJECT #: — CHECKED: N/A

REV | DRW | CHK | DESCRIPTION

StormTech® Chamber System — 888-892-2694 | WWW.STORMTECH.COM

ADS 4640 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473

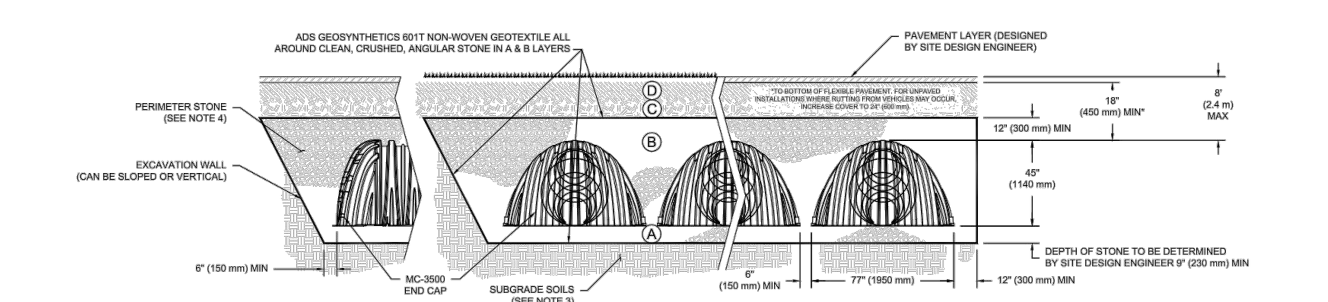
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET 2 OF 6

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

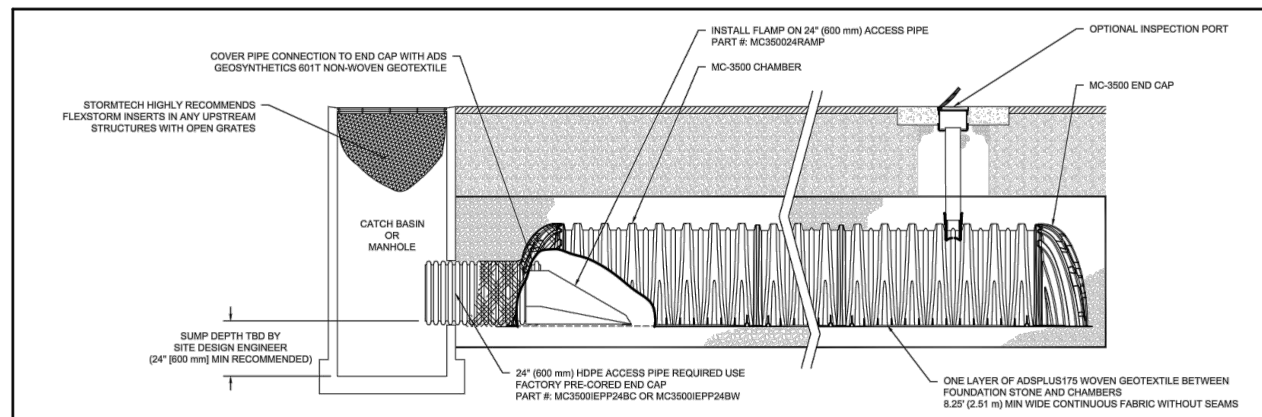
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

SHEET 3 OF 6



MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

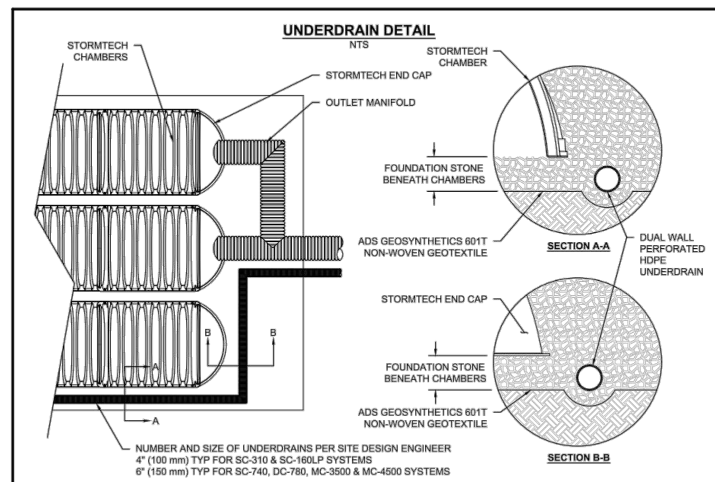
STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

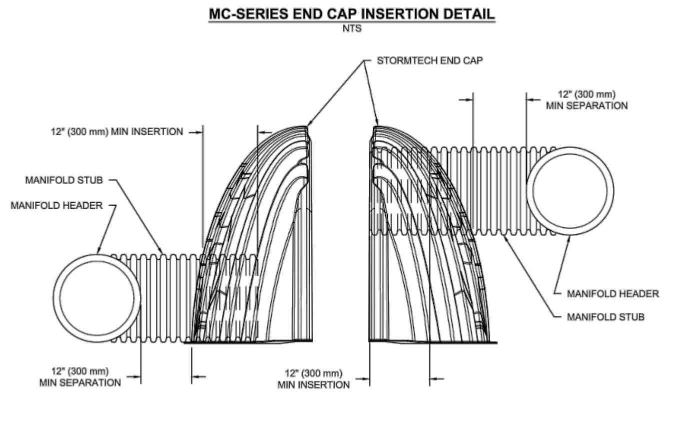
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

SHEET 4 OF 6

UNDERDRAIN DETAIL
NTS

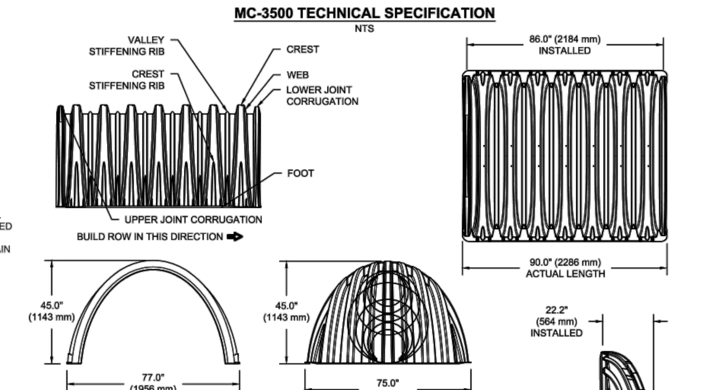


MC-SERIES END CAP INSERTION DETAIL
NTS



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

MC-3500 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

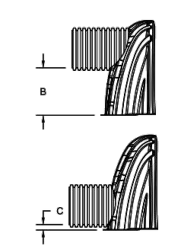
SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

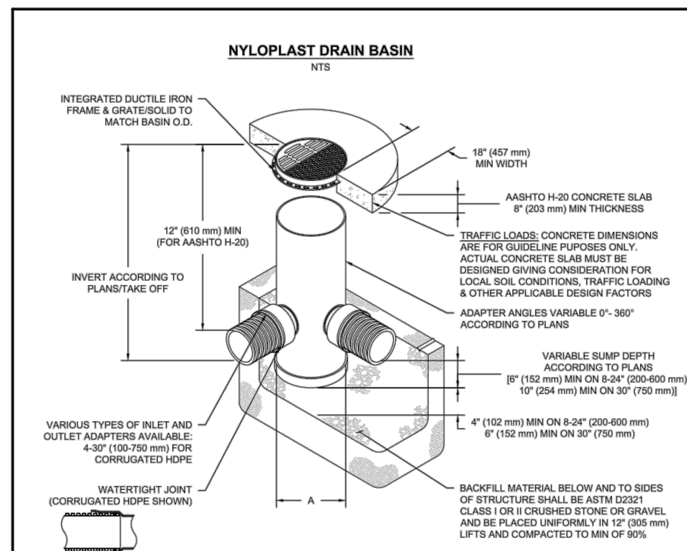
NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

SHEET 5 OF 6

NYLOPLAST DRAIN BASIN
NTS



NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

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SHEET 6 OF 6

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

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LICENSED PROFESSIONAL ENGINEER No. 8028950-2202 THOMAS M. ROMNEY 07/15/21 STATE OF UTAH

EAGLE MOUNTIAN PRESCHOOL
EAGLE MOUNTIAN
STORMTECH DETAILS

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

STORMTECH DETAILS

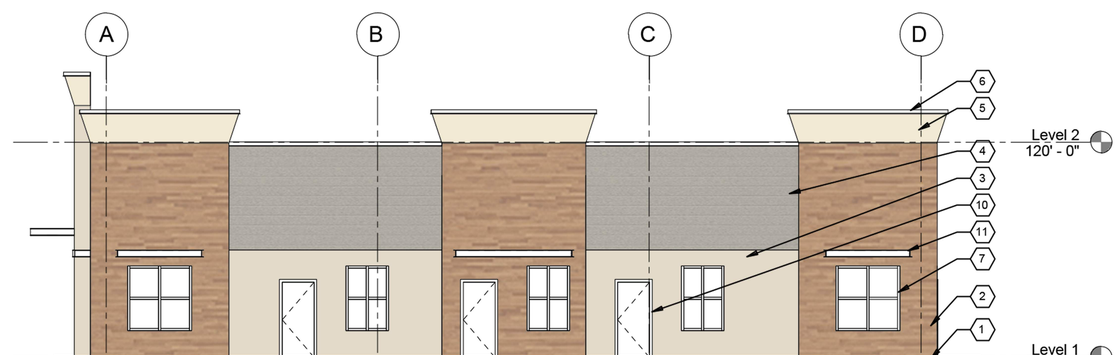
Scale: 1"=XX'	Drawn: CT
Date: 07/16/2021	Job #: 21-0126
Sheet: D3	

Z:_2021\21-0126 Eagle Mountain Preschool\design 21-0126\dwg\sheets\D3 STORMTECH DETAILS.dwg

SOUTH ELEVATION MATERIAL DATA:
SIMILATED WOOD = 989 SF
EIFS = 1,284 SF 42%
SIDING = 401 SF
GLASS = 418 SF
TOTAL = 3,092 SF

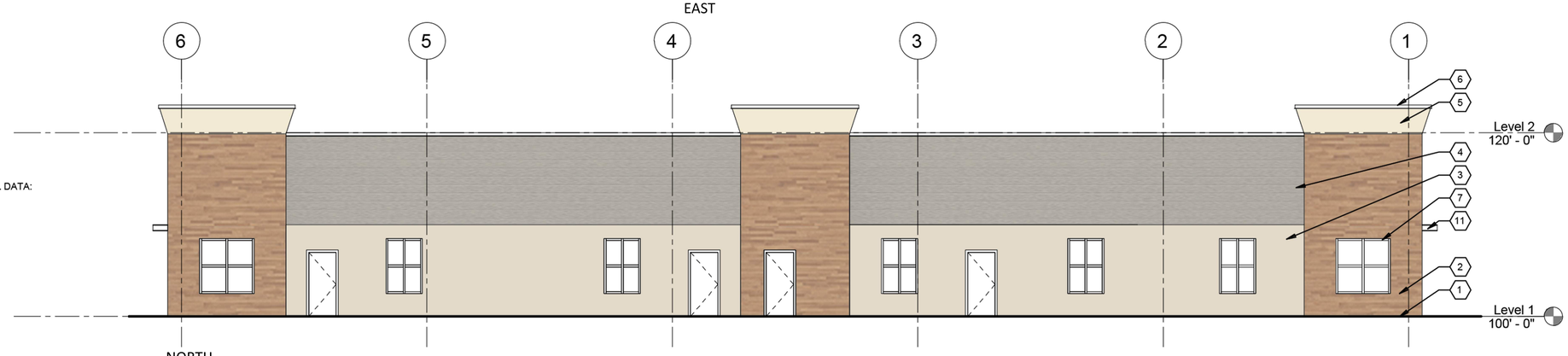
SOUTH

EAST ELEVATION MATERIAL DATA:
SIMILATED WOOD = 664 SF
EIFS = 556 SF 32%
SIDING = 227 SF
GLASS = 270 SF
TOTAL = 1,717 SF



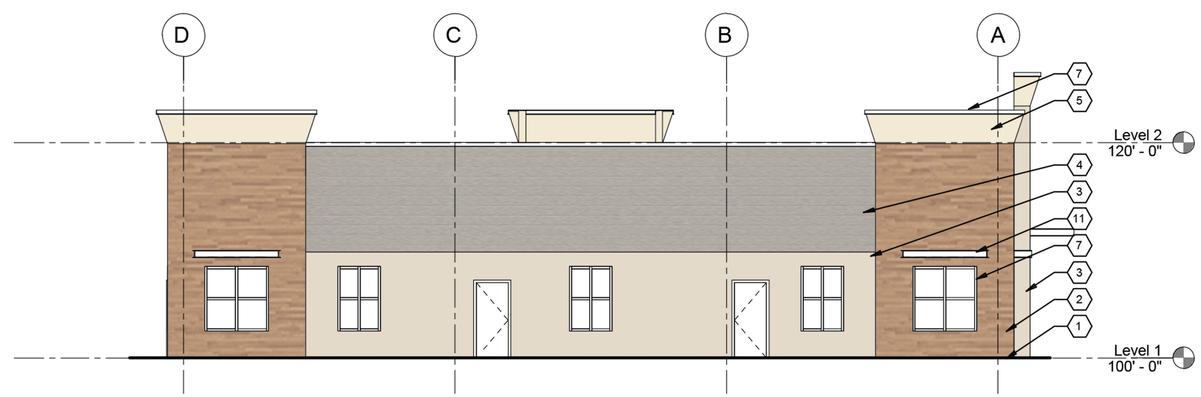
EAST

NORTH ELEVATION MATERIAL DATA:
SIMILATED WOOD = 659 SF
EIFS = 1241 SF 43%
SIDING = 691 SF
GLASS = 301 SF
TOTAL = 2,892 SF



NORTH

WEST ELEVATION MATERIAL DATA:
SIMILATED WOOD = 444 SF
EIFS = 670 SF 40%
SIDING = 368 SF
GLASS = 203 SF
TOTAL = 1,685 SF



WEST

KEYED NOTES:

1. FINISH GRADE SEE CIVIL
2. PHENOLIC WOOD VENEER
3. EIFS - COLOR BY OWNER
4. HORIZONTAL SIDING - COLOR BY OWNER
5. EIFS CROWN - COLOR BY OWNER
6. METAL WALL CAP - COLOR BY OWNER
7. STOREFRONT WINDOW
8. STOREFRONT ENTRY
9. SIGN PANEL
10. PAINTED STEEL EXIT DOOR
11. STEEL WINDOW AWNING

EAGLE MOUNTAIN

ELEVATION
17/06/2021

UPCOMING PLANNING-RELATED AGENDA ITEMS

Active Projects
Coyote Run Preliminary Plat
Eagle Crest Phase A (Sage Park Business Park) Preliminary Plat and Master Site Plan
Eagle Quest Concept Plan
Oquirrh Mountain Ranch Phase B MDP Amendment and Preliminary Plat
Pole Canyon NPA-17 General Plan Amendment, Rezone, MDP, and Preliminary Plat
Porters Crossing Retail Center Concept Plan
Ranches Crossing Concept Plan
Rezone of Properties in Expired MDAs
Scenic Estates Concept Plan
SilverLake Plat 32 Site Plan
Smith Property Concept Plan
Stonebridge Montessori Rezone & Site Plan

Code Amendments
Animal Code
Change “Base Zoning” to “Underlying Zoning” throughout
Community District Node Overlay
Detached Accessory Apartments
Driveway Width Restriction
Expiration of Applications
Flags and Flagpoles
General Plan Land Use Adjacency Updates
Industrial Zone
Landlord Licensing / Accessory Apartments
Landscape Completion
Multifamily Amenities Distance Requirements
Public Noticing Requirements
Rezone Redesignations
Shooting Range Ordinance
Wash Protection Overlay Zone