



EAGLE MOUNTAIN CITY COUNCIL MEETING

September 6, 2022, 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

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. APPOINTMENT

9.A Alternate Planning Commissioner

1. Brent Strong - Initial Term Through December 2024

CONSENT AGENDA

10. BID AWARDS

- 10.A Nine 2023 Ford F-150 Trucks, One 2023 Ford Transit Van - Ken Garff Ford (State Contract)
2023 Fleet
- 10.B Storm Drain Impact Fee Facilities Plan Update - JWO Engineering
- 10.C Well #8 Design - Jones and DeMille
- 10.D Well #8 Drilling - Grimshaw Drilling

11. BOND RELEASES

- 11.A Smith Property, E Cedar View Lane - Into Warranty
Bond Release Letter
- 11.B Brandon Park Phase A, Plat 13 - Out of Warranty
Bond Release Letter
Recorded Plat
- 11.C Overland Phase B, Plat 1 - Out of Warranty
Bond Release Letter
Recorded Plat

12. CHANGE ORDERS

- 12.A Eagle Mountain Boulevard Widening Project Change Order #1 - WW Clyde
- 12.B Wastewater Treatment Plant Expansion Change Order #4 - Aqua Engineering

13. MINUTES

- 13.A August 16, 2022 Minutes - Regular City Council Meeting
08.16.2022 City Council Minutes - DRAFT

14. PRELIMINARY PLATS & SITE PLANS

- 14.A PRELIMINARY PLAT - Browns Meadow
Vicinity Map
Browns Meadow Future Land Use Map
Browns Meadow Preliminary Plat
- 14.B PRELIMINARY PLAT AMENDMENT - Overland Village 2 Phase A
Overland Village 2 Phase A Preliminary Plat - Approved
Overland Village 2 Phase A Preliminary Plat - Proposed

Overland Traffic Impact Study Executive Summary
May 4, 2021 Minutes

- 14.C SITE PLAN - Alpine School District Elementary School #110
 - Elevations
 - Civil Plans
 - Concept Plan
 - Lighting Plan
 - Vicinity Map
- 14.D SITE PLAN - LDS North Meetinghouse Expansion
 - Site Plan Drawings
 - Vicinity Map
- 14.E SITE PLAN - LDS Overland Meetinghouse
 - Civil Plans
 - Vicinity Map

15. RESOLUTION

- 15.A A Resolution of Eagle Mountain City, Utah, Approving the Third Amendment to Amended and Restated Master Development Agreement for Overland Development and Pony Express Parcel.
 - RES--Overland Amended and Restated MDA - 3rd Amendment
 - Overland Amended and Restated MDA - Proposed 3rd Amendment
 - Overland Amended and Restated MDA
 - Overland Amended and Restated MDA - 1st Amendment
 - Overland Amended and Restated MDA - 2nd Amendment
 - Club Ivory and Home Exhibit

SCHEDULED ITEMS

16. ORDINANCES/PUBLIC HEARINGS

- 16.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code Chapter 13.12 Small Cell Communications Facilities.

BACKGROUND: *(Presented by Evan Berrett, Assistant to the City Administrator)* The proposed ordinance enacts Eagle Mountain Municipal Code Chapter 13.12 Small Cell Communications Facilities to regulate the placement, installation, design, and removal of small cell wireless facilities within the City.

ORD--EMMC 13.12 Small Cell Communications Facilities

EMMC 13.12 Small Cell Communications Facilities - DRAFT
Staff Report
UCA 54-21 Small Wireless Facilities Deployment Act

- 16.B ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapters 7.10 Tree Planting and Care, 16.35 Development Standards for Required Public Facilities, 17.25 Residential Zones, and 17.60 Landscaping, Buffering, Fencing and Transitioning, Relating to Water Efficient Landscaping Standards.

BACKGROUND: *(Presented by Evan Berrett, Assistant to the City Administrator)* The proposed ordinance amends Eagle Mountain Municipal Code Municipal Code Chapters 7.10, 16.35, 17.25, and 17.60 to implement new water efficient landscaping standards and modify existing code to align with the new standards.

ORD--EMMC Amendments Relating to Water Efficient Landscaping Standards
Code Revisions - DRAFT
Staff Report

- 16.C ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Adopting an Updated Impact Fee Enactment for a Culinary Water Impact Fee; Providing for the Calculation and Collection of Such Fees; Providing for Appeal, Accounting, and Severability of the Same and Other Related Matters.

BACKGROUND: *(Presented by City Staff)* The Culinary Impact Fee Enactment adopts the Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) and implements the impact fees recommended through ordinance. Once adopted, there is a 90-day waiting period before the revised impact fees can be assessed to new building permits. The IFA recommends the maximum reasonable impact fee that could be charged to new development based on provisions in the State Code.

ORD--Water Impact Fee Enactment
Culinary Water IFFP - DRAFT
Culinary Water IFA - DRAFT

- 16.D ORDINANCE/PUBLIC HEARING -- An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 16.35 Development Standards for Required Public Facilities, Relating to Public and Private Rights-of-Way Standards.

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The proposed ordinance amends EMMC Chapter 16.35 to require private streets to conform to public street standards, specify the class of street trees required along all collector and arterial rights-of-way, designate the type of traffic calming elements that may be built into a street design, and increase certain City rights-of-way widths.

ORD--EMMC 16.35 Development Standards for Required Public Facilities
EMMC 16.35 Development Standards for Required Public Facilities - REDLINES
Utah Cities ROW & Asphalt Width Comparisons

17. CITY COUNCIL/MAYOR'S BUSINESS

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

18. 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.

19. COMMUNICATION ITEMS

19.A Financial Report
[2022 July Executive Summary](#)

19.B Upcoming Agenda Items
[CI--Upcoming Agenda Items](#)

20. 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 1st day of September, 2022, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 6, 2022**

TITLE:	Nine 2023 Ford F-150 Trucks, One 2023 Ford Transit Van - Ken Garff Ford (State Contract)		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$447,462.83 in the Fleet Fund, GL 54-45-54000-7421		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Jeff Weber, Admin

PRESENTED BY:

Ted Kranendonk,
Facilities/Fleet Manager

RECOMMENDATION:

Staff recommends the City Council approve the purchase of nine 2023 Ford F-150 trucks and one 2023 Ford Transit Van from Ken Garff Ford in the amount of \$447,462.83.

BACKGROUND:

Four of the new vehicles will replace trucks 92, 95, 96 and 97. Two new vehicles will be purchased for the Planning Department, one new for the Engineering Department, and two new trucks for the Water Department. The transit van is also being purchased for the Water Department. The vehicles are being purchased under the State contract and the funds were approved in the FY 2023 budget.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[2023 Fleet](#)

CNGP530

VEHICLE ORDER CONFIRMATION

07/29/22 10:28:56

==>

Dealer: F56557

2023 F-150

Page: 1 of 2

Order No: Q001 Priority: L2 Ord FIN: QS050 Order Type: 5B Price Level: 315

Ord PEP: 101A Cust/Flt Name: EG MT

PO Number:

RETAIL

RETAIL

W1E F150 4X4 CREW \$47725

52X START-STOP REMV \$(50)

157" WHEELBASE

53B CLASS IV HITCH 315

YZ OXFORD WHITE

655 EXT RANGE TANK 445

C CLOTH 40/20/40

67T TRL BRAKE CONTR 275

S MED DARK SLATE

86A XL CHROME PKG 895

101A EQUIP GRP

.CHROME BUMPERS

.XL SERIES

998 3.5L V6 GTDI 740

TOTAL BASE AND OPTIONS 52490

44G ELEC 10-SPDAUTO

XL DISCOUNT (750)

.265/70R-17

XL DISCOUNT CHROME (500)

X27 3.31 REG AXLE NC

TOTAL 51240

7150# GVWR

THIS IS NOT AN INVOICE

FLEET SPCL ADJ NC

* MORE ORDER INFO NEXT PAGE *

FRT LICENSE BKT NC

425 50 STATE EMISS NC

F8=Next

F1=Help

F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit F5=Add to Library

S006 - MORE DATA IS AVAILABLE.

QC082541

2023 F150 CREW cab 6 1/2 BED

V1DP0379

2,6

(x10 Tow m12)

State PRICE \$ 44143.08

MSRP \$51240
State Rebate \$72077
State Fee \$110 08
Fuel
Other
Quote \$44143.08
Customer EG MT.

Ken Garff
Ford

American Fork

Phone: 801-763-6800
Cell: 801-362-1281
Fax: 801-763-6895
jime@kengarff.com

JIM ELLIOTT
COMMERCIAL FLEET MANAGER

597 East 1000 South
American Fork, UT 84003
www.kengarfford.com

Replacement x4 Planning X2

CNGP530

VEHICLE ORDER CONFIRMATION

07/29/22 10:28:50

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Dealer: F56557

2023 F-150

Page: 2 of 2

Order No: Q001 Priority: L2 Ord FIN: QS050 Order Type: 5B Price Level: 315

Ord PEP: 101A Cust/Flt Name: EG MT PO Number:

RETAIL

RETAIL

.FOG LAMPS

.17" SILVER ALUM

91P 8-WAY PWR SEAT 350

SP DLR ACCT ADJ

SP FLT ACCT CR

FUEL CHARGE

B4A NET INV FLT OPT NC

DEST AND DELIV 1795

TOTAL BASE AND OPTIONS 52490

XL DISCOUNT (750)

XL DISCOUNT CHROME (500)

TOTAL 51240

THIS IS NOT AN INVOICE

F7=Prev

F1=Help

F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit

F5=Add to Library

S099 - PRESS F4 TO SUBMIT

QC082541

V1DP0379

2,6

CNGP530 VEHICLE ORDER CONFIRMATION 07/29/22 11:35:57
 ==> Dealer: F56557

2023 F-150

Page: 1 of 2

Order No: Q001 Priority: L2 Ord FIN: QS050 Order Type: 5B Price Level: 315
 Ord PEP: 101A Cust/Flt Name: EG MT PO Number:

RETAIL			RETAIL		
W1E	F150 4X4 CREW	\$47725	43A	CO-PILOT 360	\$655
	157" WHEELBASE		52X	START-STOP REMV	(50)
YZ	OXFORD WHITE		53A	TRAILER TOW PKG	1325
C	CLOTH 40/20/40			.TRL BRAKE CONTR	
S	MED DARK SLATE		* 54Y	MIR MAN TEL/FLD	395
101A	EQUIP GRP		57Q	REAR DEFROSTER	220
	.XL SERIES				
998	3.5L V6 GTDI	740		TOTAL BASE AND OPTIONS	54420
44G	ELEC 10-SPDAUTO			XL DISCOUNT	(750)
	.265/70R-17			XL DISCOUNT CHROME	(500)
X27	3.31 REG AXLE	NC		TOTAL	53170
	7150# GVWR			*THIS IS NOT AN INVOICE*	
	FLEET SPCL ADJ	NC			
	FRT LICENSE BKT	NC		* MORE ORDER INFO NEXT PAGE *	
425	50 STATE EMISS	NC		F8=Next	

F1=Help F2=Return to Order F3/F12=Veh Ord Menu

F4=Submit F5=Add to Library

S006 - MORE DATA IS AVAILABLE.

QC082541

2023 f150 crew 6 1/2 box w/tow mir

V1DP0379

2,6

state price \$ 45813.24

MSRP \$ 53170
 State Rebate \$ 7471
 State Fee \$ 114.24
 Fuel _____
 Other _____
 Quote \$ 45813.24
 Customer EG mt.

Ken Garff
Ford American Fork

Phone: 801-783-8800
 Cell: 801-362-1261
 Fax: 801-783-6895
 jme@kengarff.com

JIM ELLIOTT
 COMMERCIAL FLEET MANAGER

597 East 1000 South
 American Fork, UT 84003
 www.kengarff.com

Water Dept x2 Engineering x1

CNGP530

VEHICLE ORDER CONFIRMATION

07/29/22 11:35:54

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Dealer: F56557

2023 F-150

Page: 2 of 2

Order No: Q001 Priority: L2 Ord FIN: QS050 Order Type: 5B Price Level: 315

Ord PEP: 101A Cust/Flt Name: EG MT

PO Number:

RETAIL

RETAIL

59S LED SPOTLIGHTS \$175

XL DISCOUNT CHROME \$(500)

655 EXT RANGE TANK 445

TOTAL 53170

86A XL CHROME PKG 895

THIS IS NOT AN INVOICE

.CHROME BUMPERS

.FOG LAMPS

.17" SILVER ALUM

924 PRIVACY GLASS 100

SP DLR ACCT ADJ

SP FLT ACCT CR

FUEL CHARGE

B4A NET INV FLT OPT NC

DEST AND DELIV 1795

TOTAL BASE AND OPTIONS 54420

XL DISCOUNT (750)

F7=Prev

F1=Help F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit F5=Add to Library

S099 - PRESS F4 TO SUBMIT

QC082541

V1DP0379

2,6

CNGP530

VEHICLE ORDER CONFIRMATION

08/25/22 15:10:22

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Dealer: F56557

2023 TRANSIT NA

Page: 1 of 2

Order No: Q001 Priority: M3 Ord FIN: QS050 Order Type: 5B Price Level: 320

Ord PEP: 101A Cust/Flt Name: EG MT

PO Number:

RETAIL

RETAIL

R1C MR CARGO RWD \$45005

19Z WIFI 4G DELETE \$(20)

148" WHEELBASE

20B 9070# GVWR NC

YZ OXFORD WHITE

425 50 STATE EMISS NC

V VINYL

43R REVR SENS SYSTM 295

K PALAZZO GRAY

53B HD TRLR TOW PKG 485

101A PREF EQUIP PKG

57B MANUAL A/C NC

.XL TRIM

58V SYNC3 4" SCN 280

99G 3.5L ECOBOOST 1775

68H RUN BRD 310

44U .10-SPEED TRANS

TC8 .235/65R16C BSW

TOTAL BASE AND OPTIONS 49950

X73 3.73 NON-LS NC

TOTAL 49950

JOB #1 ORDER

THIS IS NOT AN INVOICE

FLEET SPCL ADJ NC

FRT LICENSE BKT NC

* MORE ORDER INFO NEXT PAGE *

19X STRT/ST REMOVAL (50)

F8=Next

F1=Help

F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit F5=Add to Library

S006 - MORE DATA IS AVAILABLE.

QC082541

2023 MID ROOF CARGO VAN RWD

V1DP0126

2,6

\$45164.63

MSRP \$49950
State Rebate <\$4898>
State Fee \$112.63
Fuel
Other
Quote \$45164.63
Customer EG MT

Ken Garff
Ford American Fork

Phone: 801-763-6800
Cell: 801-362-1251
Fax: 801-763-6895
jime@kengarff.com

JIM ELLIOTT
COMMERCIAL FLEET MANAGER

597 East 1000 South
American Fork, UT 84003
www.kengarfford.com

Water Dept. X1

CNGP530

VEHICLE ORDER CONFIRMATION

08/25/22 15:10:19

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Dealer: F56557

2023 TRANSIT NA

Page: 2 of 2

Order No: Q001 Priority: M3 Ord FIN: QS050 Order Type: 5B Price Level: 320

Ord PEP: 101A Cust/Flt Name: EG MT

PO Number:

RETAIL

RETAIL

86F 2 ADDL KEYS \$75

SP DLR ACCT ADJ

SP FLT ACCT CR

FUEL CHARGE

B4A NET INV FLT OPT NC

DEST AND DELIV 1795

TOTAL BASE AND OPTIONS 49950

TOTAL 49950

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F1=Help

F2=Return to Order

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F5=Add to Library

S099 - PRESS F4 TO SUBMIT

QC082541

V1DP0126

2,6



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 6, 2022**

TITLE:	Storm Drain Impact Fee Facilities Plan Update - JWO Engineering		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$39,120		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Public Works

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

Staff recommends the City Council award the bid for the Eagle Mountain City Storm Drain IFFP to JWO in the amount of \$32,120.

BACKGROUND:

The intent of the Eagle Mountain Storm Drain Impact Fee Facilities Plan is to maintain an up-to-date infrastructure plan capable of predicting what improvements are needed to accommodate growth. With this in mind, it has been the desire of Eagle Mountain to update the IFFP regularly to maintain consistency with the growth that the City experiences.

As such, the City has solicited proposals from qualified engineering firms to update the existing storm drain IFFP. The City received two proposals, one from Hansen Allen and Luce and the other from JWO LLC. Both firms are certainly qualified to provide the City with the needed infrastructure plan. City staff that oversee the City's storm drain system were tasked to evaluate the proposals provided to make a recommendation to the City Council.

JWO- \$32,120

HAL- \$129,000

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 6, 2022**

TITLE:	Well #8 Design - Jones and DeMille		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$189,245		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Public Works

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

The staff recommendation is to award the bid to Jones and DeMille in the amount of \$189,245.

BACKGROUND:

Eagle Mountain City has solicited bids from qualified engineering firms to design well #8 which will be located west of well #1 in the Parkway Fields Master Development. The push for this well is related to the inability to find a driller to complete well #7 in Unity Pass. The City hopes to be able to get the well completed quickly in order to add sourcing to the City system prior to the 2023 irrigation season.

After advertising the City received five proposals from qualified consultants. City staff formed a committee to evaluate the proposals received. Professional contracts are based on qualifications and not necessarily on lowest proposal. The staff recommendation is to award the bid to Jones and DeMille in the amount of \$189,245.

Below is a summary of the rankings and fees proposed by each consultant:

Jones and DeMille- 36.2 (\$189,245)

CRS- 35.8 (\$165,089)

Bowen Collins and Associates- 34.8 (\$237,766)

Water Works- 29.6 (\$257,858)

Aqua- 27.4 (\$317,890)

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 6, 2022**

TITLE:	Well #8 Drilling - Grimshaw Drilling		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$1,190,227.50		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Public Works

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

Staff recommends the City Council award the bid for well #8 to Grimshaw Drilling in the amount of \$1,133,550.

BACKGROUND:

Eagle Mountain City has solicited bids from qualified drillers for the drilling of well #8 to be located west of well #1 in the Parkway Fields Master Development. The push for this well is related to the inability to find a driller to complete well #7 in Unity Pass. The City hopes to be able to get a driller in by the end of the year while working with a consultant to design the well house to allow for this well to add sourcing to the City system prior to the 2023 irrigation season.

The two bids the City received were as follows:

Grimshaw- \$1,133,550.00 + 5% for bonding and contingency

Hydro- \$2,299,544 + 5% for bonding and contingency

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 6, 2022**

TITLE:	Smith Property, E Cedar View Lane - Into Warranty		
ITEM TYPE:	Bond Release		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Loreen Johnson, Recorder's
Office

PRESENTED BY:

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Bond Release Letter](#)



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

Monday, August 22, 2022

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

SUBJECT: **Mike & Janiel Smith Driveway into warranty**

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.

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



BOND RELEASE REQUEST LETTER
Mike & Janiel Smith Residence

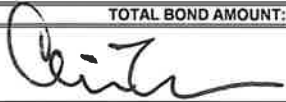
Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

2nd Bond Release	
Original Bond Amount:	\$ 48,338.62
Previous Release Amount:	\$ 43,444.20
Amount to Release this Period:	\$ 500.00
Amount Remaining in Bond :	\$ 4,394.42

Bond Releases Summary	
#1	\$ 43,444.20
#2	\$ 500.00
#3	\$ -
#4	\$ -
TOTAL	\$ 43,944.20

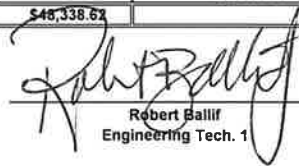
8/22/2022

						QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	CULINARY WATER									
a	C-900 8" water main	1160	LF	\$22.00	\$25,520.00	1,160	0	100%	\$0.00	\$25,520.00
b	16" Hot Tap/valve	1	LS	\$3,565.80	\$3,565.80	1	0	100%	\$0.00	\$3,565.80
c	1.5" water service	2	EA	\$4,225.26	\$8,450.52	2	0	100%	\$0.00	\$8,450.52
d	Fittings	1	LS	\$358.59	\$358.59	1	0	100%	\$0.00	\$358.59
e	Blow off	1	LS	\$949.32	\$949.32	1	0	100%	\$0.00	\$949.32
f	Fire Hydrant	1	EA	\$4,599.97	\$4,599.97	1	0	100%	\$0.00	\$4,599.97
g	Street/stop signs	1	EA	\$500.00	\$500.00	0	1	100%	\$500.00	\$500.00
TOTAL CONSTRUCTION COST					\$43,944.20					
10% Bond Coverage					\$4,394.42					
TOTAL BOND AMOUNT:									Released this Period	\$500.00



Christopher T. Trusty P.E.
Engineering Director

8/23/22
Date



Robert Ballif
Engineering Tech. 1

9/22/22
Date



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 6, 2022**

TITLE:	Brandon Park Phase A, Plat 13 - Out of Warranty		
ITEM TYPE:	Bond Release		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Loreen Johnson, Recorder's
Office

PRESENTED BY:

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Bond Release Letter](#)

[Recorded Plat](#)



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

Wednesday, August 24, 2022

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

SUBJECT: Brandon Park phase "A" plat 13 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



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 6, 2022**

TITLE:	Overland Phase B, Plat 1 - Out of Warranty		
ITEM TYPE:	Bond Release		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Loreen Johnson, Recorder's
Office

PRESENTED BY:

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Bond Release Letter](#)

[Recorded Plat](#)



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

Wednesday, August 17, 2022

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

SUBJECT: Overland 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



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 6, 2022**

TITLE:	Eagle Mountain Boulevard Widening Project Change Order #1 - WW Clyde		
ITEM TYPE:	Change Order		
FISCAL IMPACT:	\$248,988.75		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Public Works

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

Staff recommends the City Council approve change order #1 in the amount of \$248,988.75.

BACKGROUND:

In an effort widen Eagle Mountain Blvd this year, the City elected to use a CM/GC method of design/construction to accelerate the project. The City obtained the cost from WW Clyde and a construction bid was awarded in the amount of \$9,034,844.75 based on calculated quantities. As work proceeded, quantities began coming in higher than estimated, specifically for earthwork and asphalt removal. The earthwork removal increase was due primarily to an increase in the required road section recently adopted by the City and had not been incorporated into the original quantity take offs, but resulted in a thicker section being removed. The additional asphalt removal related to some additional trail that needed to be removed for site workability but also to along the north section of improvements where curb will be placed to provide a better finished roadway surface. Additionally, the concept was to try to use some existing storm detention ponds located in Sage Park, but as design progressed, elevation conflicts would not allow for this and resulted in additional ponds being designed on the west side of Eagle Mountain Boulevard.

The change order presented to City Council constitutes work currently being done or completed. Based on updated quantity take

offs for the entire project, the City could expect to see an additional \$248,014.66 in change orders. However, we are still early enough in the project to scale back certain portions of the project, specifically north of Aviator to reduce or eliminate any additional change orders.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 6, 2022**

TITLE:	Wastewater Treatment Plant Expansion Change Order #4 - Aqua Engineering		
ITEM TYPE:	Change Order		
FISCAL IMPACT:	\$46,095.81		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Public Works

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

Staff recommends the City Council approve change order #4 in the amount of \$42,095.81.

BACKGROUND:

Eagle Mountain City had a contract with Aqua engineering services related to the design of the Wastewater Expansion project. This contract was later amended to include design for a future laboratory/ office building, Preliminary Engineering Report related to future expansion, and design for a headworks building. Once the construction of the wastewater expansion begun, Aqua provided construction management services that were not included as part of the original scope of work. Aqua had begun billing the city for CM for the wastewater expansion without having a change order in place. City staff did not catch this at first because our contract had included ongoing work relative to the design of the headworks facility.

In total, Aqua invoiced a total of \$92,191.62 for construction management on the headworks expansion. City staff met with representatives from Aqua who agreed that they had performed work that they were not under contract for and were willing to write off the full amount if that's what the city wanted although they did feel that the city had received benefit for this work. City staff recognize that the city did receive benefits from these services and believe it fair to pay at least a portion of the fees incurred. The recommendation from staff is to meet the consultant in the middle and approve a change order in the amount of \$46,095.81 although council may decide to award the full amount or none at their discretion.

Original Contract: \$242,456.00
Headworks Design: \$198,350.00

Prelim Eng. Report: \$52,670.00

Admin Bldg: \$128,762.10.10

Total to date: \$622,238.60

Current Change Order: \$42,095.81

Revised Total: \$664,334.41

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

August 16, 2022, 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, Colby Curtis, Jared Gray, Carolyn Love, and Brett Wright.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Robert Hobbs, Planning Manager; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Brad Hickman, Parks and Recreation Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Tyler Maffitt, Communications Manager; Embret Fossum, UFA Battalion Chief; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Jeremy Cook, City Attorney; Kimberly Ruesch, Finance Director; Angela Valenzuela, Human Resource Manager; Michele Graves, Library Director; Chas Glenn, Administrative Assistant; and Evan Berrett, Assistant to the City Administrator.

Mayor Westmoreland called the meeting to order at 4:13 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. UPDATE – City Administrator Items

Community Development

- A request for proposals will be posted for architectural services for updating Municipal Code commercial and multifamily design standards and ongoing application review.
- A request for proposals will be solicited for services to update the City's General Plan and State water planning requirements.
- A hydrology study for the Tickville Wash will help determine the correct pipe sizing for the crossing at Silver Creek Way and appropriate improvements to the banks and channels.
- The Zoning Map project is nearing completion.
- Upcoming agreements – Eagle Quest Master Development Agreement (MDA) is pending resolution to road discussions centered around Aviator Avenue; Porter's Crossing Town Center is scheduled for a public hearing at the August 23rd Planning Commission meeting; and Pole Canyon MDA review meetings are ongoing and the plan will be discussed at a Planning Committee work session in September.
- Upcoming projects – right-of-way standards, Lower Hidden Valley concept plan, Overland Church of Jesus Christ of Latter-day Saints (LDS) site plan, Overland elementary school site plan, Overland Village 2 Phase A amended preliminary plat, Overland MDA amendment Village 2 park timing, and North Stake LDS church expansion site plan.

- In July, 43 residential building permits were issued.
- Meta has completed Building 3. Buildings 5 and 6 are scheduled to be completed by August 2023.

Communications

- Rock Solid One View software is on schedule to be implemented within 90 days.
- An amendment to standards and practices will be presented at the next City Council meeting.

Streets and Stormwater

- Upgrades to the traffic sensors on Pony Express Parkway and Ranches Parkway began yesterday and will continue through the end of the week.
- The City requests and appreciates residents being patient with construction season traffic delays and temporary routes as school starts.

Public Utilities

- More City wells are up and running than during the previous three years. Well 1 will require additional repairs this fall. Flows through Central Utah Water have been reduced to bring totals within yearly usage allotments.

Engineering

- The City is seeking a new company to drill Well 7 because the initial contractor backed out due to there being more rock than initially anticipated at the site. Bids will be collected by the end of August.
- Eagle Mountain Boulevard Phase 1 will be completed today. Traffic will be shifted to install curb and gutter on the opposite side of the road.
- Staff is collecting data to design the Cedar Pass Ranch waterline replacement.
- The City is soliciting bids for the Storm Drain Impact and Facilities Facility Plan.
- The Utah Department of Transportation (UDOT) has completed initial plans for a traffic signal at Mustang Way and Wride Memorial Highway.
- The City has begun design work for traffic signals at Stonebridge Lane and Ranches Parkway and Woodhaven Boulevard and Pony Express Parkway.
- Staff will be in contact with the Council regarding plan updates for Major Street.
- The wastewater headworks project is underway.
- Design drawings have been approved for a water tank for Pole Canyon to be built by the developer. The City will reimburse the developer for upsizing the tank to accommodate other developments.
- UDOT has evaluated Scenic Mountain access and is preparing to restripe the center lane on Wride Memorial Highway to Mount Airy Drive. No U-turn signage will be installed which will enable law enforcement to cite non-compliant motorists.
- Requests for bids are being solicited for the Master Facilities Plan.

Facilities, Fleet, and Emergency Management

- The concrete floor for the Community Development Building equipment garage has been completed and utilities are being installed.
- The City Hall paint project has been finished.

- The Sewer Facility Office remodel is complete.
- Sewer and storm drain is being installed on the northwest end of Eagle Mountain Boulevard.
- The UHF repeater will be completed and running this week.
- Furniture has been ordered for the rental offices at the Direct Communications building and should be delivered by the end of September.
- The sign for the Senior Center will be installed within the next week or two.

Parks and Recreation

- The concept layouts for the Walden Park Observatory have been completed. Staff is working with Utah Valley University to ascertain the needed facilities and supplies. The observatory should be operating by spring 2023.
- Staff made design modifications to the Smith Ranch Park skate park and will have a follow-up meeting with members of the skating community.
- Staff has been working with Eagle Mountain Serves to provide projects for events from September 12 to 17.

1.B. UPDATE – Eagle Mountain 2022 Resident Survey Results

This item was presented after item 1.C.

Assistant to the City Administrator Evan Berrett presented the results of 1,128 Eagle Mountain resident survey results and statistics regarding participants. Small-town feel, rural, and open space were the predominant themes for what residents most like about living in Eagle Mountain. The significant overall themes that resulted from open-ended questions include improving roads and traffic; slowing or stopping the building of high-density housing; taking better care of public spaces through neighborhood improvement or homeowners association implementation; more businesses, especially essential services; improving water quality; larger library; and more youth activities such as recreation center, pool, skate park, and/or bigger library. Mr. Berrett reviewed the results of residents' satisfaction with the quality of life in Eagle Mountain, elected officials, City government, City services, and events and activities.

1.C. PRESENTATION – Utah Valley Chamber of Commerce – Curtis Blair

This item was presented and discussed prior to item 1.B.

Curtis Blair with the Utah Valley Chamber of Commerce explained that they partnered with the Ken C. Gardner Policy Institute, Envision Utah, and other chambers of commerce within the region to create Valley Visioning, a several-scenario strategic plan for Utah Valley growth. They are entering phase two, implementation, which was delayed due to the pandemic.

Ryan Beck with Envision Utah spoke regarding the Utah Valley Vision for 2050 report available at <https://utahvalleyvisioning.org/>.

David Rowley with the Utah Valley Chamber of Commerce spoke about the purpose of the Utah County Compact on Growth and Prosperity signed at the Growth and Prosperity Summit held the

previous year and how metrics are used to determine compliance with the vision. The second annual Growth and Prosperity Summit will be held on October 27, 2022, at Utah Valley University to discuss growth challenges and solutions. He invited the elected officials to attend.

Discussion ensued regarding the infrastructure and traffic impacts of different growth strategies, the need for improved freeway options running east to west, and population and density distribution in relation to public transit criteria.

The Mayor recognized United Fire Authority Fire Marshal Dan DeVoogd and Cedar Valley High School Student Council Advisor Charlotte Ducos for a discussion in relation to a potential bonfire at a Youth Council event.

The Mayor excused Councilmember Curtis at 5:36 p.m.

2. AGENDA REVIEW

11. CHANGE ORDERS

11.A. Cory B. Wride Memorial Park Phase 2 Change Order #5 – Kenny Seng Construction

City Engineer Chris Trusty explained the City will be responsible for funding the \$5,000 in this change order. The funds could be recuperated through reductions in other areas of the project.

12. MINUTES

12.A. July 19, 2022 Minutes – Regular City Council Meeting

13. PRELIMINARY PLATS & SITE PLANS

13.A. SITE PLAN & PRELIMINARY PLAT – Parkway Fields Phase C

Assistant City Administrator/Community Development Director Steve Mumford stated this item was removed at the applicant's requested.

14. EAGLE HEIGHTS VILLAGE

14.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Eagle Heights Village Master Development Plan.

14.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Amended and Restated Eagle Heights Village Master Development Agreement.

14.C. MOTION – Amended Preliminary Plat

Items 14.A., 14.B., and 14.C. were presented and discussed concurrently.

Planning Manager Robert Hobbs presented the items. The applicant wishes to develop 98 single-family detached units and 40 twin-home units in lieu of the approved 136 duplex units.

Mr. Mumford verified that the City Council may require an applicant to pay a fee-in-lieu for insufficient open space acreage. He believes the applicant is proposing to provide additional amenities in place of the full acreage. Their previous proposal met the open space requirements. They reduced the open space to meet the increased lot square footage and setbacks for single-family homes.

Discussion clarified the applicant is requesting setback adjustments, open space acreage requirements, and the reason for the removal of the trail.

No closed session was held. Mayor Westmoreland adjourned the work session at 5:52 p.m.

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

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Jared Gray, Carolyn Love, and Brett Wright. Councilmember Colby Curtis was excused.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Robert Hobbs, Planning Manager; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Chris Trusty, City Engineer; Zac Hilton, Streets and Storm Drain Manager; Embret Fossum, UFA Battalion Chief; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Aaron Sanborn, Economic Development Director; and Tyler Maffitt, Communications Manager.

4. CALL TO ORDER

Mayor Westmoreland called the policy session to order at 7:03 p.m.

5. PLEDGE OF ALLEGIANCE

Councilmember Love led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Eagle Mountain City will be hosting a Movie in the Park on Friday, August 26th at 8:30 p.m. at Silverlake Amphitheater. Bring the family to watch “The Mitchells vs the Machines.”
- Ties and Tiaras, the City’s parent and me dance, will be held Saturday, August 27th at the Overland Barn from 7:00 to 8:00 p.m. All ages are welcome. Light refreshments will be provided.

- Shopfest Utah will be held on September 10th at Cory Wride Memorial Park. We encourage residents to patronize Eagle Mountain's ultimate shopping experience. Visit shopfestutah.com for more information.

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 7:04 p.m.

Melanie Castillo said she is a small business owner and has had issues with the parking of her commercial trailer and trucks either in her driveway or on the street. She requested clarification regarding the associated sections of Municipal Code and desires for the City to be more business-friendly.

Discussion ensued regarding Municipal Code commercial vehicle parking standards.

Mayor Westmoreland requested staff review the City's commercial vehicle parking standards and to inform Neighborhood Improvement Officers to not issue citations for parking commercial vehicles in driveways while the standards are under evaluation.

Mayor Westmoreland closed public comment at 7:45 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Gray

Councilmember Gray encouraged residents to attend and support City events such as Ties and Tiaras and expressed appreciation to the Events staff. He congratulated Eagle Mountain City as the city with the third youngest population in the Country.

Councilmember Wright

Councilmember Wright welcomed the meeting participants. He will meet with the Youth Council during the upcoming week to discuss the bonfire request. He commended staff for working diligently to provide safe routes to school during construction activities.

Mayor Westmoreland

Mayor Westmoreland recognized crossing guards and City employees for the important services they provide to promote student safety.

Councilmember Love

Councilmember Love echoed the appreciation to staff members.

Councilmember Burnham

Councilmember Burnham invited residents to attend City events. She thanked the Chamber of Commerce for hosting Shopfest. She expressed appreciation to staff and clarified the enforcement issues are due to ambiguities in the standards.

CONSENT AGENDA

9. BID AWARDS

9.A. White Hills Well Test Pumping – Rhino Pumps LLC

10. BOND RELEASES

10.A. Eagle Point Phase G, Plat 3 – Into Warranty

10.B. Oquirrh Mountain Ranch Phase A, Plat 2 – Into Warranty

10.C. Brandon Park Phase A, Plat 11 – Out of Warranty

10.D. Brandon Park Phase A, Plat 12 – Out of Warranty

10.E. Skyline Ridge Phase 2, Plat 3 – Out of Warranty

11. CHANGE ORDERS

11.A. Cory B. Wride Memorial Park Phase 2 Change Order #5 – Kenny Seng Construction

12. MINUTES

12.A. July 19, 2022 Minutes – Regular City Council Meeting

13. PRELIMINARY PLATS & SITE PLANS

13.A. SITE PLAN & PRELIMINARY PLAT – Parkway Fields Phase C

MOTION: *Councilmember Gray moved to approve the consent agenda removing item 13.A. Councilmember Love seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>
☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☒ <i>Colby Curtis</i>
☒ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>
☒ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>
☒ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>

The motion passed with a unanimous vote.

SCHEDULED ITEMS

14. EAGLE HEIGHTS VILLAGE

- 14.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Eagle Heights Village Master Development Plan.
- 14.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Amended and Restated Eagle Heights Village Master Development Agreement.
- 14.C. MOTION – Amended Preliminary Plat

Items 14.A., 14.B., and 14.C. were presented and discussed concurrently.

Planning Manager Robert Hobbs presented the items. The applicant wishes to develop 98 single-family detached units and 40 twin-home units in lieu of the approved 136 duplex units. He explained that the new plan will:

- Reduce the number of housing units by ten.
- Add lot lines to twin home lots to allow the units to be sold individually.
- Add single-family lots to create a better transition to the east, south, and west.
- Add open space to the backyards of single-family lots.
- Add a half basketball court to increase overall amenities.
- Upgrade architecture on the clubhouse.
- Allow the homebuyer the option to add accessory dwelling units (ADUs) or to remove the basement from the single-family home design plan.

The amenities plan exceeds the requisite amenity points; however, it provides a lower open space acreage than required. On August 16, 2022, the trail was intentionally omitted from the plan.

On July 26th, the Planning Commission unanimously voted to recommend that Council approve the Eagle Height Village project modification(s), contingent upon development/developer compliance with the following conditions/changes:

1. In the MDA page 6, section 2.2, change the final sentence to “The elevation and design of buildings must be consistent with the previously approved building elevations and newly proposed building elevations as illustrated in Exhibit E;” and
2. On page 7, change Section 2.5 to “ADUs are allowed in the project as a way to encourage additional affordable housing options in the City.”

Councilmember Love stated she would like to stipulate in the agreement that the elevations are required to meet Municipal Code standards.

Assistant City Administrator/Community Development Director Steve Mumford explained that recent State Legislative changes severely limit the abilities of cities to regulate the architecture standards for single-family homes outside of a development agreement. The City Attorney and he

discussed Section 14.3.1 and they recommend the addition of verbiage to clearly indicate that with the transference of the remainder of the project Fieldstone Homes assumes the responsibility for the development of the amenities and parks and open space. He recommended adding parks 4, 5, and 6 to the assignability clause and specifying pool accessibility in the agreement.

Applicant representative Jason Harris with Fieldstone Homes said the elevations are from their Brylee Farms project which underwent review prior to the legislative changes limiting architectural standard requirements for single-family homes. He explained the parks were excluded from the agreement because the original developer is developing the parks and the lots. They will be responsible for pool and clubhouse installation and construction. He confirmed that they understand that building permits for the homes will not be issued until the park improvements are completed. They have agreed to purchase the lots after the initial developer has completed their portion of the development including the parks. A basketball halfcourt has been installed that was not included as a requirement in the previous agreement. The single-family homes will have an optional basement that can be excluded to reduce the cost of the units. Basement accessory dwelling units (ADUs) will be an option with the twin home design. They intend to follow the setback requirements for the RC Zone and he is amenable to the motion to amend the rear setback for the single-family homes from 15 feet to 20 feet.

Mr. Mumford explained the project has a trail in the center of the project to connect to the park. The language in the agreement allows the developer to work with neighboring properties to provide a safe route to schools. Even though the City was unable reach an agreement with the adjacent property owner, an additional trail providing pedestrian access to schools or fee-in-lieu is still required.

Councilmember Love suggested retaining Section 2.4 from the original agreement until it can be verified that a safe school route has been provided.

Discussion ensued regarding whether to retain the verbiage requiring the trail, the portion and location of trail to require until the installation of Old Airport Road in that area, and trail requirements and agreement reimbursement options for the trail on the adjacent properties.

Mayor Westmoreland opened the public hearing at 8:44 p.m. As there were no comments, he closed the hearing.

Discussion clarified the purpose and intent of the Planning Commission's recommended conditions of approval.

Councilmember Gray noted that the desire of the Council is for the amenities and the pool and clubhouse to be open to all residents in the old and new portions of the development.

MOTION: ***Councilmember Wright moved to approve an ordinance of Eagle Mountain City, Utah, approving the first amendment to the Eagle Heights Village Master Development Plan with the following conditions:***

1. *Leave 2.4 Trail as written and clarify it pertains to the trail connection on the north end of the development on the south side of Eagle Mountain Boulevard;*
 2. *In the MDA page 6, section 2.2, change the final sentence to “The elevation and design of buildings must be consistent with the previously approved building elevations and newly proposed building elevations as illustrated in Exhibit E;”*
 3. *On page 7, change Section 2.5 to “ADUs are allowed in the project as a way to encourage additional affordable housing options in the City.”*
 4. *Change the rear setback from 15 feet to 20 feet; and*
 5. *Clarifying that all amenities, parks, and open spaces are available to each of the residents in the entire development.*
- Councilmember Burnham seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>
☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☒ <i>Colby Curtis</i>
☒ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>
☒ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>
☒ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>

The motion passed with a unanimous vote.

MOTION: *Councilmember Wright moved to approve a resolution of Eagle Mountain City, Utah, approving the amended and restated Eagle Heights Village Master Development Agreement as approved in the first amendment to the Eagle Heights Village Master Development Plan with the conditions contained in that approval. Councilmember Burnham seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>
☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☒ <i>Colby Curtis</i>
☒ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>
☒ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>
☒ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>

The motion passed with a unanimous vote.

Mr. Mumford explained that the originally approved preliminary plat for the agreement lacked the level of detail generally included on a preliminary plat. For this reason, the applicant included and requested to approve an amended preliminary plat with the same level of detail as the original application. It is the purview of the Council to approve the proposed amended preliminary plat or require one with more details.

Mr. Harris verified that the presented lots adhere to frontage requirements. Because several phases of the project have already been completed, the details will not change from the preliminary to the final plat. The amended preliminary plat meets the RC Zone requirements except for the average lot size.

Councilmember Wright expressed concern with the vagueness of the proposed amended preliminary plat.

Mr. Mumford stated that a master development plan can be allowed to serve as a preliminary plat if it contains enough detail. Ideally, a preliminary plat is included with an application.

Councilmember Love suggested adding a condition to ensure that the frontage standards are met.

Discussion ensued regarding the timing and financial impacts on the applicant contrasted with the benefits of tabling the preliminary plat until a more detailed version is provided.

MOTION: *Councilmember Burnham moved to approve the amended preliminary plat for Eagle Heights Village with the condition that the amended setbacks listed in the master development agreement and frontage width standards are followed. Councilmember Wright seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>
☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☒ <i>Colby Curtis</i>
☒ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>
☒ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>
☒ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>

The motion passed with a unanimous vote.

15. CITY COUNCIL/MAYOR'S BUSINESS

16. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Gray

Councilmember Gray thanked City board members for helping improve the community.

Councilmember Wright

Councilmember Wright said the Parks and Recreation Advisory Board has completed their citizen engagement activity and are preparing a report of their findings to present to the Mayor and Council. He has met with and appreciates the new Youth Council Advisors and will meet with the new Youth Councilmembers on August 24th to discuss plans for homecoming activities.

Councilmember Love

Councilmember Love announced the American Legion is holding a blood drive on Friday, September 2nd from 9:00 a.m. to 3:00 p.m. Donors may sign up to participate at

<https://www.redcrossblood.org/>. She encouraged residents who are able to participate to assist with blood supply shortages.

Councilmember Burnham

Councilmember Burnham said she has been working with Eagle Mountain Arts Alliance and the Parks and Recreation Director to resolve issues with a library box in the path of City sprinklers. The Eagle Mountain Chamber of Commerce continues to grow and flourish and is working to add more value to memberships.

Mayor Westmoreland

Mayor Westmoreland stated United Fire Authority and Unfired Fire Service Area asked him to extend gratitude to the City Council for approving the impact fee waiver.

17. COMMUNICATION ITEMS

17.A. Upcoming Agenda Items

18. ADJOURNMENT

MOTION: *Councilmember Gray moved to adjourn at 9:19 p.m. Councilmember Burnham seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☒ Colby Curtis
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

The meeting was adjourned at 9:19 p.m.

Approved by the City Council on September 6, 2022.

Fionnuala B. Kofoed, MMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 6, 2022**

TITLE:	PRELIMINARY PLAT - Browns Meadow		
ITEM TYPE:	Preliminary Plat		
FISCAL IMPACT:			
APPLICANT:	Brett Lovell as Developer, Garrett Schmidt as Agent and Applicant, Lee Brown as Property Owner		
GENERAL PLAN DESIGNATION Neighborhood Residential 1 (roughly lots 1-14, 19, 20, 29-36) [on north side of project] & Agricultural/Residential Density 2 (roughly lots 15-18, 21-28, 37 & 38) [along the south side of the project]	CURRENT ZONE RD1	ACREAGE 45.133	COMMUNITY n/a

PUBLIC HEARING:

No

PREPARED BY:

Robert Hobbs, Planning

PRESENTED BY:

Robert Hobbs

RECOMMENDATION:

Staff recommends that the City Council consider a motion to approve the Preliminary Plat as currently [re]designed and presented.

BACKGROUND:

The Browns Meadow preliminary plat application seeks to subdivide 45.133 acres of ground (County Assessor Acct./Parcel # 59:051:0027) currently zoned "Agriculture/Rural Density 2". The application was reviewed by the DRC on February 22, 2022 and plat redlines (i.e., recommended/required revisions) were remitted to the developer. Subsequent reviews by the Planning Commission on March 08, 2022 and April 26, 2022, and, by the City Council on May 03, 2022 resulted in the plat being tabled either: a) for revisions; or, b) to await a change to the City's Master Transportation Plan changing the future collector right-of-way shown cutting through Browns Meadow such that the road would be made into a future "local" road or deleted altogether; or, c) for an application by the Applicants to be submitted to the City seeking a change to the Master Transportation Plan to change the future road type or its proposed presence.

Four discussion worthy issues originally came to light in reviewing the originally proposed project: a) The intended use of a cul-de-sac in the subdivision requiring successful developer justification of, or modification to, the cul-de-sac which was provided and accepted; b) Proposal of 38 lots with only one usable access point triggering the need, to satisfy the fire department (and code), to leave eight of the lots to be approved with a future final plat phase which was acknowledged by the Applicants and agreed to; c) Issues regarding the propriety of the RD1 Zone on and along the southern course of building lots which the Council allowed for; and, d) the acceptability of peripheral 1-acre+ lots along the development's northern border (in lieu of such lots being required all around the Browns Meadow periphery). Those issues have all been addressed or accounted for in the most current rendition of the proposed preliminary plat. Any changes to the same since the Council last looked at this item (and wanted revisions made) are of a type and scope to not require remanding the application back the Planning Commission or re-advertising the plat.

ITEMS FOR CONSIDERATION:

(The Conclusions of Law, required findings, standards and requirements for a/the proposed Rezone and Preliminary Plat may be found in/at EMMC §§ 17.090.060 and 16.20 respectively.)

Preliminary Plat (EMMC §16.20):

The Project has been slightly revised since its last review by the Council in May. The lot count has dropped by one, a stub-road connector has been added to the west end of the project to provide future connectivity to the Pole Canyon development, and the cul-de-sac once proposed has been deleted. The 50' local (rural) road section has been preserved. There are four lots sized at 1.5 acres each acting [still] as buffers along an area of the northern side of the project. Given the plat's present configuration, the Project's design has been found to be in conformance with pertinent platting and RD1 zoning regulations (i.e., lot sizes [including required average],

frontages, block lengths, etc.) as apparently adjusted by the Council when last reviewing this application.

Provided/proposed plat current calculations (vs. original proposal):

Total Acreage --	45.133
Buildable Acreage --	39.912
Down .099 acres	
Total Lot Count --	37
Down 1 lot	
Total Acreage in Lots --	39.912
Total Acreage in Rights-of-Way --	5.221
Total [Acreage] in Open Space --	0
Min. Allowed Lot Size --	1 acre (43,560 sq. ft.)
Average Reported [Building] Lot Size --	1.077 acres (46,988 sq. ft.)
Up .029 acres	
Largest (Building) Lot Size --	1.571 acres 55,140 sq. ft.)
Up .305 acres	
Smallest [Building] Lot Size --	1.00 acres (43,580 sq. ft.)
Up .17 acres	
Overall Density --	.93 lots/acre
Down .2 per acre	
Open Space Provided --	None (n/a in RD1 where lots > 1-acre)

City Services: Utility and emergency services are, or may be made, available to the Property.

Traffic Generation: A TIS has been submitted to the City.

Staff finds the project as presently drawn to be agreeable to code and the Council's prior commentary about Browns Meadow, caveated on Council allowing the collector road slated for use in the development

to be, or meet, a rural local standard. As of the date of this report, it is understood that the City Master Transportation Plan is going to the Planning Commission next week and that Horrocks Engineers and Hales Engineering both are recommending that the potential collector road in the project be a local street based on traffic modeling. They are also suggesting larger setbacks along the road in case the city ever needs to widen it.

REQUIRED FINDINGS:

Approval criteria [Conclusions of Law] for a Preliminary Plat Approval review are iterated in EMMC §§ 16.20. (Any Master Development Agreement in force and of effect against the Property should also be considered when reviewing this application package.) Rezones are legislative decisions and are considered valid if reasonably debatable and not illegal. Plats are, effectually, "checklist" items to be approved -- if all required elements and proper design are provided in their drawings.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission's last action in April of this year was to recommend denial given concern over the absence of a collector road east to west through the project. Concern over the northern lots not being 2-acres but rather proposed at 1.5 may have also been expressed and a wall along the northern edge of the project from its east to west end was also agreed to.

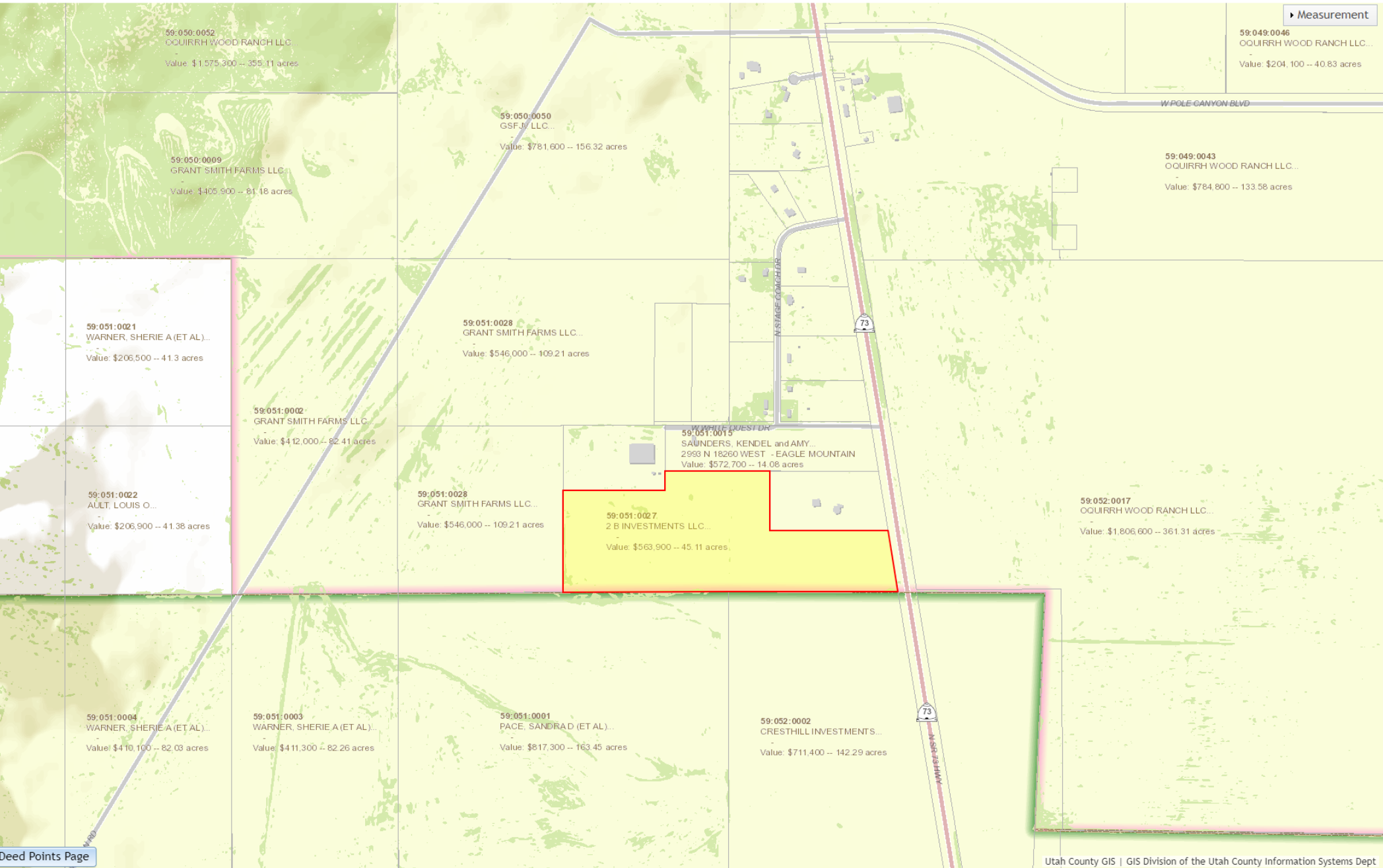
ATTACHMENTS:

[Vicinity Map](#)

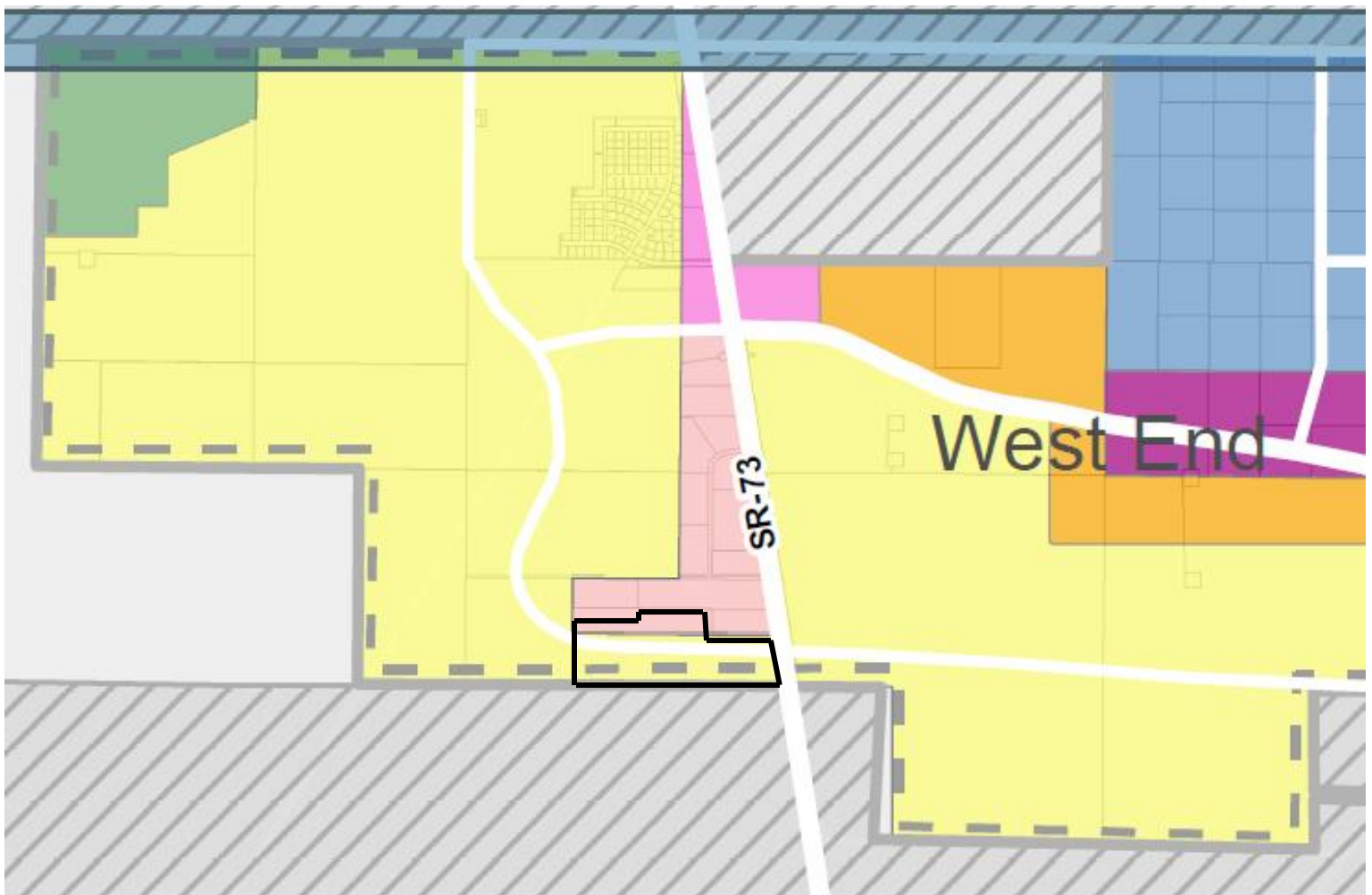
[Browns Meadow Future Land Use Map](#)

[Browns Meadow Preliminary Plat](#)

VICINITY MAP

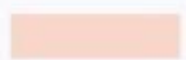
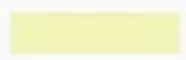


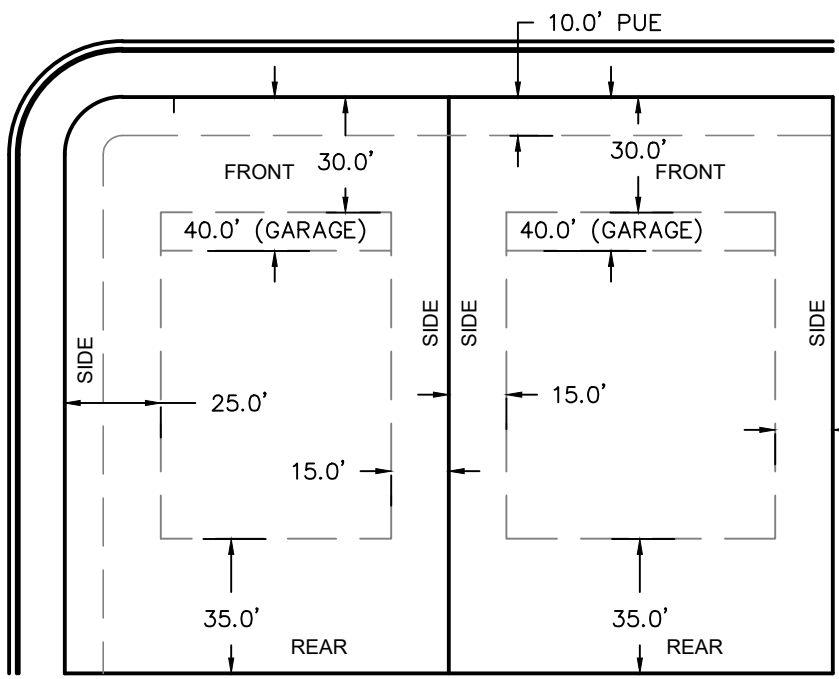
EAGLE MOUNTAIN FUTURE LAND USE MAP



LEGEND

Residential Categories:

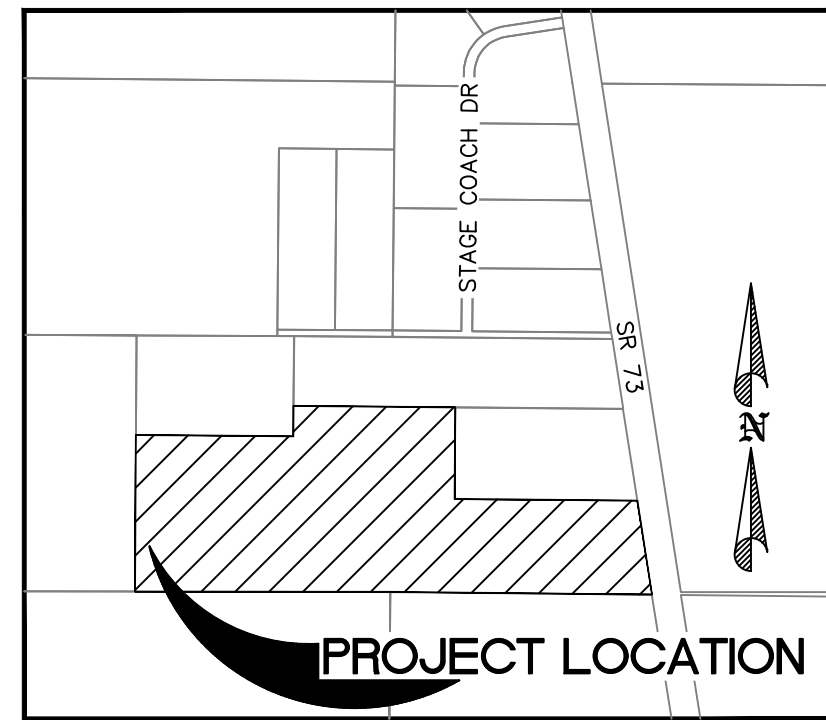
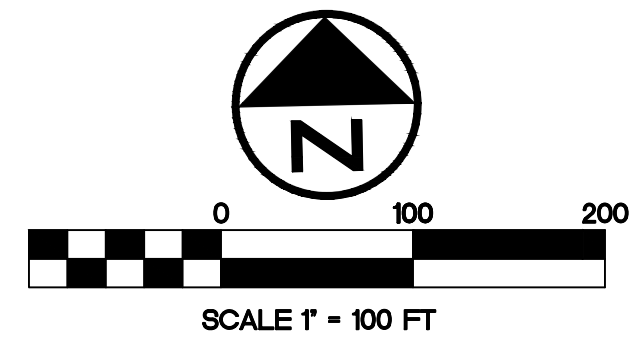
-  Foothill Residential
-  Agricultural/Rural Density One
-  Agricultural/Rural Density Two
-  Neighborhood Residential One
-  Neighborhood Residential Two
-  Neighborhood Residential Three



TYPICAL LOT SETBACKS
SCALE: 1"=50'

BROWNS MEADOW SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19 AND
THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
PRELIMINARY PLAT



VICINITY MAP
SCALE: 1" = 1000'
EAGLE MOUNTAIN, UTAH

NORTHWEST CORNER OF SECTION 20, TOWNSHIP 6 SOUTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)

N0°07'35"E 2659.23'
(MEASURED) MON. TO MON.

KENDEL & AMY SAUNDERS
PARCEL: 59.051:0015

N0°07'35"E 2659.23'
(MEASURED) MON. TO MON.

N0°07'35"E 2659.23'
(MEASURED) MON. TO MON.

N0°07'35"E 2659.23'
(MEASURED) MON. TO MON.

N0°07'35"E 2659.23'
(MEASURED) MON. TO MON.

N0°07'35"E 2659.23'
(MEASURED) MON. TO MON.

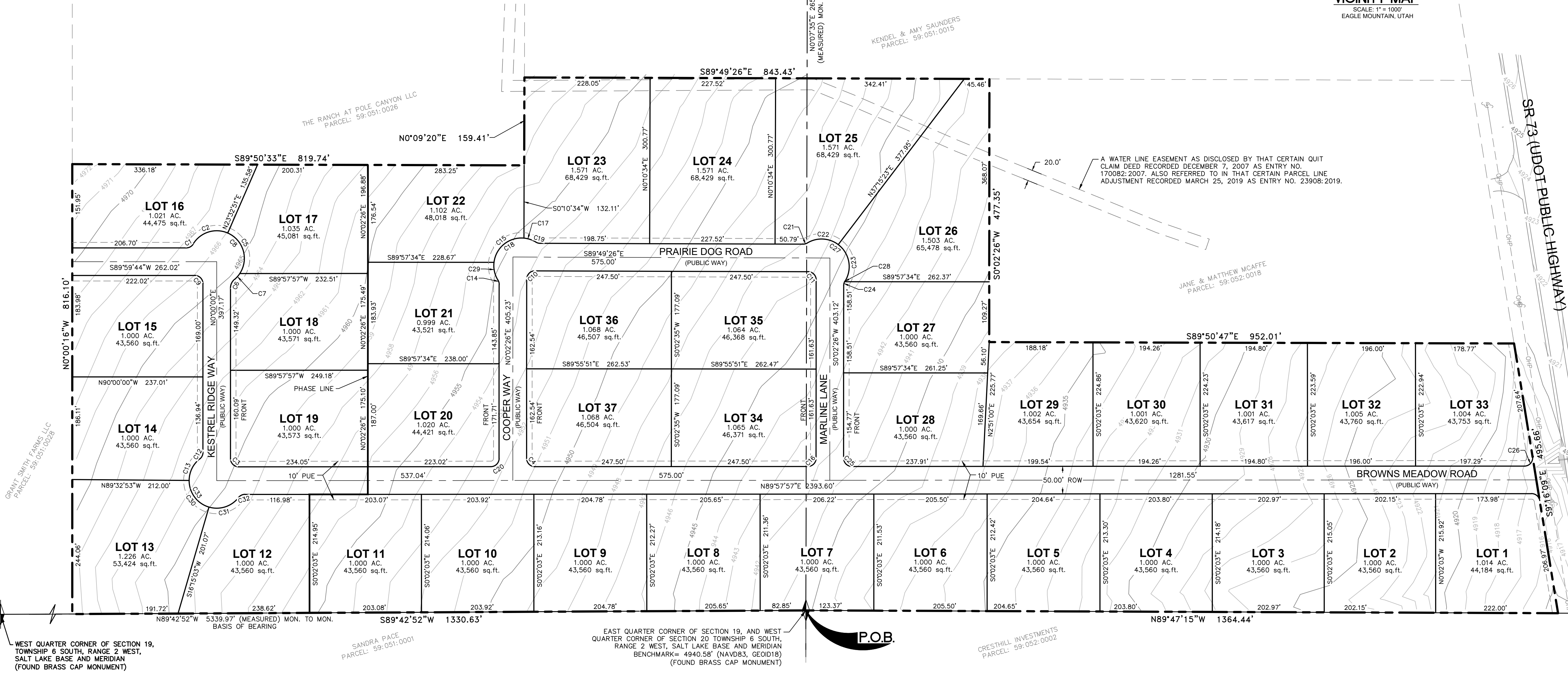
N0°07'35"E 2659.23'
(MEASURED) MON. TO MON.

N0°07'35"E 2659.23'
(MEASURED) MON. TO MON.

N0°07'35"E 2659.23'
(MEASURED) MON. TO MON.

N0°07'35"E 2659.23'
(MEASURED) MON. TO MON.

N0°07'35"E 2659.23'
(MEASURED) MON. TO MON.



WEST QUARTER CORNER OF SECTION 19,
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)

SANDRA PACE
PARCEL: 59.051:0001

EAST QUARTER CORNER OF SECTION 19, AND WEST
QUARTER CORNER OF SECTION 20 TOWNSHIP 6 SOUTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
BENCHMARK= 4940.58' (NAVD83, GEOID18)
(FOUND BRASS CAP MONUMENT)

CRESTHILL INVESTMENTS
PARCEL: 59.052:0002

P.O.B.

NOTES:

1. THE ZONING OF THE SUBJECT PROPERTY IS RD1
2. A WILDLING ENGINEERING REBAR AND CAP WILL BE SET AT REAR LOT CORNERS AND THE OVERALL BOUNDARY CORNERS. RIVETS WILL BE SET IN THE TOP BACK OF CURB REPRESENTING SIDE LOT LINE EXTENSIONS.
3. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
4. LOTS 1-12 AND 29-33 ARE TO BE CONSTRUCTED WITH A 40' FRONT SETBACK.

PLAT CALCULATIONS

TOTAL ACREAGE: 45.133 ACRES
BUILDABLE ACREAGE: 39.912 ACRES
TOTAL ACREAGE IN LOTS: 39.912 ACRES
TOTAL OPEN SPACE: 0 ACRES
TOTAL IMPROVED OPEN SPACE: 0 ACRES
AVERAGE LOT SIZE: 68,429 SF/1.077 ACRES
LARGEST LOT SIZE: 43,560 SF/1.000 ACRES
SMALLEST LOT SIZE: 0.83 ACRES
OVERALL DENSITY: 37 LOTS

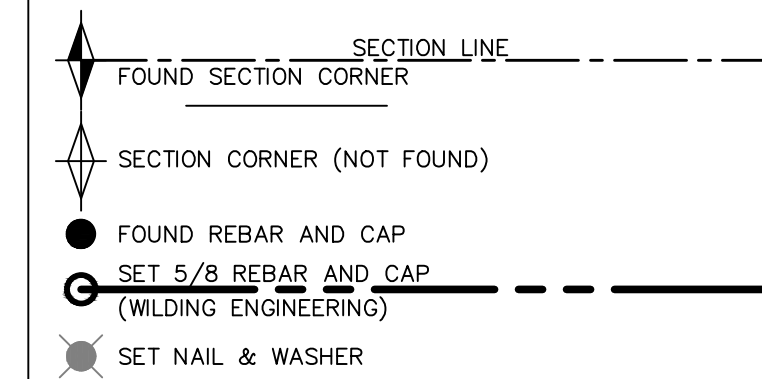
DEVELOPER CONTACT INFO

NAME: BRETT LOVELL
PHONE: 801-706-4693
EMAIL: LOVELLDEVELOPMENTGROUP@GMAIL.COM



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	15.27'	15.00'	58°20'16"	N60°49'36"E	14.62'
C2	71.46'	50.00'	81°53'23"	S72°36'10"W	65.53'
C3	23.57'	15.00'	90°02'03"	S45°01'02"E	21.22'
C4	23.58'	15.00'	90°04'29"	S44°59'49"E	21.23'
C5	87.04'	50.00'	99°44'22"	N16°34'58"W	76.46'
C6	17.45'	20.00'	49°59'41"	S24°59'51"W	16.90'
C7	14.58'	50.00'	16°42'28"	N41°38'27"E	14.53'
C8	173.08'	50.00'	198°20'13"	N49°10'25"W	98.72'
C9	23.56'	15.00'	90°00'16"	N45°00'08"W	21.21'
C10	23.60'	15.00'	90°08'08"	S45°06'30"W	21.24'
C11	23.53'	15.00'	89°51'52"	N44°53'30"W	21.19'
C12	13.62'	15.00'	52°01'12"	N26°00'36"E	13.16'
C13	45.00'	50.00'	51°34'05"	S26°14'10"W	43.50'
C14	8.29'	15.00'	31°41'02"	N15°48'05"W	8.19'
C15	77.22'	50.00'	88°29'16"	S51°06'24"W	69.77'
C16	23.54'	15.00'	89°55'31"	N45°00'11"E	21.20'
C17	22.78'	50.00'	26°06'24"	N71°35'47"W	22.59'
C18	133.61'	50.00'	153°06'02"	S44°54'24"W	97.26'
C19	8.19'	15.00'	31°16'51"	S74°11'00"E	8.09'
C20	23.54'	15.00'	89°55'31"	N45°00'11"E	21.20'
C21	8.15'	15.00'	31°07'15"	N74°36'56"E	8.05'
C22	59.52'	50.00'	68°12'05"	N86°50'39"W	56.06'
C23	73.74'	50.00'	84°30'18"	N10°29'28"W	67.24'
C24	7.05'	15.00'	26°55'30"	S13°30'11"W	6.98'
C25	23.58'	15.00'	90°04'29"	S44°59'49"E	21.23'
C26	25.98'	15.00'	99°14'11"	N40°20'54"E	22.85'
C27	133.26'	50.00'	152°42'22"	N44°35'30"W	97.18'
C28	1.26'	15.00'	4°47'45"	S29°21'49"W	1.26'
C29	33.60'	50.00'	38°30'23"	S12°23'25"E	32.97'
C30	64.75'	50.00'	74°12'04"	S36°38'55"E	60.32'
C31	59.61'	50.00'	68°18'19"	N72°05'54"E	56.14'
C32	13.62'	15.00'	52°01'12"	S63°57'20"W	13.16'
C33	169.36'	50.00'	194°04'28"	S45°01'02"E	99.25'

LEGEND



NO.	REVISION	DATE

PROJECT INFORMATION
BROWNS MEADOW SUBDIVISION
PRELIMINARY PLAT
EAGLE MOUNTAIN, UTAH

DRAWN SWR	CHECKED KMD	PROJECT # 21352
DATE 3/2/2022		
SCALE 1" = 100'		
SHEET 1 OF 1		
ENGINEER'S STAMP		



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 6, 2022**

TITLE:	PRELIMINARY PLAT AMENDMENT - Overland Village 2 Phase A		
ITEM TYPE:	Preliminary Plat		
FISCAL IMPACT:	N/A		
APPLICANT:	Ivory Homes (Brad Mackay)		
GENERAL PLAN DESIGNATION Neighborhood Residential One	CURRENT ZONE Residential (Overland Master Development Plan)	ACREAGE 91.62	COMMUNITY Overland

PUBLIC HEARING:
No

PREPARED BY:
David Stroud, Planning

PRESENTED BY:
David Stroud

RECOMMENDATION:

BACKGROUND:

Overland is comprised of two areas. The first contains Villages 1-7 and the second is referred to as "Pony Express." The Villages are vested with 3,800 dwelling units and Pony Express is vested with 453 dwellings units. The approved preliminary plat of Overland Village 2 Phase A is 89.29 acres with 375 dwellings (155 townhomes and 220 single-family) at a density of 4.20 per acre.

Ivory Homes proposes to amend the preliminary plat to increase the area to 91.62 acres with 388 dwellings at a density of 4.23 per acre. The proposed preliminary plat is composed of 218 single-family units and 170 townhome units for a total of 388 dwelling units. It should be noted that by the definition contained in the MDA, the proposed townhomes are not considered multi-family.

During the review process of the amended plat, staff asked the applicant to widen the street in front of the school to allow for parallel parking. The applicant has agreed to the widening. This will provide a greater element of safety when children are dropped off/picked up at the school and also for better traffic circulation. Wild Cat Peak has increased from a 53-foot ROW to a 63' ROW.

The total number of approved units in Overland Village 2 is a

maximum of 743 and a minimum of 540. The base unit count is 675. ASD owns and will occupy Parcel G as an elementary school site.

Open space is reduced from 10.01 acres to 9.17 acres. A Medium Park or Club Ivory is required to be constructed in Village 2 as required by the MDA. This is to be done prior to recording the 200th lot in Village 2. However, Ivory Homes requests this requirement to be amended to change the threshold to require park construction at the 500th recorded lot. The current preliminary plat was approved May 4, 2021.

Ivory Homes plans to build a Medium Park in Village 2 rather than a Club Ivory with the pool and clubhouse since this type of facility exists nearby in the Overland Clubhouse Phase B Plat 4 Subdivision.

Ivory Homes resubmitted the preliminary plat on August 31. Staff has not reviewed the resubmittal but it has been included as an exhibit and is labeled as

OVERLAND VILLAGE 2 PHASE A PRELIMINARY third 083122. The second review with redlines is also included and labeled as *RL Overland Village 2 Phase A Am Prelim second_Focus Response Memo 083122*. This file shows the response by the applicant on how the second set of redlines are addressed. Staff is in the process of review of the third resubmittal.

The City Council approved the preliminary plat with the following conditions:

1. Individual site plans are not required for the townhomes in this plat;
2. The applicant shall submit plans for mailbox locations, including pullouts or temporary parking areas to improve traffic flow;
3. Privacy fencing, in compliance with EMMC 17.60.110, shall be installed along Pony Express Parkway and Airport Road;
4. The plans shall comply with the Eagle Mountain Dark Sky Ordinance (EMMC 17.56);
5. The applicant shall work with the school district to resolve parking and traffic flow issues/concerns;
6. This site plan shall be expanded to include the areas north of the twenty townhomes in Parcels D and Parcel E and a minimum of 50% sod shall be provided in that area;
7. The applicant shall amend Section 11.4.4 of the MDA if the required medium park is not completed at or before recording the

200th unit; **(500th if 3rd amendment is approved)**

8. The future amenity area shall include a 3,000 square foot pool and a 1,200 square foot clubhouse as proposed by the applicant; and

9. The applicant shall follow localscape recommendations in the native open space areas.

ITEMS FOR CONSIDERATION:

The following items should be considered by the City Council.

Compliance with the MDA.

- Acreage is compliant
- Density is compliant
- Open space is compliant provided the City Council approves the proposed 3rd MDA amendment
- Road alignment essentially remains the same, with one additional access to Pony Express Parkway that was requested by the City to improve traffic flow for the elementary school
- No change proposed to approved townhome elevations
- Original preliminary plat conditions of approval

Compliance with EMMC 16.20, Preliminary Plats

REQUIRED FINDINGS:

Preliminary plat amendment approval is based on compliance with EMMC 16.20 and requirements of the Amended and Restated Master Development Agreement for Overland Development and Pony Express Parcel.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission held a public hearing on August 23, 2022, and reviewed the proposed amended Overland Village 2 Phase A Preliminary Plat and recommends approval (4-0) to the City Council with the following conditions:

1. The City Council approves the 3rd MDA amendment to require the Club Ivory or Medium Park at the 500th platted dwelling.
2. The amended preliminary plat is subject to the original conditions of approval, where applicable.
3. Redlines corrected prior to scheduling with City Council.

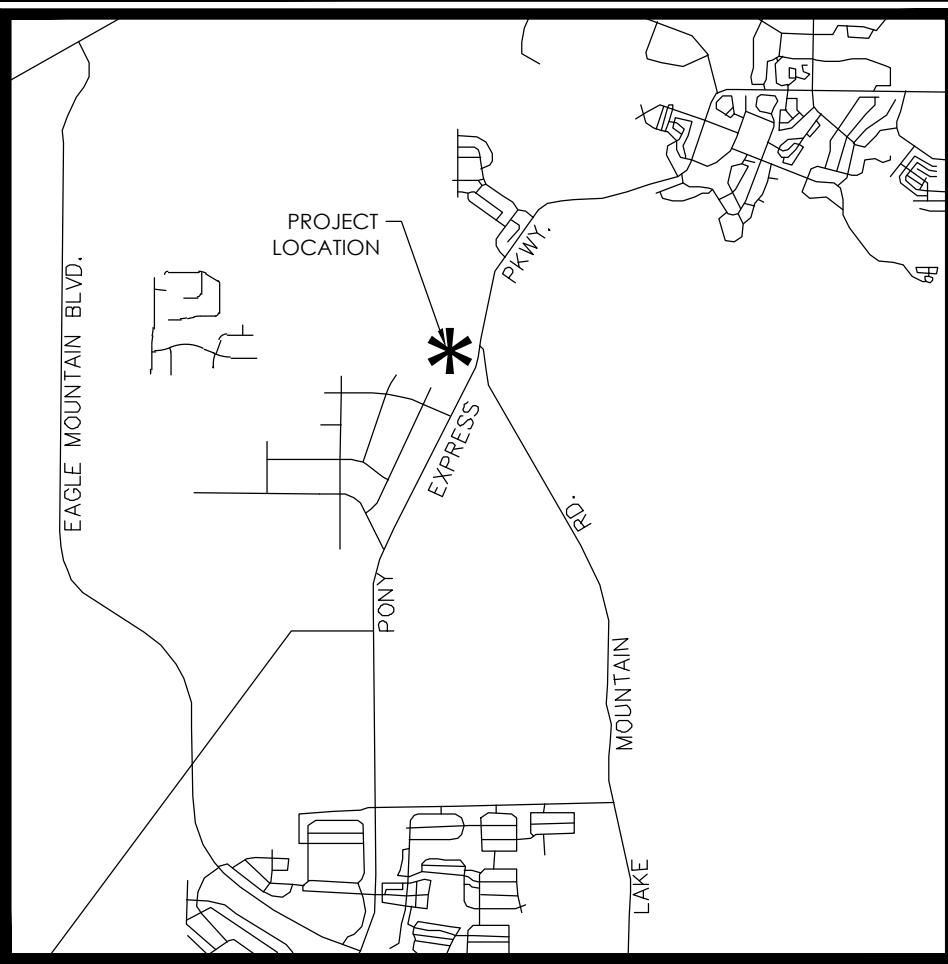
ATTACHMENTS:

[Overland Village 2 Phase A Preliminary Plat - Approved](#)

[Overland Village 2 Phase A Preliminary Plat - Proposed](#)

[Overland Traffic Impact Study Executive Summary](#)

[May 4, 2021 Minutes](#)



VICINITY MAP

NTS

ROAD SECTION NOTES

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

WATER NOTES

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

SEWER NOTES

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

STORM DRAIN NOTES

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

OVERLAND VILLAGE 2 PHASE A PRELIMINARY

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

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.

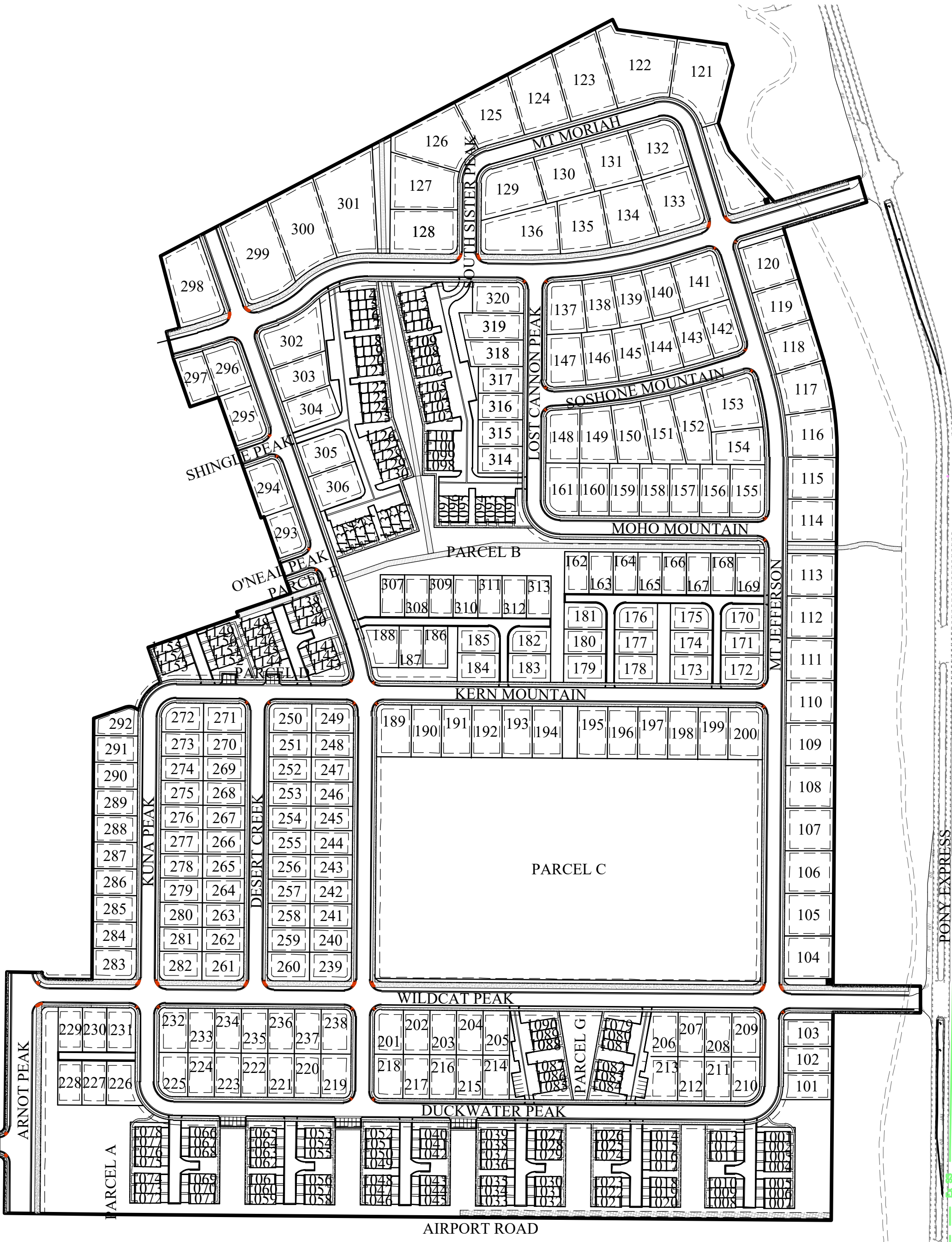
ENGINEER'S NOTES TO CONTRACTOR

- 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: MATHEW WANGSGAARD
SURVEY MANAGER: SPENCER LLEWELYN

OWNER/DEVELOPER
IVORY HOMES
978 EAST WOODOAK LANE
SALT LAKE CITY, UTAH 84117
(801) 407-6891
CONTACT: BRYON PRINCE



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C3	OVERALL SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	SITE PLAN
C3.4	SITE PLAN
C3.5	SITE PLAN LANDSCAPING
C3.6	PRELIMINARY TRAIL PLAN
C4	PRELIMINARY GRADING & DRAINAGE PLAN
C4.1	PRELIMINARY GRADING & DRAINAGE PLAN
C4.2	PRELIMINARY GRADING & DRAINAGE PLAN
C4.3	PRELIMINARY GRADING & DRAINAGE PLAN
C4.4	PRELIMINARY GRADING & DRAINAGE PLAN
C4.5	PRELIMINARY GRADING & DRAINAGE PLAN
C4.6	PRELIMINARY GRADING & DRAINAGE PLAN
C4.7	PRELIMINARY GRADING & DRAINAGE PLAN
C5.1	UTILITY PLAN
C5.2	UTILITY PLAN
C6	EROSION CONTROL PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN

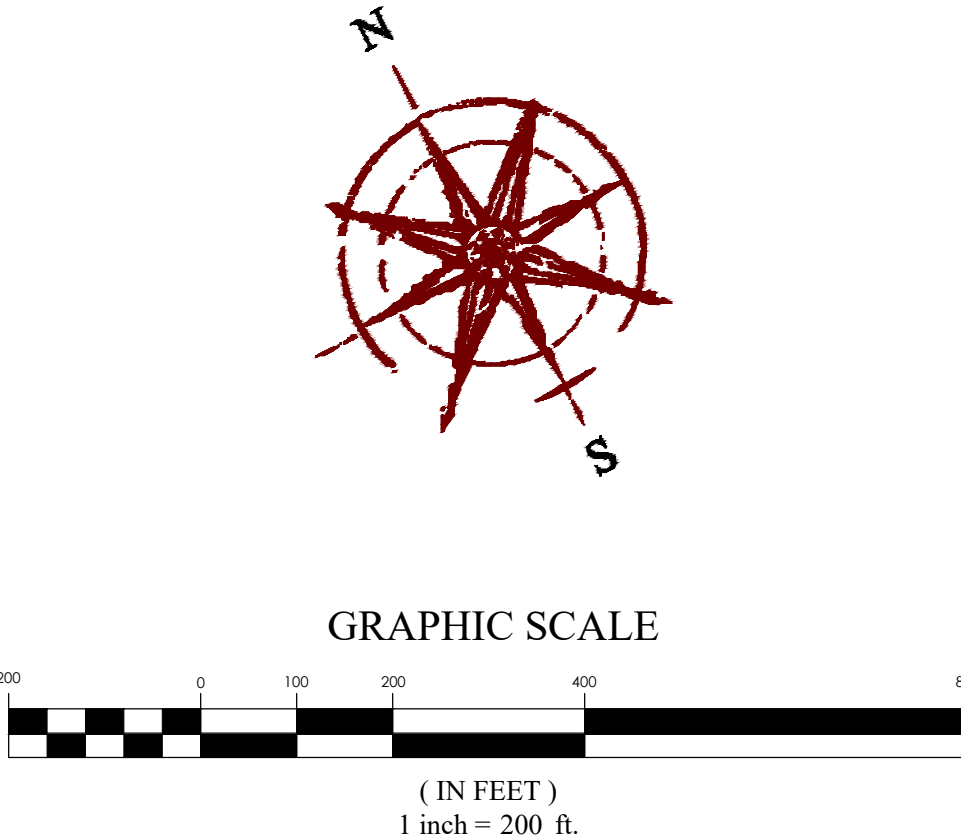
OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
COVER SHEET

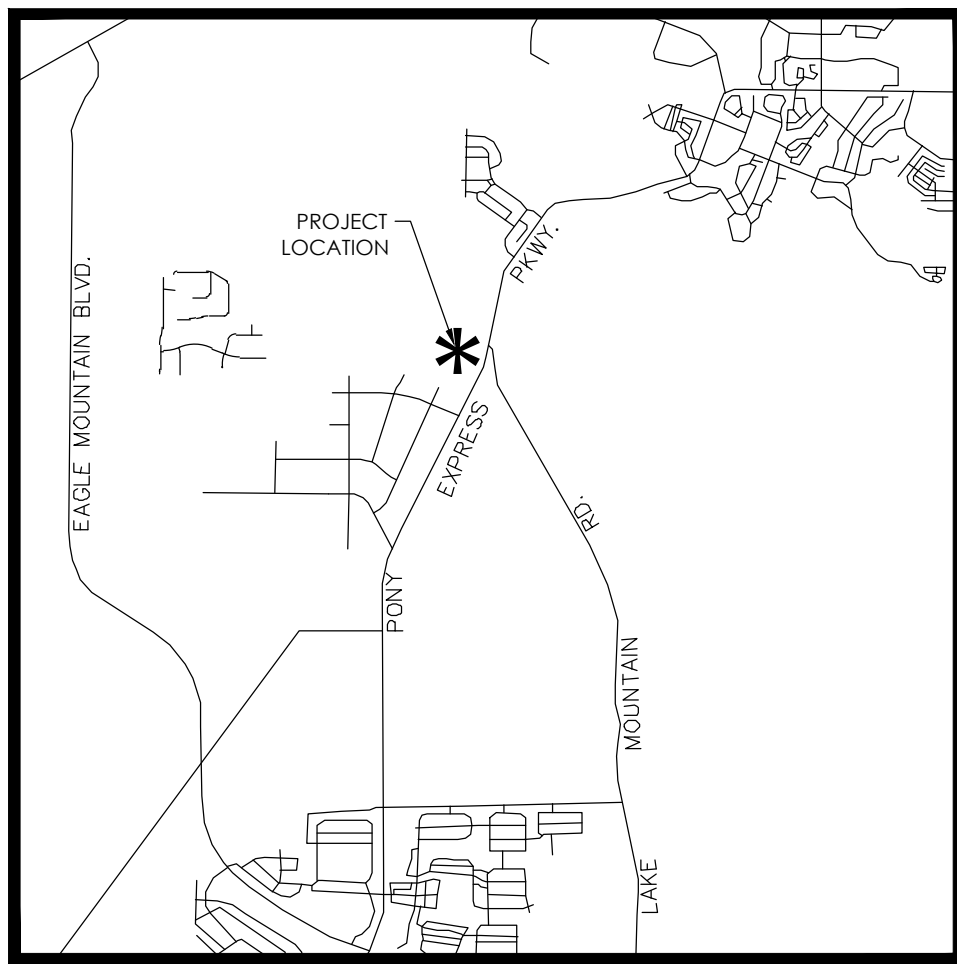
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COVER SHEET	
Scale: 1"=200'	Drawn: GB
Date: 03/17/21	Job #: 20-0479
Sheet:	C1



FOR REVIEW ONLY





VICINITY MAP
NTS

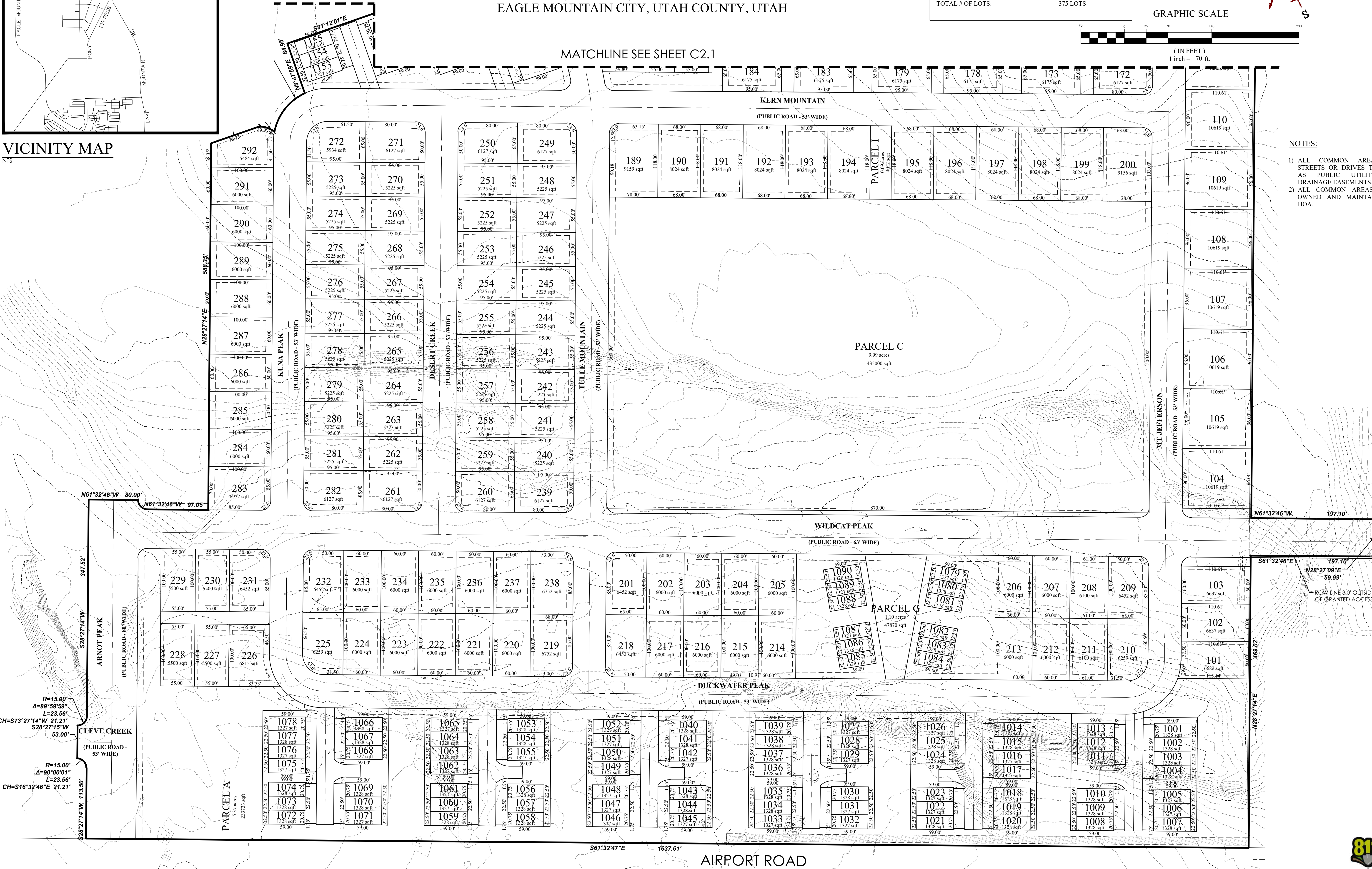
PRELIMINARY PLAT OVERLAND VILLAGE 2 PHASE A PRELIMINARY

LOCATED IN THE NE $\frac{1}{4}$ AND NW $\frac{1}{4}$ OF SECTION 36, T5S, R12W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

PLAT CALCULATIONS		
TOTAL ACREAGE:	89.29± ACRES	
TOTAL ACREAGE IN LOTS:	44.46± ACRES	
TOTAL ACREAGE IN ROW:	19.14± ACRES	
TOTAL OPEN SPACE:	10.01± ACRES	
TOTAL INSTITUTIONAL ACREAGE:	9.99± ACRES	
AVERAGE LOT SIZE:	0.12± ACRES	
LARGEST LOT SIZE:	0.59± ACRES	
SMALLEST LOT SIZE:	0.03± ACRES	
OVERALL DENSITY:	4.20 LOTS/ACRE	
TOTAL # OF LOTS:	375 LOTS	



MATCHLINE SEE SHEET C2.1



NOTES:

- 1) ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- 2) ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY HOA.

OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY PLAT



FOR
REVIEW
ONLY

REVISION BLOCK	
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6	DATE

PRELIMINARY PLAT	
Scale: 1"=70'	Drawn: GB
Date: 03/17/21	Job #: 20-0479
Sheet: C2	



PRELIMINARY PLAT
OVERLAND VILLAGE 2 PHASE A PRELIMINARY
LOCATED IN THE NE $\frac{1}{4}$ AND NW $\frac{1}{4}$ OF SECTION 36, T5S, R12W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

LEGAL DESCRIPTION
PREPARED FOR
OVERLAND VILLAGE 2
EAGLE MOUNTAIN CITY, UTAH
(Rev March 12, 2021)
20-0479

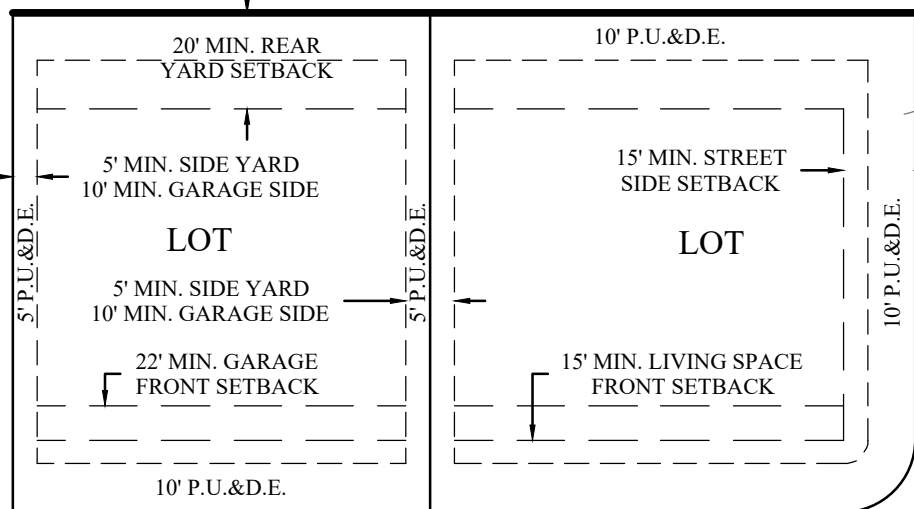
PRELIMINARY PLAT BOUNDARY
A portion of the NE $\frac{1}{4}$ and NW $\frac{1}{4}$ of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point located S89°36'58"E along the Section line 371.92 feet from the North 1/4 Corner of Section 36, T5S, R2W, SLB&M; thence S89°36'58"E along the Section line 1,150.24 feet to the West line of Pony Express Trail A as described in that Amended and Restated State of Utah Exchange Patent 19737 in Entry No. 63439:2005 of the Official Records of Utah County; thence along said patent the following three (3) courses: 1) S00°23'02"W 25.00 feet; 2) S54°09'26"E 248.32 feet; 3) S11°08'55"W 48.72 feet to the Northerly Corner of that Real Property described in Exhibit A of the State of Utah Exchange Patent No. 19968 in Entry No. 28888:2007 of the Official Records of Utah County; thence along said patent the following three (3) courses: 1) S42°09'31"W 134.22 feet; 2) S06°36'38"W 68.52 feet; 3) S13°15'31"E 154.22 feet to the Southwesterly Corner of Pony Express Trail A as described in said Amended and Restated State of Utah Exchange Patent 19737; thence S78°51'05"E along said patent 199.60 feet to the Westerly Right-of-Way Line of Pony Express Parkway as described as the Sweetwater Road Realignment in the State of Utah Exchange Patent No. 19679 in Entry No. 19071:2005 of the Official Records of Utah County; thence S11°08'50"W along said right-of-way 60.00 feet to the Northeast Corner of Pony Express Trail B as described in that Amended and Restated State of Utah Exchange Patent 19737 in Entry No. 63439:2005 of the Official Records of Utah County; thence along said patent the following five (5) courses: 1) N78°51'05"W 196.98 feet; 2) S11°08'55"W 315.69 feet; 3) along the arc of a curve to the right with a radius of 712.61 feet a distance of 215.23 feet through a central angle of 17°18'19" Chord: S19°48'05"W 214.42 feet; 4) S28°27'14"W 1,194.43 feet; 5) S61°32'46"E 197.10 feet to the Westerly Right-of-Way Line of Pony Express Parkway as described as the Sweetwater Road Realignment in said State of Utah Exchange Patent No. 19679; thence S28°27'09"W along said patent 60.00 feet to the Northeast Corner of Pony Express Trail C1 as described in that Amended and Restated State of Utah Exchange Patent 19737 in Entry No. 63439:2005 of the Official Records of Utah County; thence along said patent the following two (2) courses: 1) N61°32'46"W 197.10 feet; 2) S28°27'14"W 469.02 feet to the Northerly Right-of-Way line of Airport Road described in the State of Utah Exchange Patent No. 19679 in Entry No. 19071:2005 of the Official Records of Utah County; thence N61°32'47"W along said right-of-way 1,864.66 feet; thence N28°27'14"E 113.50 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'01" Chord: N16°32'46"W 21.21 feet; thence N28°27'15"E 53.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N28°27'13"E) a distance of 23.56 feet through a central angle of 89°59'59" Chord: N73°27'14"E 21.21 feet; thence N28°27'14"E 347.52 feet; thence S61°32'46"E 80.00 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S61°32'46"E) a distance of 23.56 feet through a central angle of 90°00'00" Chord: S16°32'46"E 21.21 feet; thence S61°32'46"E 97.05 feet; thence N28°27'14"E 588.35 feet; thence S81°12'01"E 76.73 feet; thence along the arc of a curve to the right with a radius of 25.00 feet a distance of 19.35 feet through a central angle of 44°20'11" Chord: S59°01'55"E 18.87 feet; thence S36°51'49"E 11.64 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 86.50 feet (radius bears: S50°13'56"E) a distance of 80.51 feet through a central angle of 53°19'45" Chord: N66°25'56"E 77.64 feet; thence N08°47'59"E 84.95 feet; thence S81°12'01"E 216.00 feet; thence N08°47'59"E 9.03 feet; thence S81°12'01"E 128.32 feet; thence N08°47'59"E 182.71 feet; thence N81°12'01"W 8.00 feet; thence N08°47'59"E 289.00 feet; thence N81°12'01"W 68.00 feet; thence N08°47'59"E 115.08 feet; thence N13°12'19"E 63.00 feet; thence S76°47'41"E 31.18 feet; thence N13°12'19"E 168.63 feet to the point of beginning.

Contains: 89.29 acres+/-

NOTES:

- 1) ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- 2) ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY HOA.
- 3) TOWNHOMES MUST BE 15' FROM ROADS AND 15' FROM BUILDING TO BUILDING.



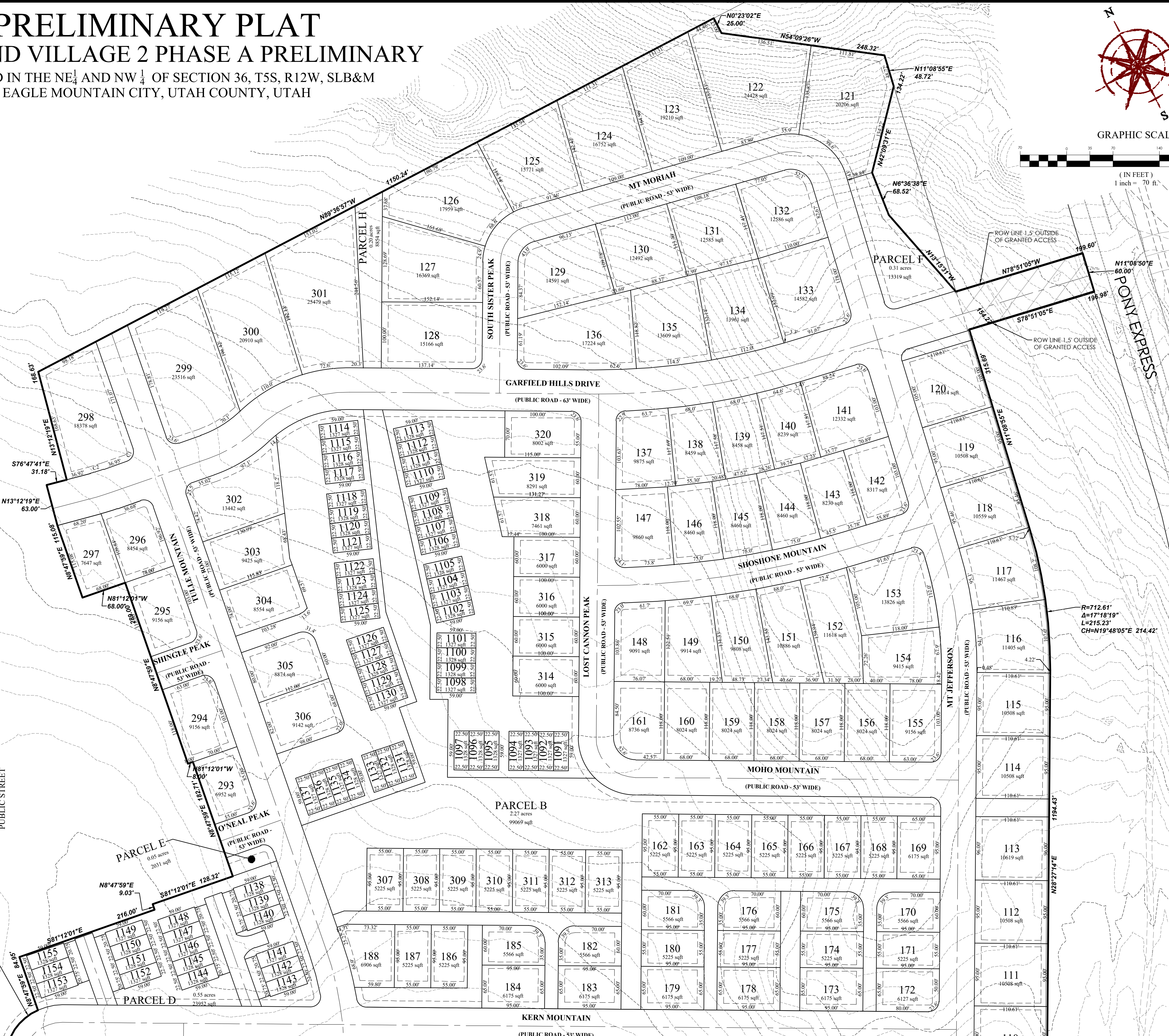
TYPICAL BUILDING SETBACKS

N.T.S.

R=86.50'
Δ=53°19'45"
L=80.51'
CH=N66°25'56"E 77.64'

S36°51'49"E
11.64'
R=25.00'
Δ=44°20'11"
L=19.35'
CH=S59°01'55"E 18.87'

S81°12'01"E
76.73'



GRAPHIC SCALE

(IN FEET)
1 inch = 70 ft.

OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY PLAT

REVISION BLOCK		DISCUSSION
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PRELIMINARY
PLAT

Scale: 1"=70' Drawn: GB
Date: 03/17/21 Job #: 20-0479
Sheet:

C2.1

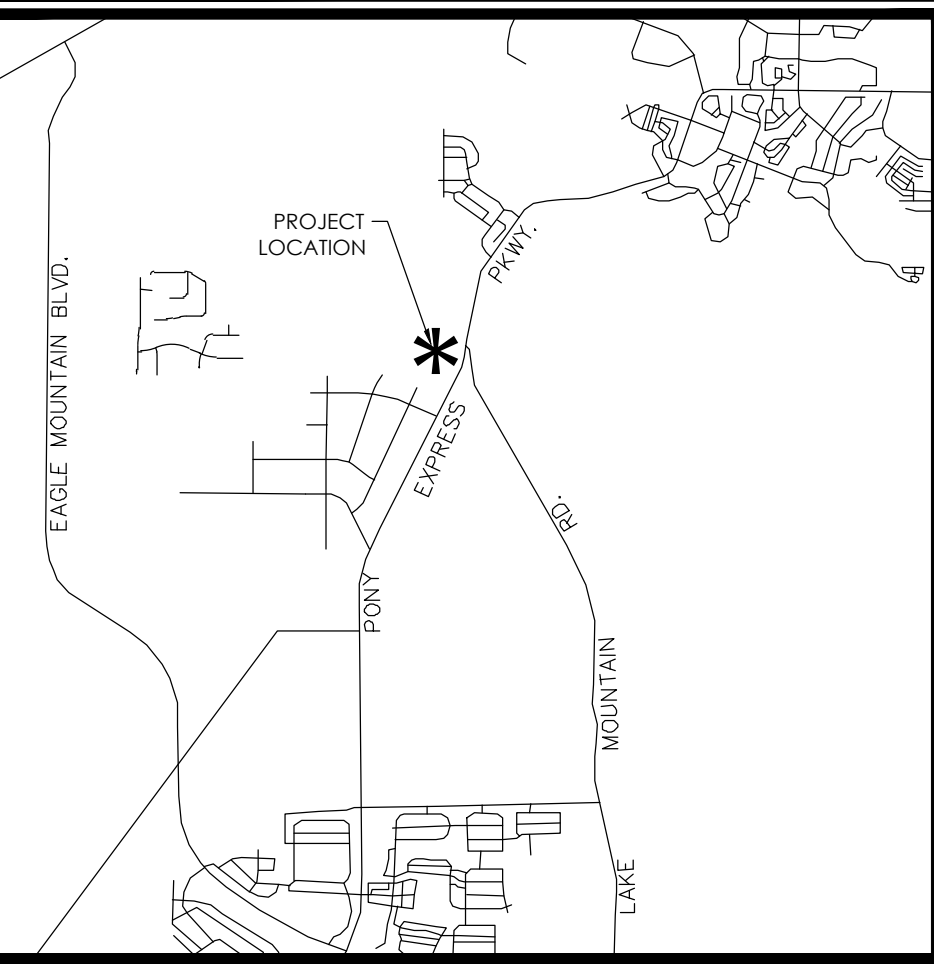


FOR
REVIEW
ONLY

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OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY

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



VICINITY MAP

NTS

ROAD SECTION NOTES

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

WATER NOTES

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

SEWER NOTES

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

STORM DRAIN NOTES

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

ENGINEER'S NOTES TO CONTRACTOR

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GENERAL NOTES

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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.



SITE MAP

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C1	COVER SHEET
C2	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C2.2	PRELIMINARY PLAT
C3	OVERALL SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	ADDRESS SIGNAGE
C3.4	SITE PLAN
C3.5	SITE PLAN
C3.6	PRELIMINARY TRAIL PLAN
C4	PRELIMINARY GRADING & DRAINAGE PLAN
C4.1	PRELIMINARY GRADING & DRAINAGE PLAN
C4.2	PRELIMINARY GRADING & DRAINAGE PLAN
C4.3	PRELIMINARY GRADING & DRAINAGE PLAN
C4.4	PRELIMINARY GRADING & DRAINAGE PLAN
C4.5	PRELIMINARY GRADING & DRAINAGE PLAN
C4.6	PRELIMINARY GRADING & DRAINAGE PLAN
C5.1	UTILITY PLAN
C5.2	UTILITY PLAN
C6	EROSION CONTROL PLAN
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE PLAN
L1.6	LANDSCAPE PLAN
L2.0	OVERALL STREET TREE PLAN
L2.1	STREET TREE PLAN
L2.2	STREET TREE PLAN
L2.3	STREET TREE PLAN
L2.4	STREET TREE PLAN

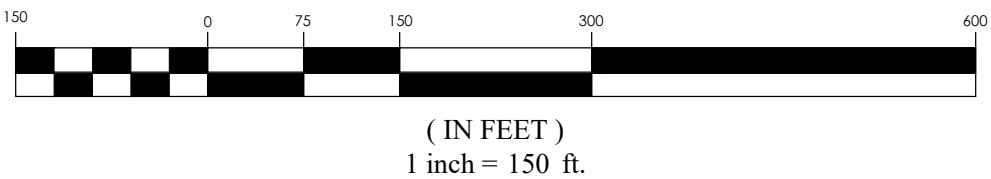
CONTACTS

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

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



GRAPHIC SCALE



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.



FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

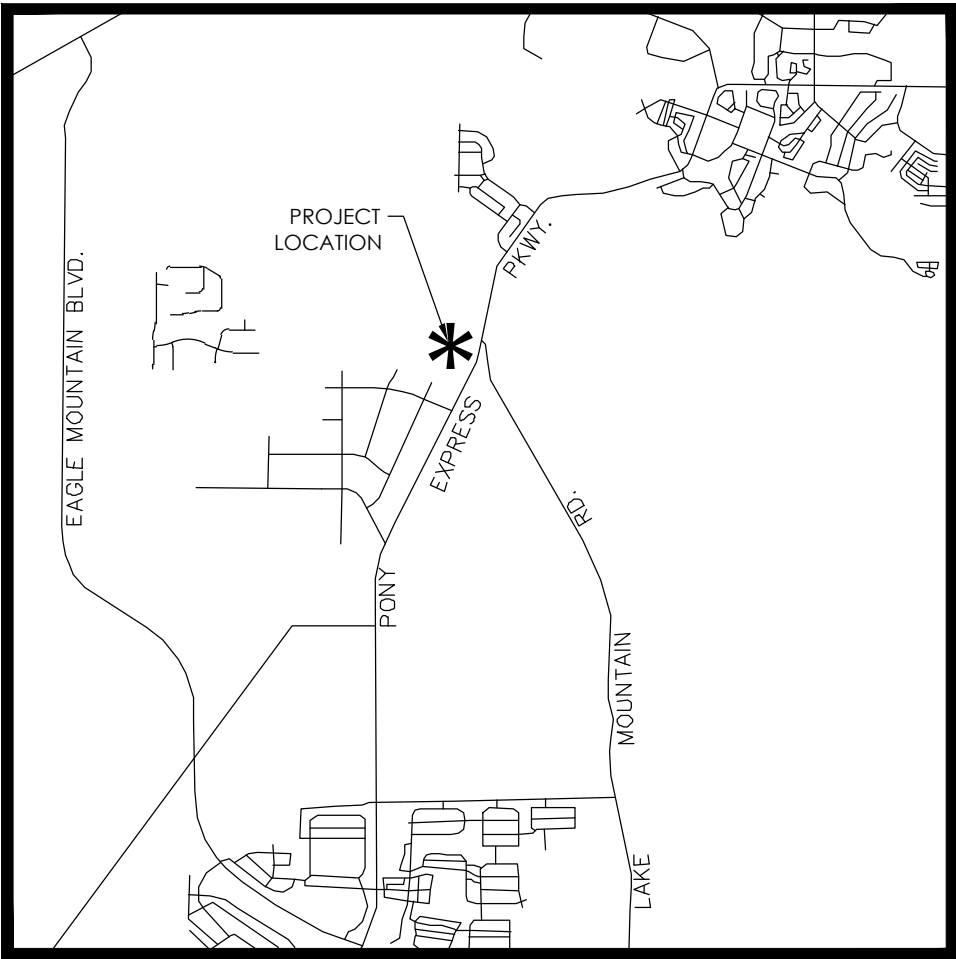
COVER SHEET

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

COVER SHEET

Scale: 1"=150'	Drawn: CSA
Date: 08/31/22	Job #: 20-0479
Sheet:	

C1

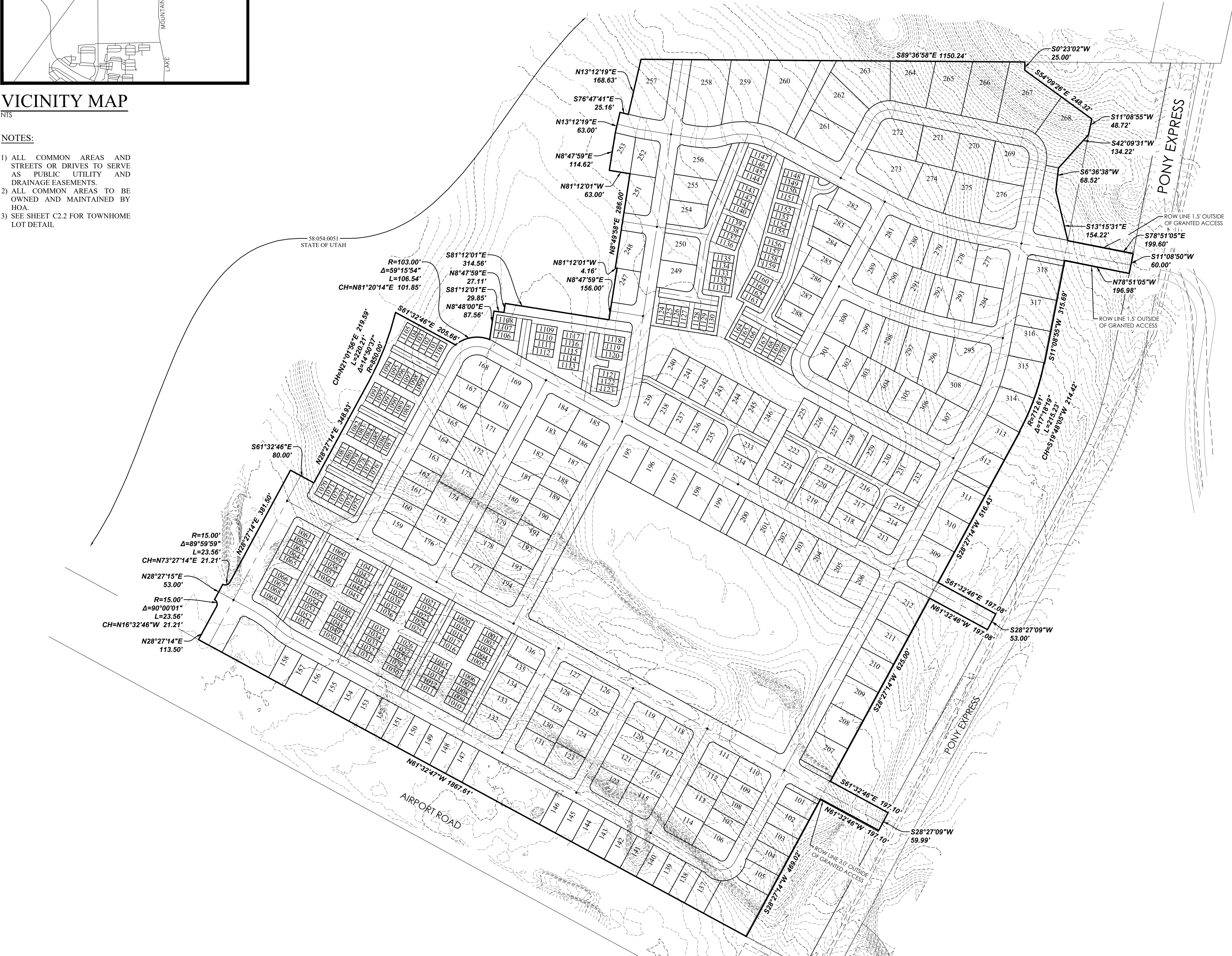


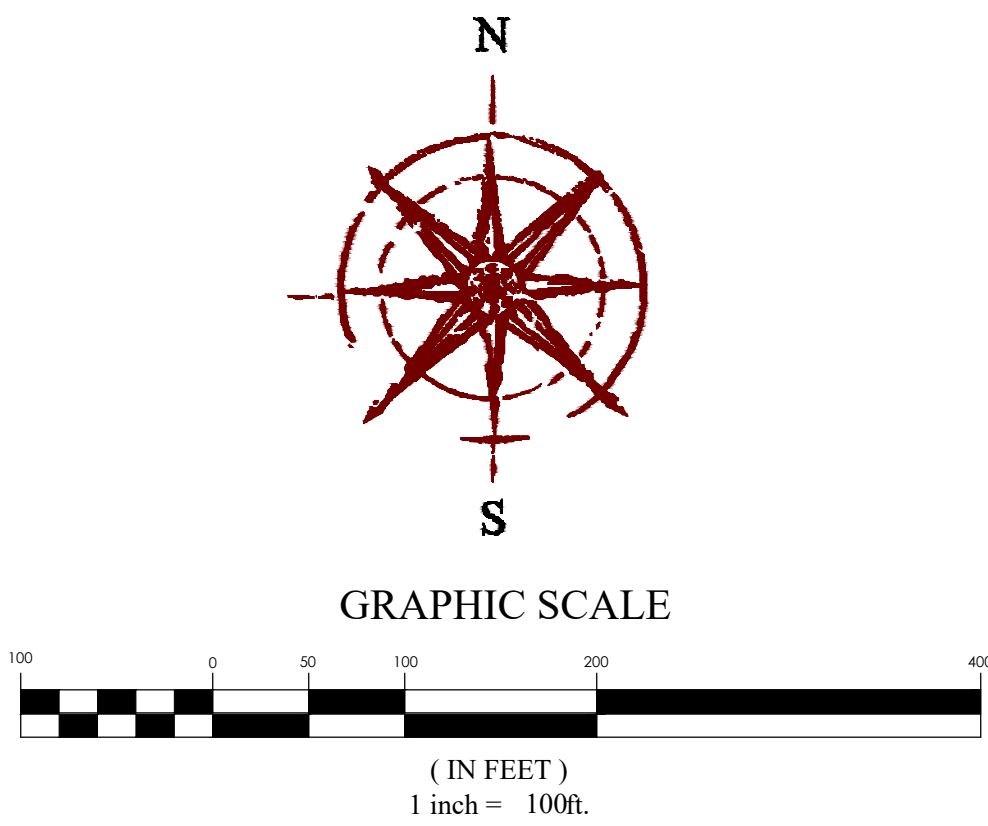
VICINITY MAP

NTS

NOTES:

- 1) ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- 2) ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY HOA.
- 3) SEE SHEET C2.2 FOR TOWNHOME LOT DETAIL

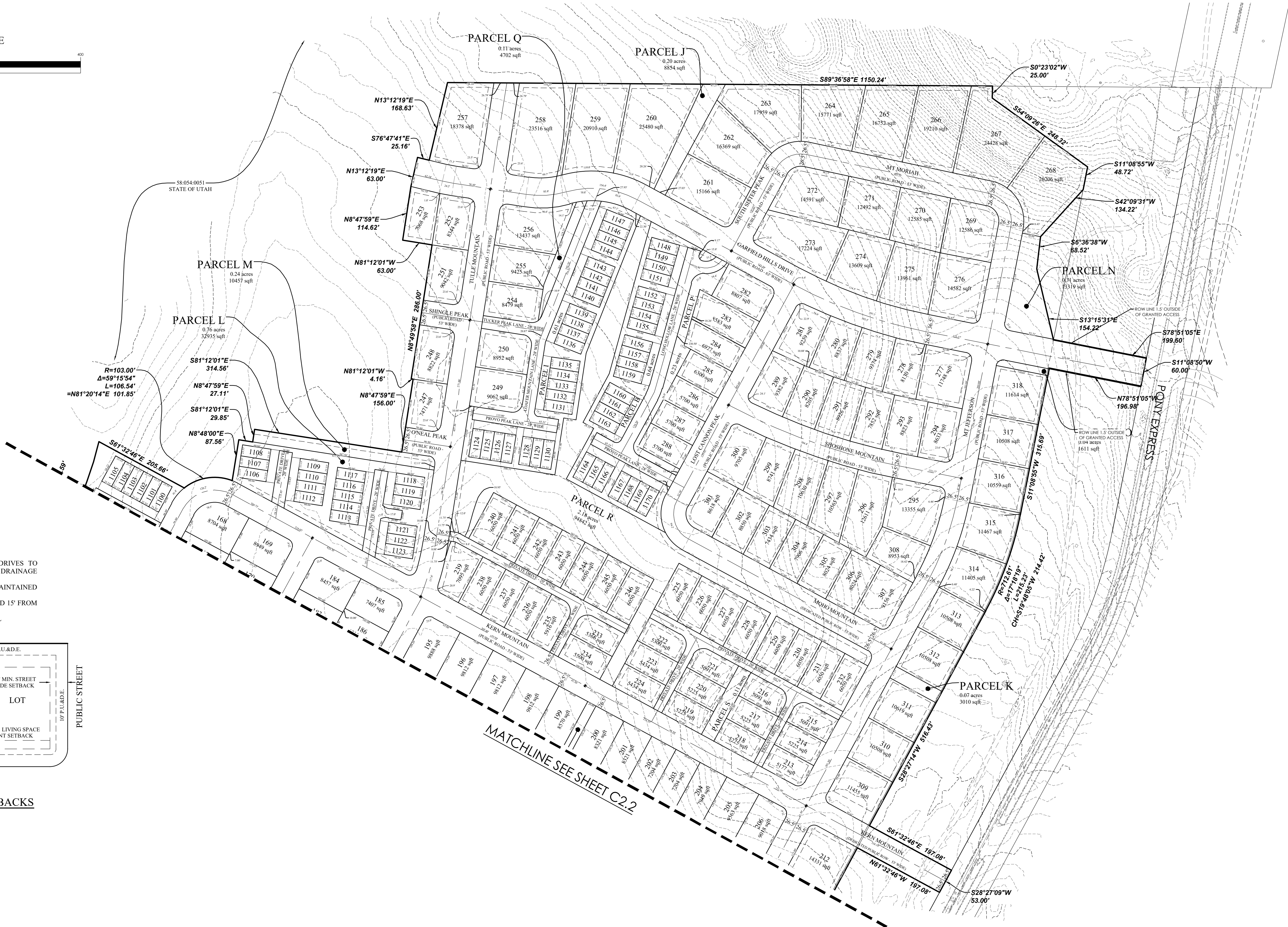




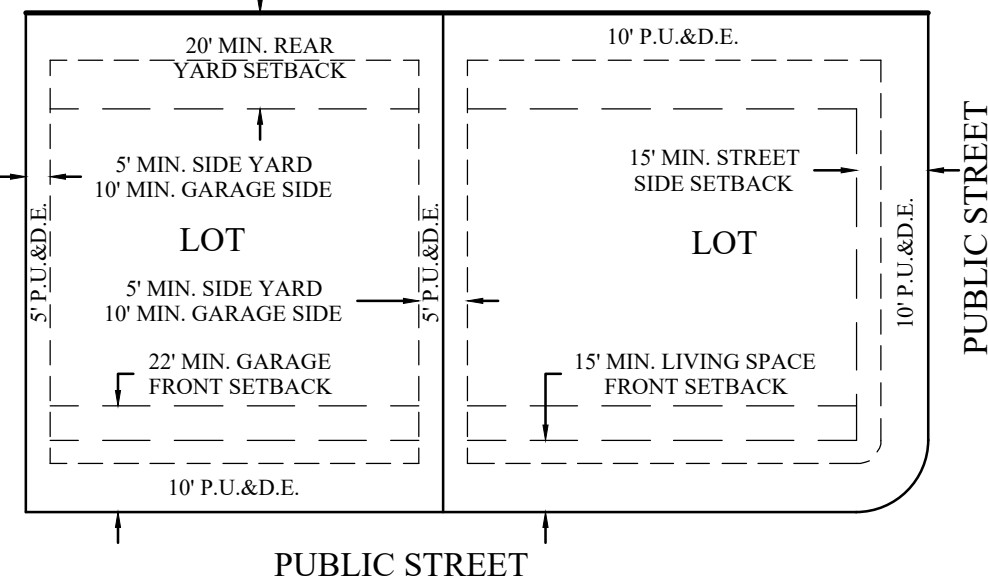
PRELIMINARY PLAT

OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY

LOCATED IN THE NE $\frac{1}{4}$ AND NW $\frac{1}{4}$ OF SECTION 36, T5S, R12W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



- NOTES:
- 1) ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
 - 2) ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY HOA.
 - 3) TOWNHOMES MUST BE 15' FROM ROADS AND 15' FROM BUILDING TO BUILDING.
 - 4) SEE SHEET C2.2 FOR TOWNHOME LOT DETAIL



TYPICAL BUILDING SETBACKS
N.T.S.



FOR
REVIEW
ONLY

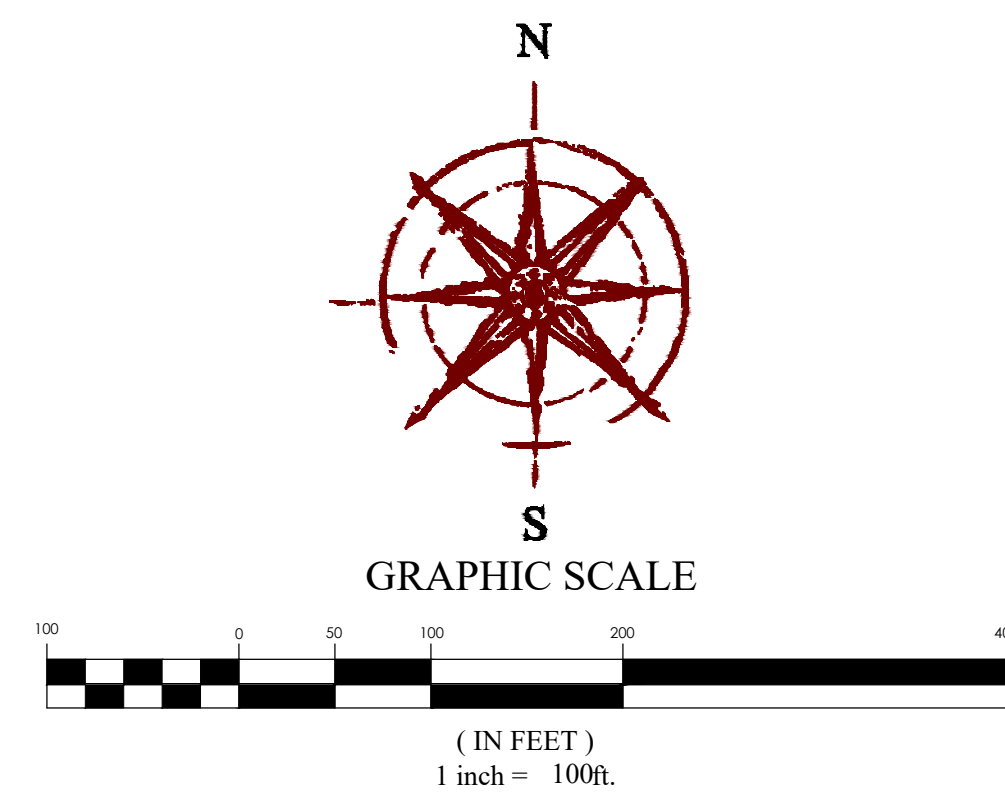
OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY PLAT

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

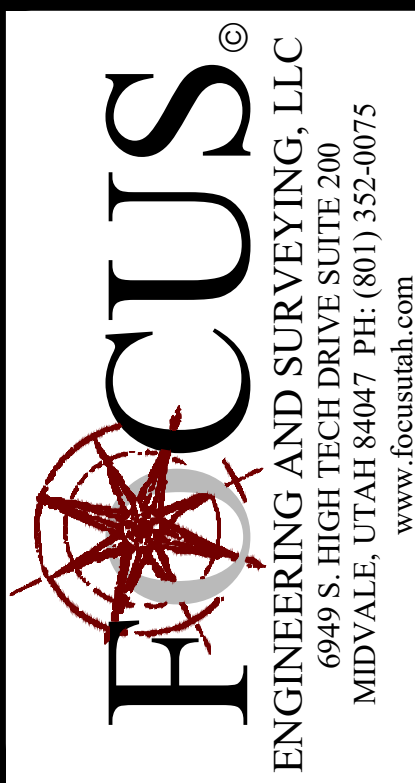
PRELIMINARY
PLAT

Scale: 1"=100' Drawn: JPW
Date: 08/31/22 Job #: 20-0479
Sheet: C2.1

PRELIMINARY PLAT
OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY
LOCATED IN THE SE¹/₄ OF SECTION 18, T5S, R1W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

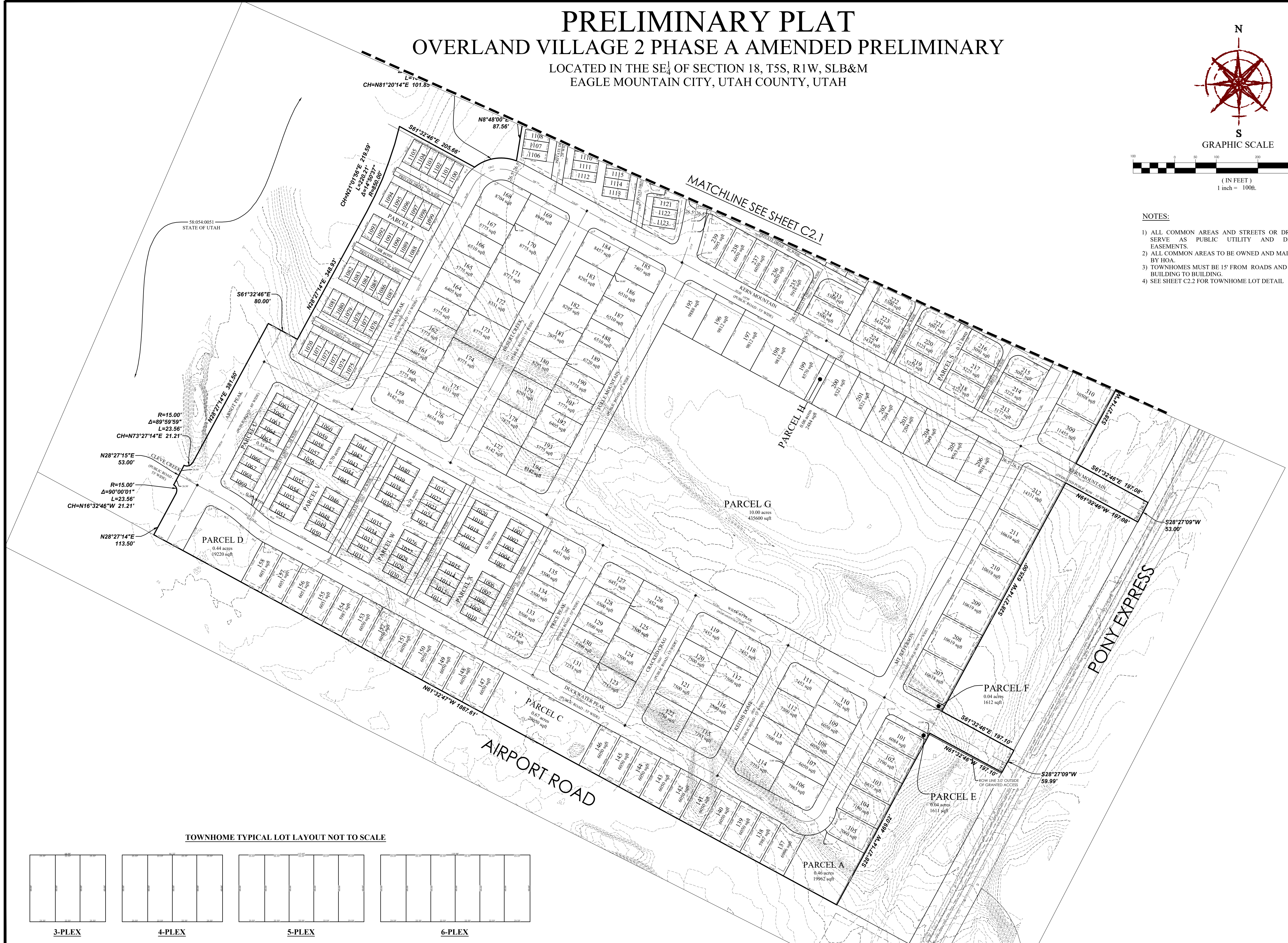


- NOTES:
- 1) ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
 - 2) ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY HOA.
 - 3) TOWNHOMES MUST BE 15' FROM ROADS AND 15' FROM BUILDING TO BUILDING.
 - 4) SEE SHEET C2.2 FOR TOWNHOME LOT DETAIL.

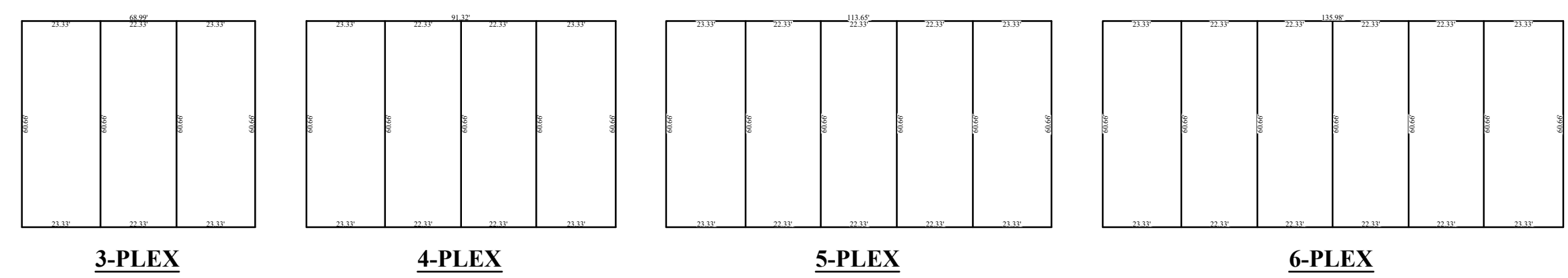


FOR
REVIEW
ONLY

OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY PLAT



TOWNHOME TYPICAL LOT LAYOUT NOT TO SCALE

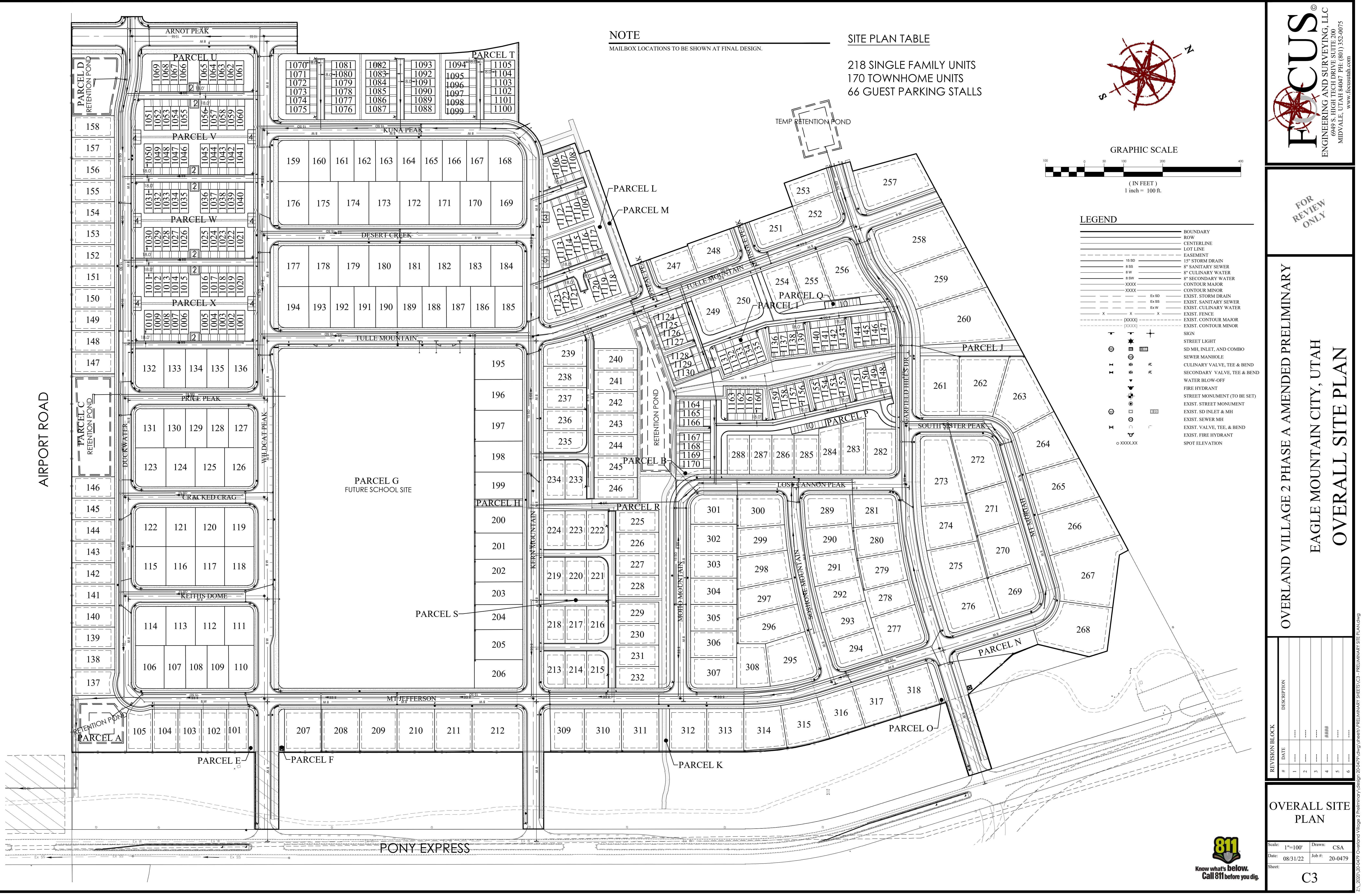


REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

PRELIMINARY
PLAT

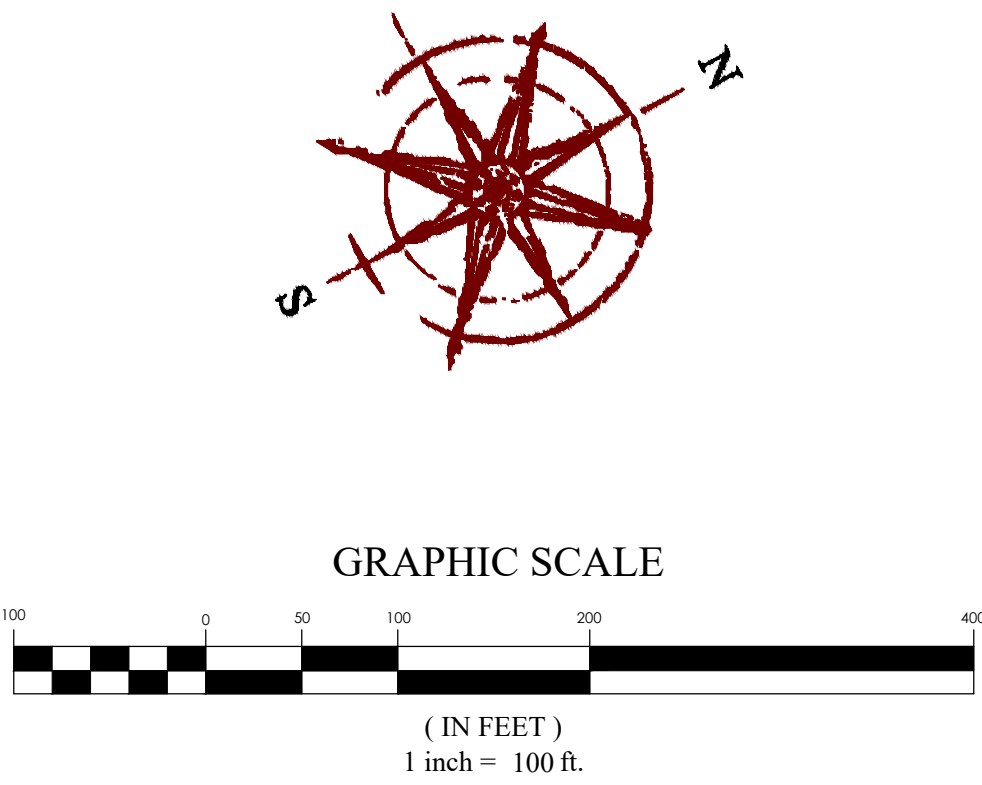
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Date: 8/31/2022 Job #: 20-0479
Sheet: C2.2

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NOTE
MAILBOX LOCATIONS TO BE SHOWN AT FINAL DESIGN.

SITE PLAN TABLE
218 SINGLE FAMILY UNITS
170 TOWNHOME UNITS
66 GUEST PARKING STALLS



LEGEND

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

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MIDVALE, UTAH 84047 PH: (801) 352-0075
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OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
OVERALL SITE PLAN

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

OVERALL SITE PLAN

Scale: 1"=100'

Date: 08/31/22

Sheet:

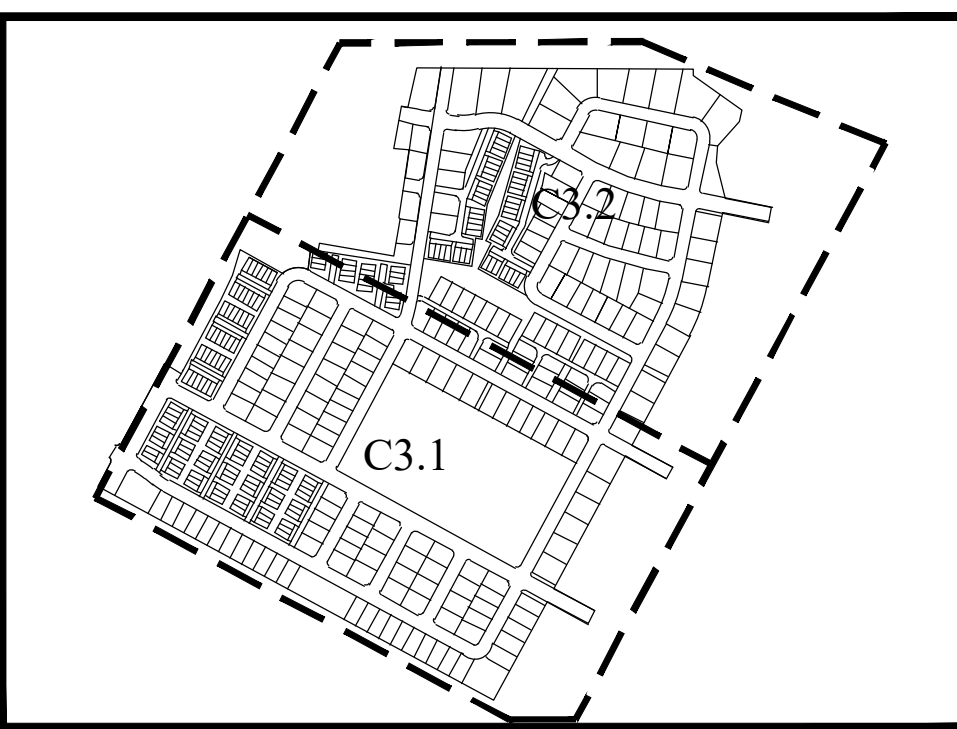
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Job #: 20-0479

C3

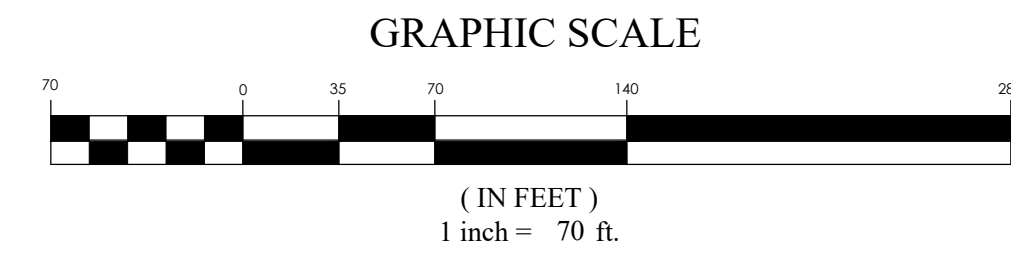
Know what's below.
Call 811 before you dig.

Z:\2020\20-0479 Overland Village 2 Preliminary\design\20-0479.dwg User:VPRELIMINARY SHEETS\C3 - PRELIMINARY SITE PLAN.dwg

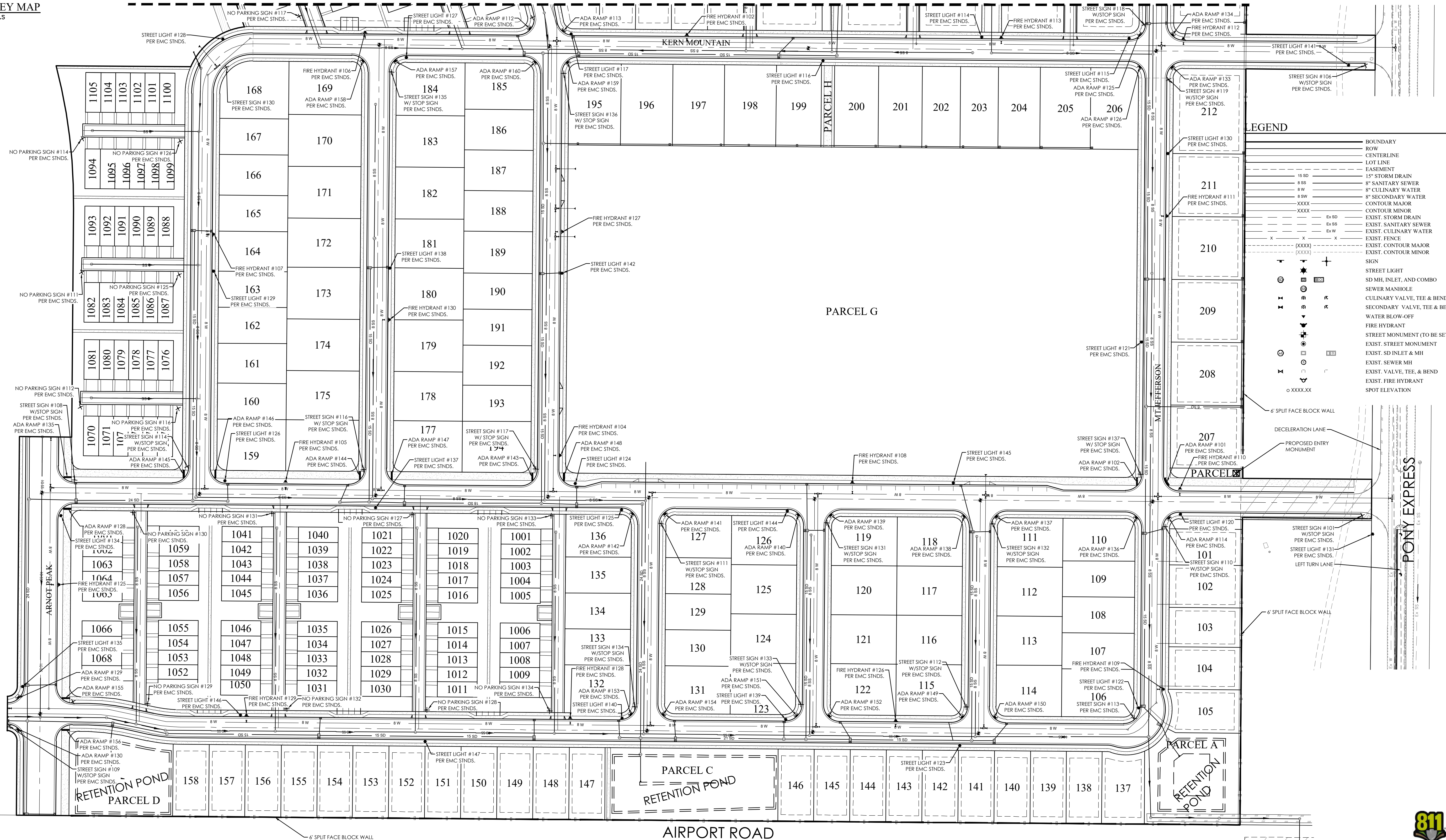


KEY MAP
N.T.S.

NOTE: ALL TOWNHOMES TO HAVE
ADDRESS SIGNAGE FACING THE ROADWAY.
ADD MONUMENT OR PLACARD ON SIDE OF
BUILDING TO CLEARLY IDENTIFY ADDRESS



MATCHLINE SEE SHEET C3.2



LEGEND

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

OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY

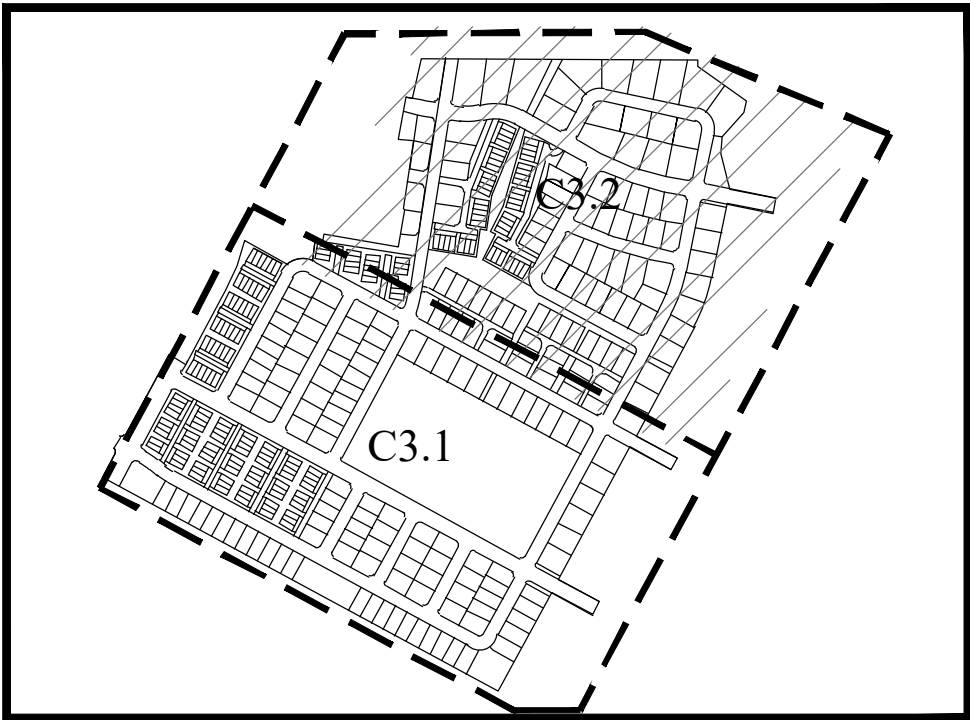
EAGLE MOUNTAIN CITY, UTAH

SITE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	08/31/22	1
2	08/31/22	2
3	08/31/22	3
4	08/31/22	4
5	08/31/22	5
6	08/31/22	6

SITE PLAN	
Scale: 1"=70'	Drawn: CSA
Date: 08/31/22	Job #: 20-0479
Sheet:	C3.1



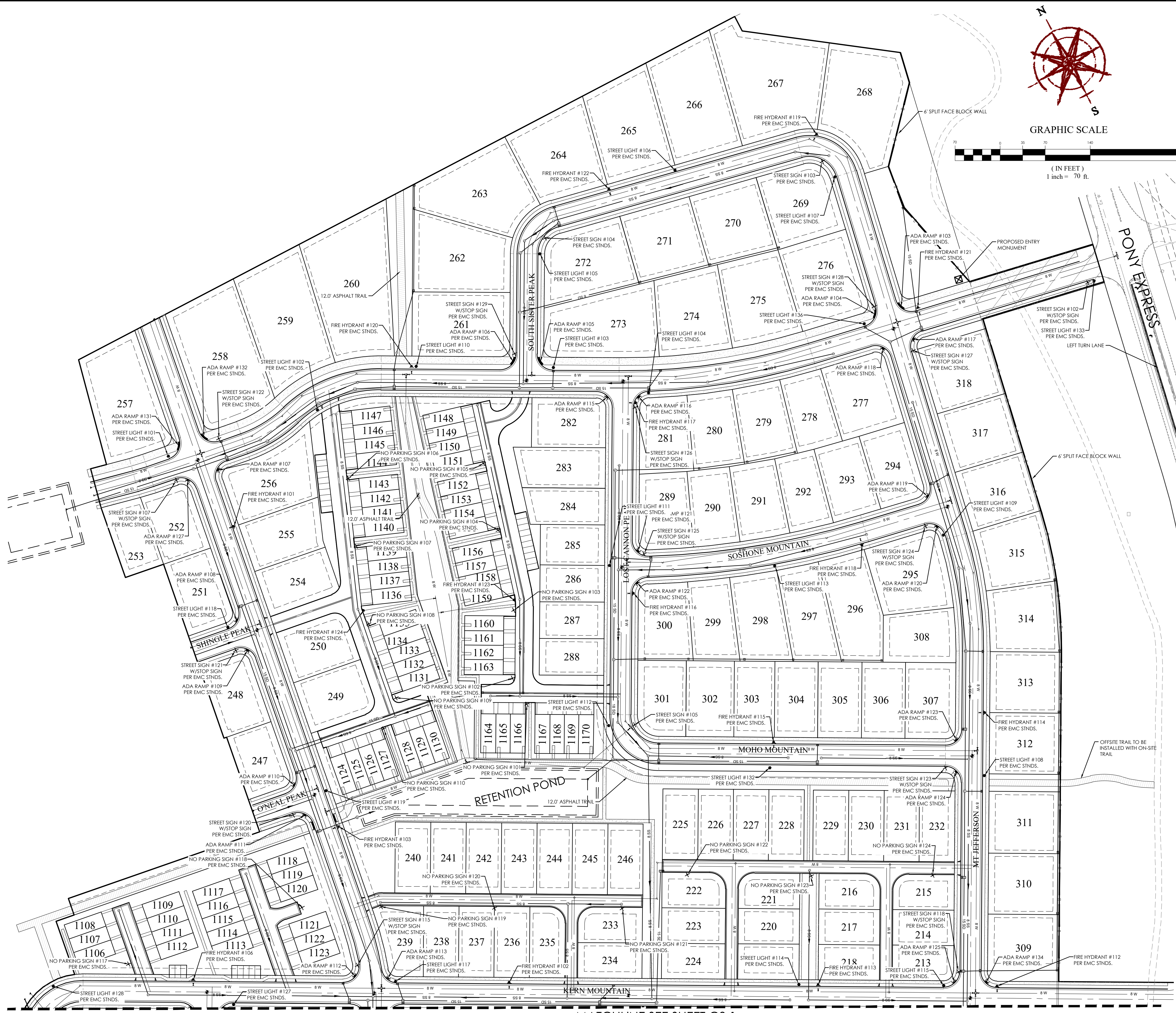


KEY MAP
N.T.S.

NOTE: ALL TOWNHOMES TO HAVE ADDRESS SIGNAGE FACING THE ROADWAY.
ADD MONUMENT OR PLACARD ON SIDE OF BUILDING TO CLEARLY IDENTIFY ADDRESS

LOTS 1124-1170 TO BE ADDRESSED ON BOTH THE GARAGE AND FRONT SIDE OF THE BUILDING

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

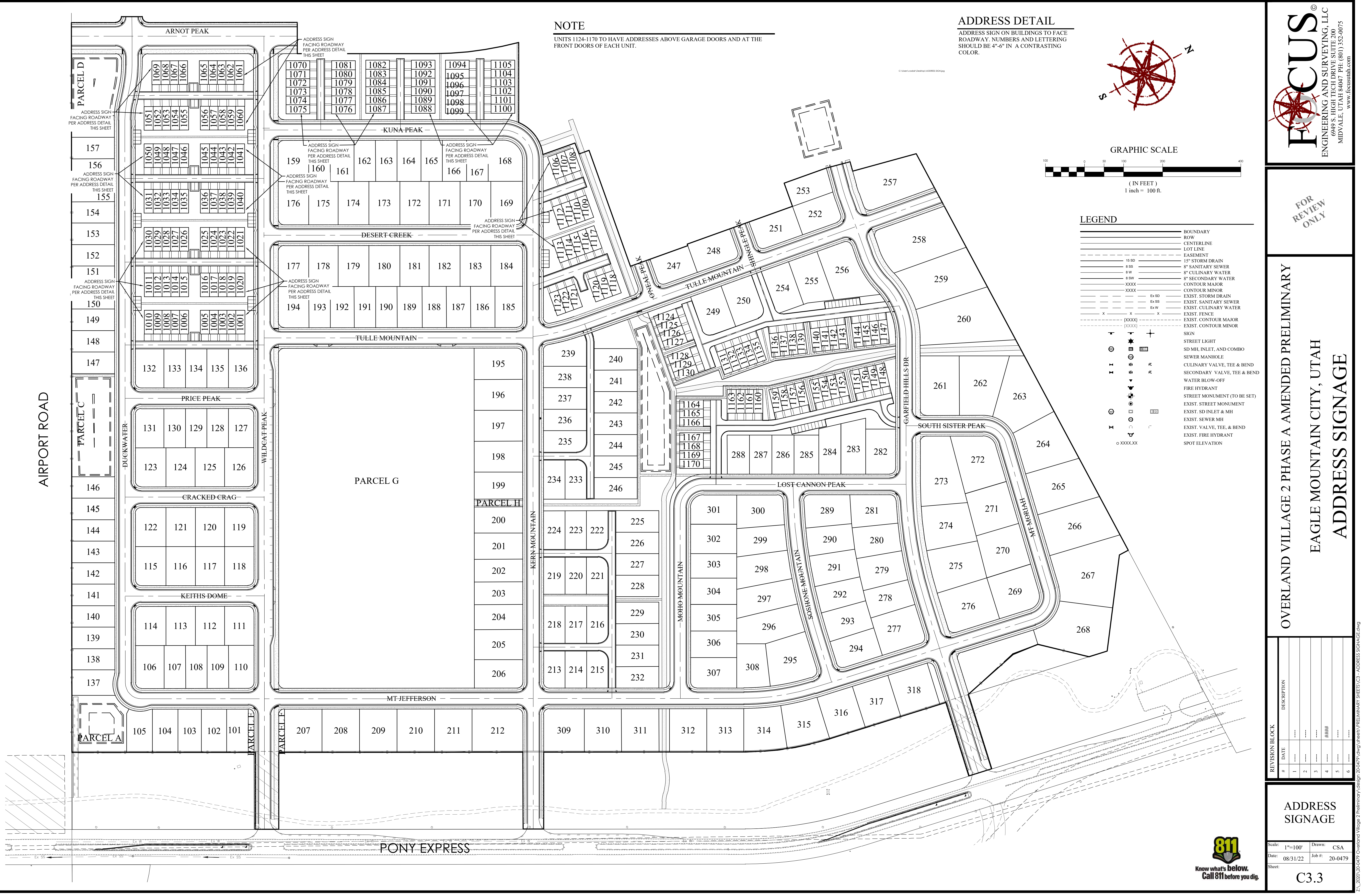


FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
SITE PLAN

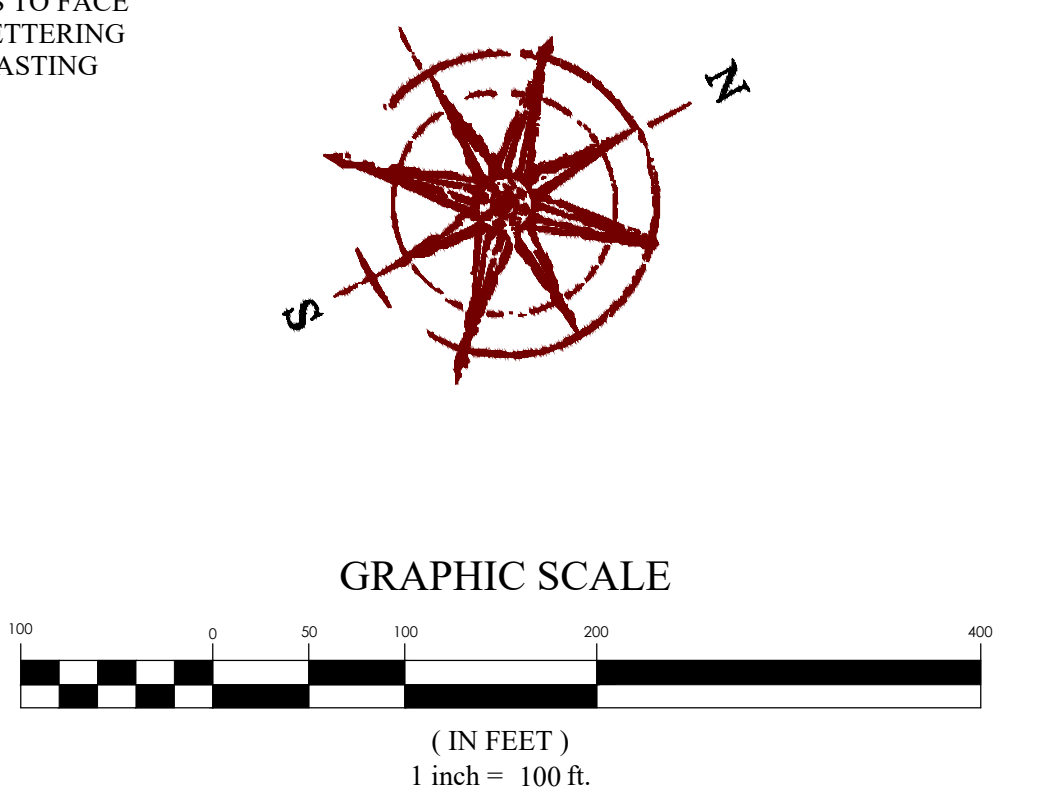
REVISION BLOCK	
#	DESCRIPTION
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

SITE PLAN	
Scale: 1"=70'	Drawn: CSA
Date: 08/31/22	Job #: 20-0479
Sheet:	C3.2



NOTE
UNITS 1124-1170 TO HAVE ADDRESSES ABOVE GARAGE DOORS AND AT THE FRONT DOORS OF EACH UNIT.

ADDRESS DETAIL
ADDRESS SIGN ON BUILDINGS TO FACE ROADWAY. NUMBERS AND LETTERING SHOULD BE 4"-6" IN A CONTRASTING COLOR.



LEGEND

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

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OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
ADDRESS SIGNAGE

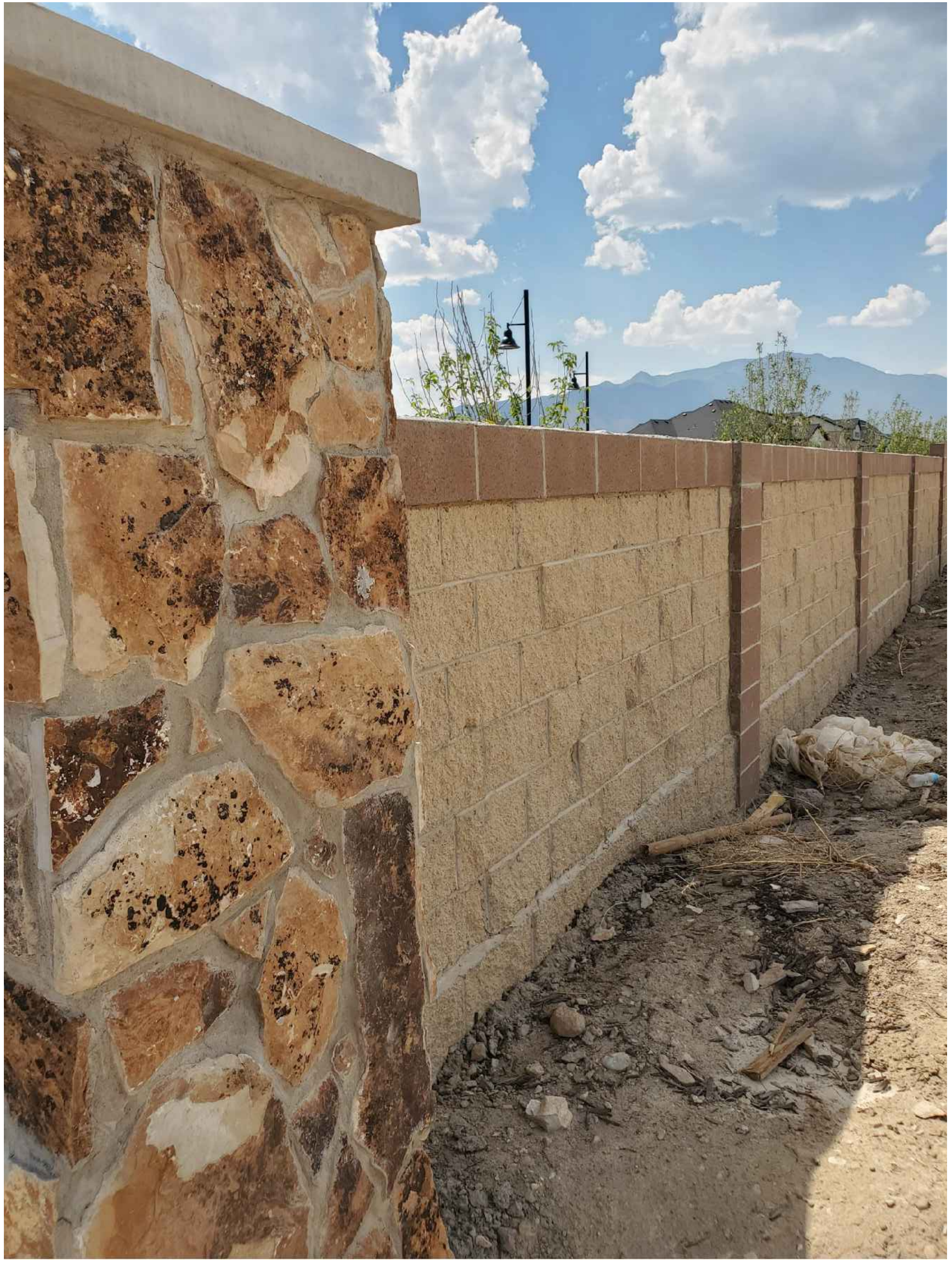
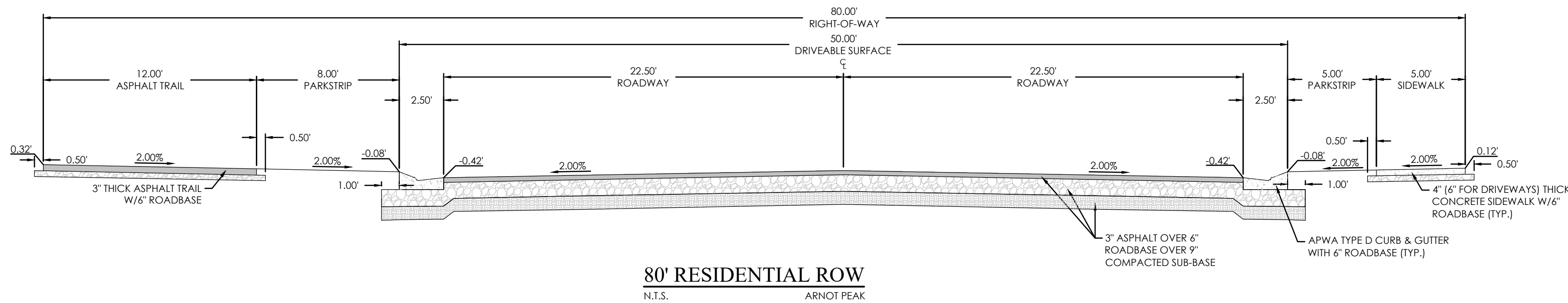
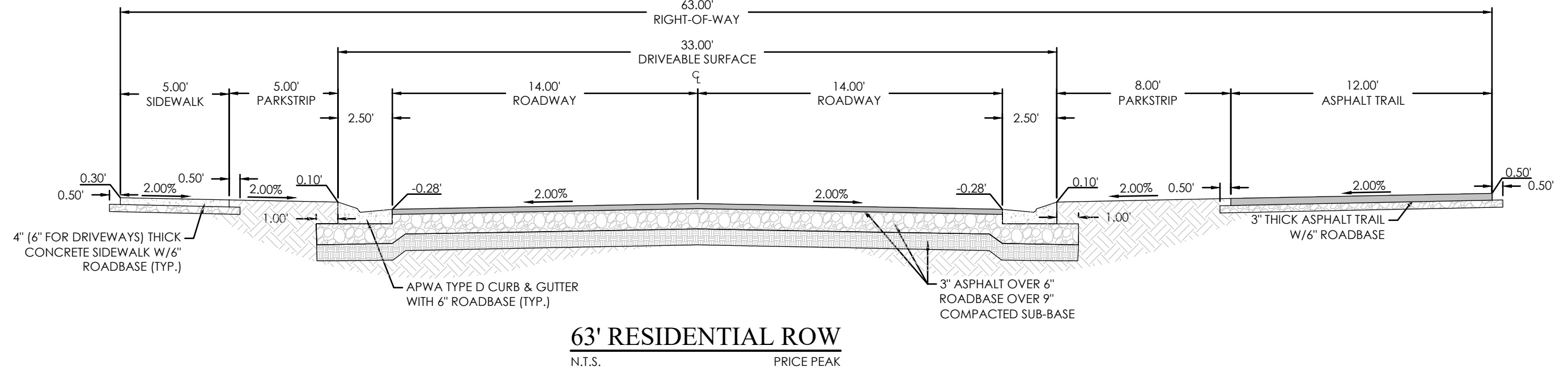
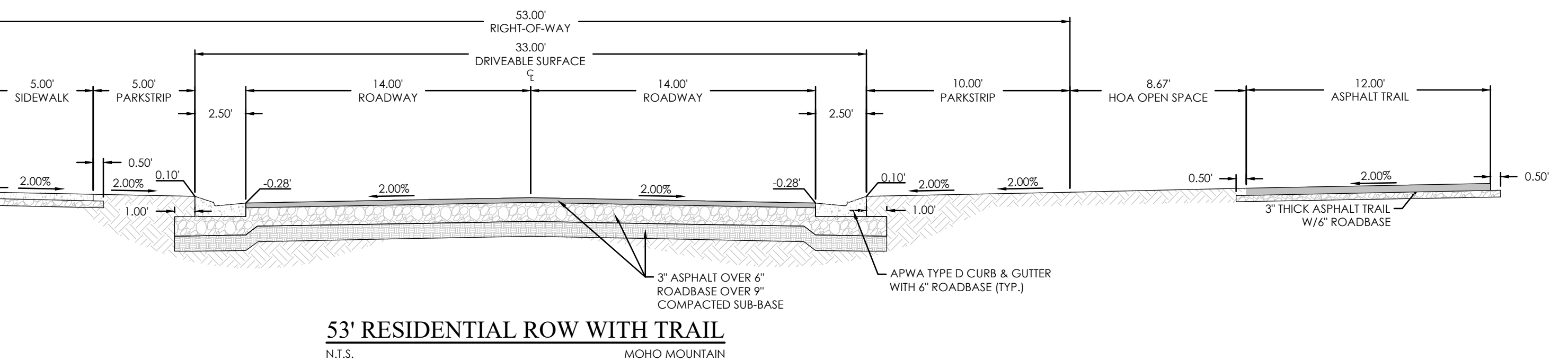
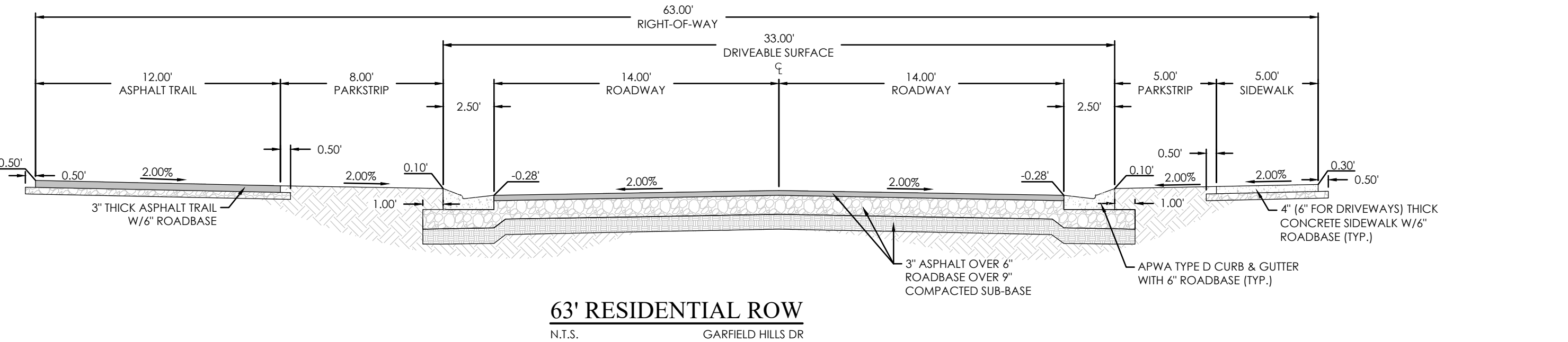
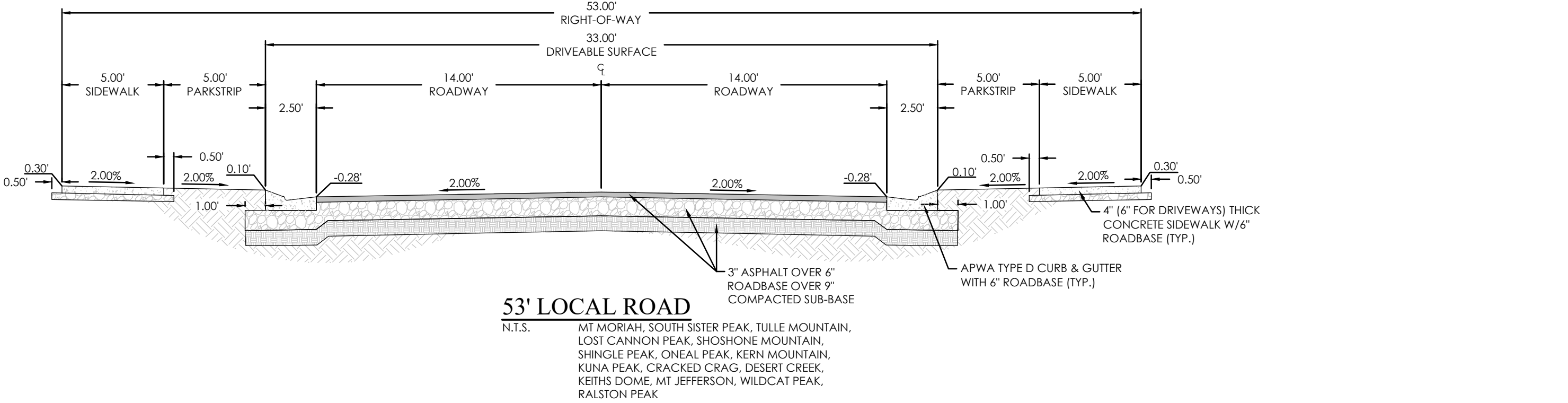
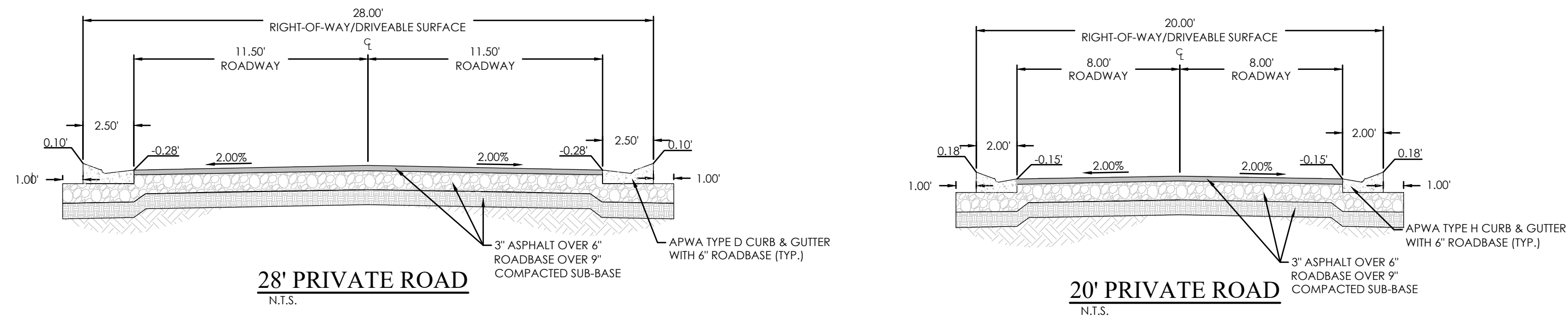
REVISION BLOCK	
#	DESCRIPTION
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

ADDRESS SIGNAGE

Scale: 1"=100' Drawn: CSA
Date: 08/31/22 Job #: 20-0479
Sheet: C3.3

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

Z:_2020\20-0479 Overland Village 2 Preliminary\design\20-0479.dwg Greenfly Preliminary SHEETS C3 - ADDRESS SIGNAGE.dwg



COLLECTOR ROAD FENCING
6' SPLIT FACE BLOCK WALL

FOR
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ONLY

OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
SITE PLAN

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

SITE PLAN

Scale: 1"=70'	Drawn: CSA
Date: 08/31/22	Job #: 20-0479
Sheet:	C3.4



Z:\2020\20-0479 Overland Village 2 Preliminary\design\20-0479.dwg Sheet#PRELIMINARY SHEETS\CS3 - SITE PLAN ROAD DESCRIPTIONS.dwg

AIRPORT ROAD



HOA OWNED AND MAINTAINED LANDSCAPING AREA = [REDACTED]
HOA OWNED AND MAINTAINED LANDSCAPING AREA = 8.46 ACRES



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

LEGEND

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

o XXXXXX

FINAL PLAT WILL SHOW OWNERSHIP AND MAINTENANCE BY HOA



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OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
SITE PLAN

REVISION BLOCK	#	DATE	DESCRIPTION
	1	08/31/22	PRELIMINARY SITE PLAN.dwg
	2		
	3		
	4		
	5		
	6		

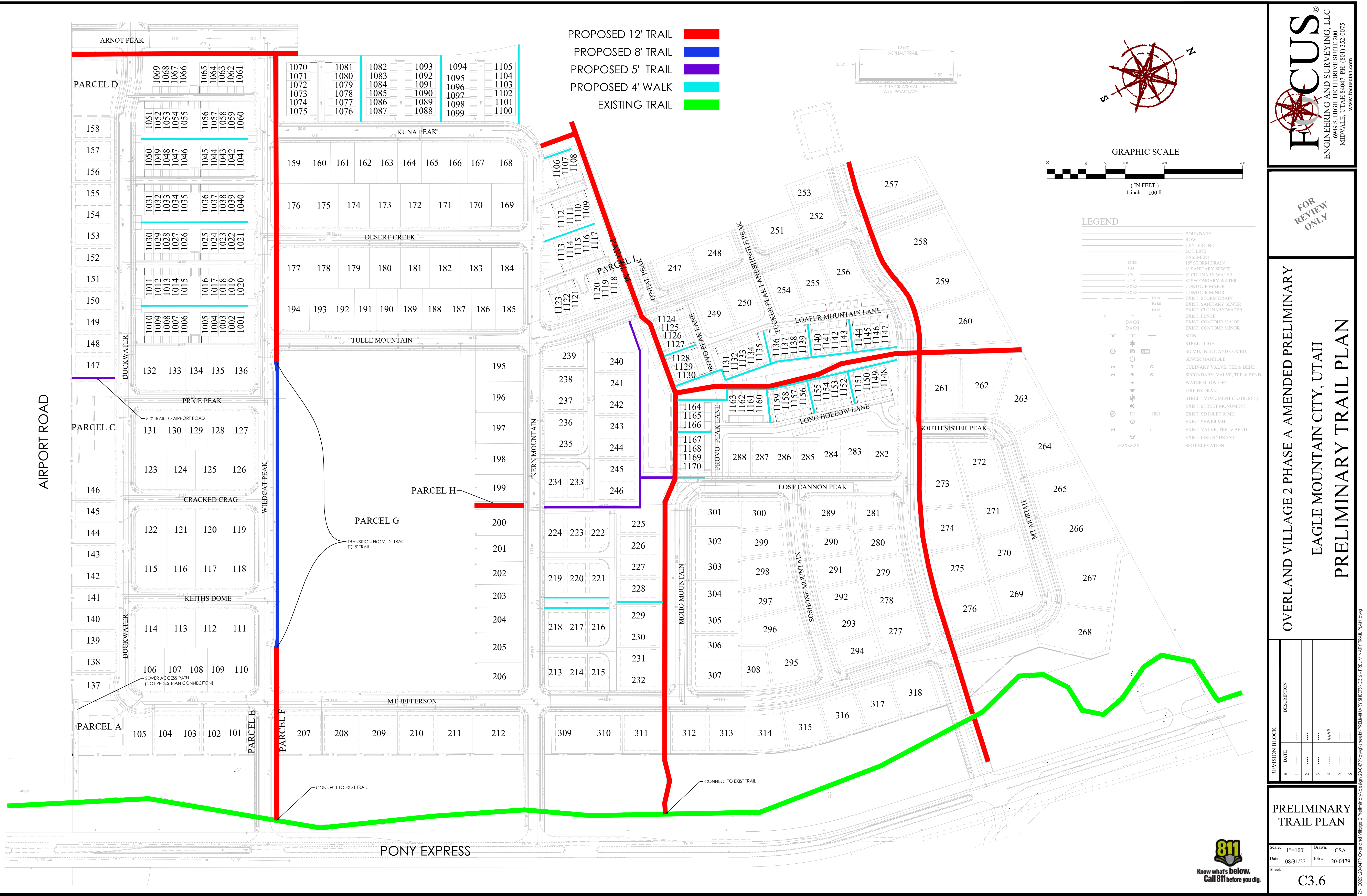
SITE PLAN

Scale: 1"=100' Drawn: CSA
Date: 08/31/22 Job #: 20-0479
Sheet: C3.5

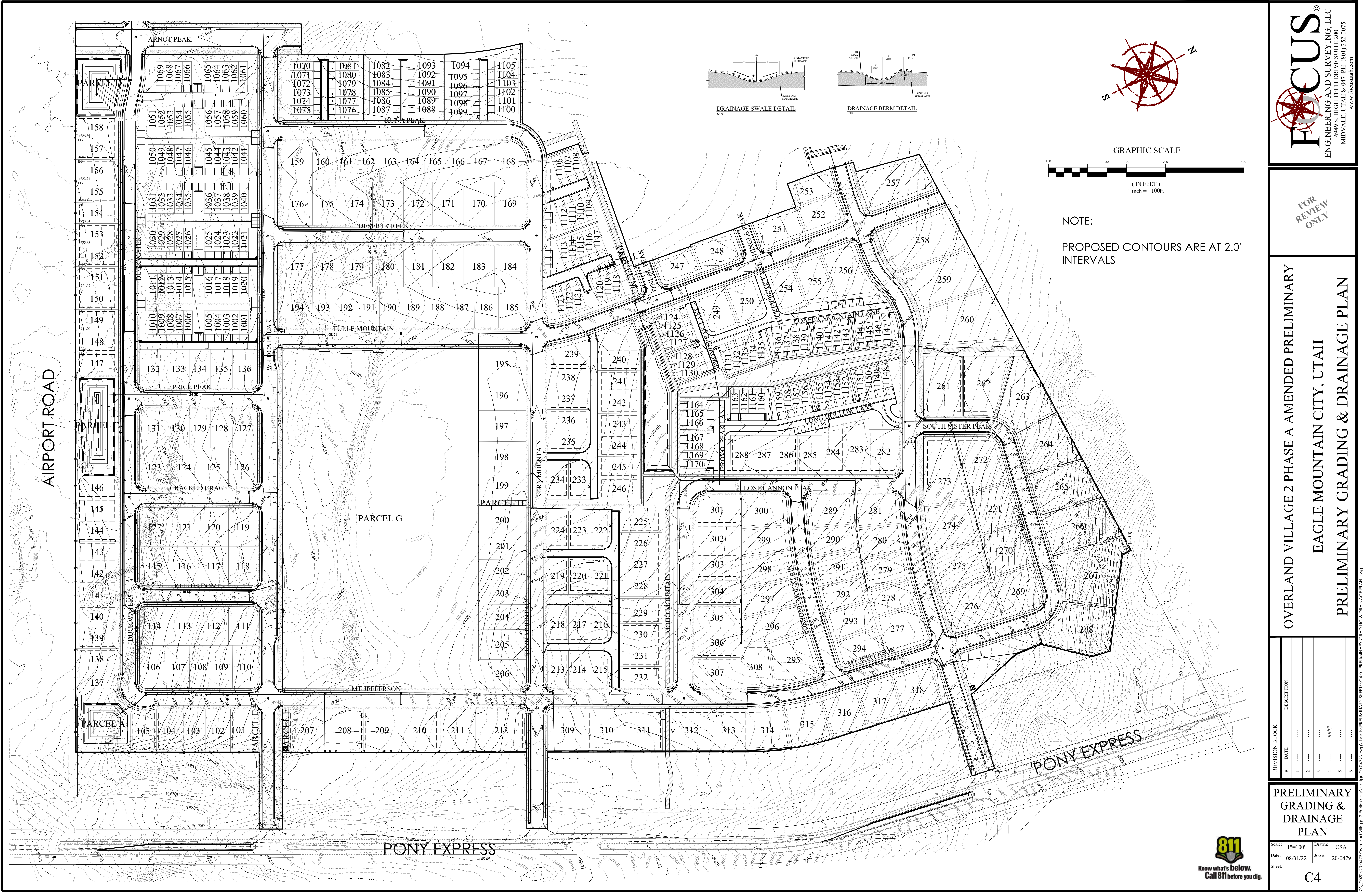


811
Know what's below.
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Z:\2020\20-0479 Overland Village 2 Preliminary\design\20-0479.dwg Greenfly\PRELIMINARY SHEETS\C3.3 - PRELIMINARY SITE PLAN.dwg



#	DATE	DESCRIPTION
1	08/31/22	Initial Design
2	08/31/22	Revised Design
3	08/31/22	Final Design
4	08/31/22	Final Design
5	08/31/22	Final Design
6	08/31/22	Final Design



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REVIEW
ONLY

OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY GRADING & DRAINAGE PLAN

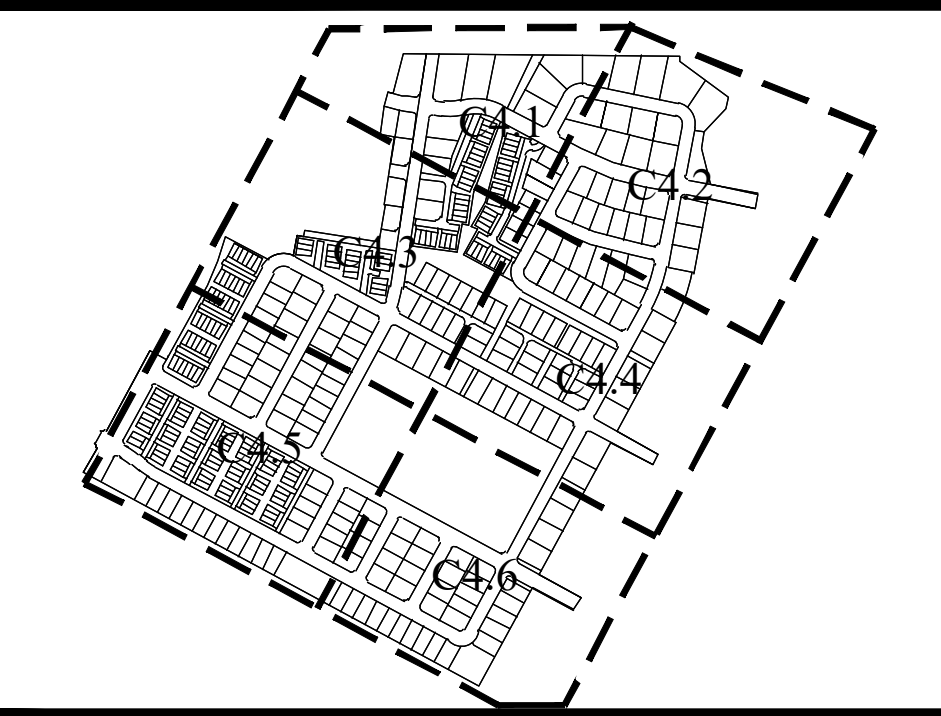
REVISION BLOCK		DESCRIPTION
#	DATE	
1	***	
2	***	
3	***	
4	***	
5	***	
6	***	

PRELIMINARY
GRADING &
DRAINAGE
PLAN

Scale: 1"=100' Drawn: CSA
Date: 08/31/22 Job #: 20-0479
Sheet:

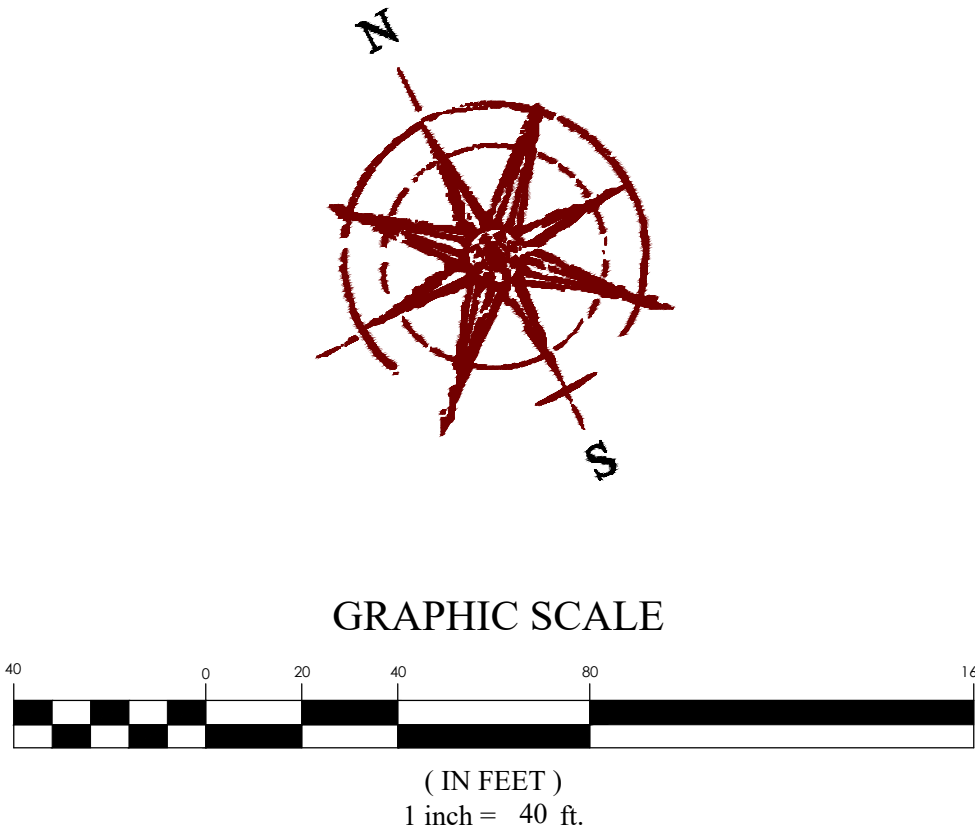
C4





KEY MAP
N.T.S.

NOTE: ALL STORM DRAIN UPSTREAM OF
ISO BOX CONSIDERED PRIVATE AND NOT
MAINTAINED BY EAGLE MOUNTAIN CITY.



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

NOTE:
PROPOSED CONTOURS ARE AT 2.0'
INTERVALS

FOR
REVIEW
ONLY

OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY GRADING & DRAINAGE PLAN

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

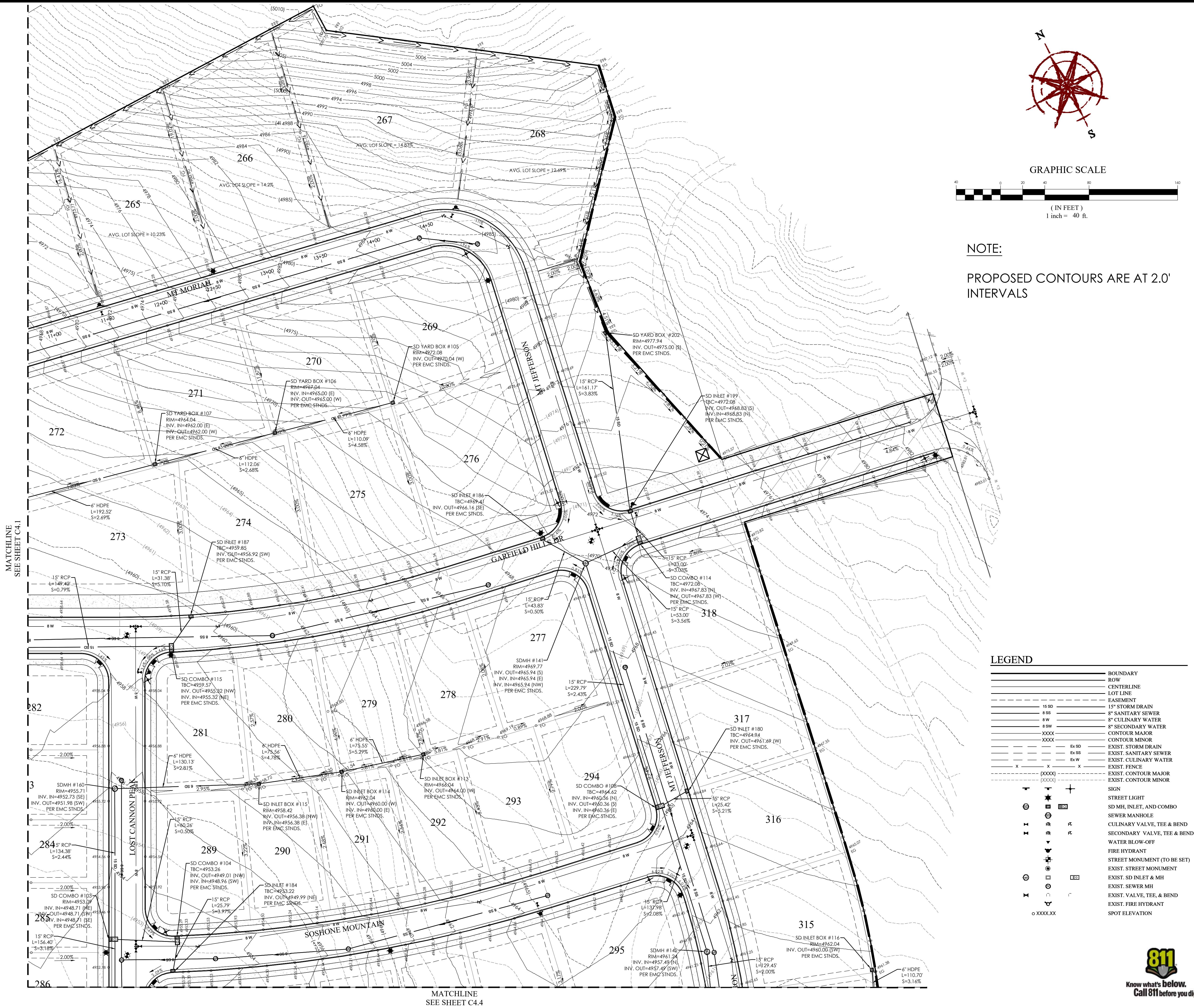
PRELIMINARY GRADING & DRAINAGE PLAN

Scale: 1"=40' Drawn: CSA
Date: 08/31/22 Job #: 20-0479
Sheet: C4.1





KEY MAP
N.T.S.



NOTE:
PROPOSED CONTOURS ARE AT 2.0'
INTERVALS

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

FOR
REVIEW
ONLY

OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY GRADING & DRAINAGE PLAN

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

PRELIMINARY
GRADING &
DRAINAGE
PLAN

Scale: 1"=40'
Date: 08/31/22
Sheet: C4.2





OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY GRADING & DRAINAGE PLAN

REVISION BLOCK	
#	DATE DESCRIPTION
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2	00000
3	00000
4	####
5	00000
6	00000

PRELIMINARY GRADING & DRAINAGE PLAN

Scale: 1"=40'	Drawn: CSA
Date: 08/31/22	Job #: 20-0479
Sheet:	

C4.3





NOTE:

PROPOSED CONTOURS ARE AT 2.0
INTERVALS

MATCHLINE
SEE SHEET C4.2

OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY GRADING & DRAINAGE PLAN

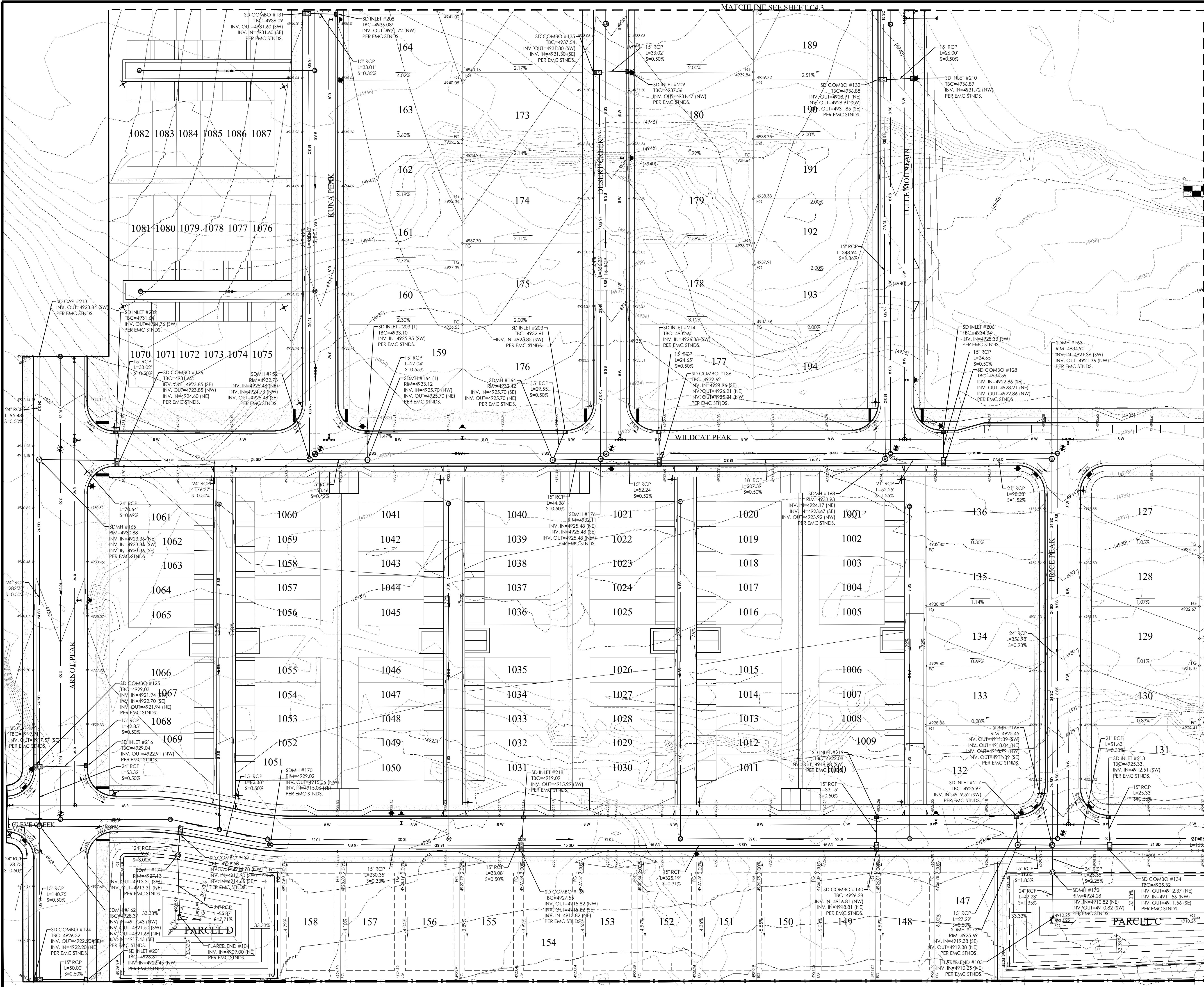
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PRELIMINARY GRADING & DRAINAGE PLAN

Scale: 1"=40'	Drawn: CSA
Date: 08/31/22	Job #: 20-047
Sheet:	

C4.4





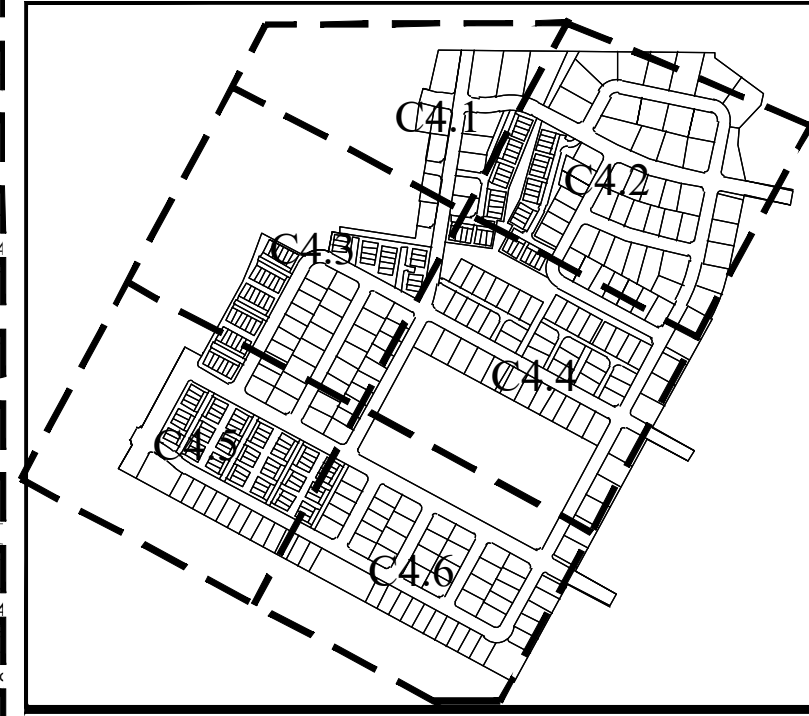
GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
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- 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
- SPOT ELEVATION

MATCHLINE
SEE SHEET C4.6



KEY MAP
N.T.S.

NOTE:

PROPOSED CONTOURS ARE AT
2.0' INTERVALS

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
www.focusnh.com

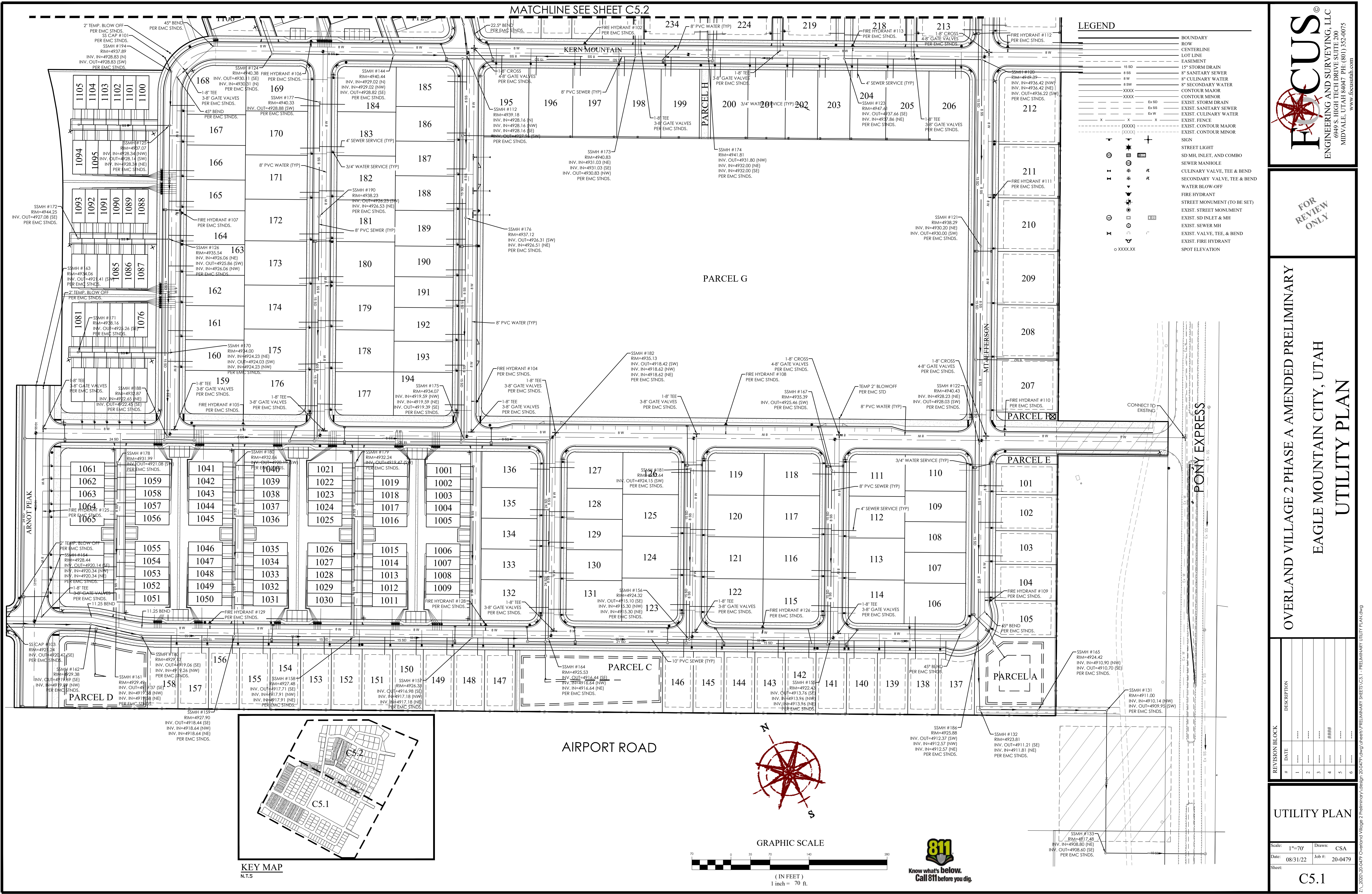
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EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY GRADING & DRAINAGE PLAN

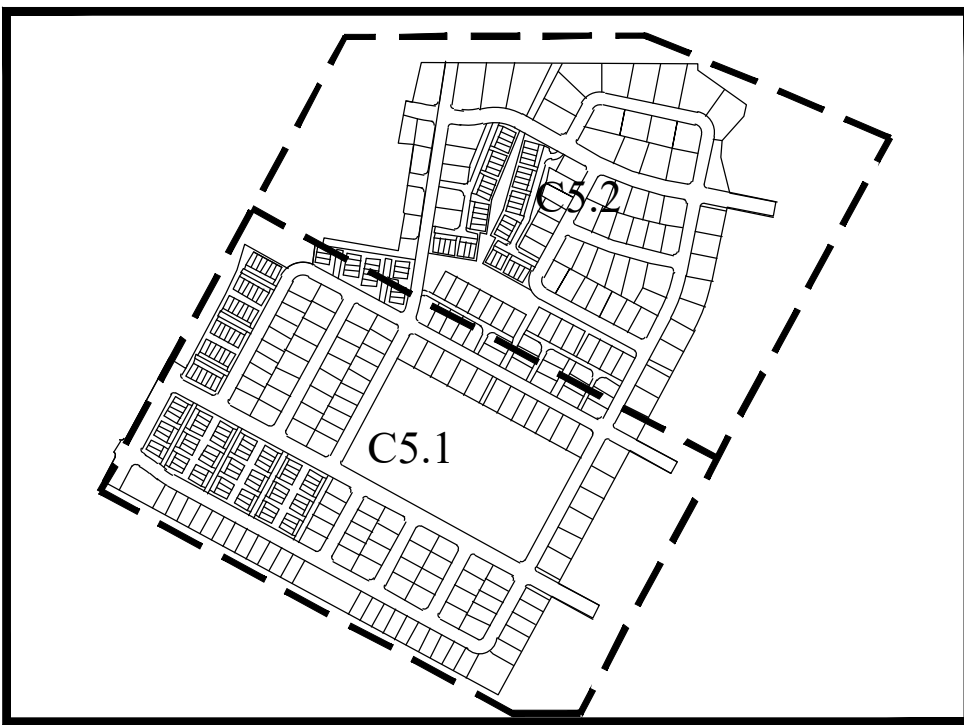
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5	08/31/22	1.00
6	08/31/22	1.00

**PRELIMINARY
GRADING &
DRAINAGE
PLAN**

Scale: 1"=40' Drawn: CSA
Date: 08/31/22 Job #: 20-0479
Sheet: C4.5

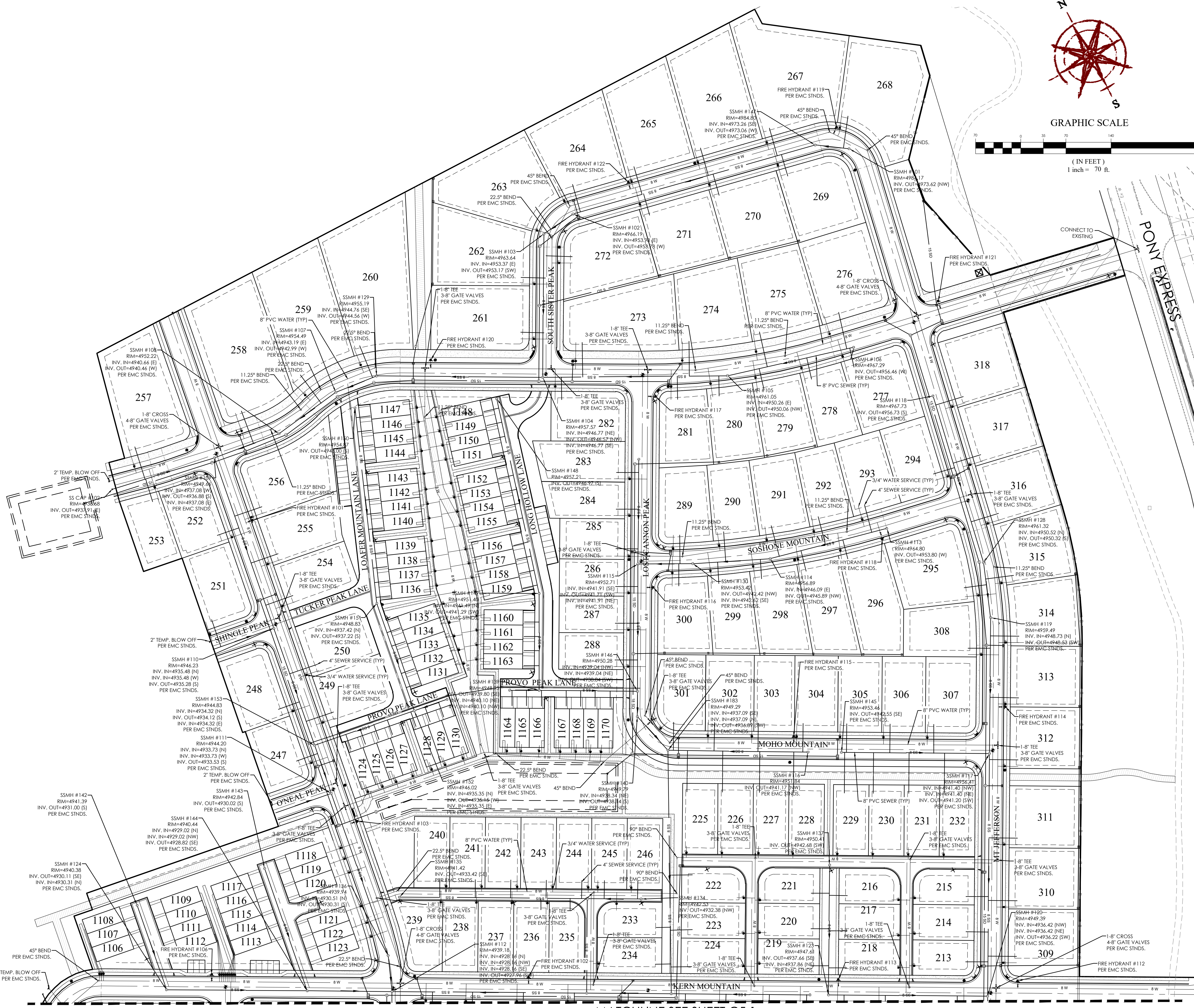






KEY MAP
N.T.S.

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
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
XXXX	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
+	SPOT ELEVATION



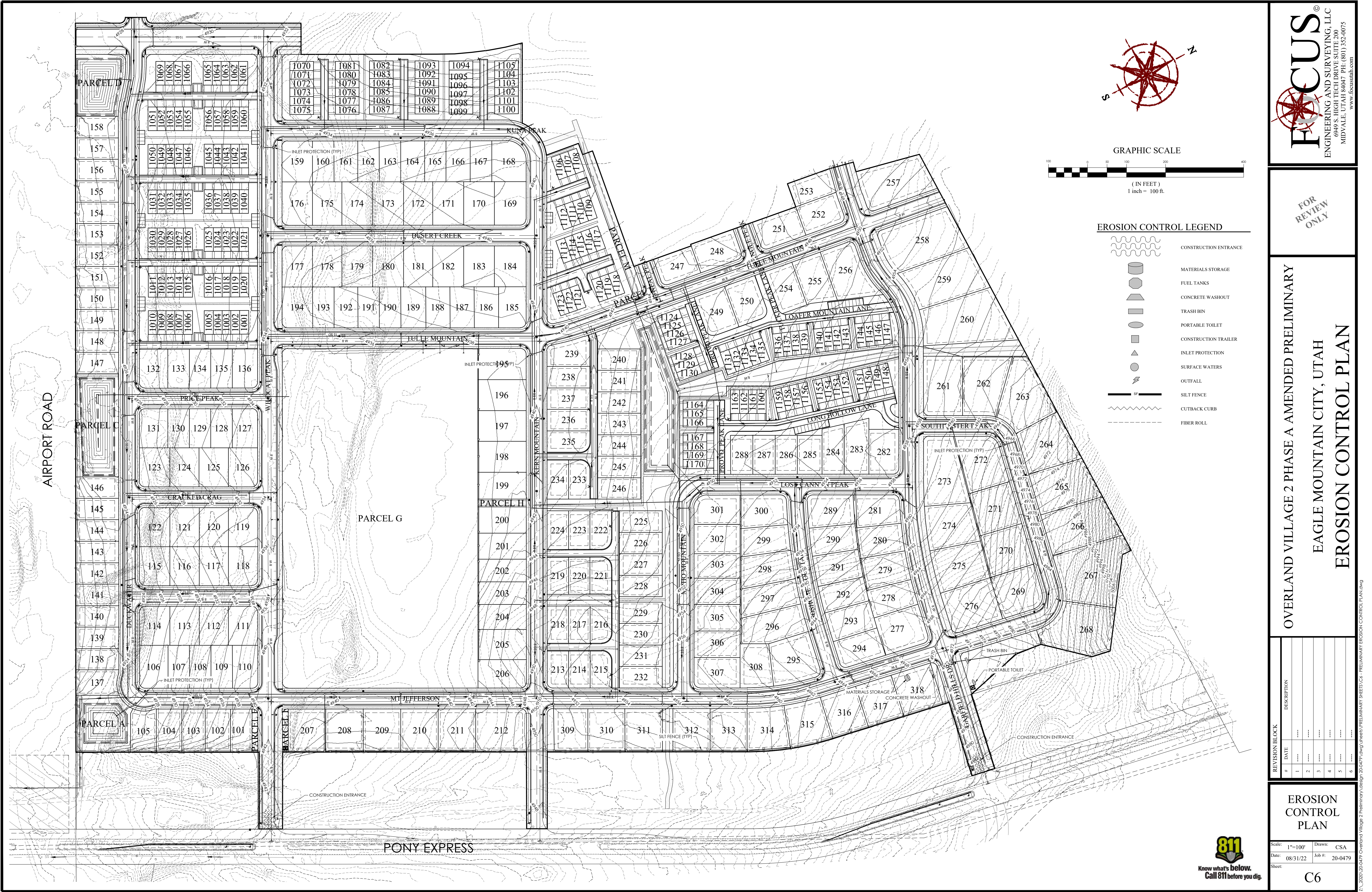
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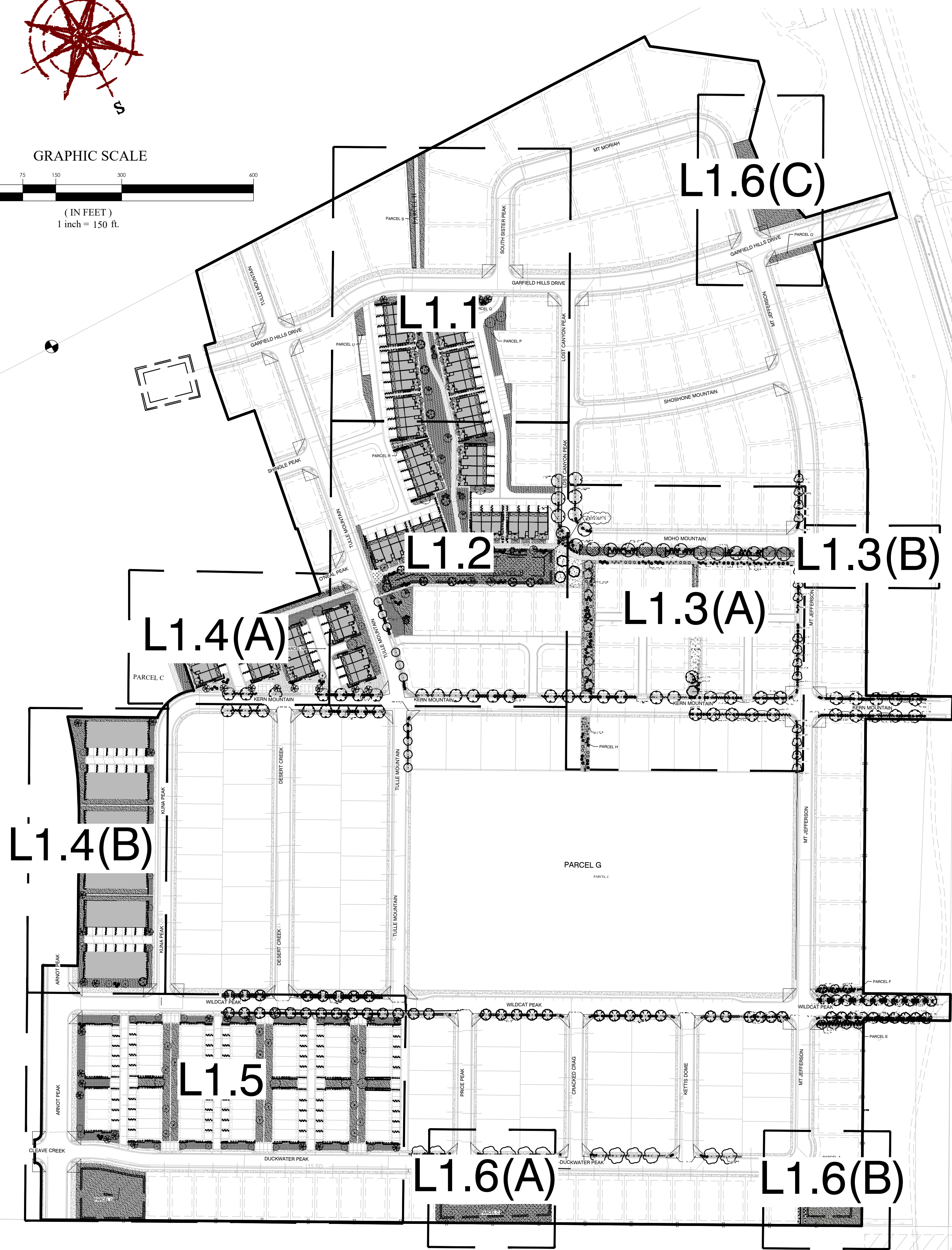
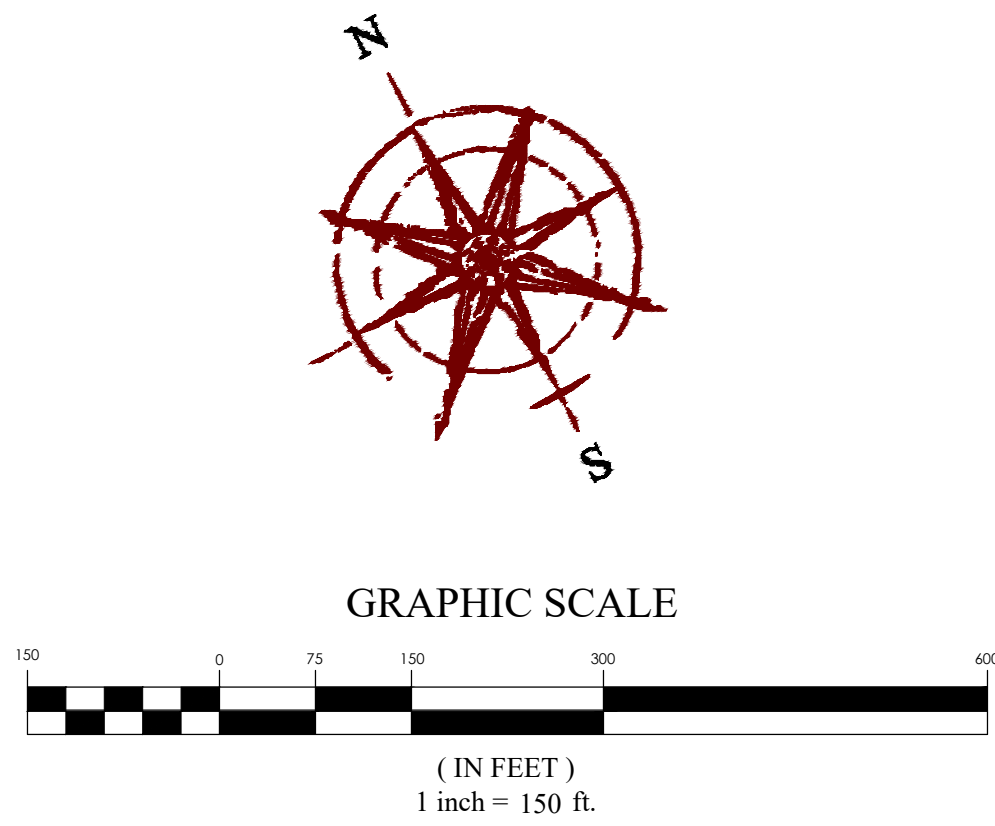
OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
UTILITY PLAN

REVISION BLOCK	
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UTILITY PLAN	
Scale: 1"=70'	Drawn: CSA
Date: 08/31/22	Job #: 20-0479
Sheet:	C5.2

Z:_2020\20-0479 Overland Village 2 Preliminary\design\20-0479.dwg Greenfly PRELIMINARY SHEETS C5.2 - PRELIMINARY UTILITY PLAN.dwg





TREE LEGEND

- Acer truncatum x platanoides 'Warrenred' Pacific Sunset Maple 1 1/2" cal.
- Malus 'Royal Raindrops' Royal Raindrops Crab 1 1/2" cal.
- Malus 'Spring Snow' Spring Snow Flowering Crab 1 1/2" cal.
- Prunus serrulata 'Kwanzan' Kwanzan Flowering Cherry 1 1/2" cal.
- Prunus virginiana 'Canada Red' Canada Red Chokecherry 1 1/2" cal.
- Pyrus calleryana 'Chanticleer' Chanticleer Flowering Pear 1 1/2" cal.
- Zelkova serrata 'Village Green' Village Green Zelkova 1 1/2" cal.
- Ulmus x 'Accolade' Accolade Elm 1 1/2" cal.
- Quercus macrocarpa Bur Oak 1 1/2" cal.
- Malus x 'Prairifire' Prairifire Crabapple 1 1/2" cal.
- Gleditsia triacanthos inermis 'Shademaster' Shademaster Honey Locust 1 1/2" cal.

NATIVE TREE LEGEND

- Acer grandidentatum Bigtooth Maple 1 1/2" cal.
- Crataegus douglasii Black Hawthorn 1 1/2" cal.
- Quercus gambelii Scrub Oak 5' height
- Juniperus osteosperma Utah Juniper 6' height
- Juniperus monosperma One-seed Juniper 6' height

NATIVE PLANT SCHEDULE

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

NOTES:

1. ALL PLANTING BEDS WILL HAVE 4" DEPTH OF RIVER ROCK OR CRUSHED GRAVEL.

LEGEND

- TURF SOD (109,403 SF)
- NATIVE GRASS/WILDFLOWERS (243,199 SF)

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

PLANT SCHEDULE FOR TOWNHOMES

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

LANDSCAPE NOTES:

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

NOTE:

REFERENCE STREET TREE PLAN ON SHEETS L2.0-L2.4 FOR SPECIES PROPOSED IN PARKSTRIPS

NATIVE GRASS/WILDFLOWER SEED MIX

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

APPLICATION:

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

For Review

OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

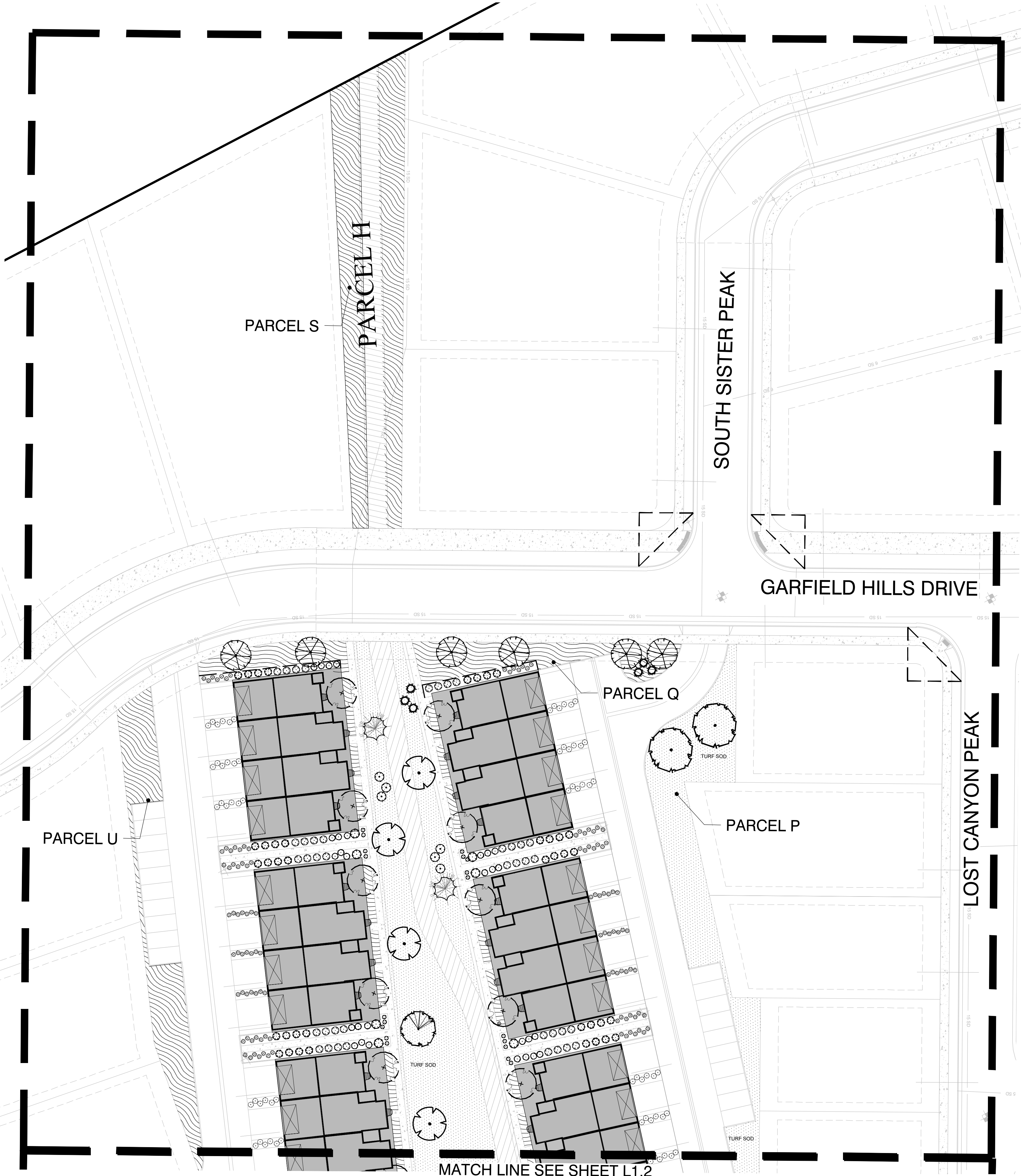
LANDSCAPE PLAN

REVISION BLOCK		DESCRIPTION
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LANDSCAPE
PLAN

Scale: 1"=150'
Date: 8/31/2022
Sheet:
Drawn: MI/BW
Job #: 20-0479

L1.0



TREE LEGEND

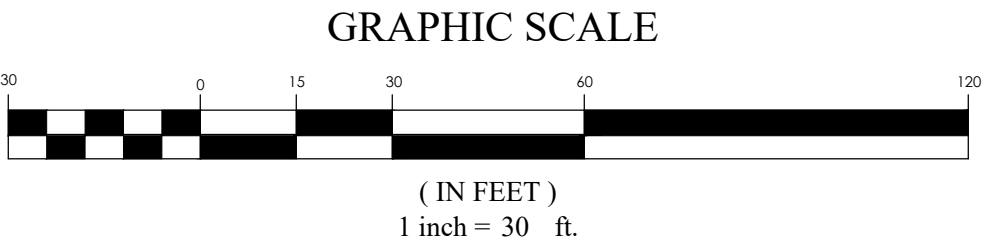
- Acer truncatum x platanoides 'Warrenred'
Pacific Sunset Maple 1 1/2" cal.
- Malus 'Royal Raindrops'
Royal Raindrops Crab 1 1/2" cal.
- Malus 'Spring Snow'
Spring Snow Flowering Crab 1 1/2" cal.
- Prunus serrulata 'Kwanzan'
Kwanzan Flowering Cherry 1 1/2" cal.
- Prunus virginiana 'Canada Red'
Canada Red Chokecherry 1 1/2" cal.
- Pyrus calleryana 'Chanticleer'
Chanticleer Flowering Pear 1 1/2" cal.
- Zelkova serrata 'Village Green'
Village Green Zelkova 1 1/2" cal.
- Ulmus x 'Accolade'
Accolade Elm 1 1/2" cal.
- Quercus macrocarpa
Bur Oak 1 1/2" cal.
- Malus x 'Prairifire'
Prairifire Crabapple 1 1/2" cal.
- Gleditsia triacanthos inermis 'Shademaster'
Shademaster Honey Locust 1 1/2" cal.

NATIVE TREE LEGEND

- Acer grandidentatum
Bigtooth Maple 1 1/2" cal.
- Crataegus douglasii
Black Hawthorn 1 1/2" cal.
- Quercus gambelii
Scrub Oak 5' height
- Juniperus osteosperma
Utah Juniper 6' height
- Juniperus monosperma
One-seed Juniper 6' height

LEGEND

- TURF SOD (109,403 SF)
- NATIVE GRASS/WILDFLOWERS (243,199 SF)



OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN

REVISION BLOCK	
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LANDSCAPE PLAN

Scale: 1"=30'

Date: 8/31/2022

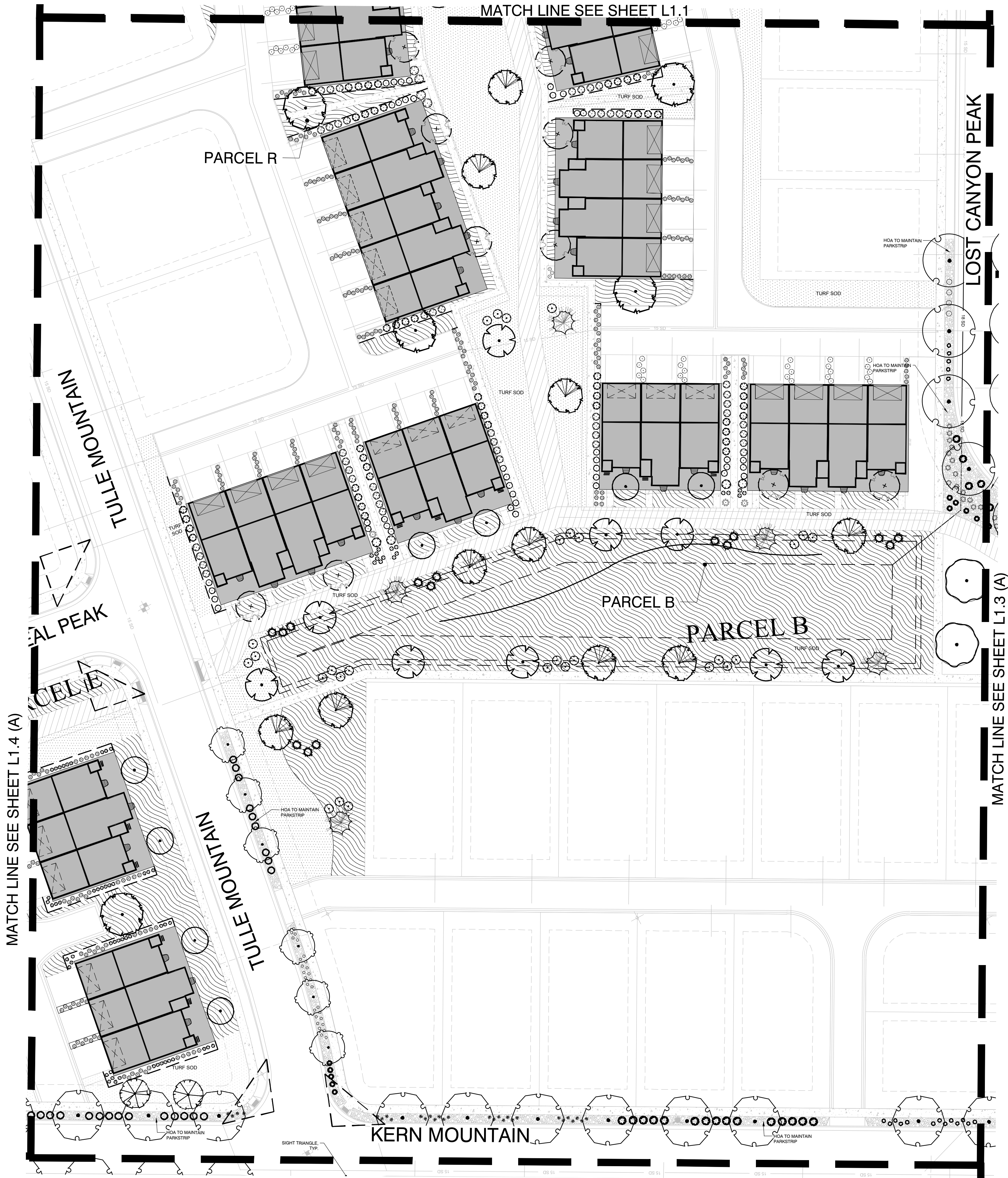
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Drawn: MI/BW

Job #: 20-0479

L1.1

For Review



TREE LEGEND

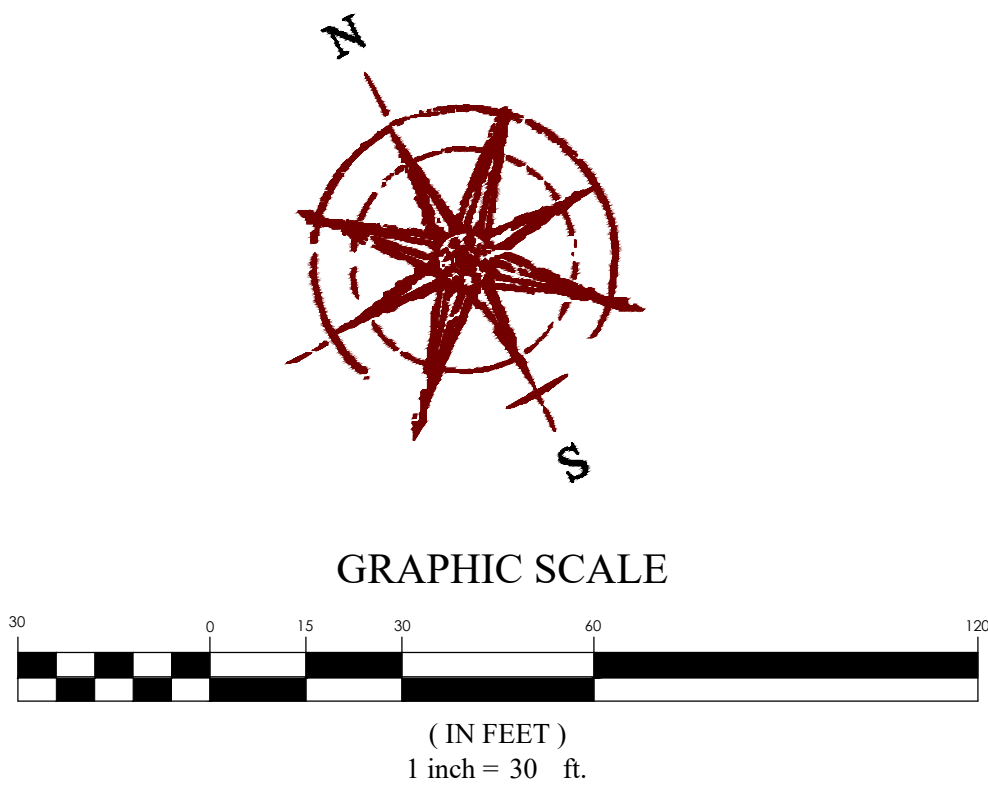
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Bur Oak 1 1/2" cal.
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Prairifire Crabapple 1 1/2" cal.
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NATIVE TREE LEGEND

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Bigtooth Maple 1 1/2" cal.
- Crataegus douglasii
Black Hawthorn 1 1/2" cal.
- Quercus gambelii
Scrub Oak 5' height
- Juniperus osteosperma
Utah Juniper 6' height
- Juniperus monosperma
One-seed Juniper 6' height

LEGEND

- TURF SOD (109,403 SF)
- NATIVE GRASS/WILDFLOWERS (243,199 SF)



For Review

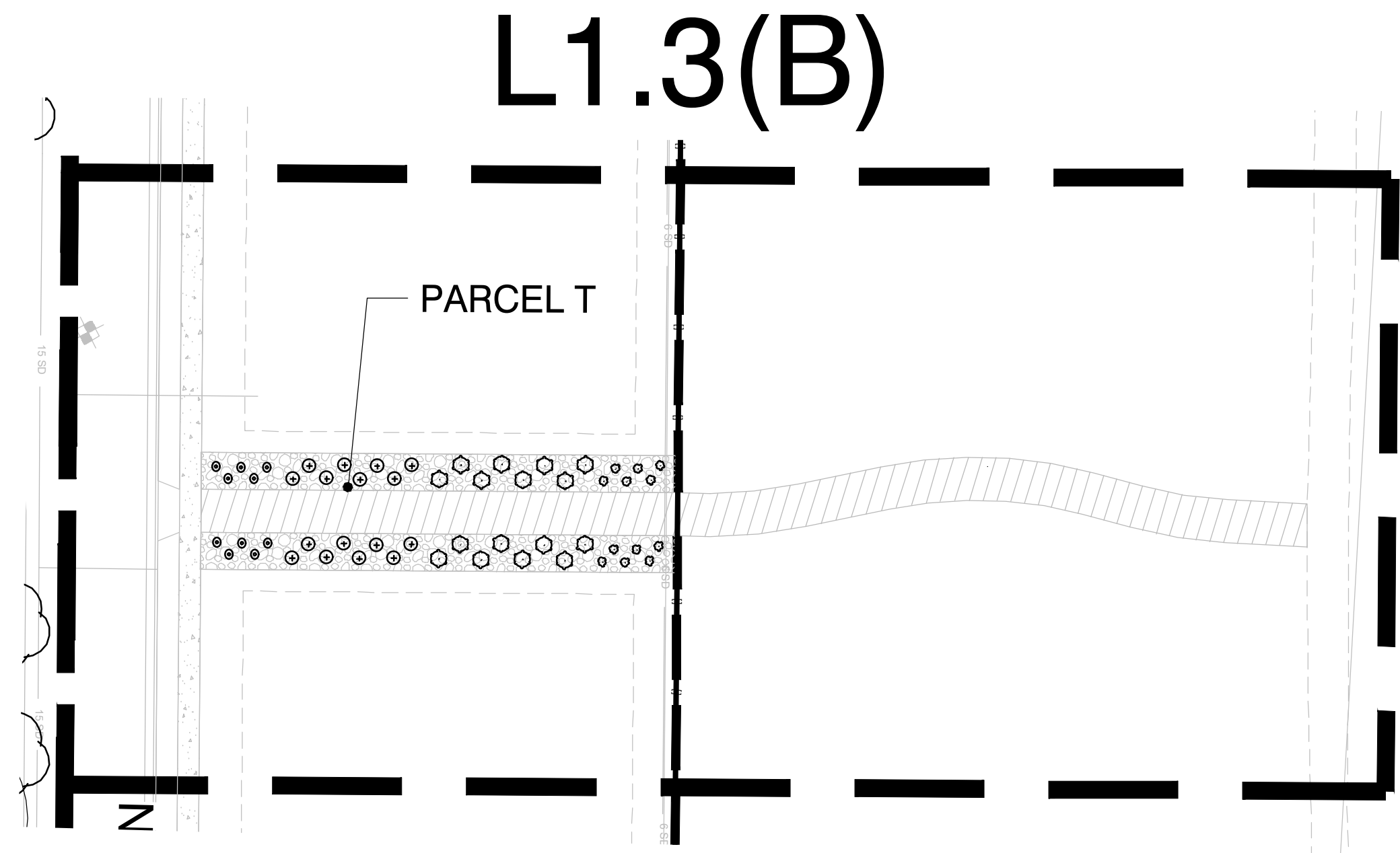
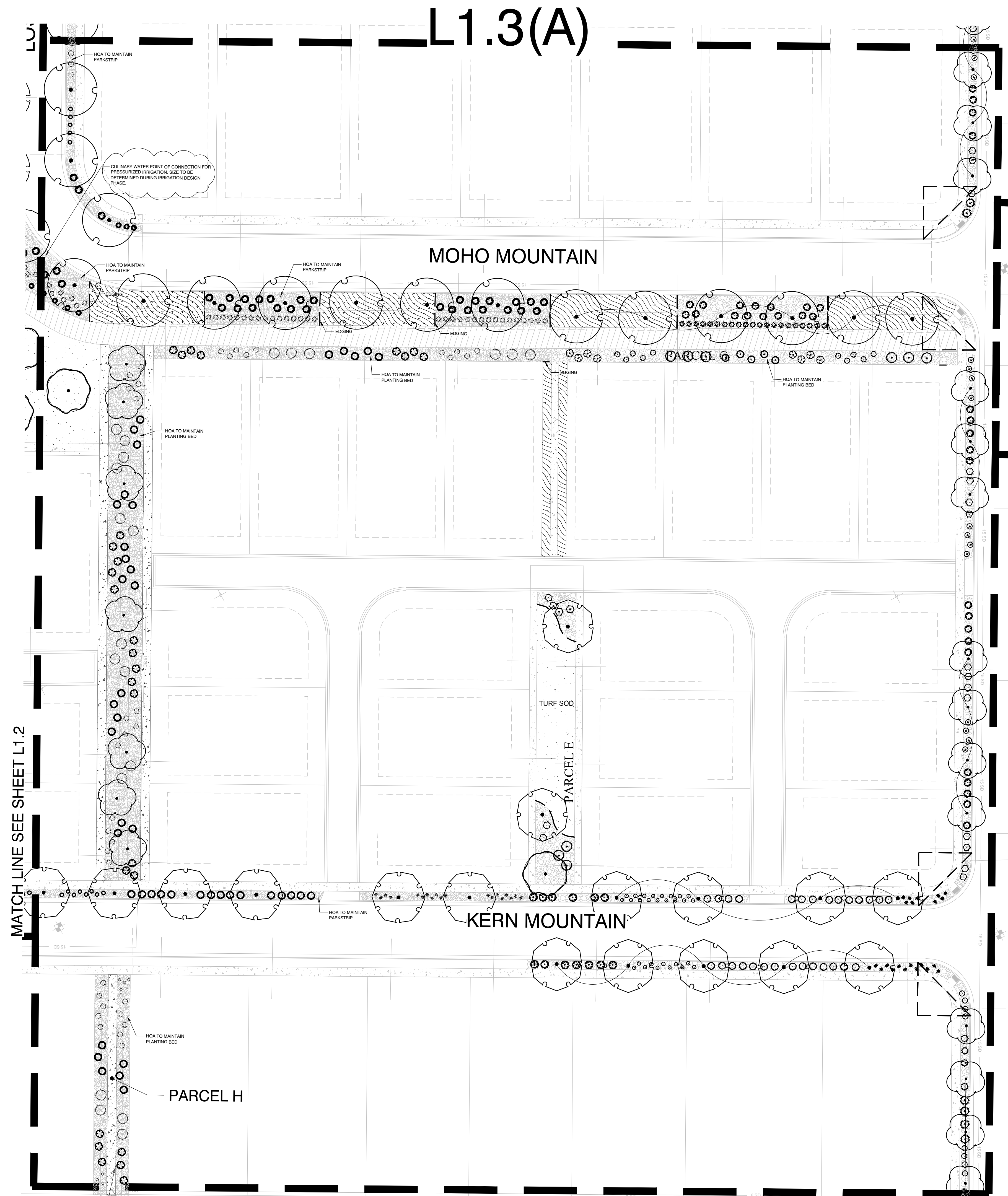
OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN

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

LANDSCAPE PLAN

Scale: 1"=30' Drawn: MI/BW
Date: 08/31/2022 Job #: 20-0479
Sheet: L1.2





TREE LEGEND

- Acer truncatum x platanoides 'Warrenred'
Pacific Sunset Maple 1 1/2" cal.
- Malus 'Royal Raindrops'
Royal Raindrops Crab 1 1/2" cal.
- Malus 'Spring Snow'
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Kwanzan Flowering Cherry 1 1/2" cal.
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- Quercus macrocarpa
Bur Oak 1 1/2" cal.
- Malus x 'Prairifire'
Prairifire Crabapple 1 1/2" cal.
- Gleditsia triacanthos inermis 'Shademaster'
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NATIVE TREE LEGEND

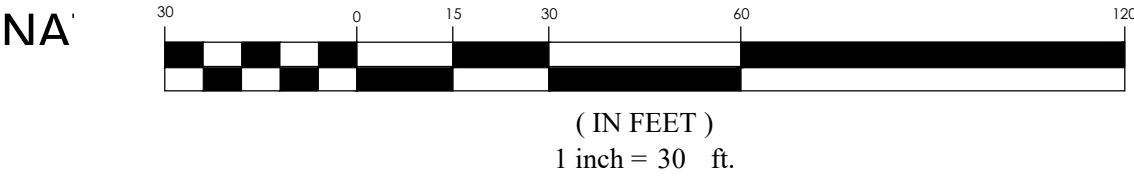
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One-seed Juniper 6' height

LEGEND

- TURF SOD (109,403 SF)
- NATIVE GRASS/WILDFLOWERS (243,199 SF)



GRAPHIC SCALE



For Review

OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN

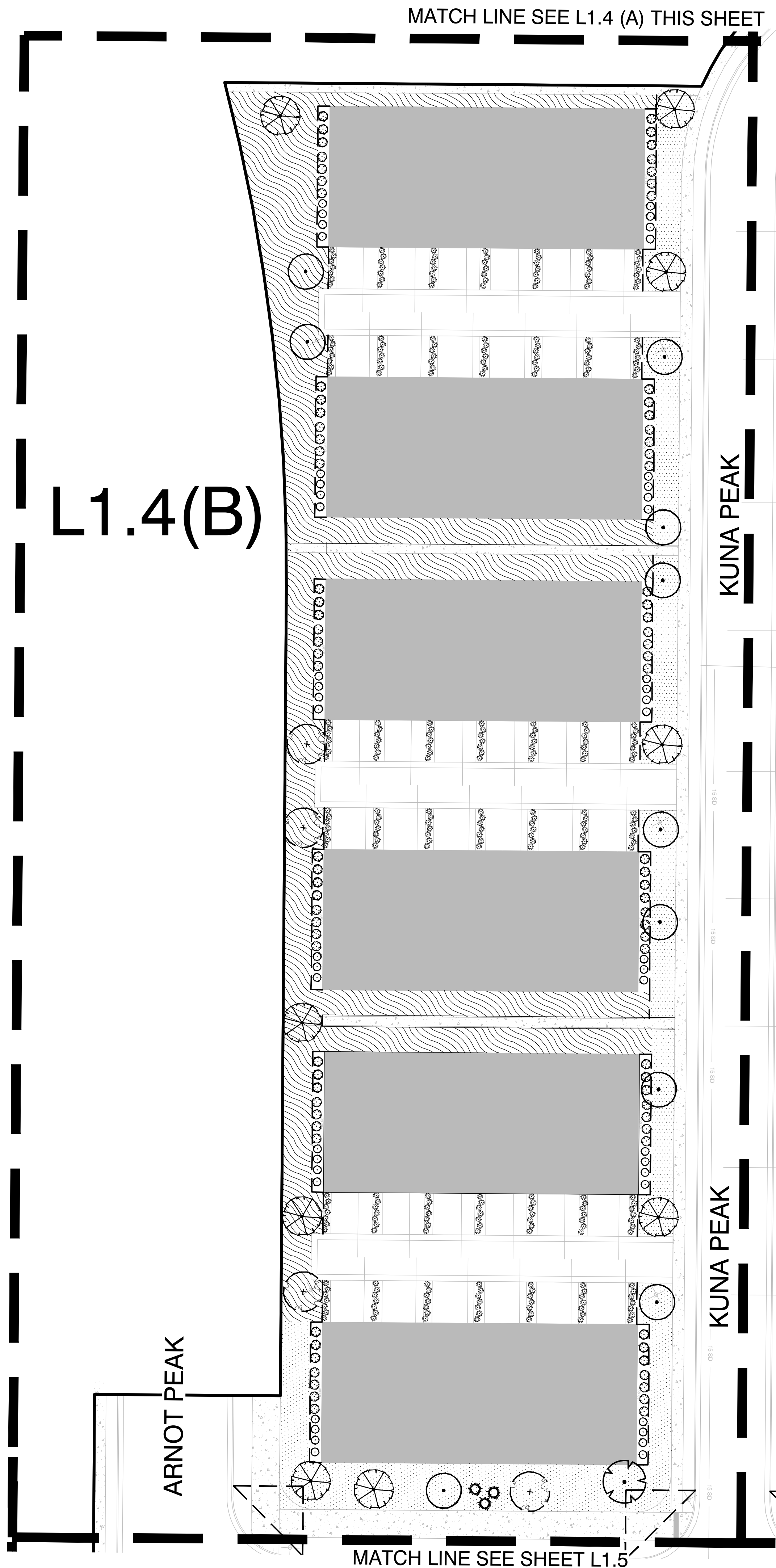
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6	09/01/2022	Final Design

LANDSCAPE PLAN

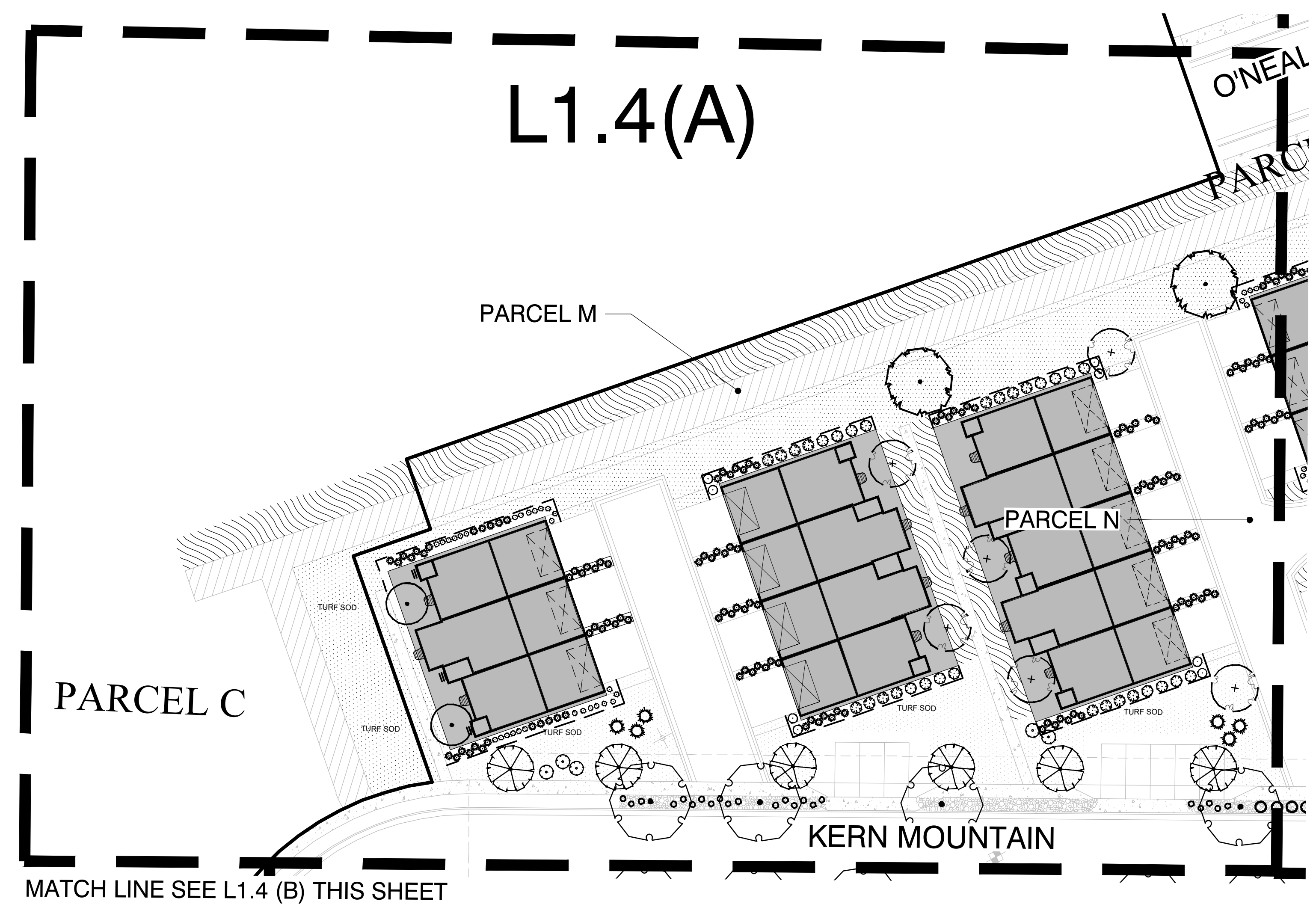
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Drawn: MI/BW
Job #: 20-0479





L1.4(B)



L1.4(A)

TREE LEGEND

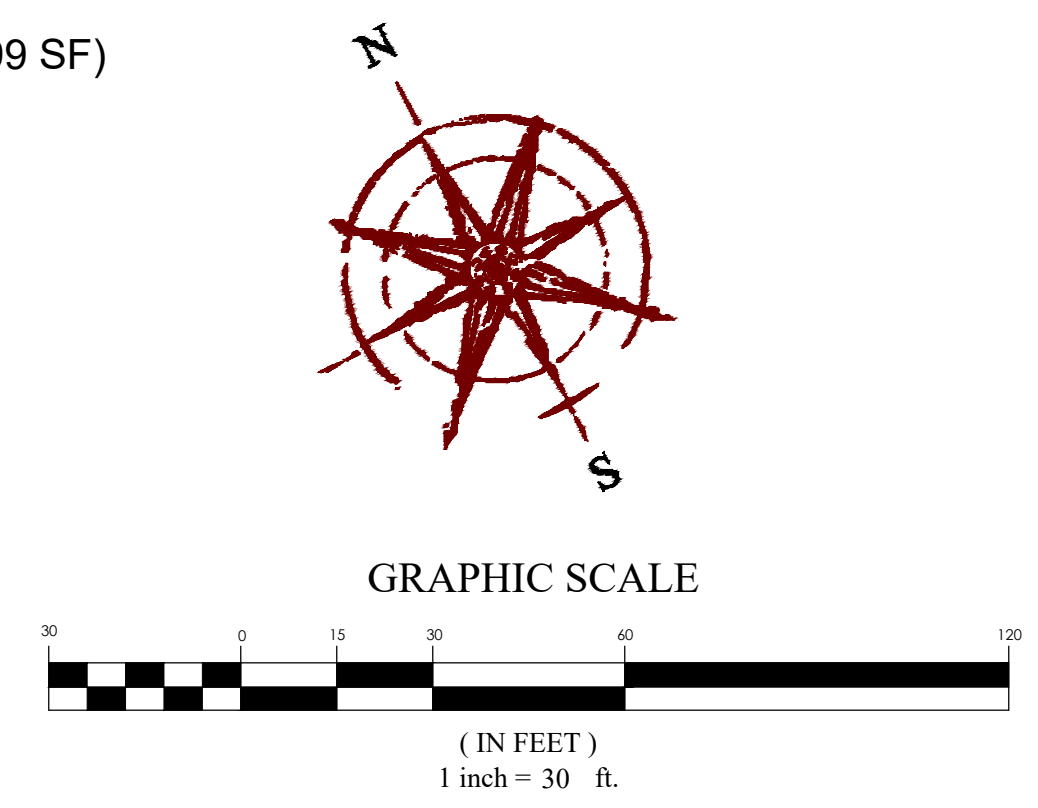
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Canada Red Chokecherry 1 1/2" cal.
- Pyrus calleryana 'Chanticleer'
Chanticleer Flowering Pear 1 1/2" cal.
- Zelkova serrata 'Village Green'
Village Green Zelkova 1 1/2" cal.
- Ulmus x 'Accolade'
Accolade Elm 1 1/2" cal.
- Quercus macrocarpa
Bur Oak 1 1/2" cal.
- Malus x 'Prairifire'
Prairifire Crabapple 1 1/2" cal.
- Gleditsia triacanthos inermis 'Shademaster'
Shademaster Honey Locust 1 1/2" cal.

NATIVE TREE LEGEND

- Acer grandidentatum
Bigtooth Maple 1 1/2" cal.
- Crataegus douglasii
Black Hawthorn 1 1/2" cal.
- Quercus gambelii
Scrub Oak 5' height
- Juniperus osteosperma
Utah Juniper 6' height
- Juniperus monosperma
One-seed Juniper 6' height

LEGEND

- TURF SOD (109,403 SF)
- NATIVE GRASS/WILDFLOWERS (243,199 SF)



For Review

OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN

REVISION BLOCK	
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LANDSCAPE PLAN

Scale: 1"=30'
Date: 08/31/2022
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Drawn: MI/BW
Job #: 20-0479
L1.4



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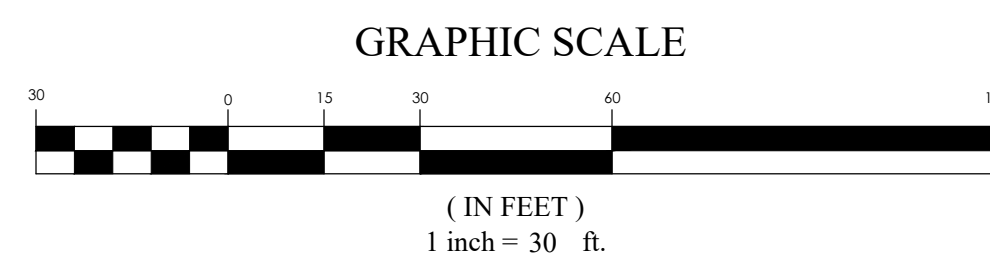
WILDCAT PEAK

ARNOT PEAK

CLEAVE CREEK

DUCKWATER PEAK

PARCEL D



TREE LEGEND

- Acer truncatum x platanoides 'Warrenred' Pacific Sunset Maple 1 1/2" cal.
- Malus 'Royal Raindrops' Royal Raindrops Crab 1 1/2" cal.
- Malus 'Spring Snow' Spring Snow Flowering Crab 1 1/2" cal.
- Prunus serrulata 'Kwanzan' Kwanzan Flowering Cherry 1 1/2" cal.
- Prunus virginiana 'Canada Red' Canada Red Chokecherry 1 1/2" cal.

- Pyrus calleryana 'Chanticleer' Chanticleer Flowering Pear 1 1/2" cal.
- Zelkova serrata 'Village Green' Village Green Zelkova 1 1/2" cal.
- Ulmus x 'Accolade' Accolade Elm 1 1/2" cal.
- Quercus macrocarpa Bur Oak 1 1/2" cal.
- Malus x 'Prairifire' Prairifire Crabapple 1 1/2" cal.
- Gleditsia triacanthos inermis 'Shademaster' Shademaster Honey Locust 1 1/2" cal.

NATIVE TREE LEGEND

- Acer grandidentatum Bigtooth Maple 1 1/2" cal.
- Crataegus douglasii Black Hawthorn 1 1/2" cal.
- Quercus gambelii Scrub Oak 5' height
- Juniperus osteosperma Utah Juniper 6' height
- Juniperus monosperma One-seed Juniper 6' height

LEGEND

- TURF SOD (109,403 SF)
- NATIVE GRASS/WILDFLOWERS (243,199 SF)

For Review

OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN

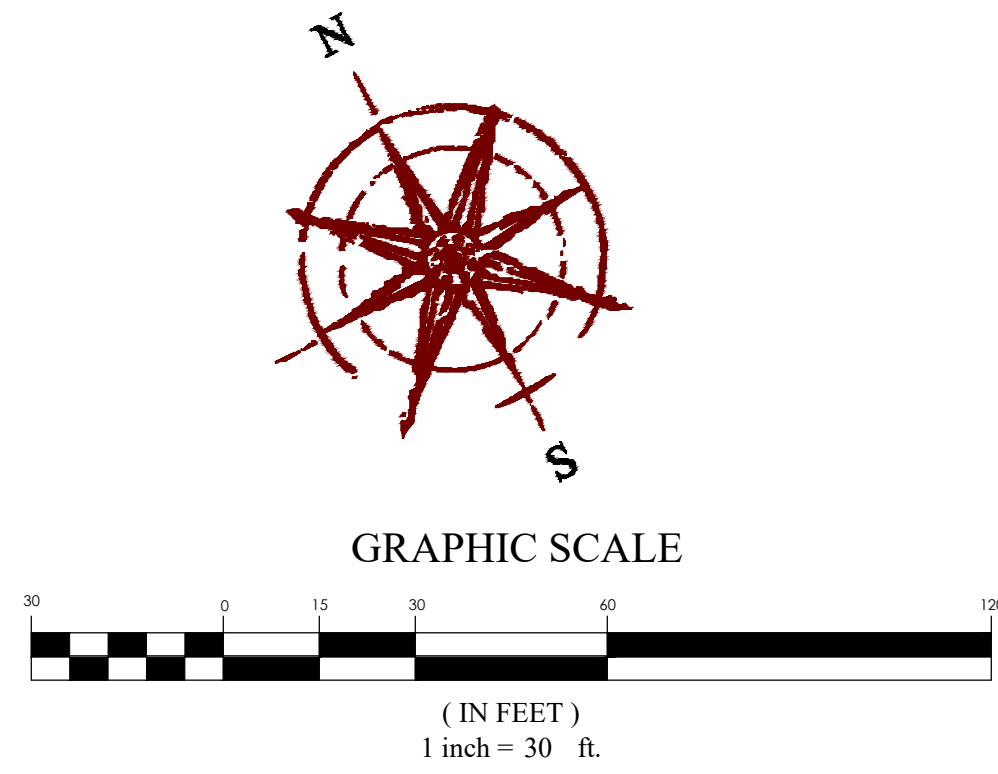
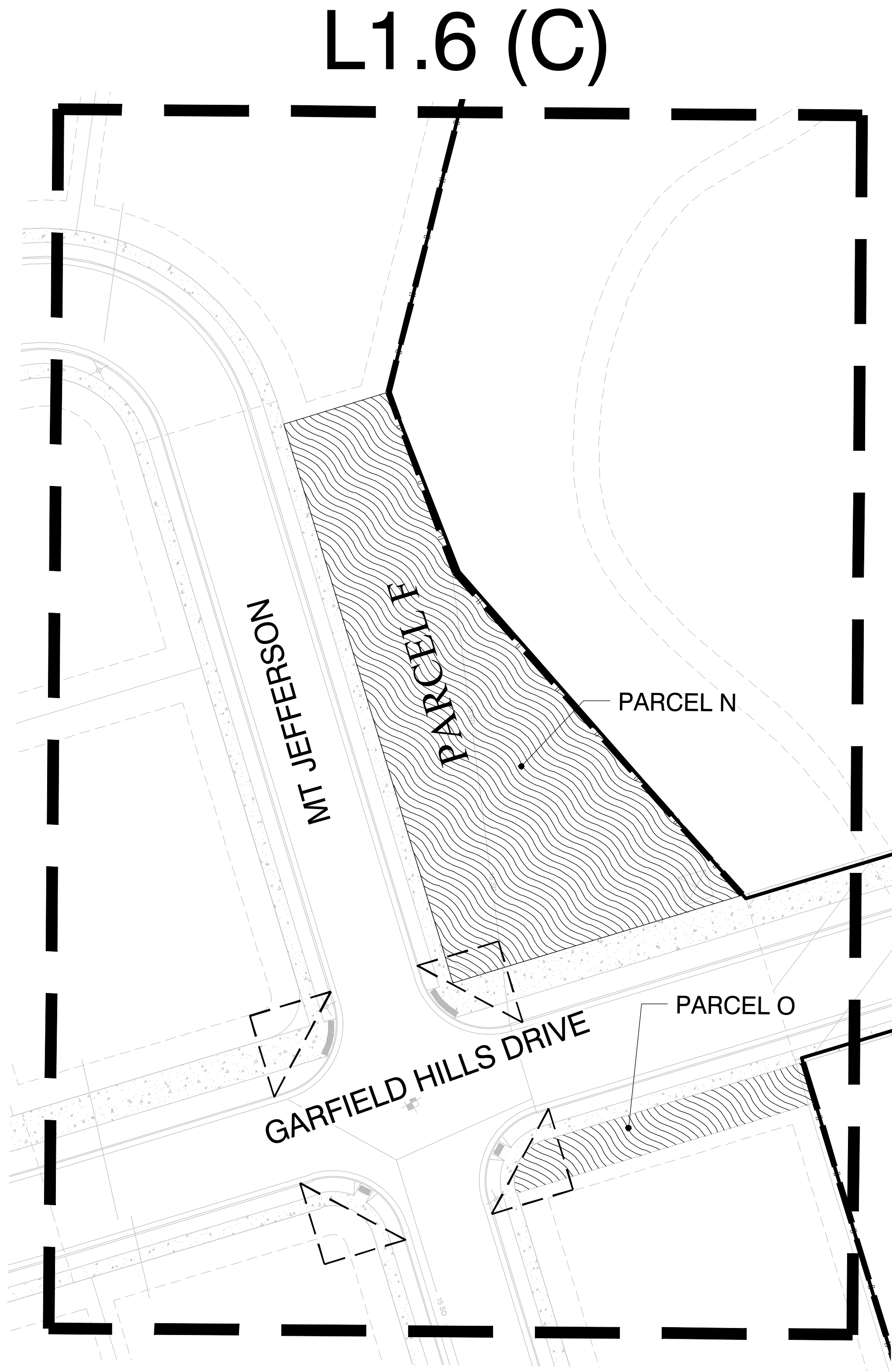
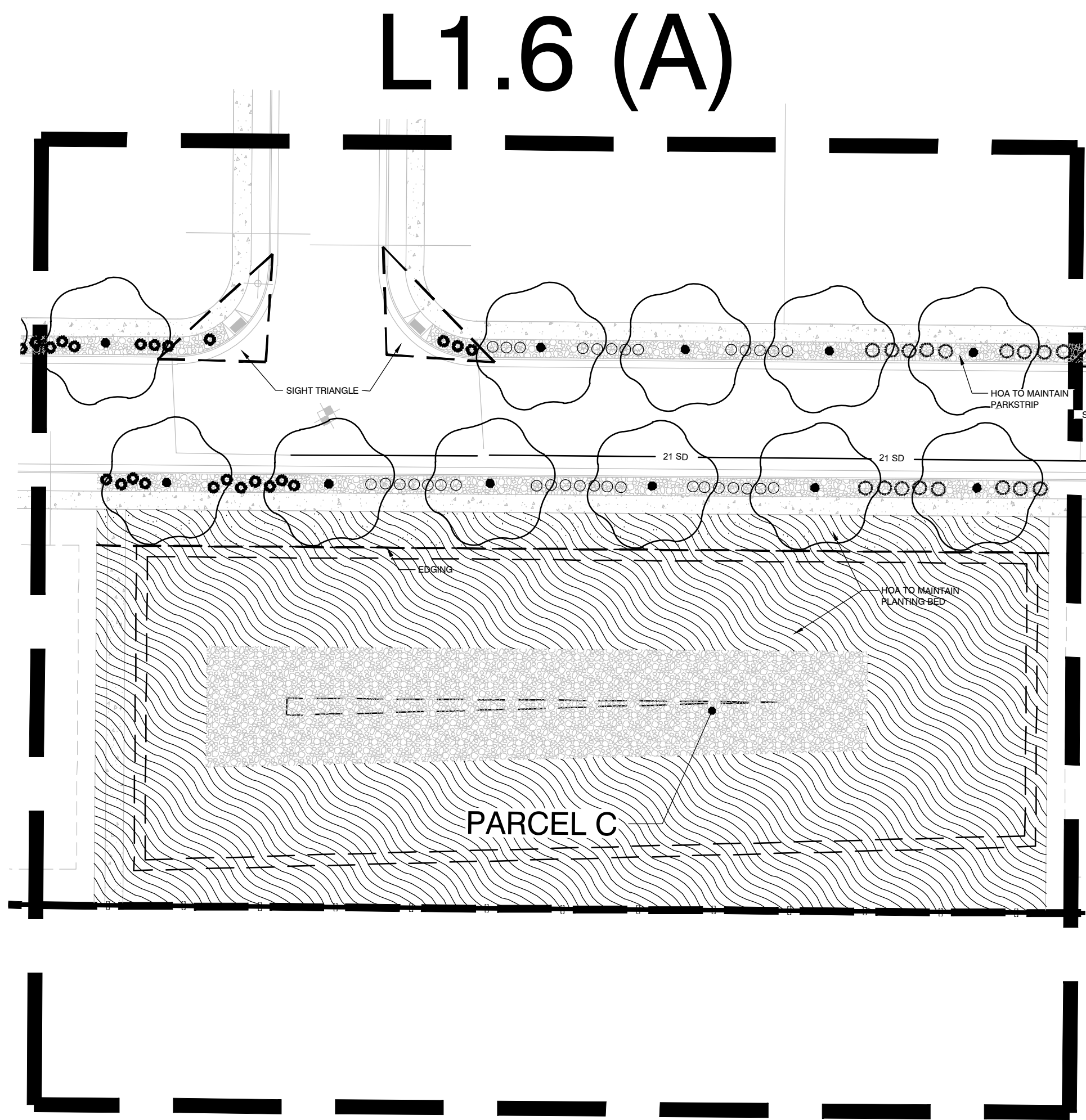
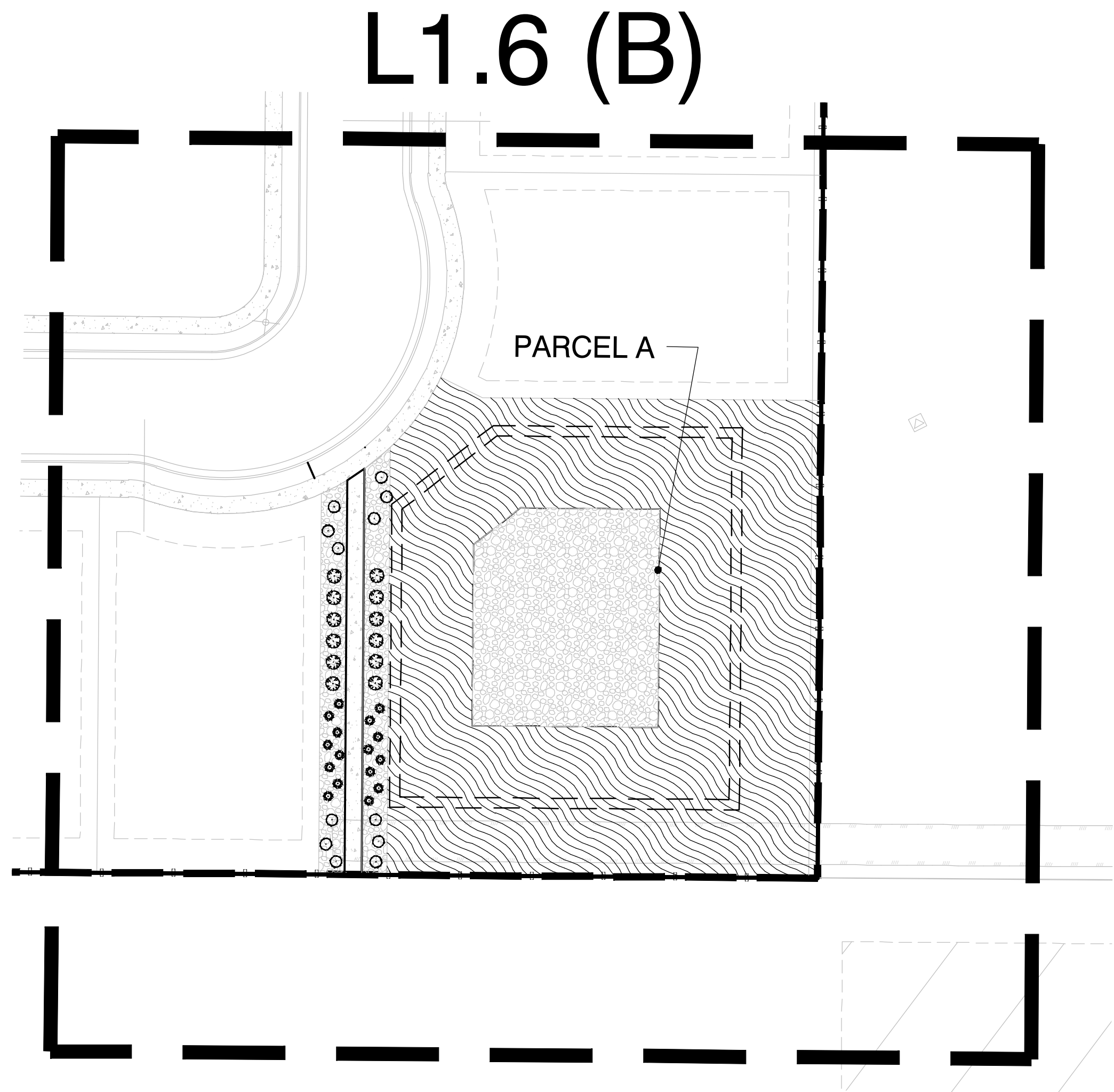
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LANDSCAPE
PLAN

Scale: 1"=30'
Date: 08/31/2022
Sheet: L1.5

Drawn: MI/BW
Job #: 20-0479





TREE LEGEND

- Acer truncatum x platanoides 'Warrenred'
Pacific Sunset Maple 1 1/2" cal.
- Malus 'Royal Raindrops'
Royal Raindrops Crab 1 1/2" cal.
- Malus 'Spring Snow'
Spring Snow Flowering Crab 1 1/2" cal.
- Prunus serrulata 'Kwanzan'
Kwanzan Flowering Cherry 1 1/2" cal.
- Prunus virginiana 'Canada Red'
Canada Red Chokecherry 1 1/2" cal.
- Pyrus calleryana 'Chanticleer'
Chanticleer Flowering Pear 1 1/2" cal.
- Zelkova serrata 'Village Green'
Village Green Zelkova 1 1/2" cal.
- Ulmus x 'Accolade'
Accolade Elm 1 1/2" cal.
- Quercus macrocarpa
Bur Oak 1 1/2" cal.
- Malus x 'Prairifire'
Prairifire Crabapple 1 1/2" cal.
- Gleditsia triacanthos inermis 'Shademaster'
Shademaster Honey Locust 1 1/2" cal.

NATIVE TREE LEGEND

- Acer grandidentatum
Bigtooth Maple 1 1/2" cal.
- Crataegus douglasii
Black Hawthorn 1 1/2" cal.
- Quercus gambelii
Scrub Oak 5' height
- Juniperus osteosperma
Utah Juniper 6' height
- Juniperus monosperma
One-seed Juniper 6' height

LEGEND

- TURF SOD (109,403 SF)
- NATIVE GRASS/WILDFLOWERS

OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN

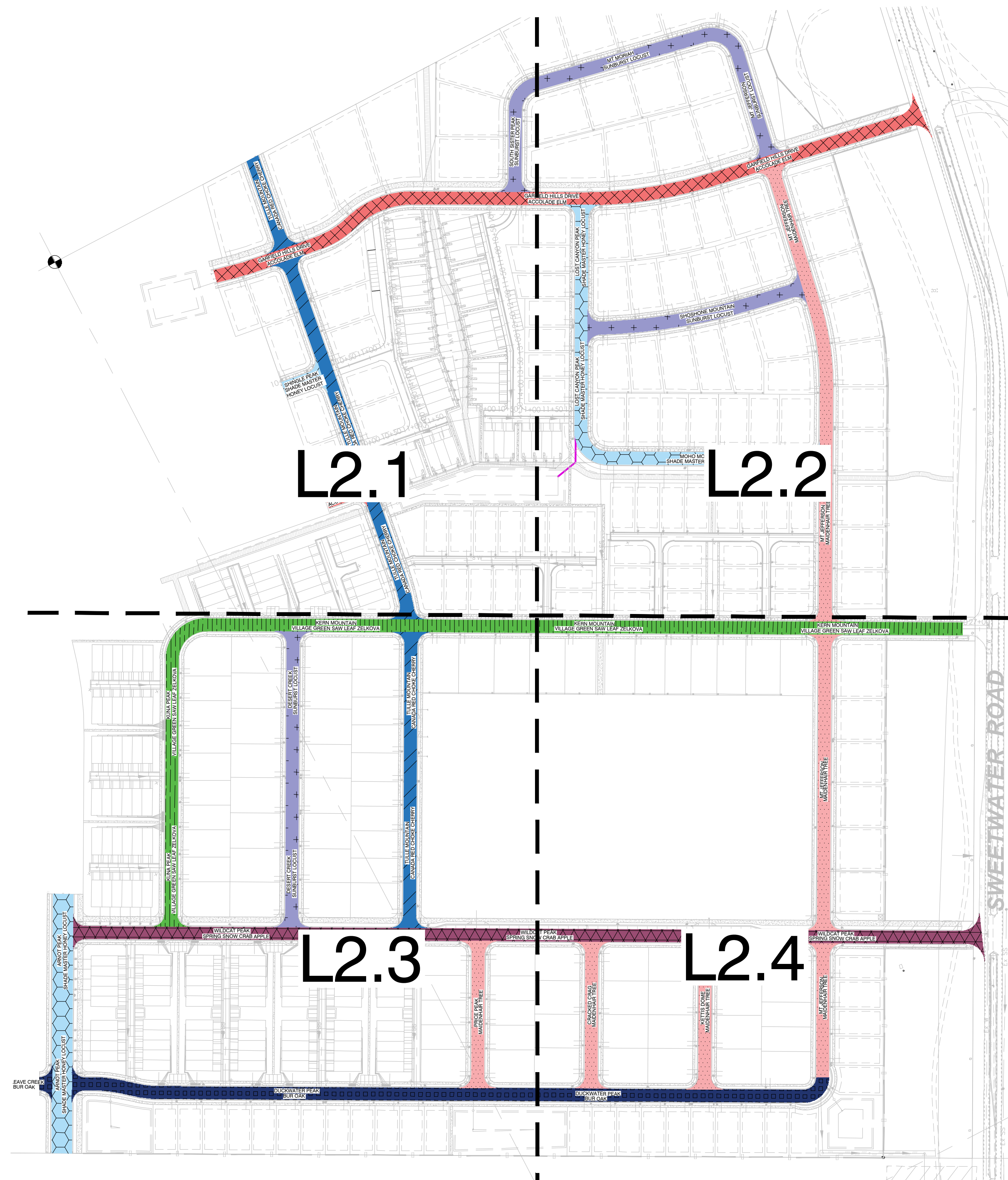
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LANDSCAPE PLAN

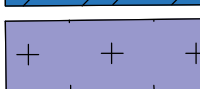
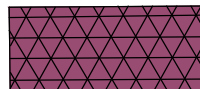
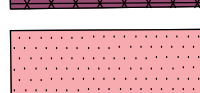
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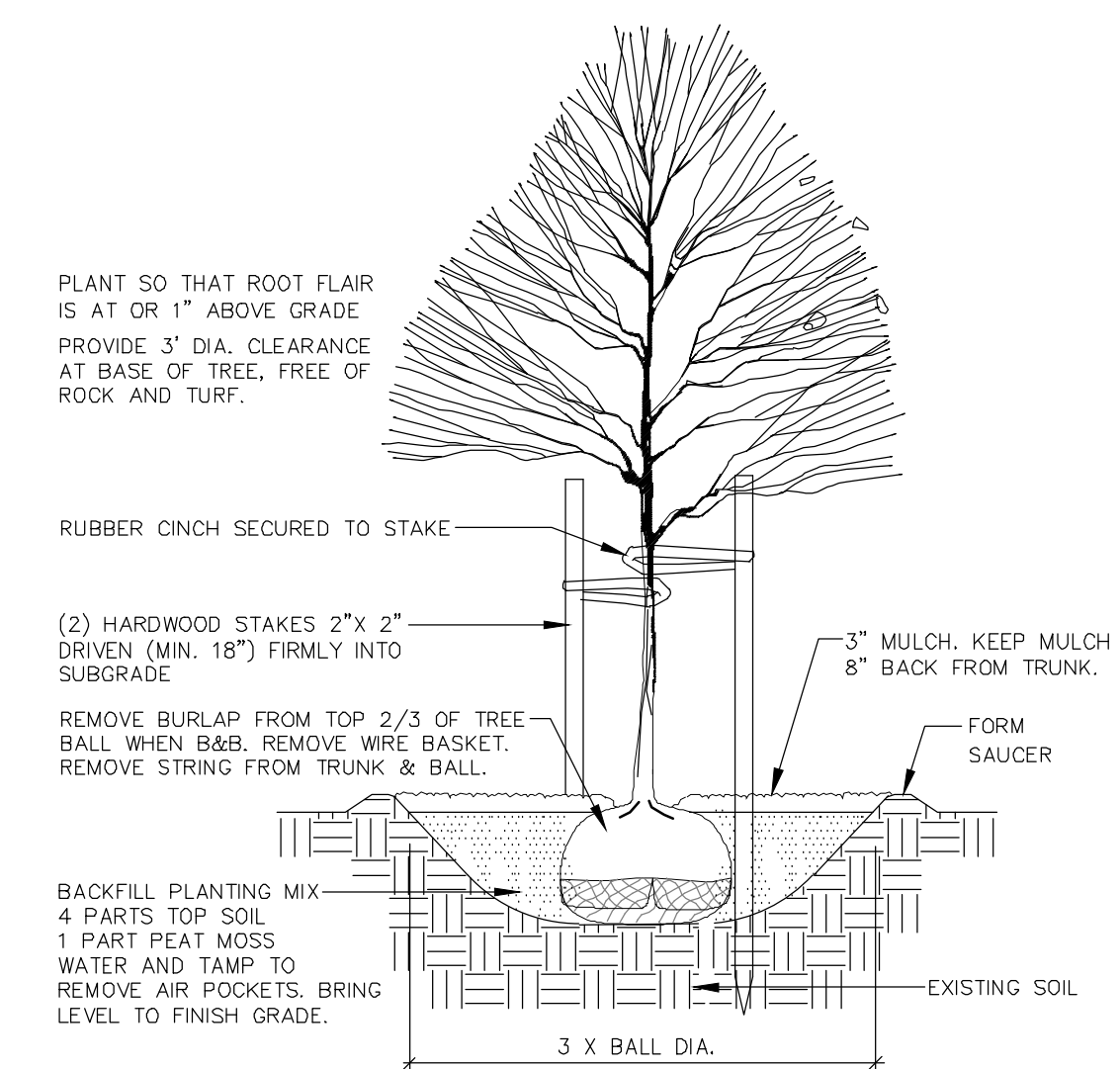
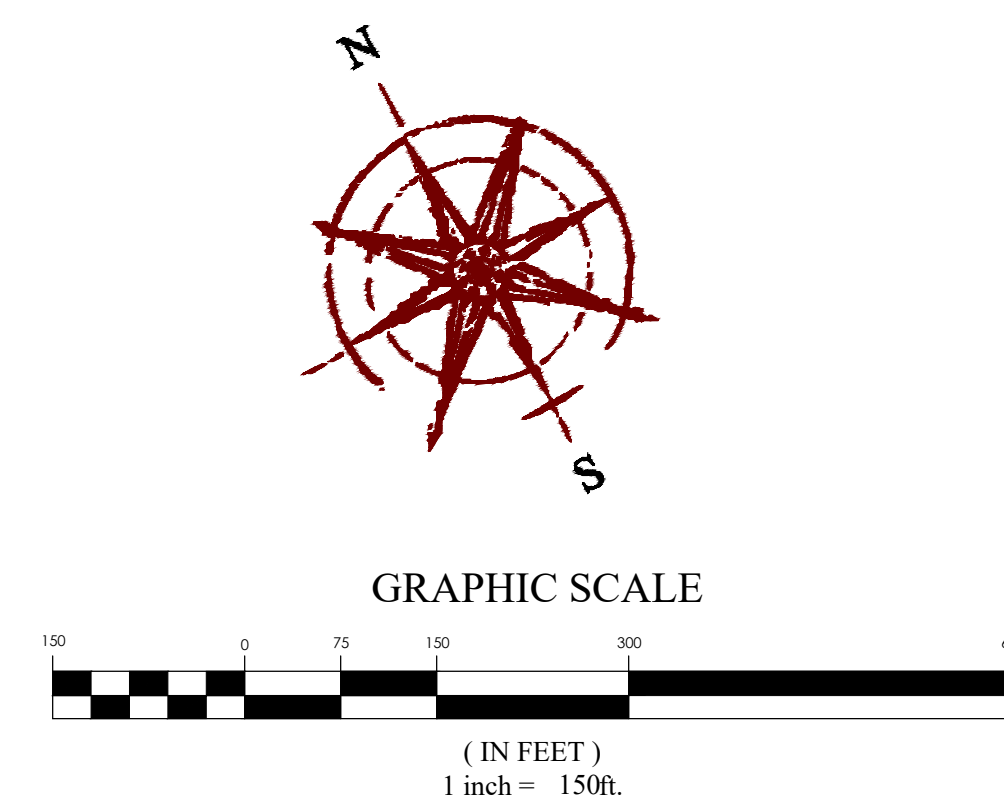
Drawn: MI/BW
Job #: 20-0479

For Review



TREE LEGEND

- | | |
|---|--|
|  | Prunus virginiana 'Canada Red' Canada Red Choke Cherry 2" cal. |
|  | Gleditsia triacanthos 'Sunburst' Sunburst Locust 2" cal. |
|  | Ulmus 'Morton' Accolade Elm 2" cal. |
|  | Gleditsia triacanthos var. inermis Shademaster Honey Locust 2" cal. |
|  | Zelkova serrata 'Village Green' Village Green Saw Leaf Zelkova 2" cal. |
|  | Malus 'Spring Snow' Spring Snow Crab 2" cal. |
|  | Ginkgo biloba 'Autumn Gold' Maidenhair 2" cal. |
|  | Quercus macrocarpa Bur Oak 2" cal. |

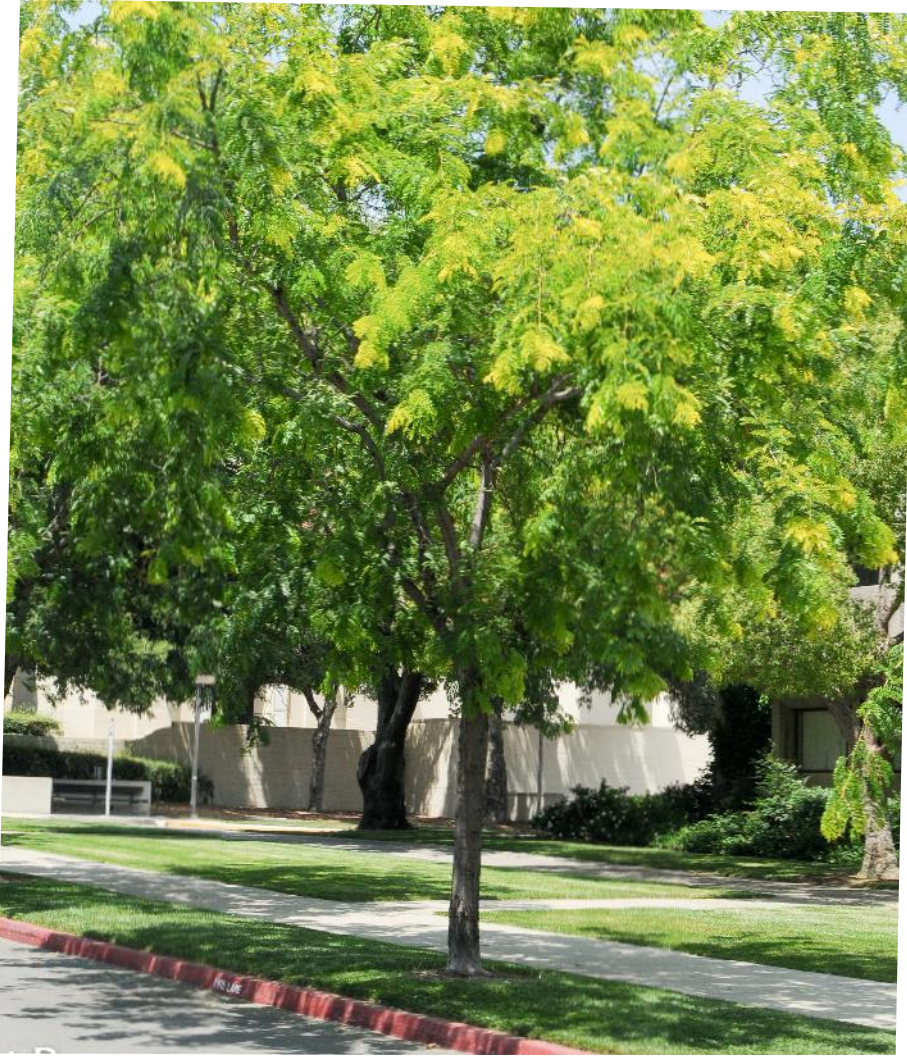


A TREE PLANTING & STAKING
NOT TO SCALE

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OVERALL LANDSCAPE PLAN

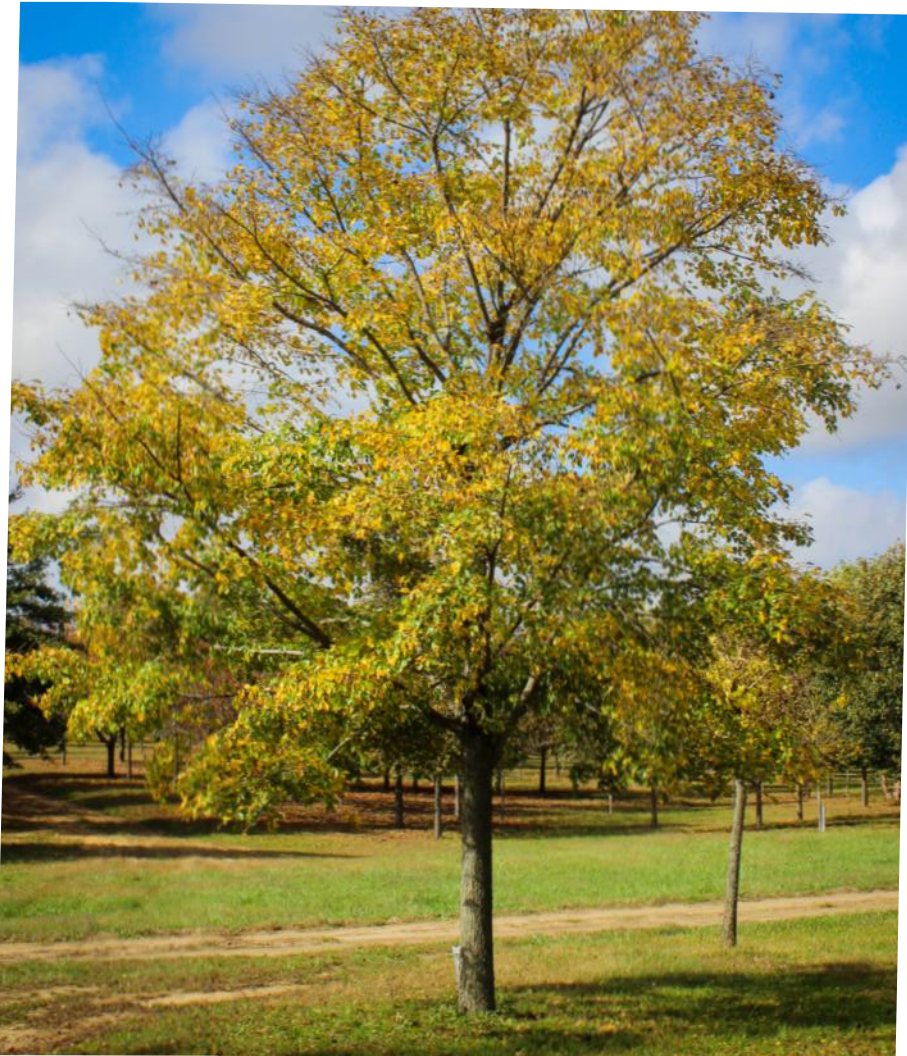
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Date: 05/24/2022	Job #: 20-0479



Gleditsia triacanthos 'Sunburst'
Sunburst Locust 2" cal.



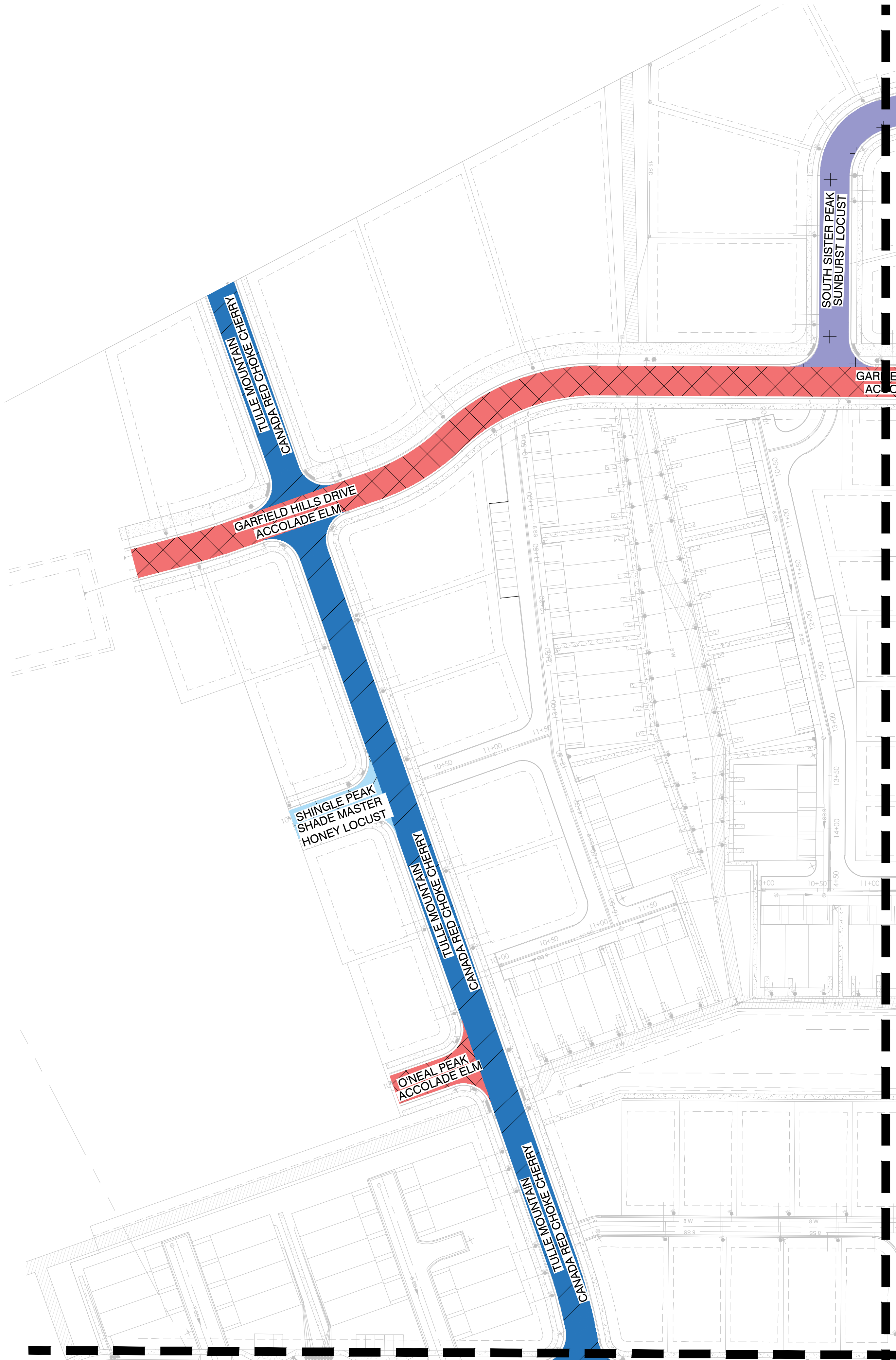
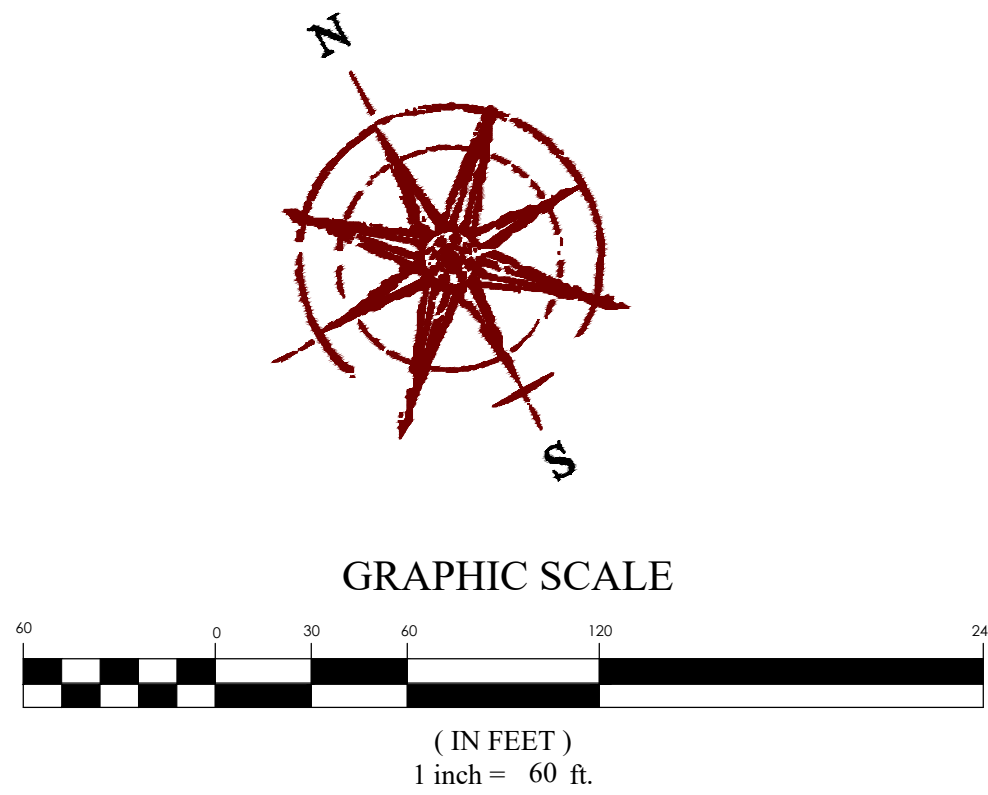
Gleditsia triacanthos var. inermis
Shademaster Honey Locust 2" cal.



Ulmus 'Morton'
Accolade Elm 2" cal.



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



MATCH LINE SEE SHEET L2.2

MATCH LINE SEE SHEET L2.3

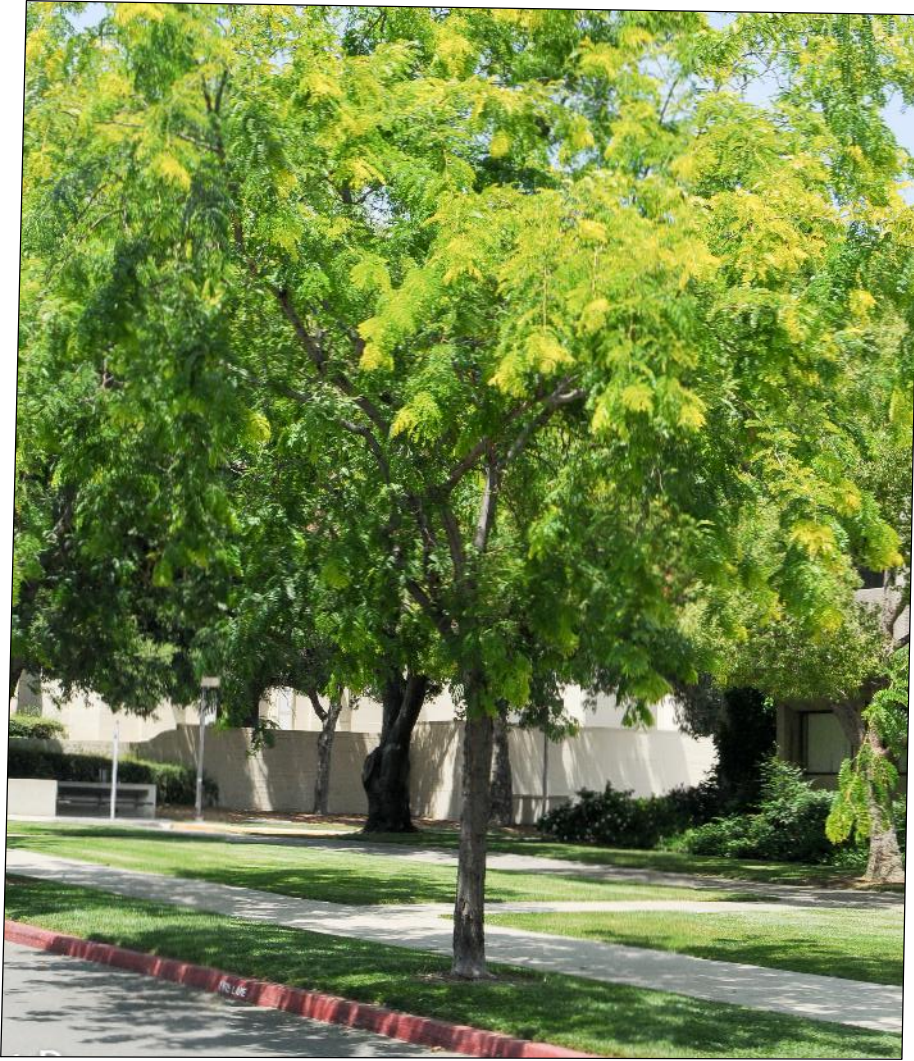
OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
STREET TREE PLAN

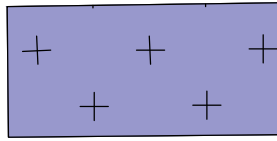
FOR
REVIEW
ONLY

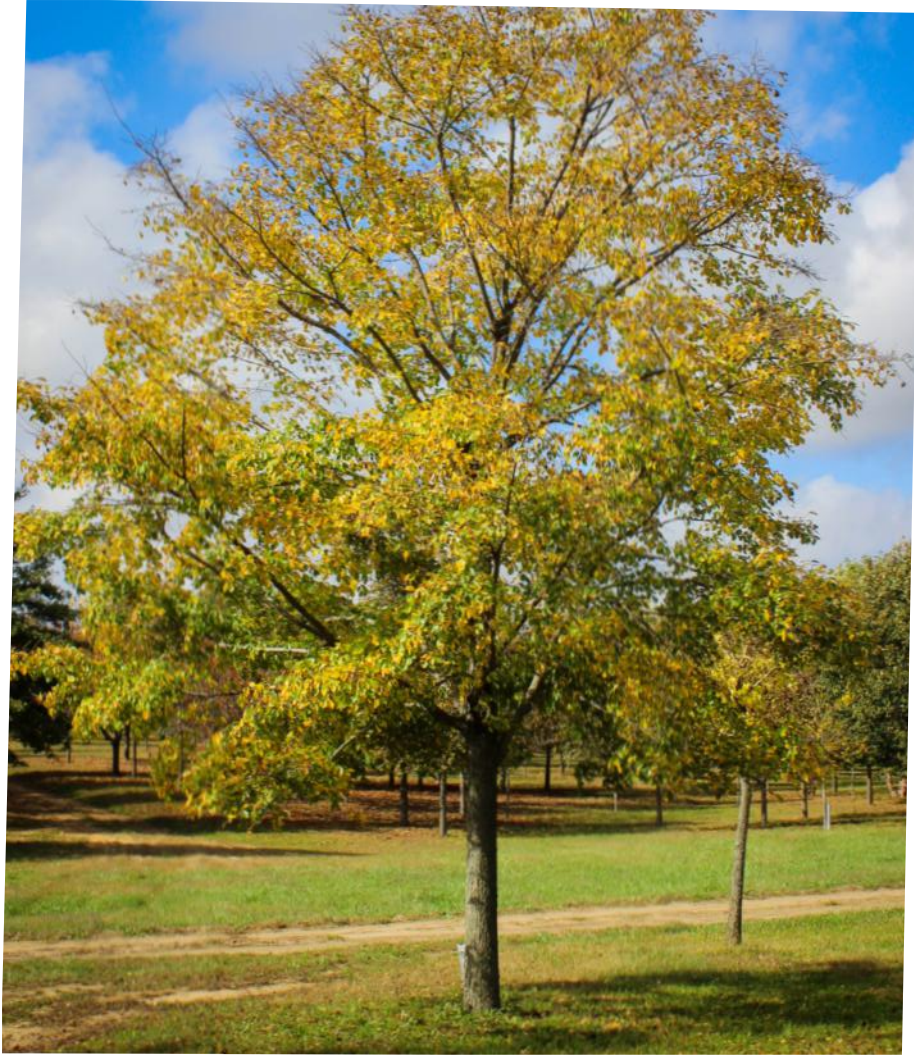
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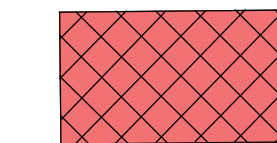
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Date: 05/24/2022	Job #: 20-0479
Sheet:	L2.1



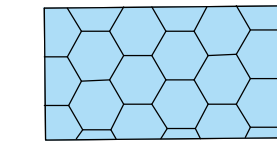


 Gleditsia triacanthos 'Sunburst'
Sunburst Locust 2" cal.

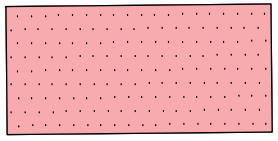


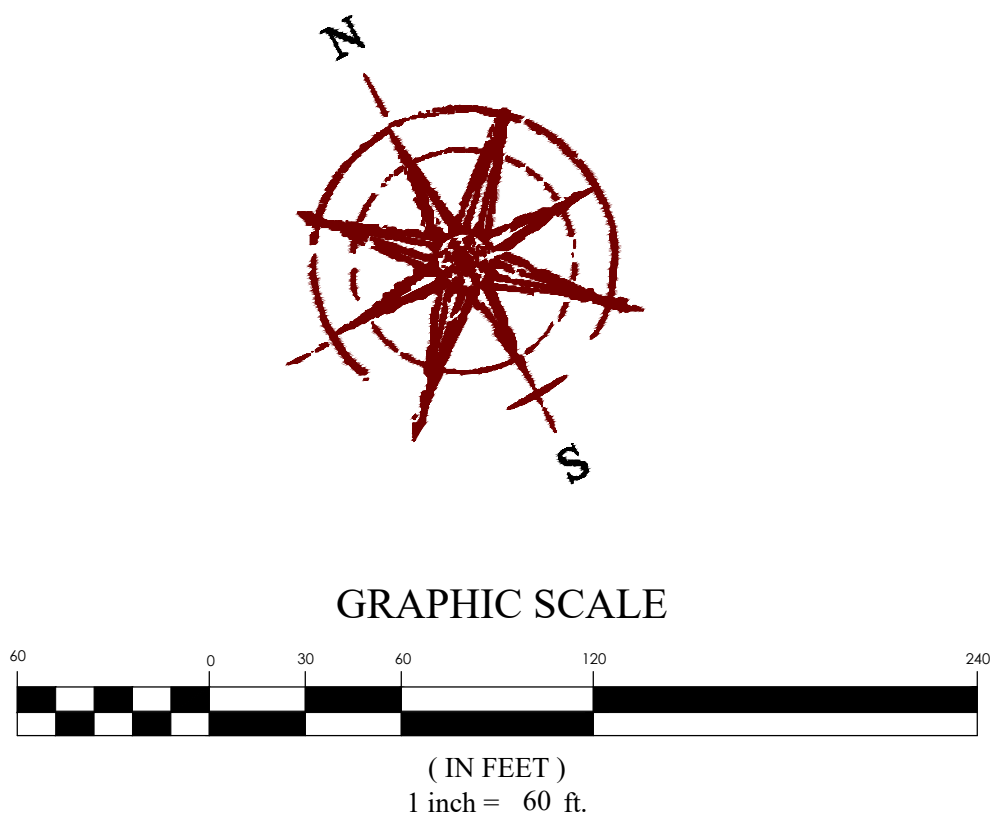
 Ulmus 'Morton'
Accolade Elm 2" cal.



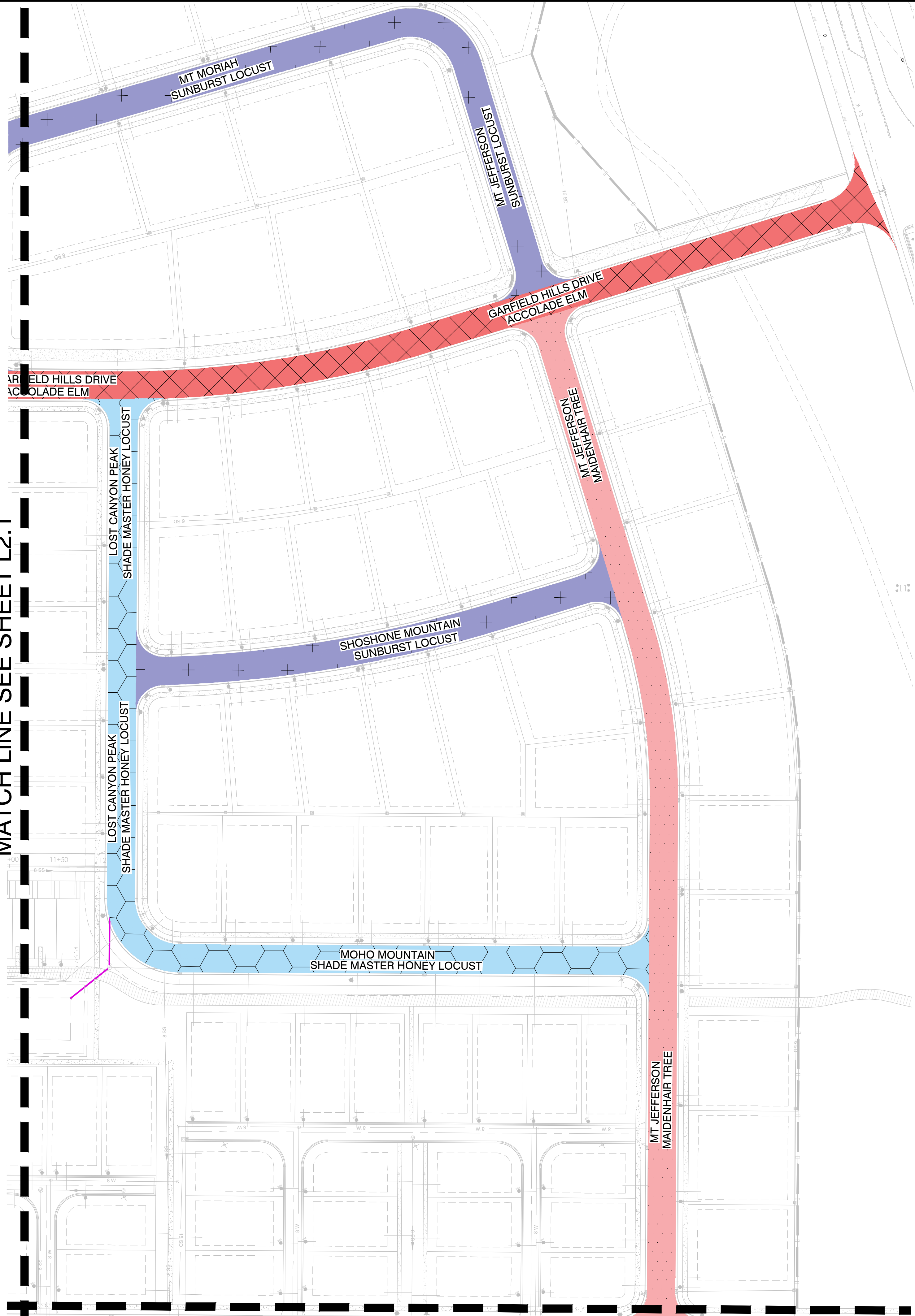
 Gleditsia triacanthos var. inermis
Shademaster Honey Locust 2" cal.



 Ginkgo biloba 'Autumn Gold'
Maidenhair 2" cal.



MATCH LINE SEE SHEET L2.1



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

FOR
REVIEW
ONLY

REVISION BLOCK	
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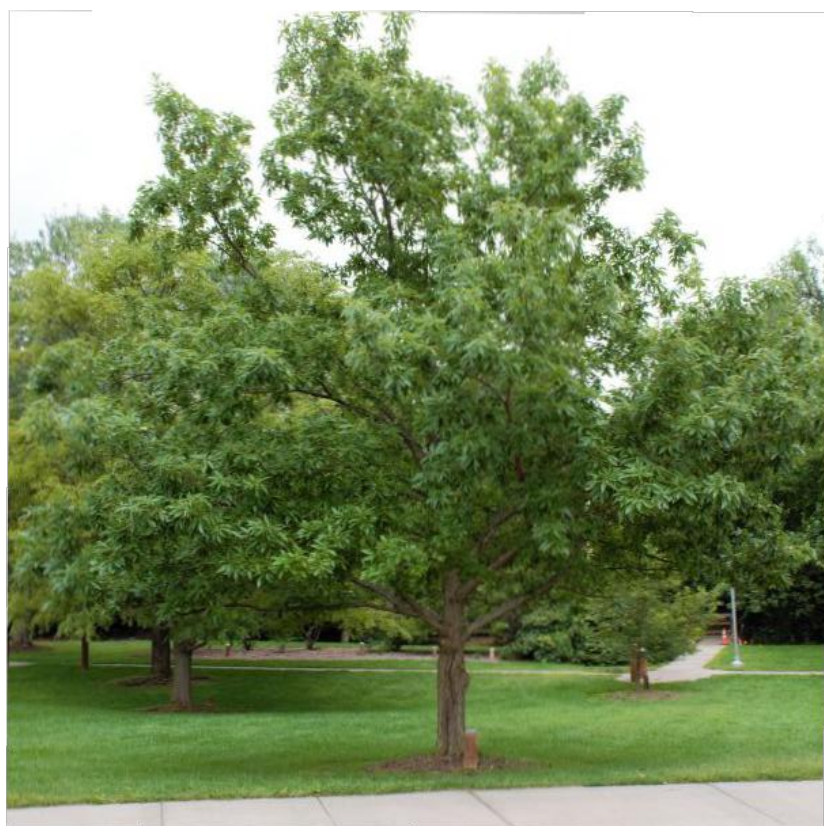
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Date: 05/24/2022	Job #: 20-0479
Sheet:	L2.2



Zelkova serrata 'Village Green'
Village Green Saw Leaf Zelkova 2" cal.



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



Quercus macrocarpa
Bur Oak 2" cal.



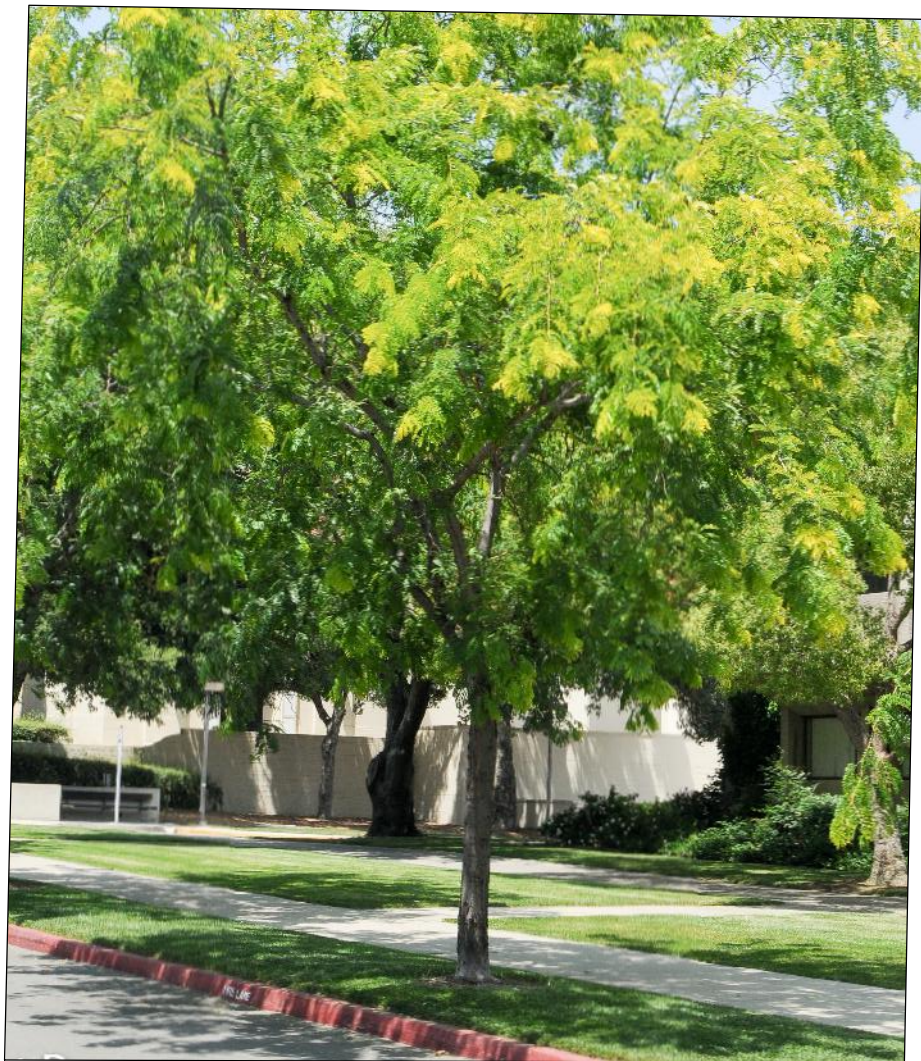
Malus 'Spring Snow'
Spring Snow Crabapple 2" cal.



Gleditsia triacanthos var. inermis
Shademaster Honey Locust 2" cal.



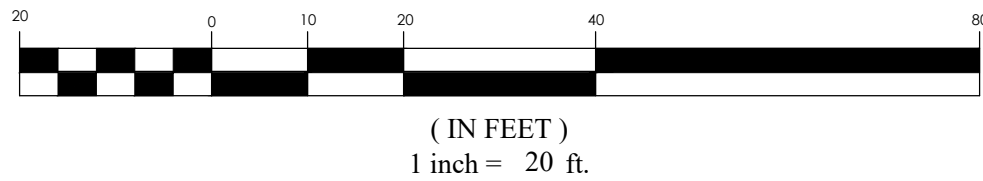
Ginkgo biloba 'Autumn Gold'
Maidenhair 2" cal.



Gleditsia triacanthos 'Sunburst'
Sunburst Locust 2" cal.



GRAPHIC SCALE



CLEAVE CREEK
BUR OAK

ARNOT PEAK
SHADE MASTER HONEY LOCUST

ARNOT PEAK
SHADE MASTER HONEY LOCUST

WILDCAT PEAK
SPRING SNOW CRAB APPLE

WILDCAT
SPRING SNOW

PRICE PEAK
MAIDENHAIR TREE

DUCKWATER PEAK
BUR OAK

MATCH LINE SEE SHEET L2.1

MATCH LINE SEE SHEET L2.4

FOR
REVIEW
ONLY

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

REVISION BLOCK		DESCRIPTION
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6	05/24/2022	6

STREET TREE
PLAN

Scale: 1"=60'
Date: 05/24/2022
Job #: 20-0479
Sheet: L2.3





Zelkova serrata 'Village Green'
Village Green Saw Leaf Zelkova 2" cal.



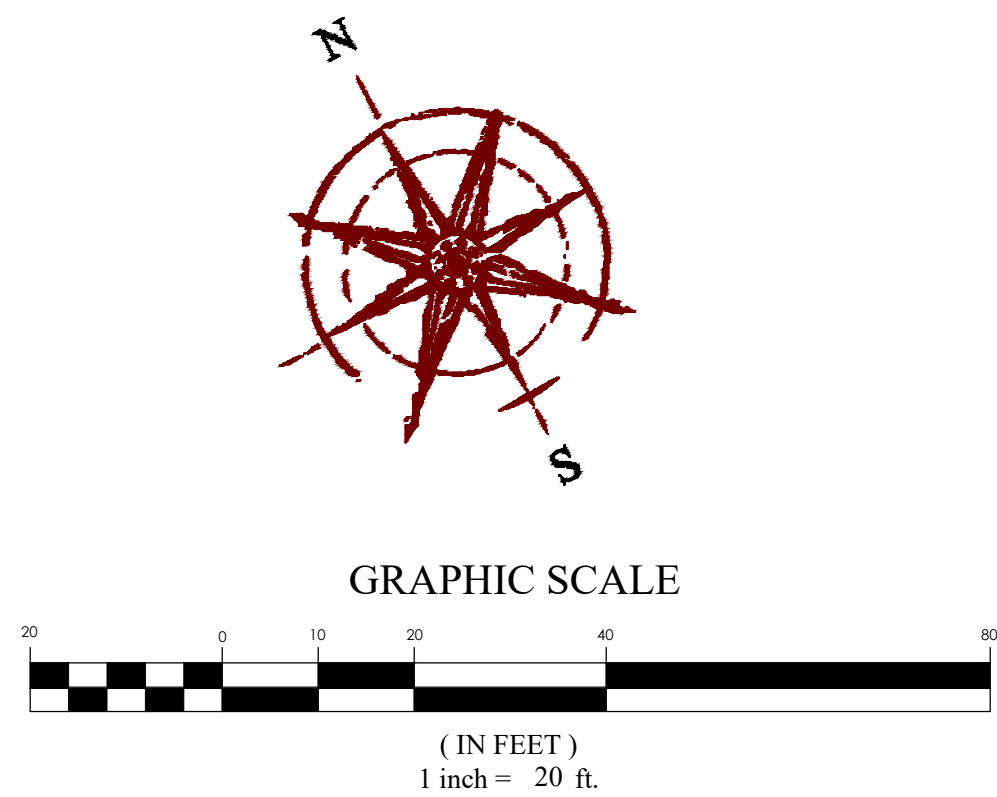
Ginkgo biloba 'Autumn Gold'
Maidenhair 2" cal.



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

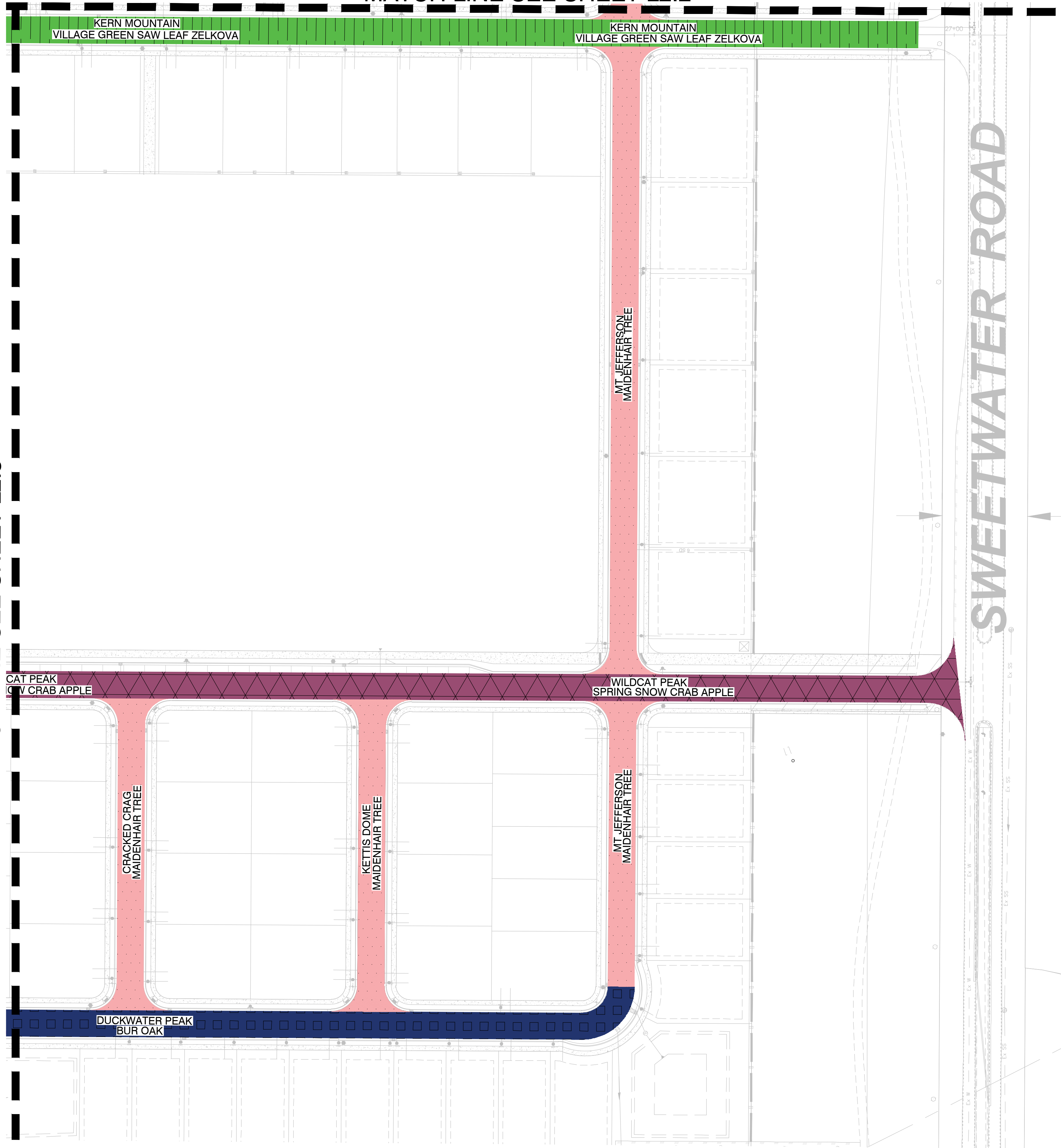


Quercus macrocarpa
Bur Oak 2" cal.



MATCH LINE SEE SHEET L2.3

MATCH LINE SEE SHEET L2.2



FOR
REVIEW
ONLY

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

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STREET TREE PLAN

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Date: 05/24/2022	Job #: 20-0479
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1.0 Executive Summary

1.1 DESCRIPTION OF PROJECT

This report presents the results of a traffic impact analysis for the Overland Village 2 Development, located in Eagle Mountain, Utah. The project site is located west of Pony Express Parkway, and north of the existing Overland Village 1 Development. North of the proposed site is currently vacant land. The proposed parcel of land for the Overland Village 2 Development is also currently vacant land. The closest major intersection is Pony Express Parkway and Mid Valley Road, which is signalized and located to the south of this development. Figure 1 illustrates the Vicinity Map and the location of this development in relation to the adjacent roadway network. Access to the Overland Village 2 Development will initially be serviced from two accesses onto Pony Express Parkway. As development to the west continues and as future development of Airport Road by the City occurs, two future accesses to will intersect the future Airport Road alignment that is planned along the south side of this development. Two accesses are also planned to connect to a future development that is planned to the north of this development.

The proposed Overland Village 2 Development will consist of 501 Single-Family Residential Homes, and 242 Townhomes. For purposes of this study, the analysis will consist of one phase at full build-out of all units. Refer to Figure 2 for the Site Plan of the Overland Village 2 Development and the proposed access locations.

This study projects the traffic associated with the Overland Village 2 Development at full build-out. It should be noted the opening year of operation for this site is anticipated for the end of 2025. The traffic associated with this development is generated using the latest version of the Trip Generation Manuals published by the Institute of Transportation Engineers (ITE). It is anticipated the Overland Village 2 Development will generate 6,500 Average Daily Trips (ADT) with 482 AM peak hour trips and 632 PM peak hour trips on an average weekday.

As growth continues to occur within the Eagle Mountain City limits, the Overland Village 2 Development will be the second of many “Villages” within the overall Overland Development Plan.

1.2 PRINCIPAL FINDINGS AND RECOMMENDATIONS

2019 Existing Scenario

Figure 3 illustrates the 2019 Existing AM and PM peak hour traffic volumes that were collected on December 10, 2019 at the Pony Express Parkway and Mid Valley Road intersection.

Using the 2019 Existing traffic volumes and lane configuration, the analysis of the Pony Express Parkway and Mid Valley Road intersection currently functions at a Level of Service (LOS) “A” overall in both the AM and PM peak hours. The eastbound movement functions with a LOS “B” in both the AM and PM peak hours. No improvements are needed under the existing conditions as the movements at this intersection function at acceptable levels of service.

2025 Opening Year Scenario

It is assumed 2025 will be the full build-out year of this development. Using projected growth rates from the City’s General Plan and from other studies performed in this area, the 2025 Opening Year traffic volumes were generated. These traffic volumes can be found in Figure 4 of this report. Analyzing these traffic volumes with the existing lane configuration and roadway network, the Pony Express Parkway and Mid Valley Road intersection will continue to function at a LOS “A” in both the AM and PM peak hours. All movements will also continue to function at the same LOS “B” or better, with a minor increase in delay time.

It is anticipated before the 2025 Opening Year, the Overland Village 1 Development, located directly south of the proposed Overland Village 2 Development, will be fully built out. One access is from Sheps Ridge Road and the other from Lowes Peak Drive. These are existing roadways, however at the time the traffic counts were performed, there was

very minimal traffic using these accesses as the development is not fully occupied. For purposes of this study, the projected traffic volumes as found in the "SITLA Village 1 – Traffic Impact Study" were used at these two accesses onto Pony Express Parkway from the Overland Village 1 Development.

It is anticipated the movements at the stop controlled eastbound leg of the Sheps Ridge Road and Pony Express Parkway intersection will function at a LOS "D" or better during the AM and PM peak hours. The eastbound movement at the Lowes Peak Drive and Pony Express Parkway intersection is also anticipated to function at a LOS "D" in the AM and PM peak hours.

No improvements are recommended at these intersections under the 2025 Opening Year conditions. As future roadways are constructed, mainly Airport Road and as Mid Valley Road is extended to the west, additional accesses to the Overland Village 1 Development will be created and traffic patterns will adjust.

2025 Opening Year with Project Scenario

With the addition of the Overland Village 2 Development, the 2025 Opening Year with Project traffic volumes are illustrated in Figure 11. These traffic volumes were analyzed with the existing lane configurations and roadway conditions. The Pony Express Parkway and Mid Valley Road intersection will continue to function at an overall acceptable LOS "A" during the AM and PM peak hours.

The Overland Village 1 Developments two accesses onto Pony Express Parkway from Sheps Ridge Road and Lowes Peak Drive will also continue to function at the same level of service "D" or better as under the 2025 Opening Year scenario.

With the addition of the Overland Village 2 Development, there will be two accesses onto Pony Express Parkway. These are listed as Access #1 and Access #2 in the figures of this report. As development continues to the west within Village 2 and as the City constructs the future alignment of Airport Road, additional accesses will be constructed. With full build-out of Village 2 and only the two accesses onto Pony Express Parkway, the

eastbound movements exiting the proposed site at Access #2 will function at a level of service "E" during both the AM and PM peak hours. The eastbound movement at Access #1 will function at a level of service "F" in the AM and PM peak hours.

It is recommended that Airport Road be constructed as soon as funding is available. By constructing Airport Road and extending Mid Valley Road to the west, additional accesses will be created to both the Overland Village 1 and Village 2 Developments. As these additional accesses are constructed, traffic patterns will adjust and become more evenly distributed (as shown in the 2045 Scenarios), which will improve the level of service at Access #1 and Access #2.

2030 Future Year Scenario

Five years after Opening Year is anticipated to be the year 2030. Using the projected growth rates as outlined in the City's General Plan and the previously performed traffic studies for other developments in this area, Figure 5 illustrates the projected 2030 Future Year traffic volumes. These are the anticipated traffic volumes at the study area intersections, without the addition of the Overland Village 2 Development.

The Pony Express Parkway and Mid Valley Road signalized intersection, with the existing lane configuration, will function at a LOS "B" or better in both the AM and PM peak hours. No improvements are needed. It is recommended as development occurs along Mid Valley Road, the full build-out of the southern half of the road be completed.

As traffic volumes continue to grow along Pony Express Parkway, and without the addition of Airport Road and Mid Valley Road extending to the west, the eastbound legs of the Sheps Ridge Road and Lowe Peak Road intersections with Pony Express Parkway will function at a LOS "E" or better under the AM and PM peak hours. It is recommended Airport Road be constructed to its full build-out and the southern half of Mid Valley Road also be constructed. This will provide additional accesses in and out of the Overland Village 1 Development and reduce the number of vehicles along Pony Express Parkway and at the intersections of Sheps Ridge Road and Lowe Peak Road, improving the LOS.

2030 Future Year with Project Scenario

With the addition of the Overland Village 2 Development, the 2030 Future Year with Project traffic volumes are illustrated in Figure 12. It is assumed the Airport Road and Mid Valley Road improvements will not be implemented by 2030, therefore it is anticipated there will only be Access #1 and Access #2 onto Pony Express Parkway for Village 2. The eastbound movements exiting the development will experience delays and function at LOS "F" under the AM and PM peak hours. It is recommended by 2030, Airport Road be constructed. This will provide two additional accesses in and out of the Overland Village 2 Development which will redistribute the projected traffic volumes from Access #1 and Access #2. This will improve the LOS and decrease the delay time for vehicles exiting the proposed development.

The Sheps Ridge Road and Lowe Peak Road intersections with Pony Express Parkway will also experience delays for the eastbound movements onto Pony Express Parkway. It is also recommended Mid Valley Road be fully constructed as outlined in the City's General Plan. This will also provide additional accesses from the Overland Village 1 Development that will redistribute the traffic and provide better levels of service and reduce the delays.

2045 Future Year Scenario

Using the anticipated PM peak hour traffic volumes as illustrated in the Overland Village 1 Traffic Impact Study that were obtained from the Wasatch Front Regional Council (WFRC)/Mountainlands Association of Governments (MAG) travel demand model, the Future 2045 PM peak hour traffic volumes were forecasted. It should be noted that the AM traffic volumes are not available and it is anticipated the PM peak hour volumes will represent the worst-case scenario for the study area intersections. Using the existing lane configuration and the projected traffic volumes for the 2045 Future Year PM peak hour, the Pony Express Parkway and Mid Valley Road intersection is anticipated to function at an overall LOS "A". No recommendations are needed at this intersection; however, it is assumed the full build-out of Mid Valley Road will be complete by the 2045 Future Year

Scenarios. It is also assumed Mid Valley Road will extend to the east from this intersection, making the intersection a full 4-legged intersection.

It is also assumed by 2045 the Airport Road and Pony Express Parkway intersection will be fully built as per the City's General Plan. It is assumed this will be a signalized 4-legged intersection. Using the projected traffic volumes from previous traffic studies that were performed, it is assumed this intersection will function at an acceptable LOS "C".

If Mid Valley Road is not improved, the Sheps Ridge Road and Lowe Peak Road will continue to experience heavy delays for vehicles exiting the Overland Village 1 Development.

2045 Future Year with Project Scenario

Using the 2045 Future Year traffic volumes, combined with the Overland Village 2 project generated traffic volumes, the 2045 Future Year with Project traffic volumes are generated. These traffic volumes are illustrated in Figure 13. The Pony Express Parkway and Mid Valley Road intersection will function at a LOS "C" under the PM peak hour. Similar to the 2045 Future Year scenario, no additional improvements are needed at this intersection.

Also similar to the 2045 Future Year scenario, with the improvements to Mid Valley Road as outlined in the City's General Plan, this will provide additional accesses to Overland Village 1, which will improve the LOS at the Sheps Ridge Road and Lowes Peak Road intersections with Pony Express Parkway. This will also provide access to an additional north/south route, which will reduce the amount of traffic along Pony Express Road.

The Airport Road and Pony Express Parkway signalized intersection will continue to function at an acceptable LOS "C" or better with the addition of the Overland Village 2 Development. Therefore, no additional improvements are needed at this intersection.

With the addition of Airport Road, two additional accesses to the Overland Village 2 Development will be constructed. This will provide alternate routes for vehicles entering

and exiting the development and reduce the number of vehicles at Access #1 and Access #2, which will improve the LOS. It is recommended as traffic volumes along Pony Express Parkway continue to grow and as additional roadways are constructed, these intersections be monitored. It is anticipated that with a signal at Airport Road and Pony Express Parkway, there will be gaps in the traffic that will allow vehicles to exit Overland Village 2 Development safely, something which is not captured in the analysis for Level of Service.

The proposed internal roadway network of the Overland Village 2 is designed to provide an efficient flow of traffic throughout the development also providing safe ingress and egress to the existing roadway network. There are Collector Roads that are designed within Village 2 that will connect to Village 1 and other Villages throughout the entire Overland Development.

Summary of Recommendations

Recommendations to improve the flow of traffic within this study area are as follows:

- By 2025 and the full build-out of Overland Village 2, it is recommended Airport Road be constructed. This will provide two additional accesses to and from the development that will reduce the amount of traffic trying to exit onto Pony Express Parkway from Access #1 and Access #2.
- By 2025 it is recommended that Mid Valley Road be fully constructed and accesses from Overland Village 1 be constructed. This will allow additional access to and from the site which will reduce the amount of traffic at the Sheps Ridge Road and Lowe Peak Road intersections with Pony Express. The Signalized intersection of Mid Valley Road and Pony Express Parkway will allow gaps in the flow of traffic such that vehicles should be able to exit the development safely.
- With the addition of Airport Road and the full build-out of Mid Valley Road, all intersections should function at acceptable levels of service.

Overland Village 2 TIA

- All accesses to the Overland Village 2 Development along Airport Road should align with the proposed accesses to the existing Overland Village 1 Development.
- Each of the site accesses will be designed and constructed with one receiving lane and one exiting lane that will allow left and right turn movement out of the development. Left turn movements into the development will be made from the existing left turn pockets along Pony Express Parkway and Airport Road. The projected traffic volumes entering and exiting the proposed development along Pony Express Parkway and Airport Road will not warrant separate right turn lanes once all accesses are constructed.

- Commercial Building – Two permits were issued in April for University Federal Credit Union and the Brylee Farms Clubhouse.
- An agreement is under review with Bird, a scooter company, for electric scooters.

2. AGENDA REVIEW

9. CHANGE ORDERS

9.A. Aviator Traffic Signal Change Order #1 – Landmark Excavating

Councilmember Gray expressed concern with the statement in the staff report indicating “during the course of the project, the contractor needed to pothole to field-verify the exact location of underground electrical lines.” In his opinion and experience as an excavator, the practice is a part of the usual process and should not require additional payment.

City Engineer Chris Trusty explained the increase in expense was due to relocating the pedestrian pole, and the pothole to field-verify was a change to rather than an additional expense to the project.

10. MINUTES

10.A. April 20, 2021 Minutes – Regular City Council Meeting

Councilmember Love requested to clarify the four lots that require landscaping screening for the O’Reilly Auto Parts and to amend “This amendment recommends adding a minimum lot size of three-quarter acres for the RD2 zone,” on page seven to “this amendment recommends adding a minimum *average* lot size of three-quarter acres for the RD2 zone.”

11. PRELIMINARY PLATS & SITE PLANS

11.A. Overland Village Two Phase A – Preliminary Plat & Master Site Plan

Assistant City Administrator/Community Development Director Steve Mumford presented the item. This is a preliminary plat and master site plan request for Phase A of Overland Village Two and is subject to the Overland Master Development Agreement (MDA). The plan has 375 total lots/units with 222 single-family lots and 153 townhomes. The concept plan for Village Two was approved by the City Council on November 17, 2020.

The City Council held a work session review on the applications on April 20, 2021, and provided the following feedback/concerns: grass/sod areas are needed near the townhomes to provide more play areas and usable gathering areas; the native landscaping areas should include original plantings and be enhanced/manicured, not just “natural;” 50% turf is required in multi-family landscape areas; example images should be provided for the “cluster” homes that front open spaces and have rear access; the cluster homes have insufficient usable open space near them; traffic flow for the elementary school may be difficult and cause issues; and the proximity of the clubhouse to the townhomes.

Staff has reviewed the Overland MDA and the vested City laws from 2017 in relation to the Council's concerns. The development is exempt from the open space and trail standards from the 2017 Municipal Code and has separate standards included in the MDA. They are complying with those standards and are planning to develop a park in a later phase of Village 2. The clubhouse and pool requirements of 2017 apply to this project, which means that a clubhouse of at least 1,200 square feet is required for the townhomes in this project. It is staff's opinion that the Club Ivory Barn/Clubhouse, which is much larger than 1,200 square feet, meets that requirement. The developer is preparing a set of updated landscape plans to add areas of grass near the townhomes. Not all the open space in this development can be strictly considered multifamily open space, so the 50% requirement should only apply to the areas in the immediate vicinity of the townhomes and not apply to the entire landscape corridors or storm drain ponds.

Councilmember Gray said, in his opinion, the plan needs additional amenities for the multifamily housing, especially due to the Club Ivory clubhouse serving other villages and the single-family homes. Councilmember Curtis recalled that the terms of the MDA allow for the existing clubhouse to fulfill the amenity requirements and although he would prefer additional amenities for the townhomes, the requirements have been met. Mr. Mumford said that the applicant plans an additional amenity for the multifamily area; however, the specifics of the amenity have not yet been determined. The applicant will provide a pool and clubhouse specific to the multifamily homes in this village, if desired by the Council.

Discussion ensued regarding the size and unit amenity requirements in the MDA in relation to current standards.

Councilmember Clark expressed concern due to current complaints regarding natural landscape areas in the City and the potential for complaints from future residents due to the lack of turf in the development. She requested the townhome residents have access to sod areas near their housing units. Councilmember Love concurred.

Discussion ensued regarding options to address the native open space concerns and potential areas for additional sod. Mr. Mumford noted that Parcel A and the area in the southeast corner of the village are stormwater detention areas with a sloped grade.

Councilmember Clark expressed apprehension about the location of the future elementary school location due to safety, parking, and traffic flow concerns.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the meeting at 6:33 p.m.

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

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

12.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Agreement with the City of Saratoga Springs for the Pony Express Parkway Micro Surface Treatment.

MOTION: *Councilmember Burnham moved to approve the consent agenda amending the minutes as discussed and removing item 11.A. and placing it as a scheduled item. 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.*

11. PRELIMINARY PLATS & SITE PLANS

11.A. Overland Village Two Phase A – Preliminary Plat & Master Site Plan

Mr. Mumford reviewed the information presented during work session. The roads, including mid-block pedestrian trails, comply with EMMC 16.30.090. The project includes left-turn lanes and right-turn deceleration lanes at each entrance on Pony Express Parkway. A road connection has been added between lots 298 and 299 to connect to Oquirrh Mountain Ranch to the north. This phase connects to Airport Road across the street from the Village One intersection. The plan complies with parking requirements listed in EMMC 17.55.120(C).

The Overland MDA vests the development with rights in effect at the time the MDA was executed. The updates the City has made recently, such as to lot widths and setbacks, are not applicable. Most of the lots comply with the City's current lot width standards; some of the smaller lots have lot frontages of 55 feet. The previous minimum was 55 feet; the current minimum is 58 feet. The typical building setbacks are also in compliance with the standards at the time of the MDA signing including 22-foot front; 20-foot rear; and 5-foot side, 10-foot garage side, and 15-foot street side for a corner lot.

The townhomes comply with the architectural and design standards of EMMC 17.72. The townhomes are all designed with rear-access garages. Most of the townhomes contain three or four units to a building, with some five-plex buildings. The designs comply by providing a minimum of two materials on all faces per EMMC 17.72.040(F)(1). Each building includes a mix of colors and there are several color schemes proposed. The applicant should develop plans/details for cluster mailboxes to reflect the design of buildings as required per Mailbox Structure (EMMC 17.72.040(J)). The plans should be updated to indicate mailbox locations and include pullouts or temporary parking areas.

Consistent privacy fencing is required along Pony Express Parkway and Airport Road. Staff expects and recommends that fencing be consistent with the masonry wall and fencing installed in Overland Village One. Due to the level of detail provided in the master site plan for the townhomes, staff believes that individual site plans are unnecessary in this case and have included a recommended condition of approval to that effect.

Twelve-foot-wide asphalt trails have been incorporated into the plans linking open space areas, the trail along Pony Express Parkway, Oquirrh Mountain Ranch to the north, and along some of

the main roads. Small entry monuments, anticipated to be similar to the small monument at Overland Village One, are proposed at each entrance along Pony Express Parkway. All open space areas will be owned and maintained by the homeowner's association. To reduce water use and ongoing maintenance, the plans call for enhanced native landscaping such as grasses, wildflowers, trees, and shrubs. Areas directly around the townhomes will be improved with additional plantings and small areas of sod. The MDA requires a medium park in Village Two; this park will be in a later phase of this village. A pool and large clubhouse are being built/completed in Village One, just south of this phase, and will be available for the use by these future residents.

The Planning Commission held a public hearing on the requests on April 13, 2021. The Commission voted unanimously, 4 to 0, with one absentee, to recommend approval of the Overland Village Two Phase A Preliminary Plat and Master Site Plan with the following conditions:

1. Individual site plans are not required for the townhomes in this plat;
2. The applicant shall submit plans for mailbox locations, including pullouts or temporary parking areas to improve traffic flow;
3. Privacy fencing, in compliance with EMMC 17.60.110, shall be installed along Pony Express Parkway and Airport Road; and
4. The plans shall comply with the Eagle Mountain Dark Sky Ordinance (EMMC 17.56).

The Commission also noted that the applicant stated they plan to continue the masonry wall from Village One with this portion of the project along the east and south.

Mr. Mumford explained that the MDA also requires the medium park to be completed and dedicated to the City prior to the recording of the plat with the 200th unit in the project; however, the 200th unit will be finished prior to the phase of the development with the medium park. The applicant will not be allowed to fully develop Phase A unless the City Council determines to amend the MDA park requirement. The future park plan will require Council approval. He recommended the inclusion of a condition of approval to address the park requirement.

City Attorney Jeremy Cook concurred with Councilmember Curtis' interpretation of the Overland MDA requiring either a medium park or a Club Ivory to be constructed and dedicated to the City within Village Two.

Councilmember Curtis cited MDA Section 11.4.1 that requires "sod areas large enough for children's play" and other specific requirements. Mr. Mumford explained Section 11.4.1 outlines the requirements for the medium park in the development due to the MDA exemption from the City's park standards. Mr. Cook clarified the requirements are specific to the medium park and are not intended to address all the open space in the development.

Councilmember Gray advocated for requiring a specific amenity for the townhomes in consideration of the applicant providing the Club Ivory amenity in Village One, which exceeded requirements.

Mr. Mumford explained, for comparison purposes, if the application fell under current multifamily standards, the 220 townhomes in the concept plan for Village Two would require a 1,000-square

foot pool and a 1,665-square foot clubhouse. Were all the approximately 1,300 units in Village One and Two, including the single-family homes which do not require a pool or clubhouse under current standards, applied to the pool and clubhouse standards the resulting requirement would be an approximately 5,000-square foot pool and an approximately 10,000-square foot clubhouse. The Village One Club Ivory pool is 3,200 square feet and the clubhouse is 6,600 square feet. Councilmember Clark noted, that although single-family homes do not require a pool and clubhouse, Municipal Code standards specify the square footage size requirement is per unit served, and the Club Ivory clubhouse and pool are meant to serve all the units.

Applicant representative Bryon Prince presented and reviewed the history of the master plan for Village Two that resulted in dispersing the townhomes throughout the village at the request of the Planning Commission. They plan to build a second pool and clubhouse in the northern portion of Village Two near the park, in addition to the Village One Club Ivory located to the south of Village Two. The arbitrary unit numbers agreed upon in the MDA for the timing of amenity completion have not aligned with the land planning. Relocating the Village Two amenity to the first phase of the project would not be in the best interest of the overall design of the development. He assured Council that the native scape area will be an improved, irrigated open space. Their discussions with Central Utah Water emphasized concerns regarding the future cost for culinary water in Eagle Mountain. Ten acres of sod may seem like a good idea today but will become expensive to maintain twenty years from now. The updated plan includes the addition of two areas of sodded areas of approximately 8,000 square feet each, sufficient for play areas next to trail areas without becoming difficult to maintain. They are willing to install 50% sod near the townhomes to meet the City's requirements, although he feels it is not a creative nor the most responsible course of action. The 3.26-acre park fulfills the open space requirements of the MDA. He expressed his willingness to have the pool and clubhouse townhome amenity in Village Two be a condition of approval or added as an MDA amendment.

Discussion ensued regarding guaranteeing the timing of the completion of the open space and amenities in relation to the completion of the townhomes. Mr. Prince suggested requiring Ivory to bond for the full cost of the park or amending the MDA prior to finishing the 200th unit to address the timing of the park completion.

Councilmember Clark expressed concern regarding the lack of sodded areas near Parcel D and clarified she is concerned with the adequacy of play areas rather than meeting the specific 50% requirement. She inquired regarding the parking and traffic flow plan for the future elementary school due to safety concerns.

Mr. Prince offered to provide an exhibit to the staff demonstrating areas to potentially install grass to meet the required 50% sod for the multifamily areas and to expand the area around Parcel D to increase the grass in that area. Alpine School District (ASD) selected an interior parcel that will have reasonable traffic flow to major roadways once the village is complete. He is unsure when the school will be constructed.

Mr. Cook confirmed that the MDA exemptions from Municipal Code park requirements do not include an exclusion to the multifamily pool and clubhouse requirements.

Councilmember Curtis expressed reluctance to remove the requirement to complete the park prior to the 200th unit due to the potential for deadline delays of the Club Ivory amenity. Mr. Prince explained that the ASD land purchase and the desire for a grandiose club amenity being completed in Village One resulted in relocating the park to a later phase and impacted the development timing. Mr. Mumford explained that current standards require a \$3,750 cash escrow payment per lot at recording to ensure the development of the park. The funds are returned to the developer upon completion of the park. Mr. Prince would prefer to bond for the park or place money in escrow, through the City's preferred mechanism, rather than relocate the park in order for the amenities to be dispersed throughout the development. Parks and Recreation Director Brad Hickman recommended following the existing escrow standards for parks and holding the escrow funds for the single-family lots until the park is completed due to the variance in common space and park space requirements. Mr. Mumford agreed that it would be best to collect escrow for only the park at the recording of the plats and not the multifamily common open space areas.

Mr. Mumford clarified that the 2017 multifamily pool and clubhouse requirements had a minimum size requirement of a 1,000-square foot pool and a 1,200-square foot clubhouse for up to 250 units and unlike current standards, did not include a square footage per unit served requirement. Mr. Prince said that the 222 Village Two townhome residents will have access to the Club Ivory pool and clubhouse and as only Village Two has townhomes in the Overland development, he feels the Club Ivory pool and clubhouse in Village One fulfills the amenity requirements for the Village Two townhomes. The Village Two amenity will likely be a 3,200-square foot pool with a typically-sized clubhouse.

Councilmember Love expressed concerns that elementary school traffic will back up onto Pony Express Parkway due to the proximity of the school to the road. She recommended moving the school farther to the west. Mr. Prince explained the connection points to Pony Express Parkway were defined during the installation of Pony Express Parkway prior to the design of the development. ASD desired a location close to the roadway to prevent school traffic from impacting the neighborhood as much as possible and already purchased the site. In his experience, the success of traffic flow depends upon the design of the school. He is willing to work with staff and the school district regarding the site plan for the elementary school.

Discussion ensued regarding the limitations of the City to impose restrictions upon school districts.

Mr. Cook suggested conditioning that the City anticipates an amendment to Section 11.4.4 of the MDA due to the uncertainties of the timing of development to be able to determine the best method to address the change. Mr. Prince requested to begin discussions with staff to explore options.

MOTION: ***Councilmember Gray moved to approve the preliminary plat and master site plan for Overland Village Two with the following conditions:***

- 1. Individual site plans are not required for the townhomes in this plat;***
- 2. The applicant shall submit plans for mailbox locations, including pullouts or temporary parking areas to improve traffic flow;***
- 3. Privacy fencing, in compliance with EMMC 17.60.110, shall be installed along Pony Express Parkway and Airport Road;***

4. *The plans shall comply with the Eagle Mountain Dark Sky Ordinance (EMMC 17.56);*
5. *The applicant shall work with the school district to resolve parking and traffic flow issues/concerns;*
6. *This site plan shall be expanded to include the areas north of the twenty townhomes in Parcels D and Parcel E and a minimum of 50% sod shall be provided in that area;*
7. *The applicant shall amend Section 11.4.4 of the MDA if the required medium park is not completed at or before recording the 200th unit;*
8. *The future amenity area shall include a 3,000 square foot pool and a 1,200 square foot clubhouse as proposed by the applicant; and*
9. *The applicant shall follow local scape recommendations in the native open space areas.*

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.

SCHEDULED ITEMS

13. RESOLUTION

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Tentative Budget for Fiscal Year 2021-2022 and Setting a Public Hearing for the Final Budget.

Finance Director Kimberly Ruesch presented a summary of the budget. The budget summary for the Fiscal Year 2022 Tentative Budget includes a General Fund of \$20,820,807, Special Revenue Funds of \$50,009, Capital Project Funds yet to be determined, Debt Service Fund of \$126,750. Enterprise Funds of \$21,871,605 and Internal Service Funds of \$1,909,048 for a total of \$44,778,219. The Fiscal Year 2022 Tentative Budget is based upon the assumptions of a sales tax growth of 3%, 1,120 residential building permits, utility sales growth of 7%, and an estimated population served of 48,500 residents.

The City's personnel goals to maintain the Council's desired levels of service and vision for the community indicate to maintain the current benefit structure. This includes a 2.3% medical premium increase, no dental/vision insurance increase due to a rate guarantee through July 1, 2022, no change to the Utah Retirement System, a wage adjustment placeholder of 3%, 10.461 full-time equivalent new hires, and a bi-annual wage analysis. The Utah County Sheriff's Office budget requests a 4% increase on position costs per the contract, body camera equipment, additional overtime funding, and additional hires of one full-time daytime sergeant and two full-time patrol officers. Proposed 2022 interfund transfers for services received from the General Fund include \$571,928 from Water, \$561,798 from Sewer, \$89,996 from Solid Waste, and \$87,208 from Storm Drain. The tentative budget is the beginning process for the City Council to review and modify the budget. The proposed next steps for the budget are a City Council work session review on May 27, 2021, public hearings on June 1, 2021 and June 15, 2021, and final adoption on June 15, 2021.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 6, 2022**

TITLE:	SITE PLAN - Alpine School District Elementary School #110		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:	N/A		
APPLICANT:	Scott Johnson with Alpine School District		
GENERAL PLAN DESIGNATION Neighborhood Residential One	CURRENT ZONE Residential	ACREAGE 9.98	COMMUNITY Overland

PUBLIC HEARING:

No

PREPARED BY:

David Stroud, Planning

PRESENTED BY:

David Stroud

RECOMMENDATION:

BACKGROUND:

Alpine School District requests site plan approval of an elementary school site to be located in Overland Village 2. Due to the rapid growth of Eagle Mountain, school facilities are needed to keep up with the student demand. ASD owns the property of the school site and is part of the approved preliminary plat of Phase A.

ITEMS FOR CONSIDERATION:

The City Council shall consider the requirements set forth in the Amended and Restated Master Development Agreement For Overland Development and Pony Express Parcel, as amended, and the applicable City requirements regarding site plan approval of a school facility.

REQUIRED FINDINGS:

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

The site plan development standards (found in EMMC 17.100.050) shall be considered when making a recommendation for Site Plan applications:

A. Use of Property: The proposed use is permitted in the zone and the master development. The site utilizes the entire parcel with building, paving, and landscaping in compliance (with what can be regulated) with 17.100.050.A.

B. Screening Requirements: Fencing is not a standard the City can enforce. The applicant is proposing 6' high chain link fence. Staff has suggested the use of the identified alternate material of an 8' masonry fence. This cuts down on noise as well as interaction of the residential uses and the school uses.

C. Access Requirements: Access will be provided by two locations on the south and two locations on the west.

Site Plan approval is based upon compliance with EMMC and the parameters of UCA. The approval criteria for a Site Plan can be found in EMMC 17.100.050.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission held a public hearing on August 23, 2022, and reviewed the proposed ASD #110 Site Plan and recommends approval (4-0) to the City Council with the following conditions:

1. Redlines corrected prior to scheduling with the City Council.
2. Recordation of a final plat.

ATTACHMENTS:

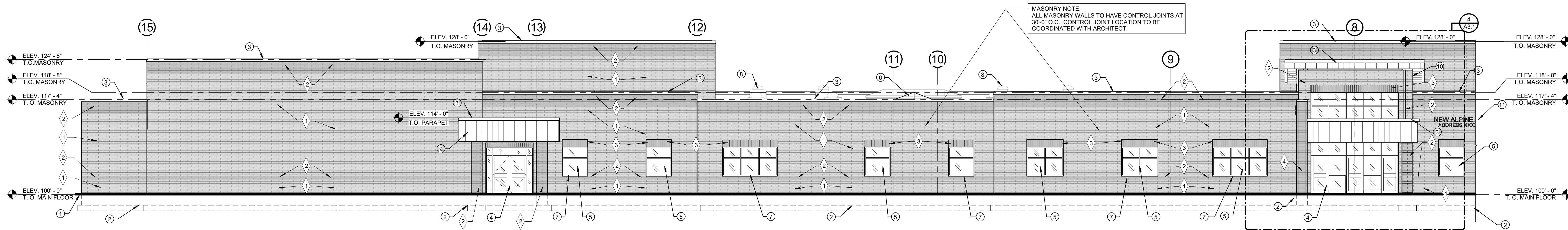
[Elevations](#)

[Civil Plans](#)

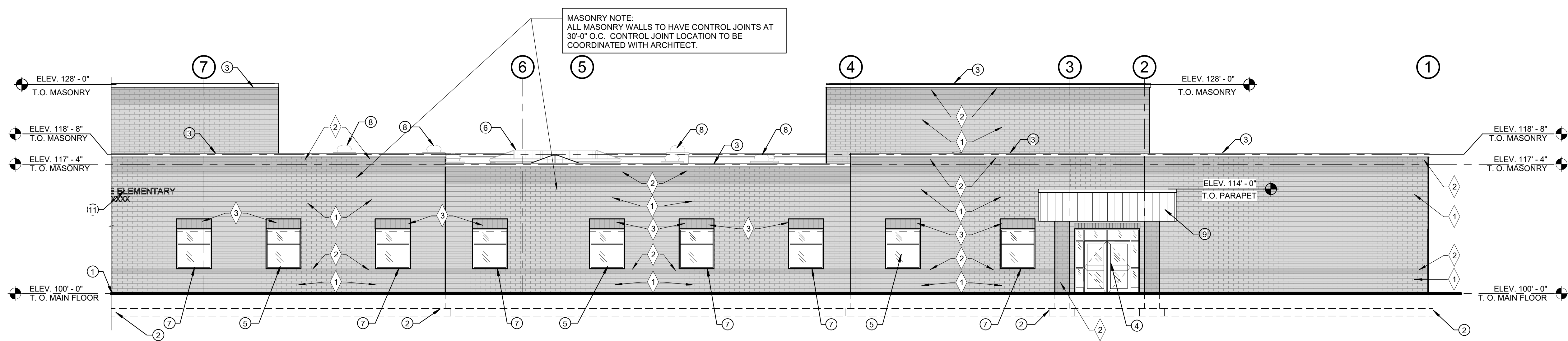
[Concept Plan](#)

[Lighting Plan](#)

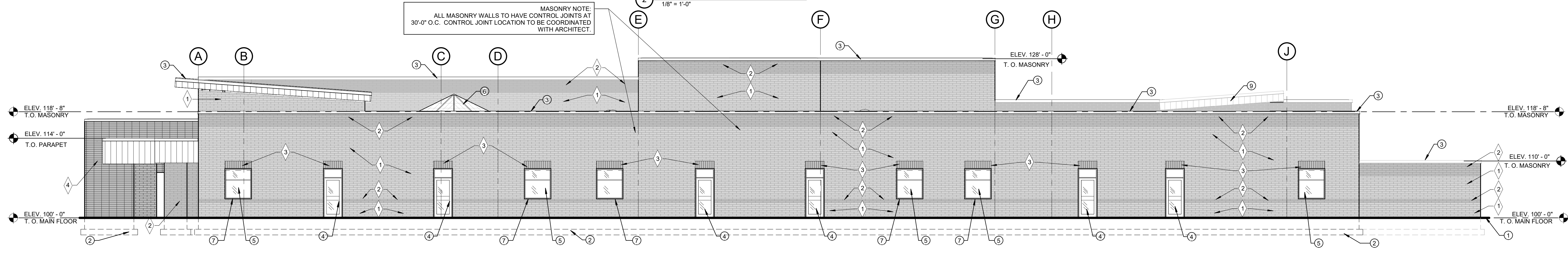
[Vicinity Map](#)



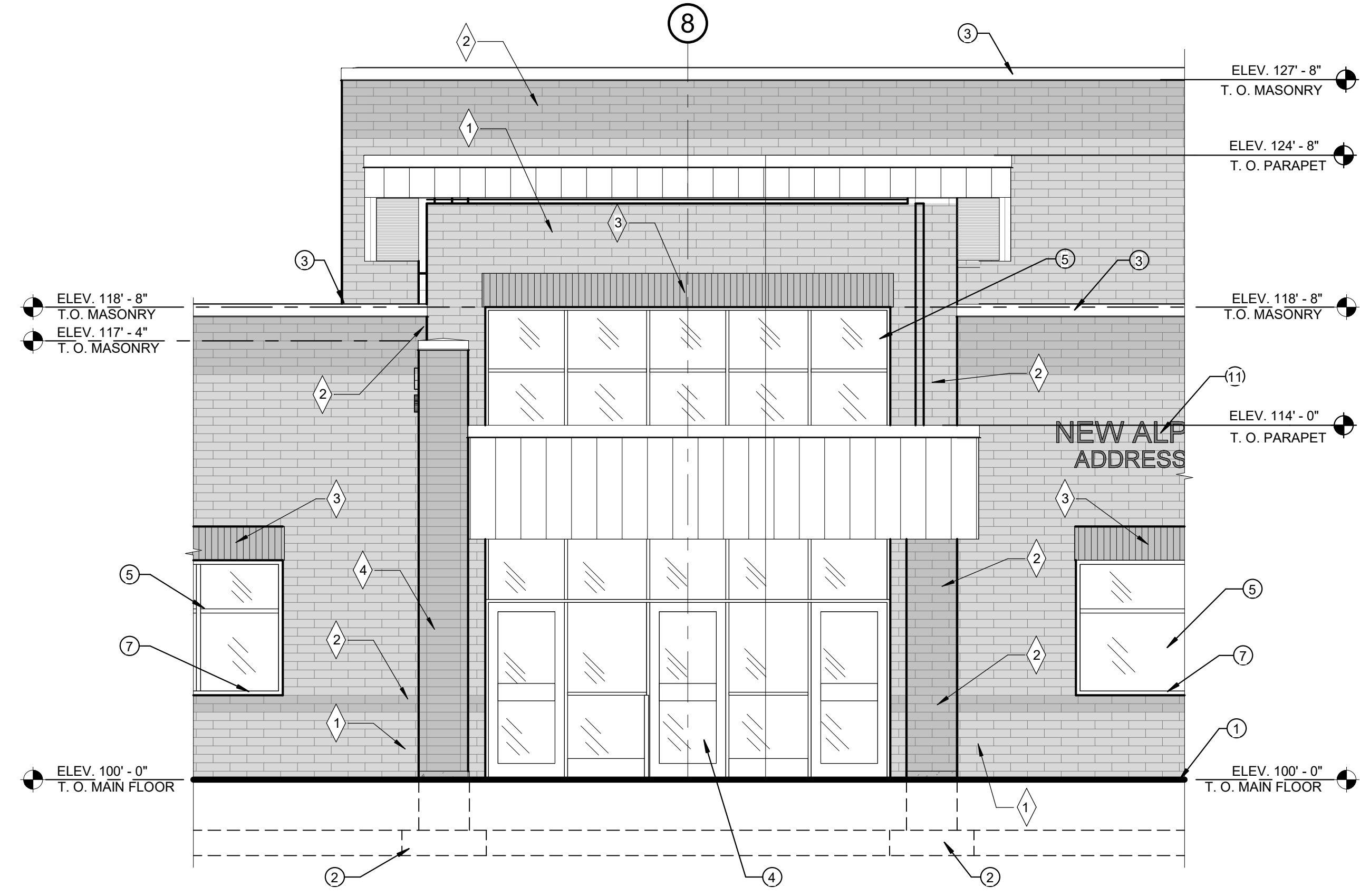
1 SOUTH ELEVATION - A
1/8" = 1'-0"



2 SOUTH ELEVATION - B
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION - ENTRY
1/4" = 1'-0"

SHEET NOTES

- APPROXIMATE EXISTING GRADE
- CONCRETE FOOTINGS AND FOUNDATION WALLS - SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING.
- PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.
- ALUMINUM DOOR SYSTEM - SEE DOOR SCHEDULE.
- ALUMINUM WINDOW - SEE WINDOW TYPES.
- PRE-FABRICATED SKYLIGHTS - SEE SPECS.
- PRE-FINISHED METAL WINDOW SILL FLASHING - SEE DETAILS 1 & 4/A5.4
- SOLATUBE DAYLIGHTING SYSTEM - SEE DETAIL 4/A2.2 AND SPECS
- PRE-FINISHED METAL FASCIA PANELS OVER 1/2" DENZ-GLASS - COLOR AS SELECTED BY ARCHITECT.
- PRE-FINISHED METAL SOFFIT PANELS OVER 1/2" DENZ-GLASS - COLOR AS SELECTED BY ARCHITECT.
- CAST METAL BUILDING LETTERS. NAME OF SCHOOL AND ADDRESS AS SHOWN ON ELEVATIONS BUILDING LETTERS SHALL BE CENTER JUSTIFIED - SEE SPECS.

SOIL'S NOTE

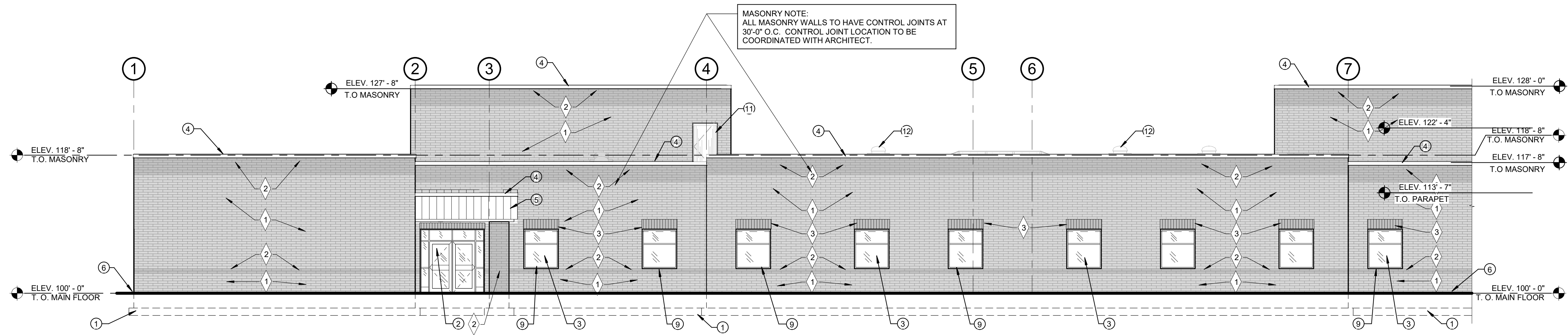
ALL UNDOCUMENTED FILL MUST BE REMOVED AND REPLACED WITH STRUCTURAL FILL COMPACTED TO 95% FROM UNDER THE BUILDING FOOTPRINT. SEE THE GEOLOGICAL REPORT THAT INDICATED STRUCTURAL FILL TO BE PLACED TO 4'-0" UNDER BOTTOM OF FOOTING ELEVATIONS

MASONRY SCHEDULE

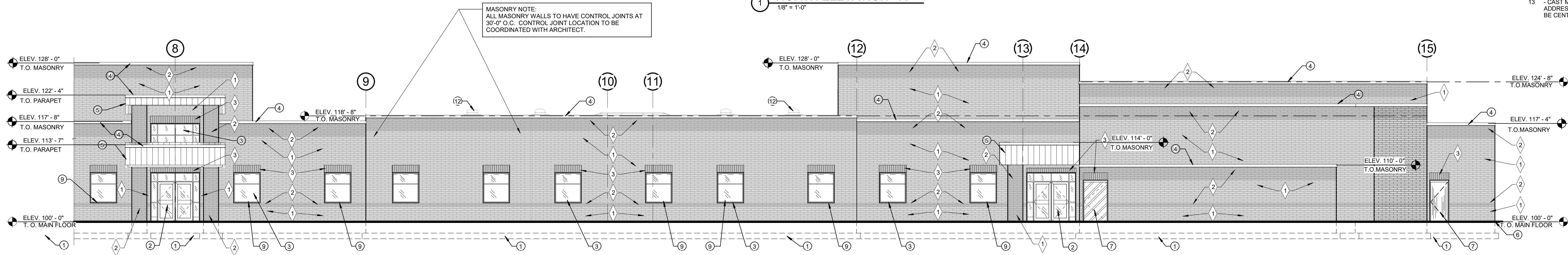
- | | |
|---|---|
| 1 | ATLAS BRICK (FIELD COLOR) - "IRON STONE" - MATTE FINISH |
| 2 | ATLAS BRICK (ACCENT COLOR) - "MIDNIGHT BLACK" - MATTE FINISH |
| 3 | SOLIDER COURSE ATLAS BRICK (ACCENT COLOR) - "MIDNIGHT BLACK" - MATTE FINISH |
| 4 | STACK BOND ATLAS BRICK (ACCENT COLOR) - "MIDNIGHT BLACK" - MATTE FINISH |

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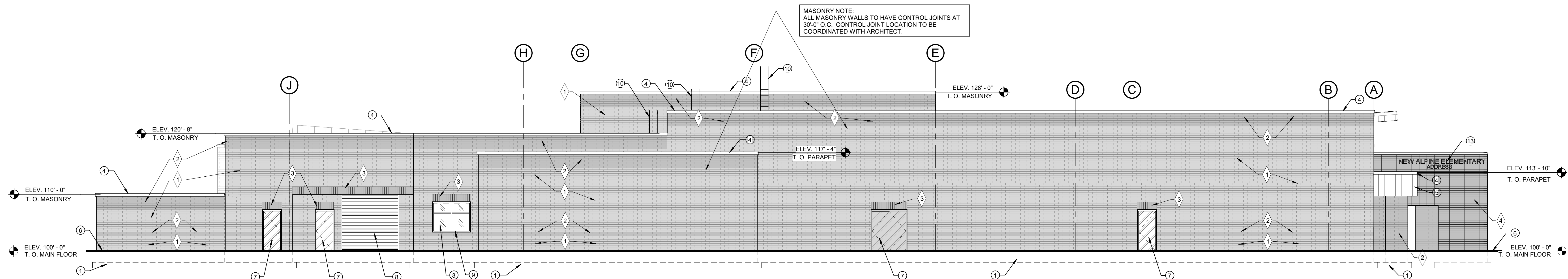
5/10/22 11:23:39 AM
1/8" = 1'-0"



1 NORTH ELEVATION - A
1/8" = 1'-0"



2 NORTH ELEVATION - B
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"

SHEET NOTES

- CONCRETE FOOTINGS AND FOUNDATION WALLS - SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING.
- ALUMINUM DOOR SYSTEM - SEE DOOR SCHEDULE.
- ALUMINUM WINDOW - SEE WINDOW TYPES.
- PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.
- PRE-FINISHED METAL FASCIA PANELS OVER 1/2" DENZ-GLASS - COLOR AS SELECTED BY ARCHITECT.
- APPROXIMATE EXISTING GRADE
- HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.
- PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.
- PRE-FINISHED METAL WINDOW SILL FLASHING - SEE DETAILS 1 & 4/A5.4
- ROOF ACCESS DOORS - SEE DOOR SCHEDULE FOR TYPE AND HARDWARE.
- SOLATUBE DAYLIGHTING SYSTEM - SEE DETAIL 4/A2.2 AND SPECS
- CAST METAL BUILDING LETTERS. NAME OF SCHOOL AND ADDRESS AS SHOWN ON ELEVATIONS BUILDING LETTERS SHALL BE CENTER JUSTIFIED - SEE SPECS.

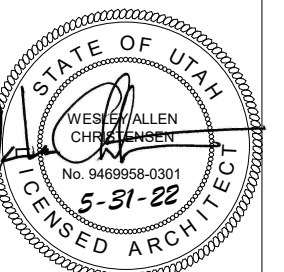
SOIL'S NOTE

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MASONRY SCHEDULE

- | | |
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170 NORTH MAIN STREET
SPRINGFIELD, MO 65801
WWW.KMAARCHITECTS.COM



REVISIONS:

ALPINE SCHOOL DISTRICT
NEW ELEMENTARY #110
1600N PONY EXPRESS
EAGLE MTN, UTAH
BID PACKAGE #1

PROJECT TITLE
NEW ELEMENTARY #110
1600N PONY EXPRESS
BID PACKAGE #1

DRAWN BY: STAFF
CHECKED BY: WC
DATE: MAY 2022
PROJECT #: 164619

A3.2

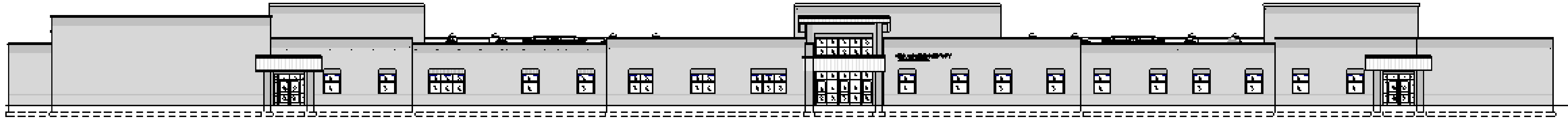
APPROX. 6600 NORTH PONY EXPRESS PARKWAY

ALPINE SCHOOL DISTRICT

NEW ELEMENTARY #110

BID PACKAGE #2

EAGLE MOUNTAIN, UTAH



PROJECT CONTACTS

OWNER
ALPINE SCHOOL DISTRICT
575 NORTH 100 EAST
AMERICAN FORK, UTAH 84003
(801) 610-8400

CONTRACTOR
HOGAN CONSTRUCTION
940 NORTH 1250 WEST
CENTERVILLE, UTAH 84014
(801) 951-7000

ARCHITECTURAL
KMA ARCHITECTS, INC.
195 EAST 100 NORTH
PROVO, UTAH 84606
(801) 377-5062

STRUCTURAL
DYNAMIC STRUCTURES
1887 NORTH 1120 WEST
PROVO, UTAH 84604
(801) 356-1140

MECHANICAL
OLSEN & PETERSON ENGINEERING
14 EAST 2700 SOUTH
SALT LAKE CITY, UTAH 84115
(801) 486-4646

ELECTRICAL
BNA CONSULTING
635 SOUTH STATE STREET
SALT LAKE CITY, UTAH 84111
(801) 532-2196

CIVIL
MERIDIAN ENGINEERING
9217 SOUTH REDWOOD ROAD
WEST JORDAN, UTAH 84088
(801) 569-1319

GRAPHIC SYMBOLS

	ENGINEERED FILL		PLYWOOD		WALLTYPE TAG		DETAIL TAG
	EARTH		HARDWOOD		DOOR NUMBER		ELEVATION MARK
	CONCRETE		RIGID INSULATION		WINDOW TYPE		SECTION MARK
	ASPHALT		BATT INSULATION		CEILING HEIGHT		
	BRICK VENEER		BLOCKING		SHEET NOTE		
	STONE VENEER		GYPSUM BOARD		BUILDING ELEVATION MARK		
	WOOD STUDS		PROPERTY LINE		ROOM NUMBER		

PROJECT DATA

MAIN FLOOR AREA	78,553 SQ. FT.
MEZZANINE FLOOR AREA	5,144 SQ. FT.
TOTAL FLOOR AREA	83,697 SQ. FT.
INTERNATIONAL BUILDING CODE	- 2018
TYPE OF CONSTRUCTION	- II B
BUILDING OCCUPANCY	- E
SEISMIC DESIGN CATEGORY	- D
SEISMIC OCCUPANCY CATEGORY	- III
WIND EXPOSURE	- C
3 SECOND WIND GUST SPEED	- 85 MPH
ROOF SNOW LOAD	- 29 PSF
ROOF LOADS	
LIVE LOAD	- 20 PSF
DEAD LOAD	- 25 PSF
SOILS REPORT BY	- EARTHTEC ENGINEERING
DATED	- NOV. 2018
ALLOWABLE SOIL BEARING	- 2,000 PSF
FIRE PROTECTION	- 100% FIRE SPRINKLED

INDEX OF DRAWINGS

SITE, LANDSCAPING, AND SPRINKLING

C100- GENERAL NOTES AND DETAILS	CU302- ENLARGED UTILITY PLAN	L1 - LANDSCAPING PLAN
C101- GENERAL DETAILS	CU310- SEWER PLAN AND PROFILE	L2 - SPRINKLER PLAN
C102- GENERAL DETAILS	CG400- OVERALL GRADING PLAN	L3 - FENCING PLAN
C103- GENERAL DETAILS	CG401- ENLARGED GRADING PLAN	L4 - PLAYGROUND EQUIPMENT PLAN
CS210- OVERALL SITE LAYOUT PLAN	CG402- ENLARGED GRADING PLAN	L5 - LANDSCAPE DETAILS
CS211- ENLARGED SITE LAYOUT PLAN	CG450- HYDROLOGY PLAN	L6 - LANDSCAPE DETAILS
CS212- ENLARGED SITE LAYOUT PLAN	CG460- CUT/FILL PLAN	L7 - LANDSCAPE DETAILS
CU300- OVERALL UTILITY PLAN	C500- EROSION CONTROL PLAN	
CU301- ENLARGED UTILITY PLAN	C510- EROSION CONTROL DETAILS	

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

RENDERING



VICINITY MAP



UCA 10-9a-305
Regulate: setback, height, bulk and massing regulations, off-site parking, curb cut, traffic circulation, and construction staging, impose regulations upon the location of a project that are necessary to avoid unreasonable risks to health or safety.

May not regulate:
landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, municipal building codes, building use for educational purposes, or the placement or use of temporary classroom facilities on school property

Can regulate landscaping and other improvements within the public ROW.

A completed utility notification form signed by Dominion Energy, Rocky Mountain Power (submitted), and Direct Communications.

A document detailing all covenants, grants of easement or other deed restrictions applicable to the site and an ownership affidavit shall be submitted.

Documentation of sufficient water rights for the proposed project must be provided or a letter requesting and committing to purchase sufficient water from the City

GENERAL NOTES

- SPECIAL PROJECT NOTE:
- ALL CONSTRUCTION ACTIVITY WITHIN STREET ROW AND FOR SITE WATER LINES AND SEWER LINES SHALL CONFORM TO EAGLE MOUNTAIN CITY STANDARD PLANS AND "APWA MANUAL OF STANDARD PLANS" (LATEST EDITION) AND THE DEVELOPMENT GUIDELINES AND SPECIFICATIONS. CONTRACTOR SHALL OBTAIN COPIES OF SAID CITY STANDARDS AND APWA STANDARDS PRIOR TO CONSTRUCTION.

GENERAL

- ANY MODIFICATION TO THIS CONSTRUCTION PACKAGE SHALL BE APPROVED BY THE OWNER. PRIOR TO SAID APPROVAL, ALL IMPROVEMENT DRAWINGS SHALL BE RESUBMITTED AND APPROVED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL LOCATE, RETAIN AND PROTECT ALL EXISTING UTILITIES UNLESS OTHERWISE DIRECTED BY THE ENGINEER. EXISTING GAS, TELEPHONE, POWER, OR WATER LINES WHICH MUST BE RELOCATED OR LOWERED FOR NEW GRAVITY LINES WILL BE COMPLETED BY THE CONTRACTOR TO THE UTILITY COMPANY SPECIFICATIONS.
- ALL SUITABLE EXCAVATION MATERIAL MAY BE STOCKPILED ON LANDSCAPE AREAS (NOT OVER 3'DEEP) AND GRADED TO DRAIN. EXCESS TOPSOIL SHALL BE REMOVED AND STORED AS INDICATED ON THE LANDSCAPE PLANS. SUITABLE MATERIAL IS DEFINED IN THE PROJECT GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT AS WELL AS CITY EARTHWORK SPECIFICATIONS. ALL EARTHWORK SHALL BE COMPLIANT WITH THESE DOCUMENTS. IF CITY SPECIFICATIONS AND THE GEOTECHNICAL REPORT ARE IN CONFLICT REFER TO THE CITY ENGINEER FOR DIRECTION ON WHICH REQUIREMENTS MUST BE FOLLOWED IN THE FIELD.
- TRACER TAPE SHALL BE PLACED ABOVE ALL SEWER, PVC ROOF DRAIN LINES, WATER AND SECONDARY WATER LINES PER CITY AND DISTRICT STANDARD SPECIFICATIONS. TRACER WIRE SHALL BE INSTALLED OVER THE WATER LINES.
- ALL EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL NOTIFY BLUE STAKES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION. CONTRACTOR SHALL POTHOLE AND FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL UTILITY CONFLICTS UPON DISCOVERY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER BACKFILLING, COMPACTING, AND PAVEMENT RESTORATION WHERE NECESSARY TO INSTALL NEW UTILITIES OR MAKE IMPROVEMENTS PER CITY STANDARDS IN EXISTING ROADWAYS.
- CONTRACTOR SHALL PROVIDE CITY INSPECTOR WITH CONSTRUCTION SCHEDULE AFTER SAID SCHEDULE HAS BEEN APPROVED BY OWNER.
- CONTRACTOR SHALL COORDINATE CONSTRUCTION DEMOLITION AND INSTALLATION OF ELECTRICAL, AND COMMUNICATION SERVICES WITH THE UTILITY COMPANY. OWNER SHALL PAY ALL ASSOCIATED UTILITY COMPANY FEES. CONTRACTOR TO PROVIDE ELECTRICAL LINE OR COMMUNICATION TRENCHING AND BACKFILL. COORDINATE LOCATIONS WITH POWER AND COMMUNICATION COMPANY. ALL DEMOLITION OF EXISTING AND PROPOSED NEW SITE ELECTRICAL EQUIPMENT STRUCTURES AND LINES SHOWN ON CIVIL PLANS ARE SCHEMATICALLY SHOWN ONLY AS A COORDINATION BETWEEN ELECTRICAL AND CIVIL. PLEASE REFER DIRECTLY TO ELECTRICAL PLANS FOR THE LAYOUT AND DETAILS OF ALL SITE ELECTRICAL EQUIPMENT AND LINES.
- CONTRACTOR TO KEEP A SET OF NEAT PLANS ON WHICH ALL CHANGES HAVE BEEN CLEARLY SHOWN. THIS SET OF REDLINES SHALL BE TURNED INTO THE ARCHITECT.
- CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY PRIOR TO ANY WORK.
- ALL UTILITY STRUCTURES WITHIN PAVEMENT SHALL BE RAISED TO ACCURATE FINISHED GRADE WITH A CONCRETE COLLAR. SEE DETAIL K ON SHEET C100.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS, BONDS, AND APPROVALS HAVE BEEN OBTAINED. ALL PERMIT AND BOND FEES ARE TO BE PAID BY THE OWNER.
- NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED, AND THOROUGHLY REVIEWED, ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE CURRENT REQUIREMENTS AND DEVELOPMENT STANDARDS OF THE CITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND SHALL TAKE PRECEDENCE IN CASE OF CONFLICT UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND PLANS ETC.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST AND EROSION CONTROL, CLEANING STREET AND OTHER SMP REGULATIONS.
- ALL EXISTING ASPHALT TO REMAIN SHALL BE SAW CUT IN NEAT, STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.
- NO CHANGE IN DESIGN LOCATIONS OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND ENGINEER.
- CONTRACTOR SHALL NOT ALLOW ANY GROUND WATER, SURFACE WATER, ANIMALS, OR DEBRIS TO ENTER NEW PIPING DURING CONSTRUCTION.
- CONTRACTOR SHALL TAKE NECESSARY MEASURES TO PROTECT ALL NEW FACILITIES DURING THE CONSTRUCTION PERIOD UNTIL THE DESIGN GRADE AND COVER HAVE BEEN REACHED AND WORK HAS BEEN ACCEPTED BY OWNER.
- CONTRACTOR IS TO REMAIN WITHIN THE CONTRACT LIMITS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF, OR DAMAGE TO, EXISTING AND NEW UTILITIES AND FACILITIES, INCLUDING WORK DONE WITHIN THE WARRANTY PERIOD.
- ALL ON-SITE PAVEMENT SECTIONS, GRADING, EXCAVATION, BACKFILLING, AND OTHER EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS PREPARED FOR THIS PROJECT. STRUCTURAL FILL, BEDDING, IMPORTED BACKFILL, GRANULAR SUBBASE, BASE COURSE AND ASPHALTIC CONCRETE MATERIALS SHALL MEET THE REQUIREMENTS OUTLINED IN THE PROJECT SPECIFICATIONS. ALL EARTHWORK AND PAVING IN CITY R.O.W. SHALL MEET CITY SPEC'S.
- COORDINATE GAS INSTALLATION WITH THE GAS COMPANY. GAS COMPANY WILL ROUTE GAS TO THE METER LOCATION SHOWN ON THE PLANS. ACCOMMODATE GAS COMPANY CONTRACTOR ON SITE DURING GAS LINE INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING THAT MAY BE NEEDED TO COMPLETE THE JOB.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS AND TRAFFIC PERMITS AND TRAFFIC CONTROL PLANS FOR ALL WORK IN CITY R.O.W. (EXISTING AND NEW ROADWAYS) PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS, AND SERVICES WITH THE UTILITY COMPANY. ASSOCIATED UTILITY COMPANY FEES WILL BE PAID AS OUTLINED IN CONTRACT GENERAL CONDITIONS. CONTRACTOR TO PROVIDE ELECTRICAL AND TELEPHONE LINE TRENCHING AND BACKFILL. COORDINATE LOCATIONS WITH ROCKY MOUNTAIN POWER AND CENTURY LINK. COORDINATE AND SCHEDULE WITH DOMINION ENERGY, CENTURY LINK, AND ROCKY MOUNTAIN POWER FOR CONNECTION OF THESE UTILITIES TO THE NEW BUILDING. GAS, TELEPHONE AND POWER ALL MUST BE EXTENDED TO THE SITE FROM THE NEW DEVELOPMENT IN THE AREA. COORDINATE WITH THESE UTILITIES FOR LOCATION OF THESE NEW EXTENSIONS.
- THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
- NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM RUNOFF TOWARDS ANY BUILDING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- CONTACT FOR UTILITY COORDINATION INCLUDE:
SEWER- EAGLE MOUNTAIN CITY 801-789-6678
WATER- EAGLE MOUNTAIN CITY 801-789-6678
GAS- DOMINION ENERGY 1-800-323-5517
POWER- ROCKY MOUNTAIN POWER 1-800-469-3981
- CONTRACTOR TO COORDINATE INSTALLATION OF ALL LANDSCAPE SLEEVES PRIOR TO FORMING CONCRETE SIDEWALKS, RETAINING WALLS, SEAT WALLS OR STAIR WALLS. SEE LANDSCAPE PLANS.

GENERAL NOTES AND DETAILS C100
ASD #110 ELEMENTARY SCHOOL

EAGLE MOUNTAIN CITY GENERAL NOTES FOR CONSTRUCTION:

SEWER-

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

WATER-

- VALVES: 1. VALVES MUST BE FLANGED TO TEE (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
- BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
- DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4" COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION. MAX DEPTH 72" FROM FINISHED GRADE.
- SERVICE & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
- SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL. ALSO 3/4" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
- WATER CAN: LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
- WATER CAN: THE WATER CAN FOR 2" & 1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND 21" INSIDE DIAMETER. WATER CAN FOR 1 1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATION.
- HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
- LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
- TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
- WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
- VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
- WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS.
- WATER MAIN LINE: NO DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED IN THE WATER LINES AND BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA-LUG FITTINGS.
- STORM DRAIN - FOR CITY ROW ONLY
 - BEDDING: 3/4" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
 - ADS: ALL ADS PIPE TO BE 7"HD BRAND.
 - COLLARS/COLLARS TO BE 1'X1' AROUND PIPE, 4000 PSI CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
 - MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 132" OF 2" GRAVEL REQUIRED UNDER MANHOLES/BOXES.
- ROAD SECTION - FOR CITY ROW ONLY
 - PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
 - UTB: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROADS, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
 - COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5% FIBER MESH PER CUBIC YARD (3/4" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE 1/2" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 1/4" TO 3/8" DOWN FROM ASPHALT EDGE.

STORM DRAIN

- STORM DRAIN - FOR CITY ROW ONLY
 - BEDDING: 3/4" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
 - ADS: ALL ADS PIPE TO BE 7"HD BRAND.
 - COLLARS/COLLARS TO BE 1'X1' AROUND PIPE, 4000 PSI CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
 - MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 132" OF 2" GRAVEL REQUIRED UNDER MANHOLES/BOXES.
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SYMBOL LEGEND

	FIRE HYDRANT		4\"/>
	WATER VALVE		5\"/>
	ELECTRIC METER		GAS METER
	POST INDICATOR VALVE		LIGHT POLE
	FIRE DEPARTMENT CONNECTION		DOUBLE LIGHT POLE
	WATER CAP		CURB & GUTTER (24\"/>
	WATER TEE		CURB WALL (6\"/>
	WATER CROSS		SPOT ELEVATION
	WATER WYE		HANDICAPPED PARKING
	WATER REDUCER		STOP BAR
	AREA DRAIN (SIZE PER PLAN)		PAVEMENT MARKING
	CATCH BASIN (SIZE PER PLAN)		POWER POLE
	PRE-TREATMENT CURB INLET BOX (PRE-TREAT CB)		SIGN
	CURB INLET BOX (CB)		CLEANOUT BOX
	STORM DRAIN FLARED END SECTION		THREE CHAMBER PRE-TREATMENT BOX
	STORM DRAIN / SANITARY SEWER CLEANOUT		DECORATIVE SITE LIGHTING

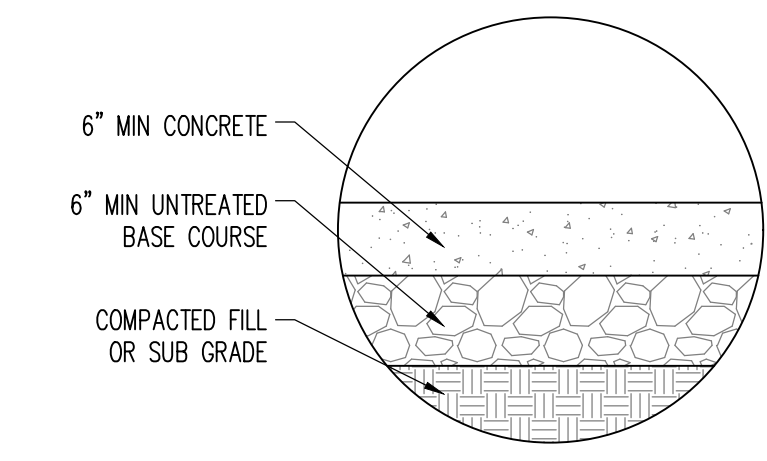
LINE LEGEND

	PROPERTY LINE		IRR		SECONDARY WATER PIPELINE
	LIMITS OF PROJECT		GAS PIPELINE		BURIED POWER
	WATERLINE		CATV		FIBER OPTIC
	CENTERLINE		RIDGE		RIDGE LINE
	SAW CUT LINE		FLOW LINE		ROCK WALL
	PROPOSED MAJOR CONTOUR		FENCE		SILT FENCE
	PROPOSED MINOR CONTOUR		TEMPORARY SHORING REMOVAL		ABANDON
	SANITARY SEWER PIPELINE				
	STORM DRAIN PIPELINE				
	LAND DRAIN				
	TELEPHONE				
	WATER PIPELINE				
	FIRE LINE				

THE EXISTING SITE, UTILITIES, AND TOPOGRAPHY ARE NOT BASED ON AN ACTUAL SITE SURVEY. THEY REFLECT THE COMBINED AERIAL TOPOGRAPHY AND DESIGN DRAWINGS PROVIDED BY FOCUS ENGINEERING ON APRIL 26, 2022. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING UTILITY AND EXISTING SITE ELEMENTS IN THE FIELD MATCH WHAT IS SHOWN IN THAT FILE AND REPORT BACK TO THE ENGINEER OF RECORD WITH ANY DISCREPANCIES. THE PROJECT BENCHMARK PROVIDED BY FOCUS IS BELOW AND WILL NEED TO BE VERIFIED BY THE CONTRACTOR FOR USE.

BENCHMARK
NORTHEAST CORNER OF SECTION 36 TOWNSHIP 05 SOUTH, RANGE 02 WEST SALT LAKE BASE AND MERIDIAN
ELEV. 5047.71
DATUM: NAD83

CONTROL POINTS TO VERIFY CONTROL P.N.E.Z.D
401.7775.334.17235.439.4939.723.MCP
401.17346.504.17956.722.4919.857.MCP
402.18238.289.17484.846.4934.074.MCP
403.18060.751.18460.891.4939.943.MCP
404.18880.571.18805.041.4937.587.MCP
405.18196.732.18440.228.4939.922.MCP

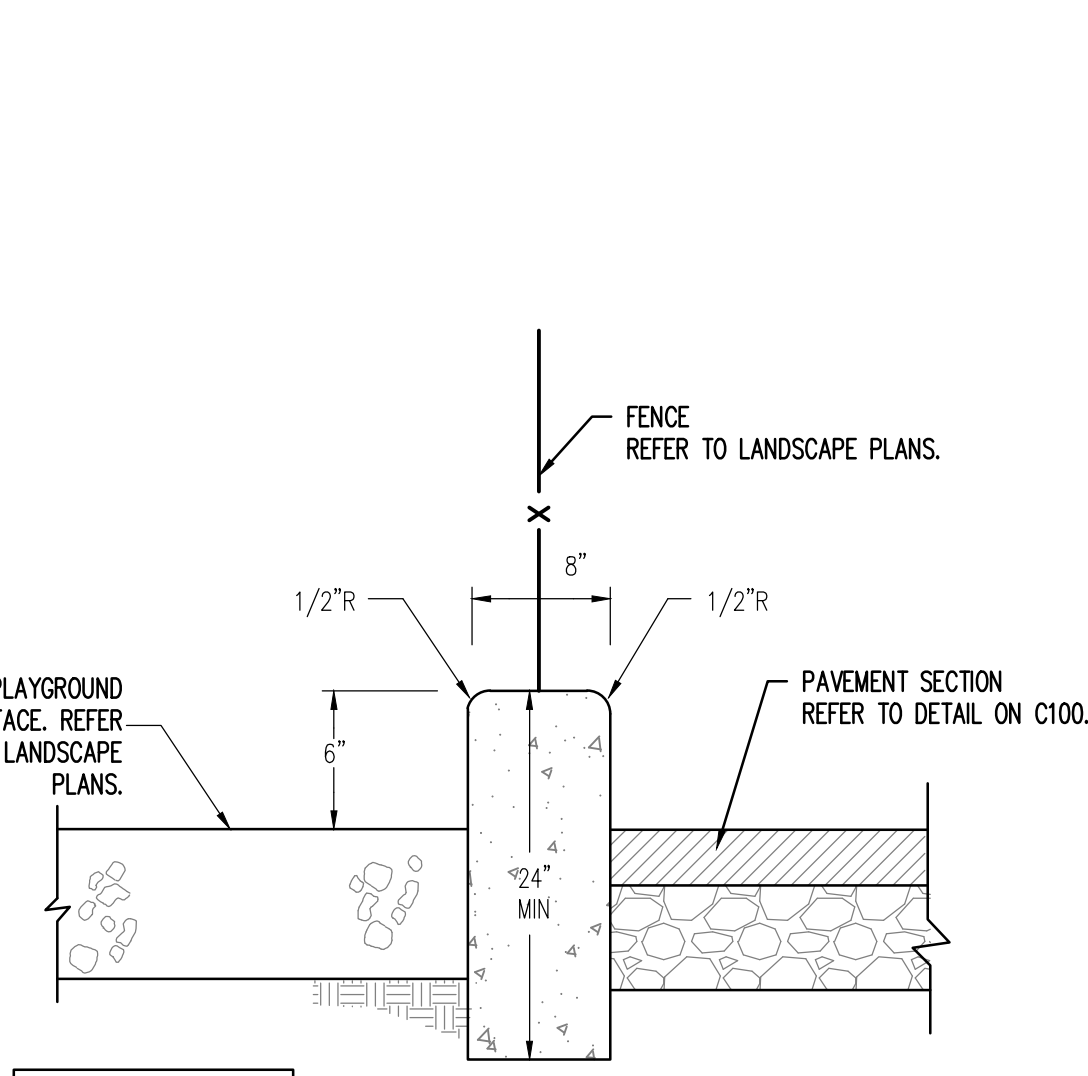


NOTE:

- USE FOR DUMPSTER PADS AND OTHER CONCRETE PAVING WITH VEHICLE TRAFFIC. AS INDICATED BY HATCH ON CIVIL SITE LAYOUT PLAN. REINFORCING FOR DUMPSTER PADS REFER TO ARCHITECTURAL SPECS.
- PROOF ROLL NATURAL SUBGRADE PER SPEC'S.
- PAVEMENT CONSTRUCTION DURING WET PERIODS WILL REQUIRE 12" OF GRANULAR FILL MATERIAL PLACED DIRECTLY BELOW THE GRANULAR FILL SUBBASE LAYER. INSTALL GEOTEXTILE FABRIC (MIRAFI 600X OR EQUIVALENT) WHERE SUBGRADE COMPACTION IS NOT FEASIBLE. PROVIDE ADDITIONAL FILL & FABRIC IF NECESSARY FOR COMPLETION SCHEDULE AT NO ADDITIONAL COST TO OWNER.
- SEALED CONTRACTION JOINTS TO BE 1 1/2" DEEP. JOINT PATTERN AS OUTLINED ON ARCHITECTURAL SITE PLANS. 15' MAXIMUM SPACING.
- SEAL ALL EXPANSION JOINTS PER SPEC'S.

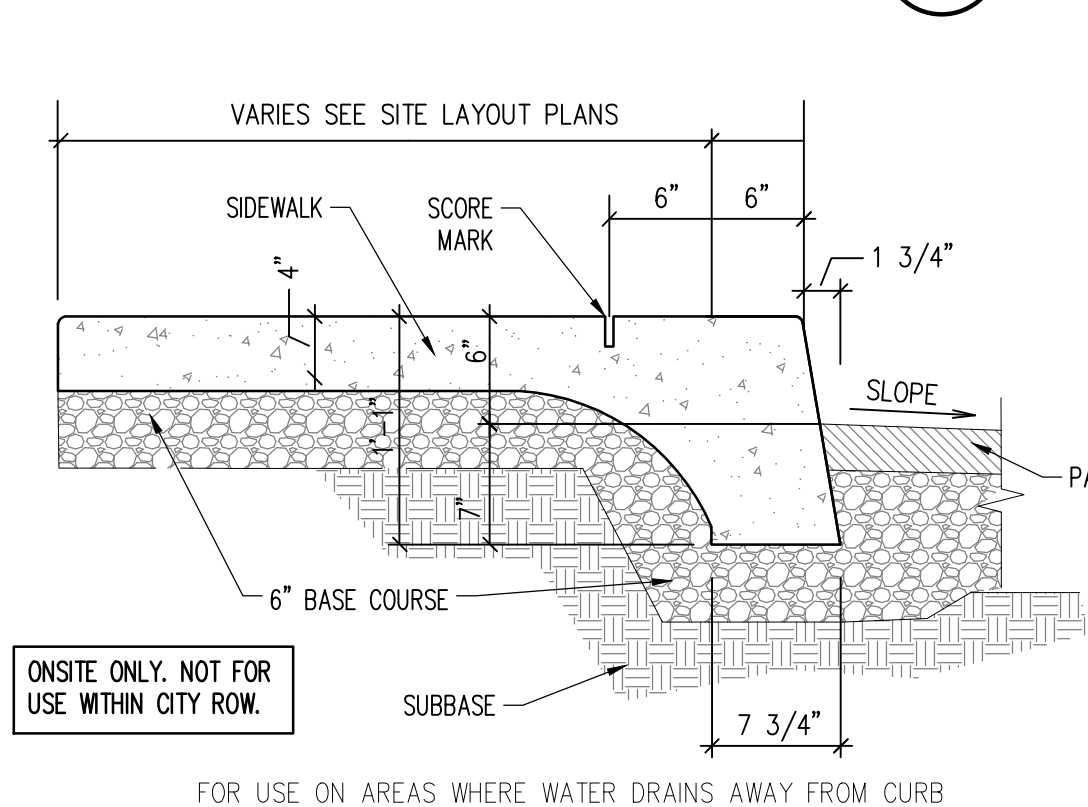
CONCRETE PAVEMENT SECTION
(ON SITE ONLY)

N.T.S.



PLAYGROUND CURB WALL

N.T.S.

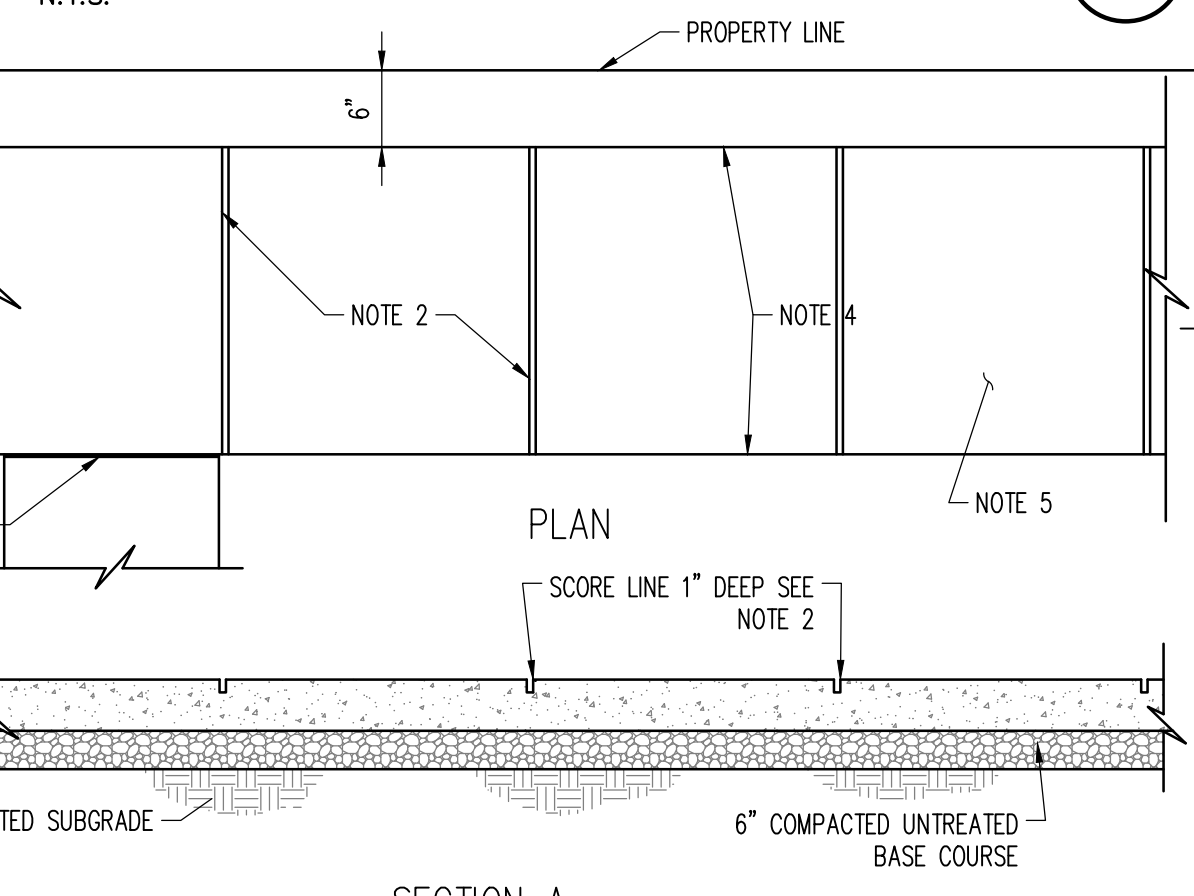


NOTE:

- USE MONOLITHIC CONSTRUCTION 4" THICK EXCEPT AT DRIVEWAYS WHERE THICKNESS OF 6" IS REQUIRED.
- PLACE SCORE LINES AT INTERVALS EQUAL TO 1 TIMES THE WIDTH OF THE SIDEWALK UNIFORMLY PLACED ALONG LENGTH OF SIDEWALK.
- USE 1/2" EXPANSION JOINT FILLER MADE OF PREMOULDED BITUMINOUS OR SIMILAR MATERIAL AT INTERSECTIONS WITH PERPENDICULAR SIDEWALKS.
- EDGE SIDEWALK WITH 1/2" RADIUS EDGING TOOL. ROUND EDGES AT EXPANSION JOINTS TO A RADIUS OF 1/2".
- USE HAIR-BROOM BRUSH TO FINISH SIDEWALKS.
- OVER NEWLY BACKFILLED TRENCHES, PLACEMENT OF 2'-10" #4 BARS IN SIDEWALK IS REQUIRED.
- REMOVE NON-ENGINEERED FILL BELOW SIDEWALK AND 2' MINIMUM BEYOND THE EDGE OF CONCRETE AND REPLACE WITH STRUCTURAL FILL.
- MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS.

MONOLITHIC SIDEWALK AND CURB DETAIL

N.T.S.

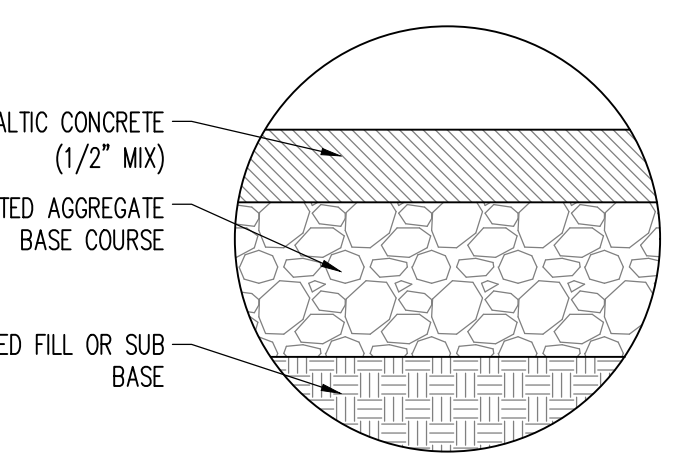


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- USE MONOLITHIC CONSTRUCTION 4" THICK EXCEPT AT DRIVEWAYS WHERE THICKNESS OF 6" IS REQUIRED.
- PLACE SCORE LINES AT INTERVALS EQUAL TO 1 TIMES THE WIDTH OF THE SIDEWALK UNIFORMLY PLACED ALONG LENGTH OF SIDEWALK.
- USE 1/2" EXPANSION JOINT FILLER MADE OF PREMOULDED BITUMINOUS OR SIMILAR MATERIAL AT INTERSECTIONS WITH PERPENDICULAR SIDEWALKS OR DRIVEWAYS.
- EDGE SIDEWALK WITH 1/2" RADIUS EDGING TOOL. ROUND EDGES AT EXPANSION JOINTS TO A RADIUS OF 1/2".
- USE HAIR-BROOM BRUSH TO FINISH SIDEWALKS.
- OVER NEWLY BACKFILLED TRENCHES, PLACEMENT OF 2'-10" #4 BARS IN SIDEWALK IS REQUIRED.
- REMOVE NON-ENGINEERED FILL BELOW SIDEWALK AND 2' MINIMUM BEYOND THE EDGE OF CONCRETE AND REPLACE WITH STRUCTURAL FILL.
- MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS.

CONCRETE SIDEWALK
(ON SITE ONLY)

N.T.S.

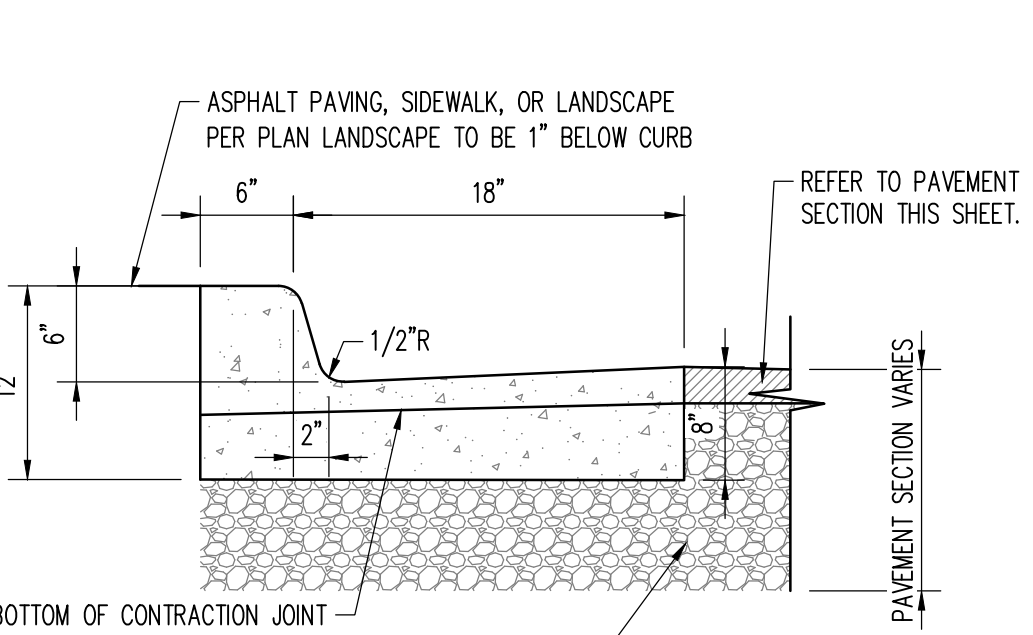


NOTE:

- USE FOR PARKING AREAS OR OTHER LIGHT VEHICLE TRAFFIC.
- PROOF ROLL NATURAL SUBGRADE PER SPEC'S.
- PAVEMENT CONSTRUCTION DURING WET PERIODS WILL REQUIRE 12" OF GRANULAR FILL MATERIAL PLACED DIRECTLY BELOW THE GRANULAR FILL SUBBASE LAYER. INSTALL GEOTEXTILE FABRIC (MIRAFI 600X OR EQUIVALENT) WHERE SUBGRADE COMPACTION IS NOT FEASIBLE. PROVIDE ADDITIONAL FILL & FABRIC IF NECESSARY FOR COMPLETION SCHEDULE AT NO ADDITIONAL COST TO OWNER.

ASPHALT PAVEMENT SECTION
(ON SITE ONLY)

N.T.S.

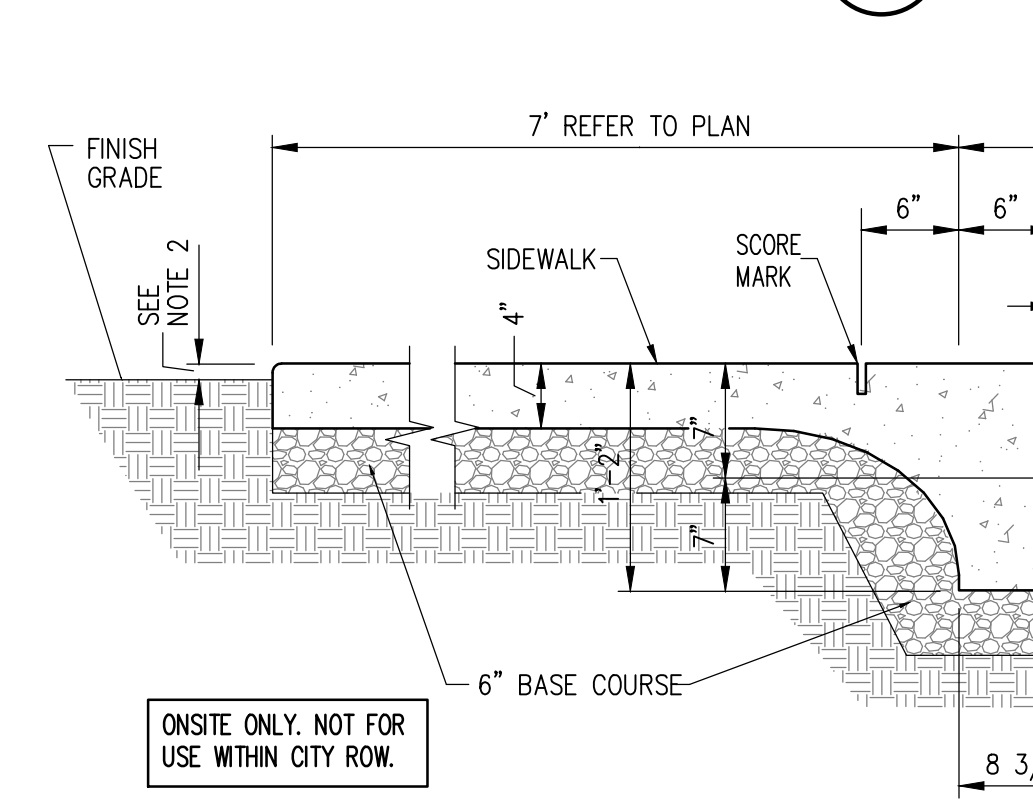


NOTE:

- CONCRETE SHALL BE MONOLITHIC 4000 PSI @ 28 DAYS (6% AIR ENTRAINED).
- PLACE EXPANSION-CONTRACTION JOINTS AT ALL BC AND EC POINTS. PLACE CONTROL JOINTS AT 10' INTERVALS.
- PLACE JOINT FILLER STRIPS BETWEEN WALK AND CURB TO DEPTH OF CONCRETE PLUS ONE INCH WITH TIP SET FLUSH WITH TOP BACK OF CURB.
- REMOVE NON-ENGINEERED FILL BELOW CURB AND 2' MINIMUM BEYOND THE EDGE OF CONCRETE AND REPLACE STRUCTURAL FILL. REFER TO SPEC. SECTION 312000 FOR SUBGRADES PREPARATION OVEREXCAVATION REQUIREMENTS.

CURB & GUTTER

N.T.S.

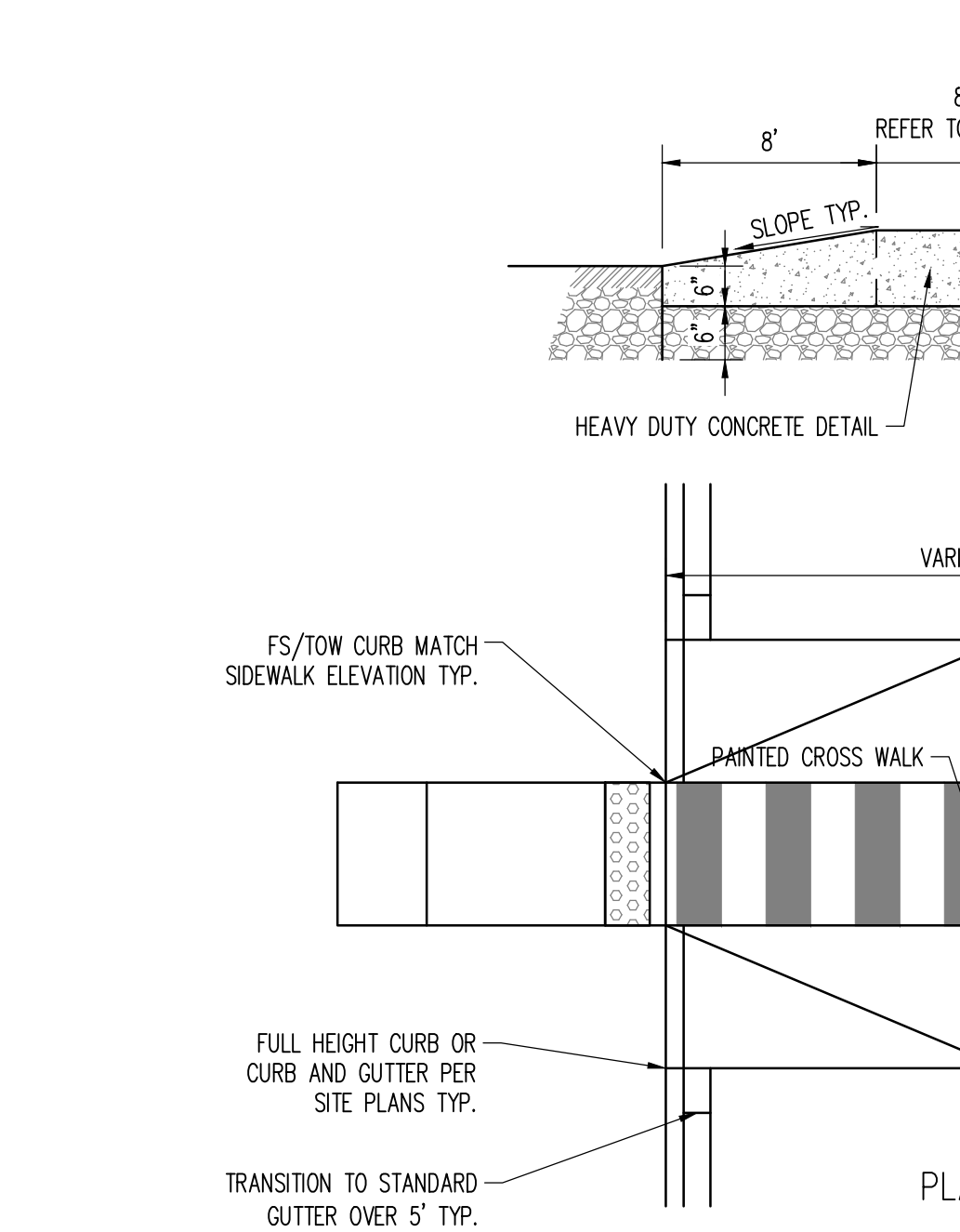


NOTE:

- USE MONOLITHIC CONSTRUCTION 4" THICK EXCEPT AT DRIVEWAYS WHERE THICKNESS OF 6" IS REQUIRED.
- PLACE SCORE LINES AT INTERVALS EQUAL TO 1 TIMES THE WIDTH OF THE SIDEWALK UNIFORMLY PLACED ALONG LENGTH OF SIDEWALK.
- USE 1/2" EXPANSION JOINT FILLER MADE OF PREMOULDED BITUMINOUS OR SIMILAR MATERIAL AT INTERSECTIONS WITH PERPENDICULAR SIDEWALKS.
- EDGE SIDEWALK WITH 1/2" RADIUS EDGING TOOL. ROUND EDGES AT EXPANSION JOINTS TO A RADIUS OF 1/2".
- USE HAIR-BROOM BRUSH TO FINISH SIDEWALKS.
- OVER NEWLY BACKFILLED TRENCHES, PLACEMENT OF 2'-10" #4 BARS IN SIDEWALK IS REQUIRED.
- REMOVE NON-ENGINEERED FILL BELOW SIDEWALK AND 2' MINIMUM BEYOND THE EDGE OF CONCRETE AND REPLACE WITH STRUCTURAL FILL.
- MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS.

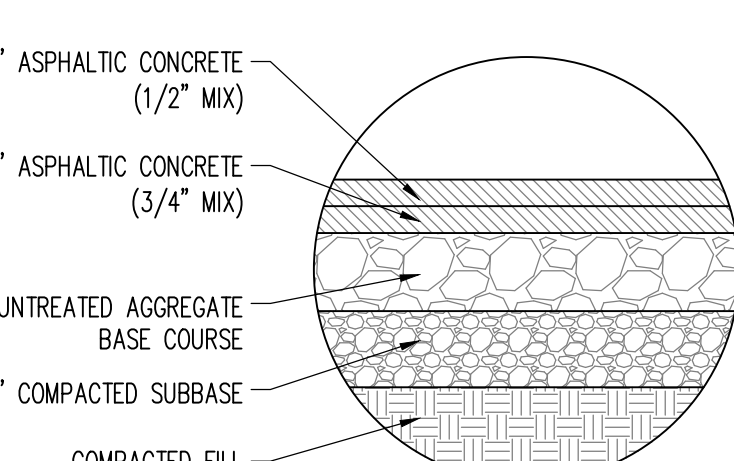
COMBINATION SIDEWALK-CURB
AND GUTTER DETAIL

N.T.S.



RAISED CROSSWALK

N.T.S.

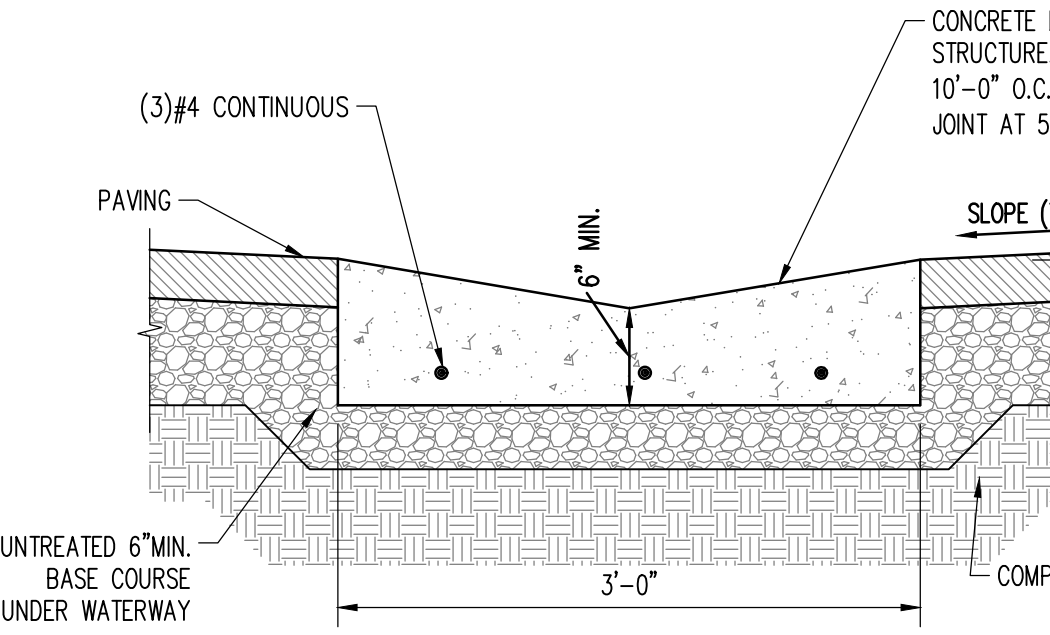


NOTE:

- USE FOR SITE ROADWAYS AND BUS AREAS, AND OTHER HEAVY TRAFFIC AREAS, AS INDICATED BY HATCH ON CIVIL SITE LAYOUT PLAN.
- PROOF ROLL NATURAL SUBGRADE PER SPEC'S.
- PAVEMENT CONSTRUCTION DURING WET PERIODS WILL REQUIRE 12" OF GRANULAR FILL MATERIAL PLACED DIRECTLY BELOW THE GRANULAR FILL SUBBASE LAYER. INSTALL GEOTEXTILE FABRIC (MIRAFI 600X OR EQUIVALENT) WHERE SUBGRADE COMPACTION IS NOT FEASIBLE. PROVIDE ADDITIONAL FILL & FABRIC IF NECESSARY FOR COMPLETION SCHEDULE AT NO ADDITIONAL COST TO OWNER.

HEAVY DUTY (ON SITE ONLY)
ASPHALT PAVEMENT SECTION

N.T.S.

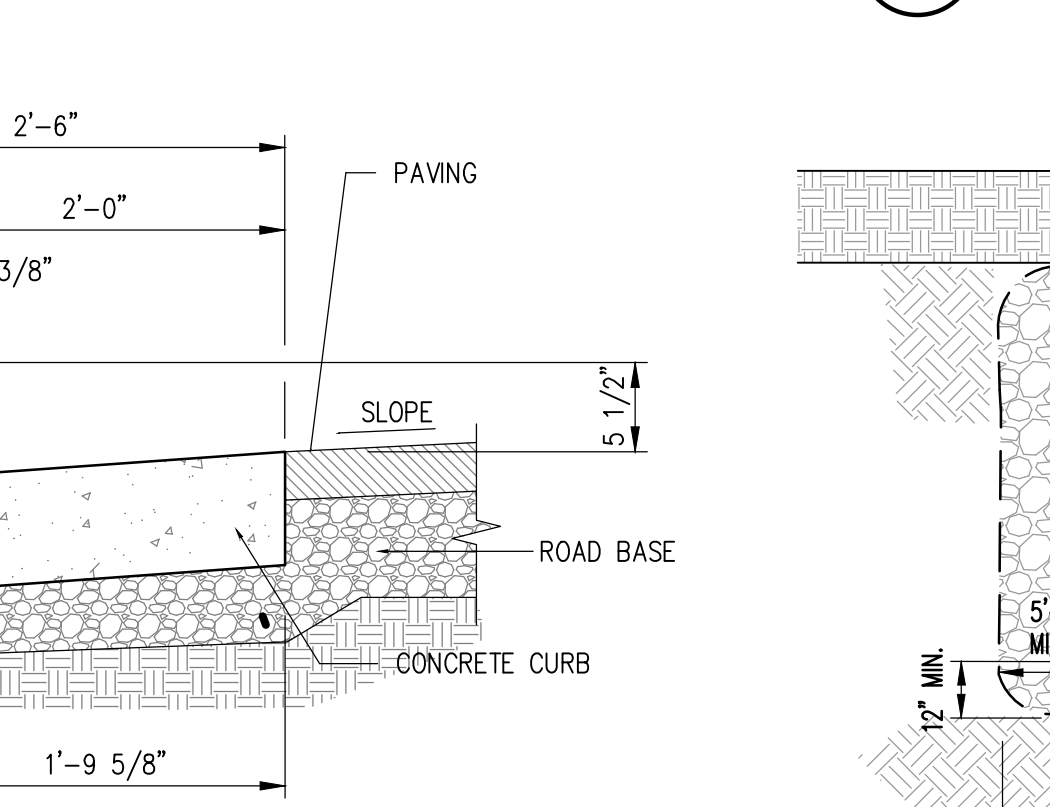


NOTE:

- CONCRETE SHALL BE MONOLITHIC 4000 PSI @ 28 DAYS (6% AIR ENTRAINED).
- PLACE EXPANSION-CONTRACTION JOINTS AT ALL BC AND EC POINTS. PLACE CONTROL JOINTS AT 10' INTERVALS.
- PLACE JOINT FILLER STRIPS BETWEEN WALK AND CURB TO DEPTH OF CONCRETE PLUS ONE INCH WITH TIP SET FLUSH WITH TOP BACK OF CURB.
- REMOVE NON-ENGINEERED FILL BELOW CURB AND 2' MINIMUM BEYOND THE EDGE OF CONCRETE AND REPLACE STRUCTURAL FILL. REFER TO SPEC. SECTION 312000 FOR SUBGRADES PREPARATION OVEREXCAVATION REQUIREMENTS.

3' WATERWAY

N.T.S.

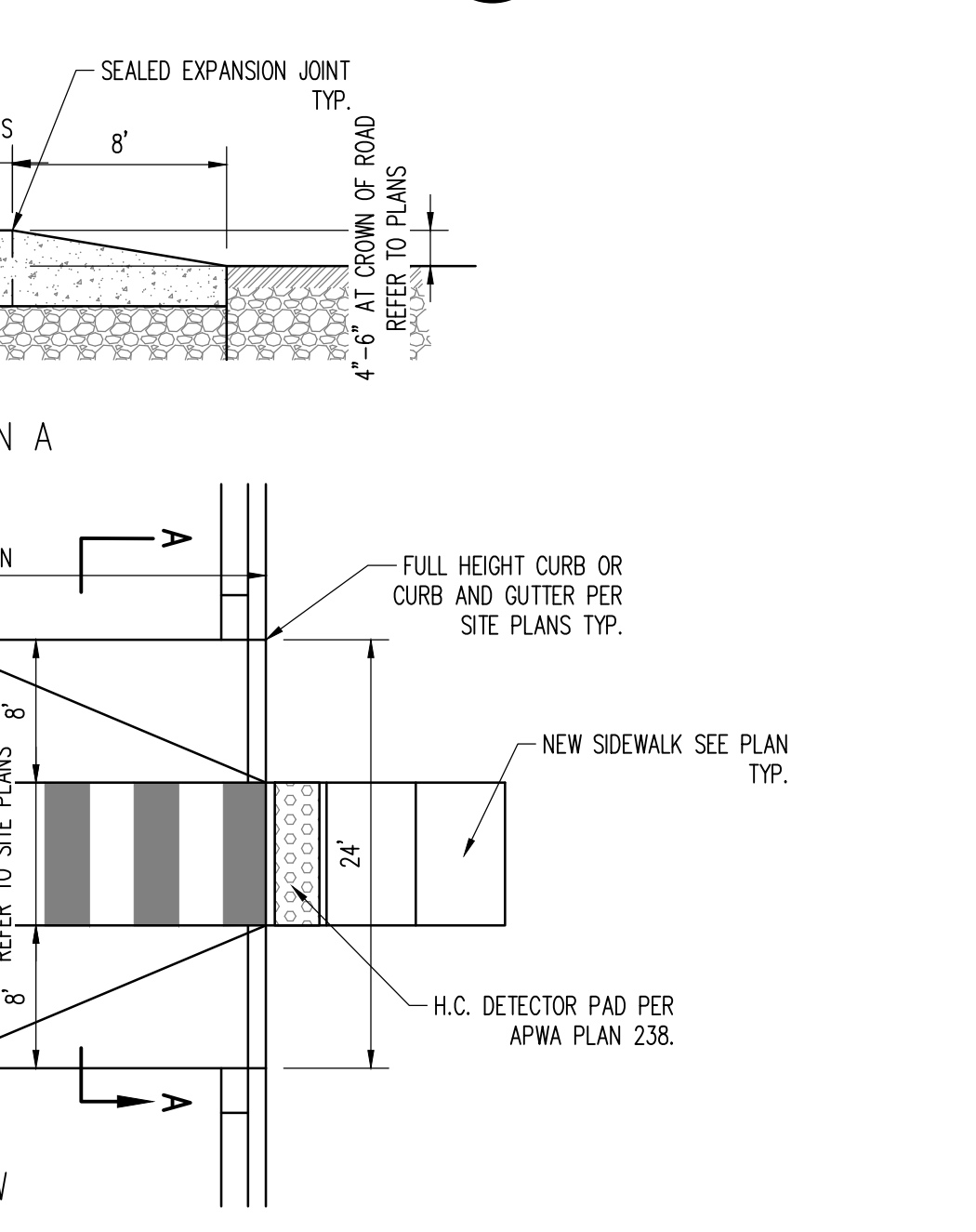


NOTE:

- CONCRETE SHALL BE MONOLITHIC 4000 PSI @ 28 DAYS (6% AIR ENTRAINED).
- PLACE EXPANSION-CONTRACTION JOINTS AT ALL BC AND EC POINTS. PLACE CONTROL JOINTS AT 10' INTERVALS.
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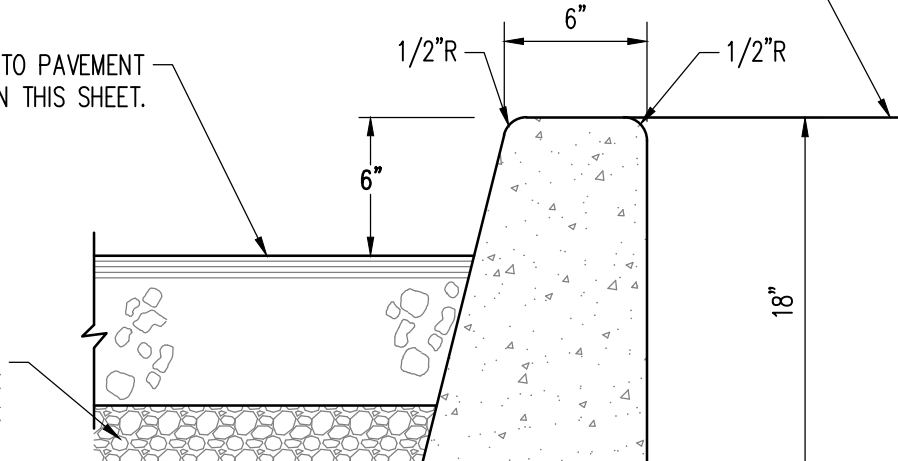
UNDERGROUND SUMP STORAGE SECTION

N.T.S.



RAISED CROSSWALK

N.T.S.



NOTE:

- CONCRETE SHALL BE MONOLITHIC 4000 PSI @ 28 DAYS (6% AIR ENTRAINED).
- PLACE EXPANSION-CONTRACTION JOINTS AT ALL BC AND EC POINTS. PLACE CONTROL JOINTS AT 10' INTERVALS.
- PLACE JOINT FILLER STRIPS BETWEEN WALK AND CURB TO DEPTH OF CONCRETE PLUS ONE INCH WITH TIP SET FLUSH WITH TOP BACK OF CURB.
- REMOVE NON-ENGINEERED FILL BELOW CURB AND 2' MINIMUM BEYOND THE EDGE OF CONCRETE AND REPLACE STRUCTURAL FILL. REFER TO SPEC. SECTION 312000 FOR SUBGRADES PREPARATION OVEREXCAVATION REQUIREMENTS.

CURB DETAIL

N.T.S.

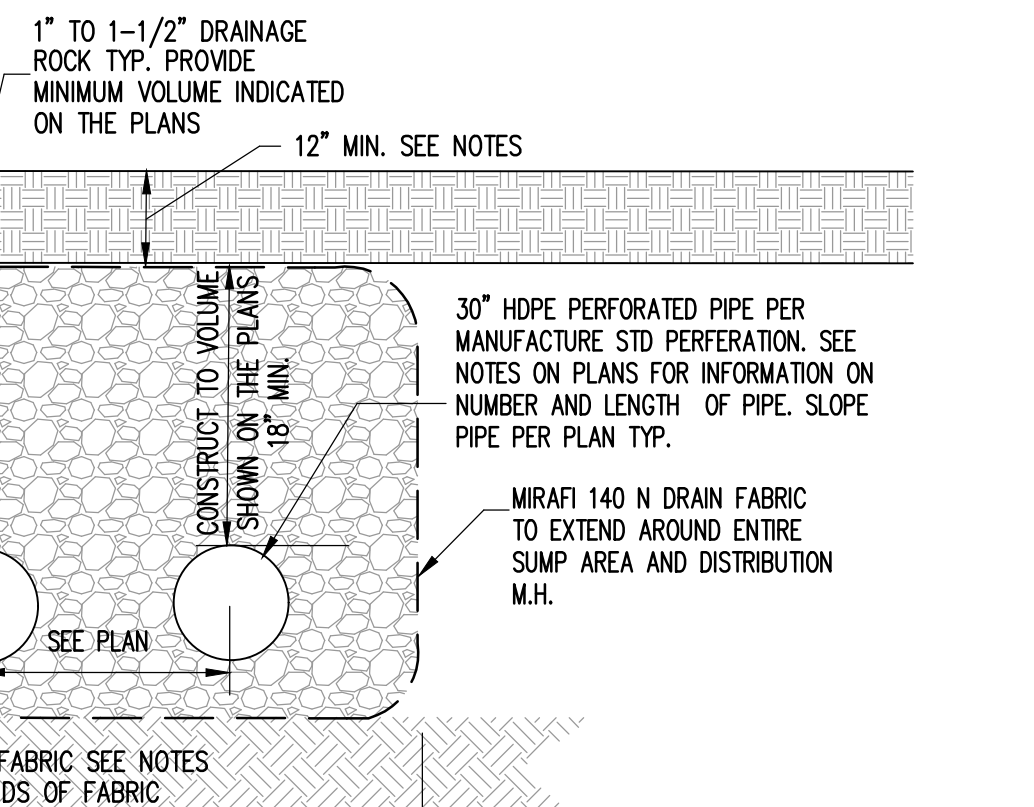


NOTE:

- CONCRETE SHALL BE MONOLITHIC 4000 PSI @ 28 DAYS (6% AIR ENTRAINED).
- PLACE EXPANSION-CONTRACTION JOINTS AT ALL BC AND EC POINTS. PLACE CONTROL JOINTS AT 10' INTERVALS.
- PLACE JOINT FILLER STRIPS BETWEEN WALK AND CURB TO DEPTH OF CONCRETE PLUS ONE INCH WITH TIP SET FLUSH WITH TOP BACK OF CURB.
- REMOVE NON-ENGINEERED FILL BELOW CURB AND 2' MINIMUM BEYOND THE EDGE OF CONCRETE AND REPLACE STRUCTURAL FILL. REFER TO SPEC. SECTION 312000 FOR SUBGRADES PREPARATION OVEREXCAVATION REQUIREMENTS.

3' WATERWAY

N.T.S.

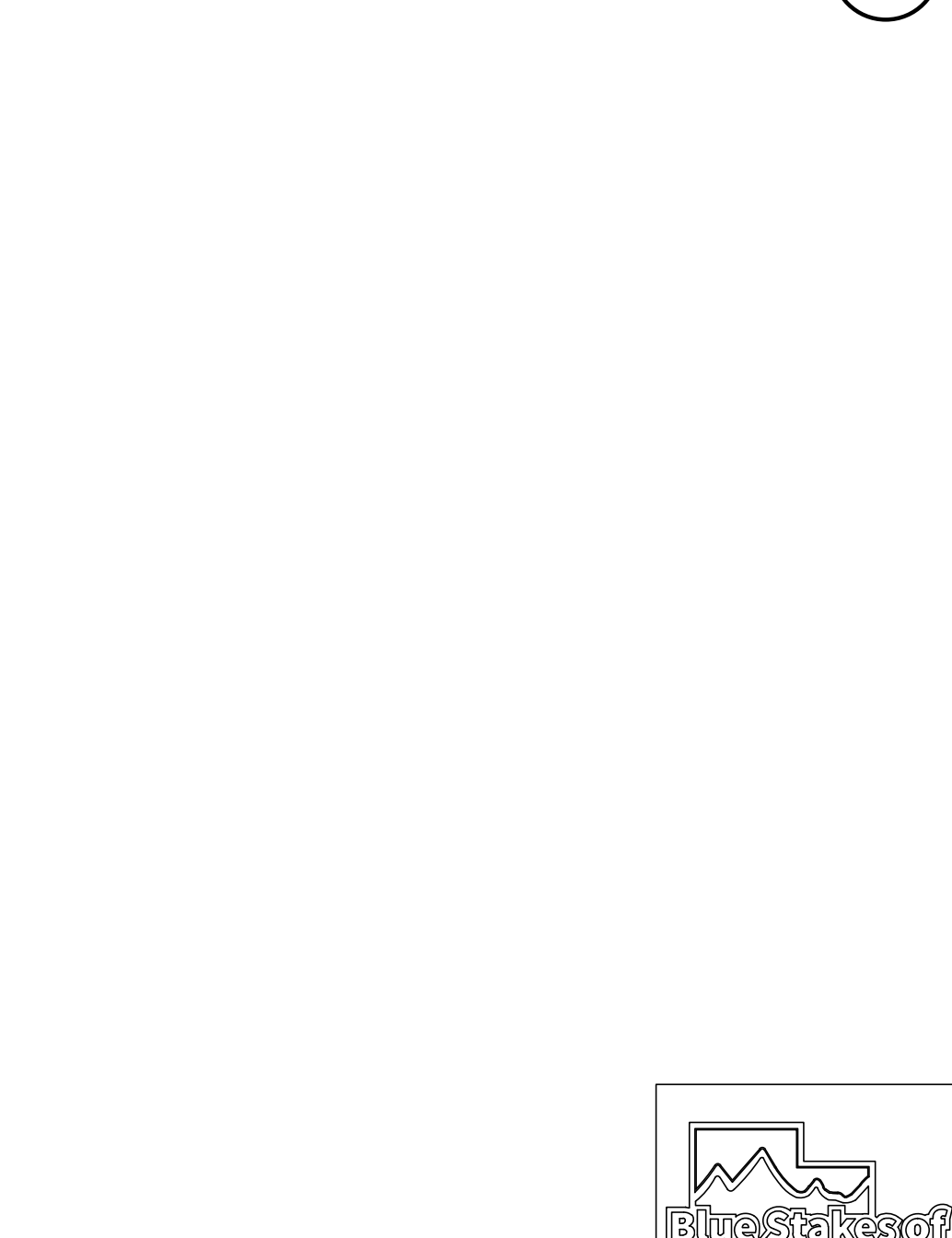


NOTE:

- DRAINAGE FABRIC SHALL MEET THE SPECIFICATIONS OF "MIRAFI 140 N" OR APPROVED EQUIVALENT.
- HDPE SHALL MEET REQUIREMENTS OF ASTM F-667. FITTINGS SHALL BE GASKETED FITTINGS MADE IN ACCORDANCE WITH PIPE MANUFACTURER STD. SPECIFICATIONS. PERFORATIONS TO BE PERFORMED BY THE PIPE MANUFACTURER. PROVIDE A MINIMUM OF 1 SQ. INCH OF INLET AREA PER FOOT OF PIPE. SLOPE PIPE EXTEND BEYOND DETENTION AREA.
- PROVIDE A MINIMUM COVER OF 12" DRAIN ROCK BETWEEN TOP OF PIPE AND THE TOP OF DRAINAGE FABRIC WRAP AROUND THE UNDERGROUND SUMP. AREAS UNDER SIDEWALK, PAVED LOCATIONS, OR SHRUB AREAS WILL HAVE A MINIMUM COVER OF 18" OVER THE SUMP FABRIC.

UNDERGROUND SUMP STORAGE SECTION

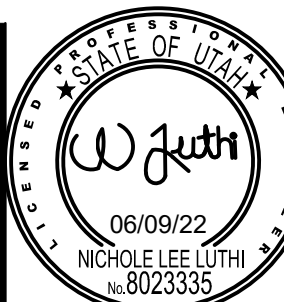
N.T.S.



RAISED CROSSWALK

N.T.S.

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM



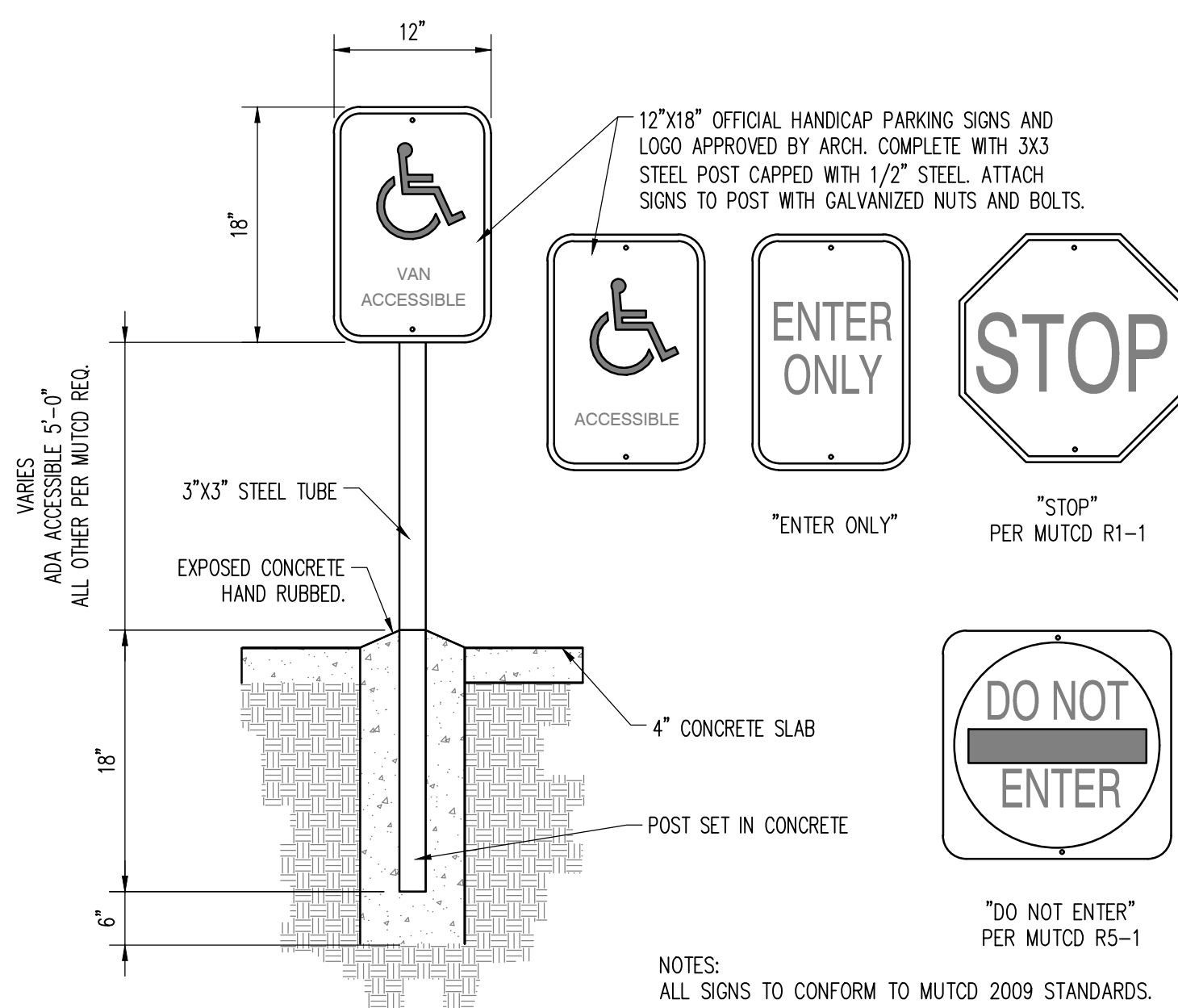
REVISIONS:

ALPINE SCHOOL DISTRICT
NEW ELEMENTARY #110
BID PACKAGE #2
EAGLE MTN, UTAH
6600 N. PONY EXPRESS

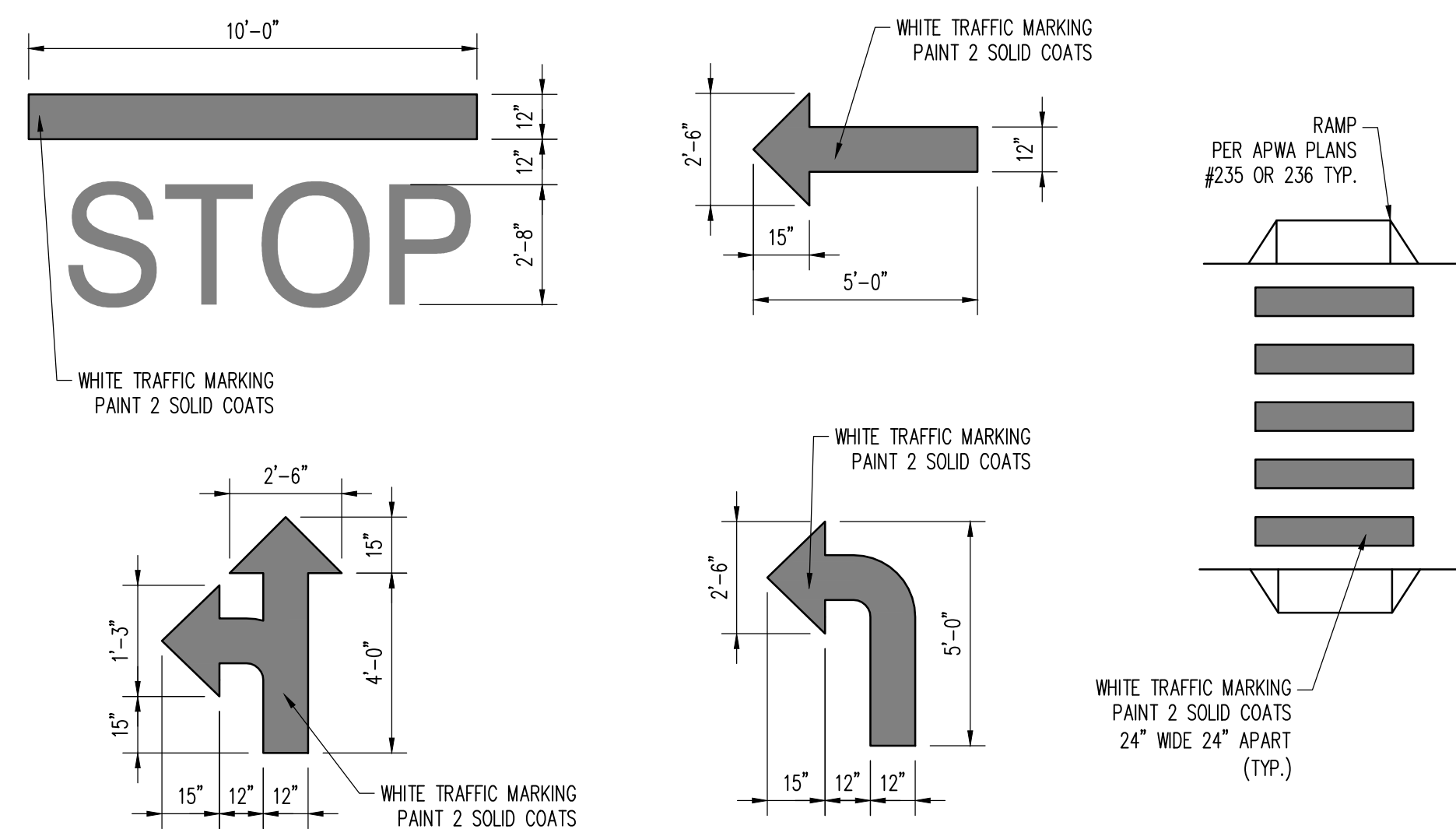
DRAWN BY: AY
CHECKED BY: NL
DATE: JUNE 09 2022
PROJECT #: 169822

C100

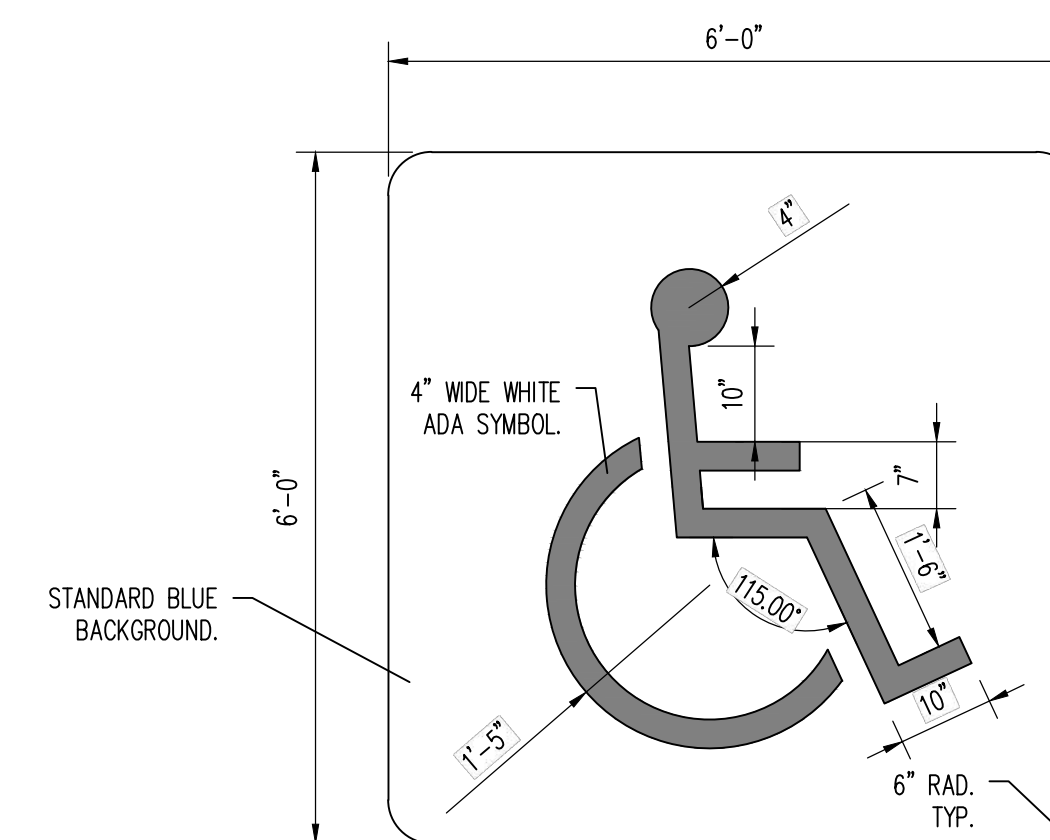
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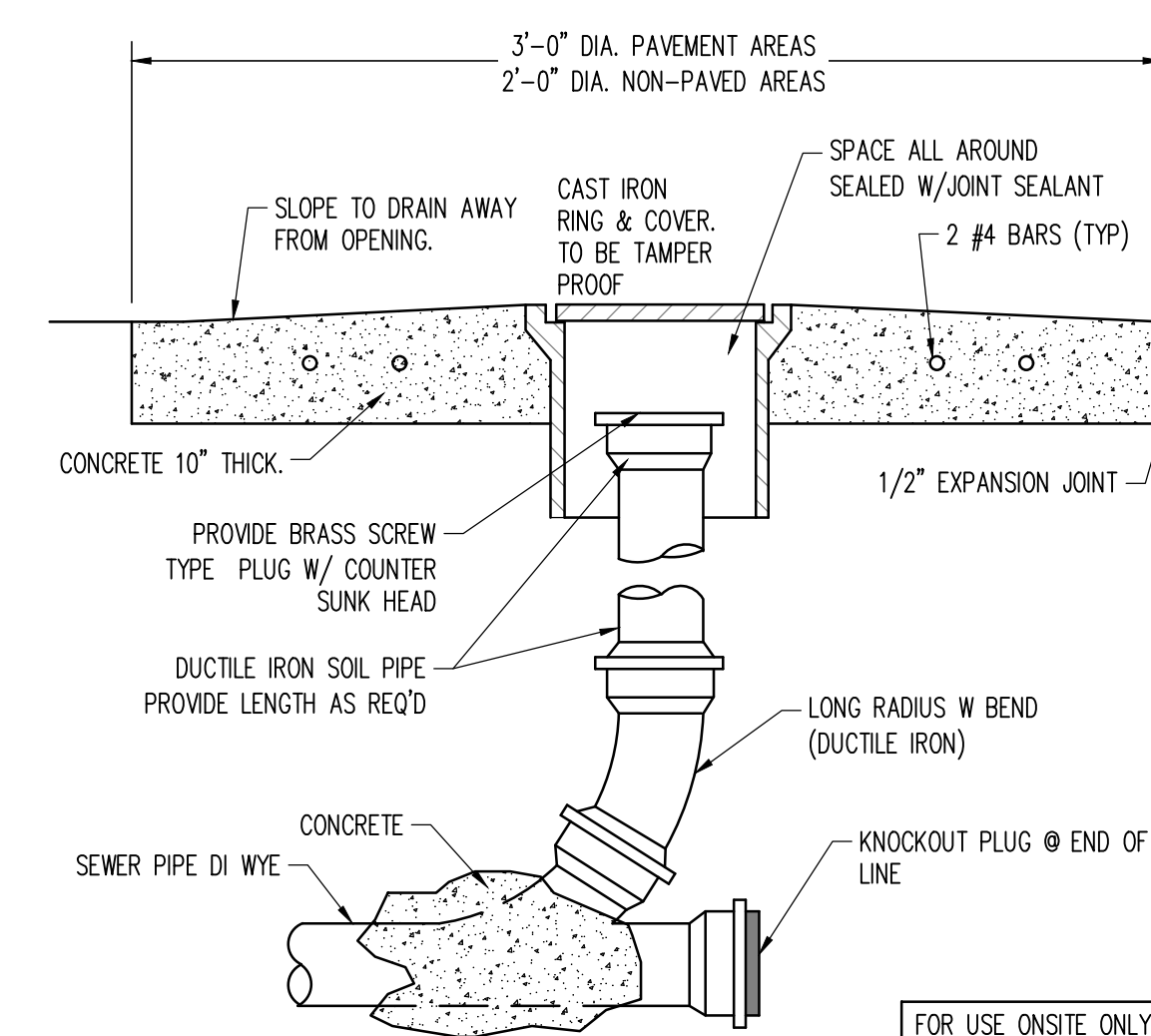
SIGN DETAIL
N.T.S.



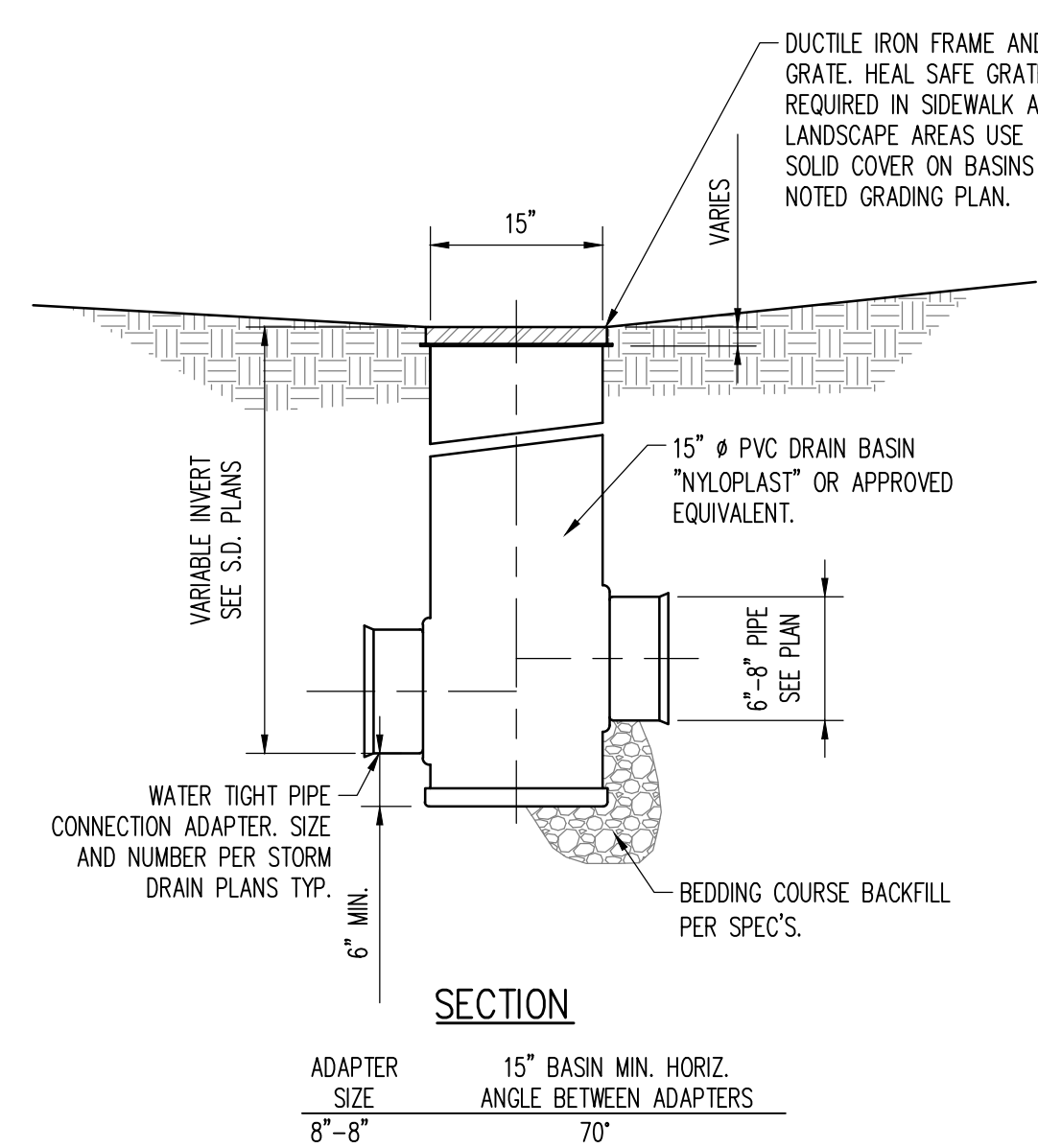
PAINTED TRAFFIC MARKINGS
N.T.S.



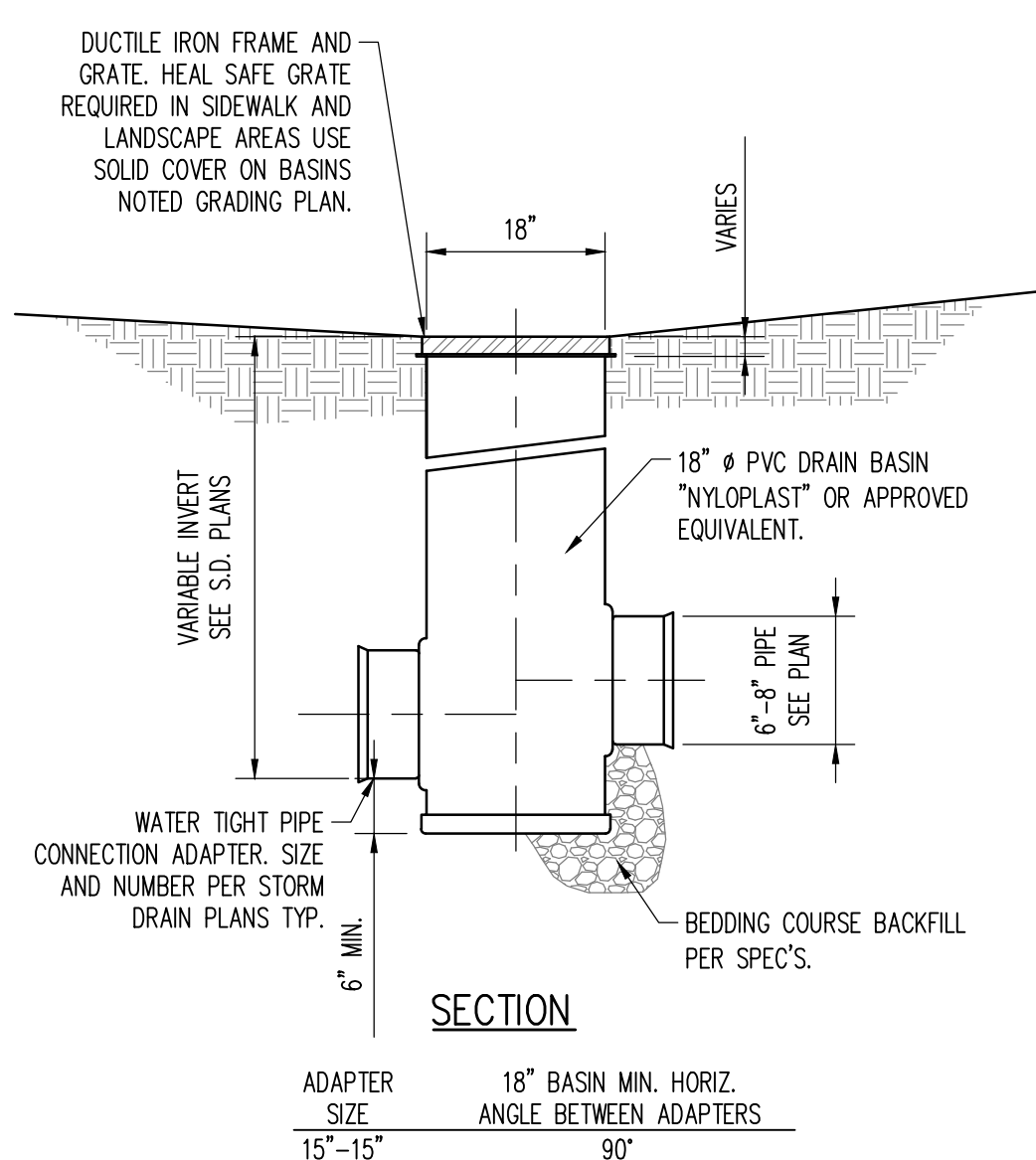
PAINTED ADA SYMBOL
N.T.S.



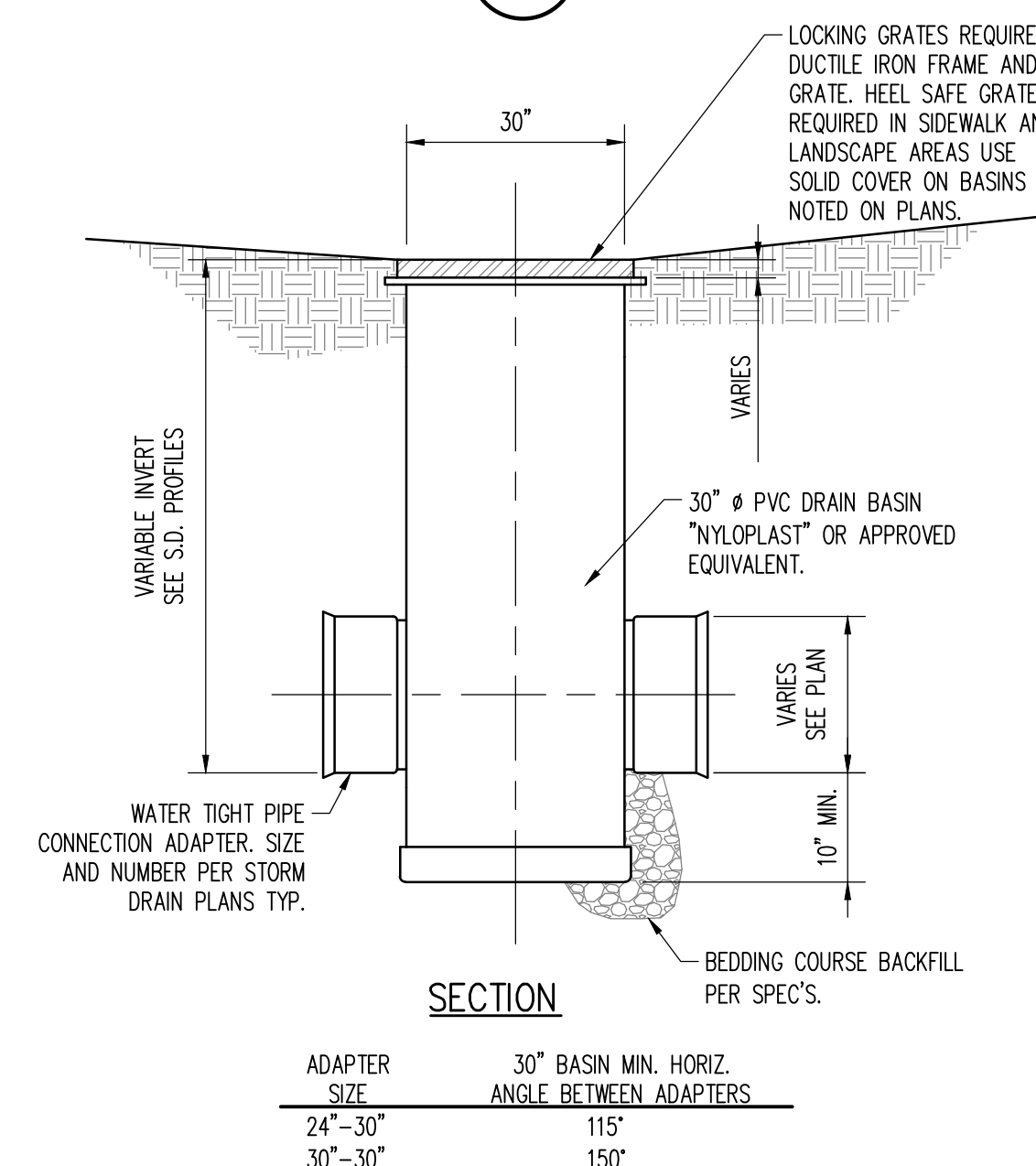
EXTERIOR CLEAN OUT (SSCO AND SDCO)



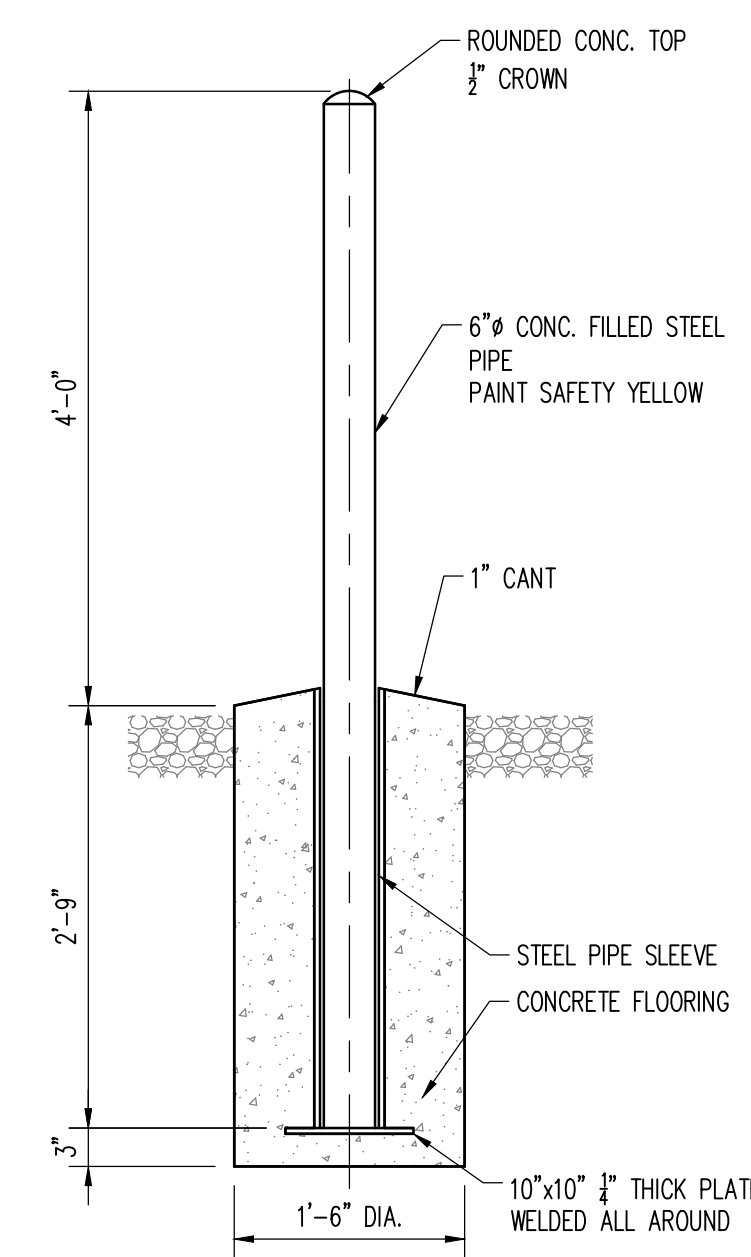
15" AREA DRAIN (ADS)



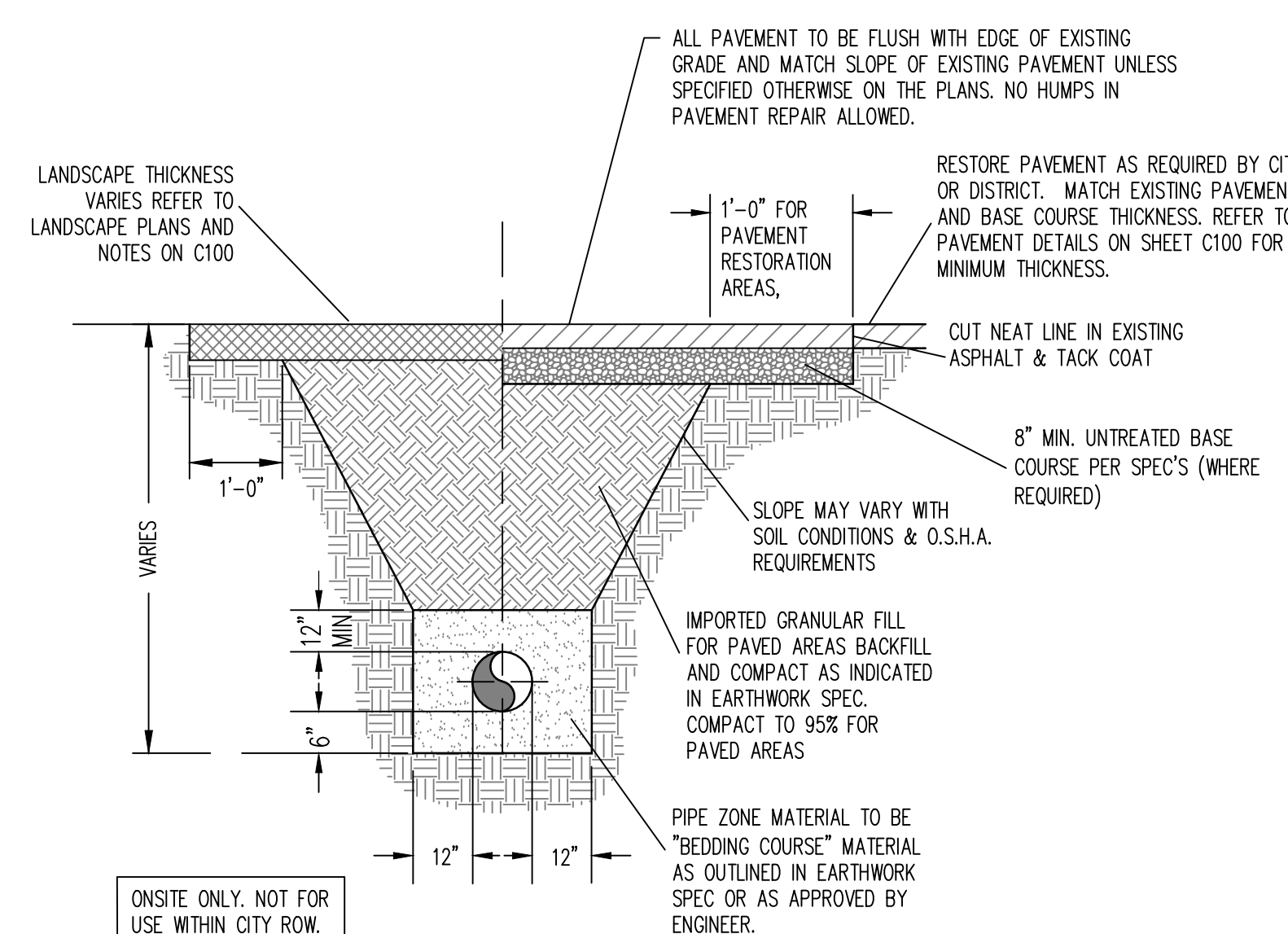
18" AREA DRAIN (AD)



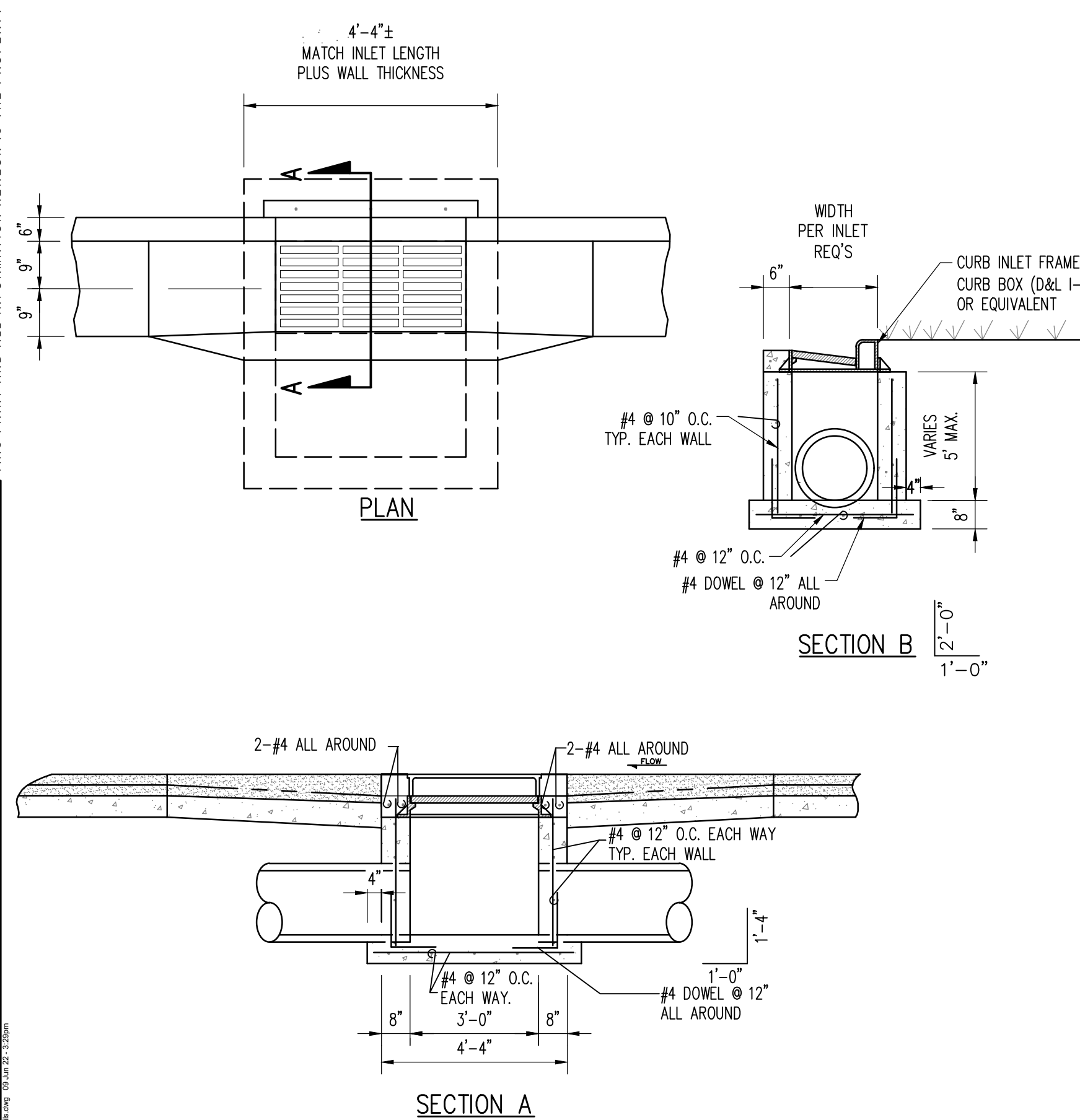
30" CATCH BASIN (CB)



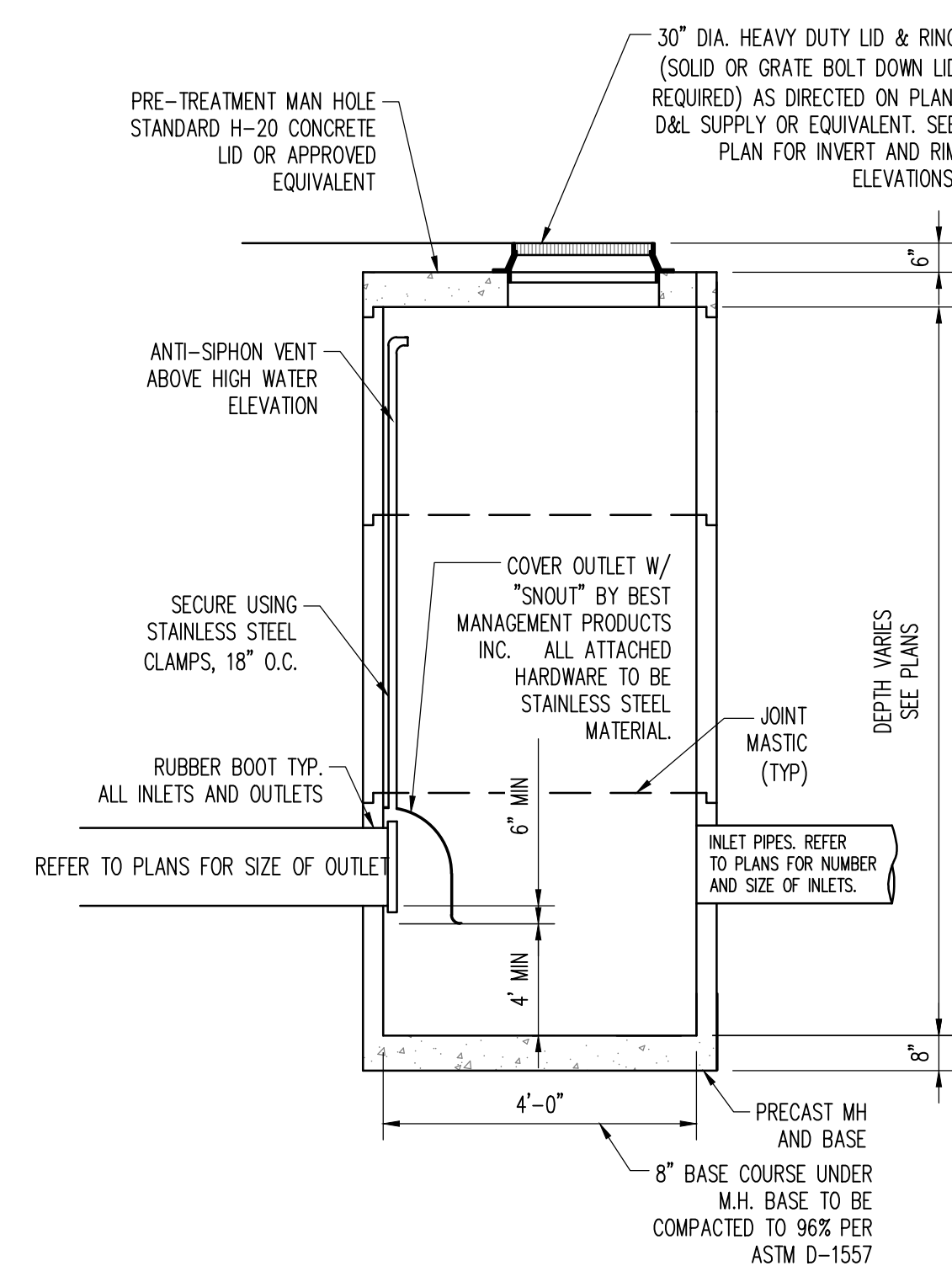
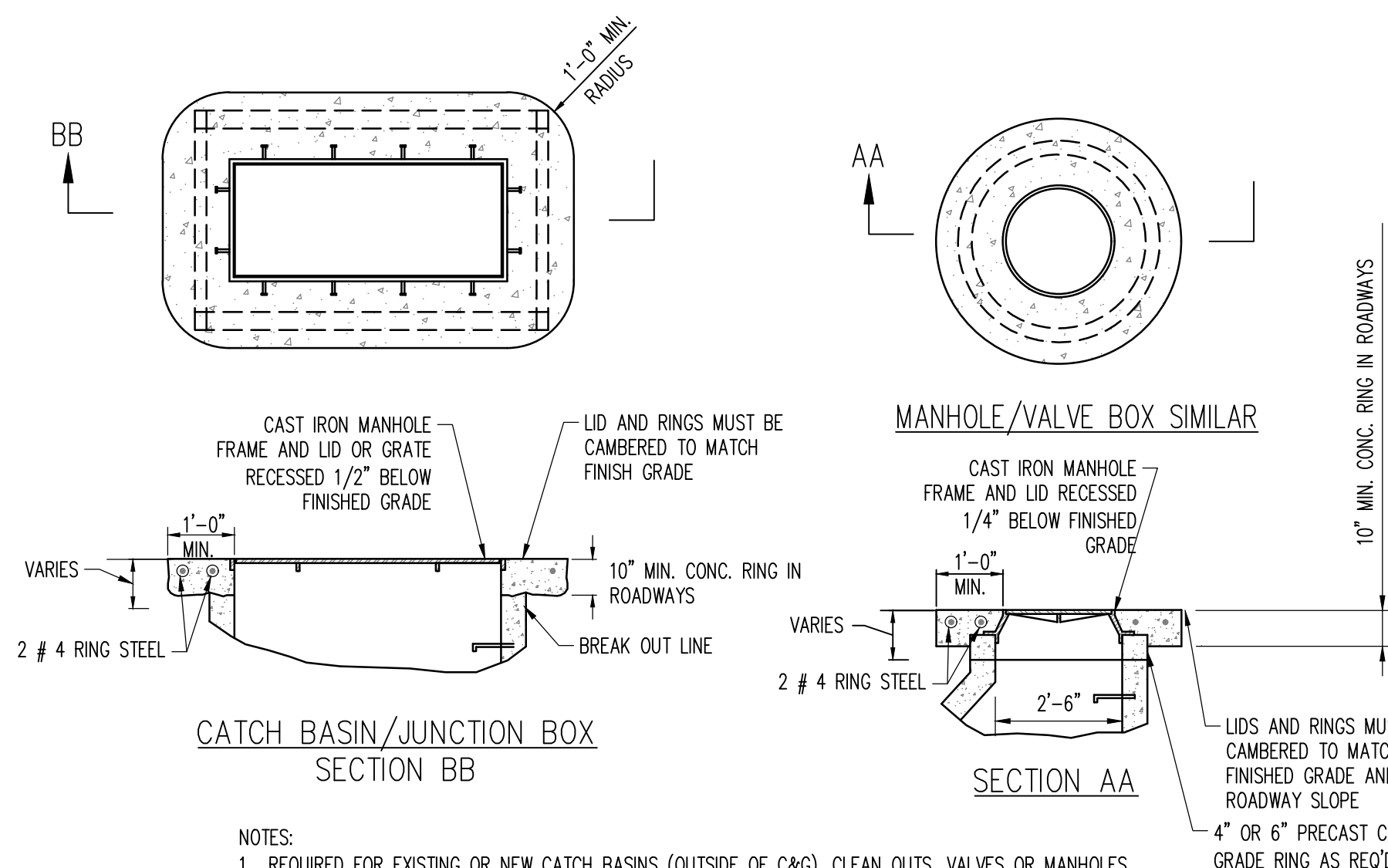
BOLLARD DETAIL
N.T.S.



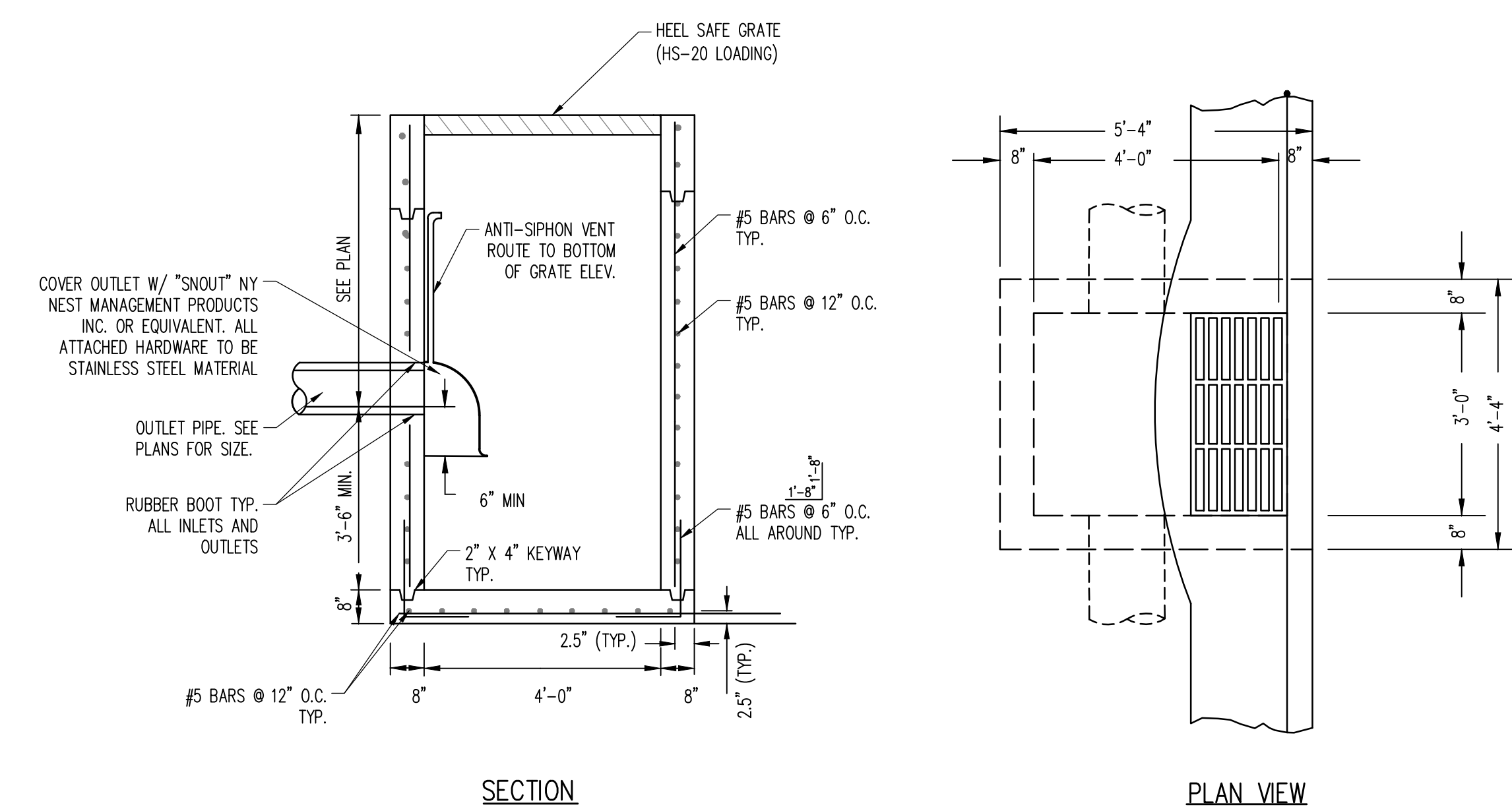
TYPICAL TRENCH AND SURFACE REPAIR
(ON SITE ONLY)
N.T.S.



CURB & GUTTER INLET (CIB)



PRE-TREATMENT MANHOLE (PRECOT)



PRETREATMENT INLET (PRECIB)

Saw-cut driveway approach

- 1. GENERAL**
- A. The drawing shows sawing off and removing a curb for the construction of a new driveway approach. Additional requirements are specified in Plan 215 or Plan 221 for constructing driveway approach after curb is removed.
- B. The slope of the right flare is required if a pedestrian access route abuts the curb. The slope of the left flare is required if a pedestrian access route DOES NOT abut the curb.
- C. Variance from specified slopes must be acceptable to the ENGINEER.
- 2. PRODUCT**
- A. Water repellent: Penetrating compound, APWA Section 07 19 00.
- B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
- 3. EXECUTION**
- A. At the apron, cut the curb off so the slope of the curb cut as measured perpendicular to the flow line is 16.67 percent (1:6). Unless specified otherwise, make the curb cut intersect the flow line.
- B. At the flare, cut the curb off so the slope of curb cut as measured parallel to the flow line is as follows.
- 1) 8.33 percent (1:12) if curb borders a surface used by pedestrians.
- 2) 16.67 percent (1:6) if curb does not border a surface used by pedestrians.
- C. No over-cutting where cuts merge. Grind sawed surface so no blade marks remain.
- D. Water proofing. Apply full coverage water repellent over cut concrete.
- E. Expansion Joint: Vertical, full depth, with top of filler set flush with concrete surface.

Corner curb cut assembly

- 1. GENERAL**
- A. Where existing elements or spaces are altered to receive an assembly: slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown. Where physical constraints (e.g. utility covers, poles, vaults, etc.) prevent compliance, a single diagonal curb cut assembly may serve both pedestrian street crossings.
- B. Installation of a curb wall, flares, or curb returns is ENGINEER's choice.
- C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.
- 2. PRODUCTS**
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
- C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
- D. Concrete: Class 4000, APWA Section 03 30 04.
- E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
- 3. EXECUTION**
- A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Curb Modifications:
- 1) The sloped surface created to accommodate a flare area shall be perpendicular to the back of curb.
- 2) No grade break shall exist between the flow-line and the foot of the curb ramp, or blended transition. Length of the curb modification abutting the curb ramp or transition is 4 feet minimum.
- C. Blended Transition: Determine turning space position and elevation so that flatwork sloping to and from the turning space meets slope requirements.
- D. Curb Wall: Set top of curb wall equal to elevation of extended lateral lines of sidewalk.
- E. Concrete Placement: APWA Section 03 30 10.
- 1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
- 2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
- 3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
- F. Clear Space: No trip hazards in the clear space.

Midblock curb cut assembly

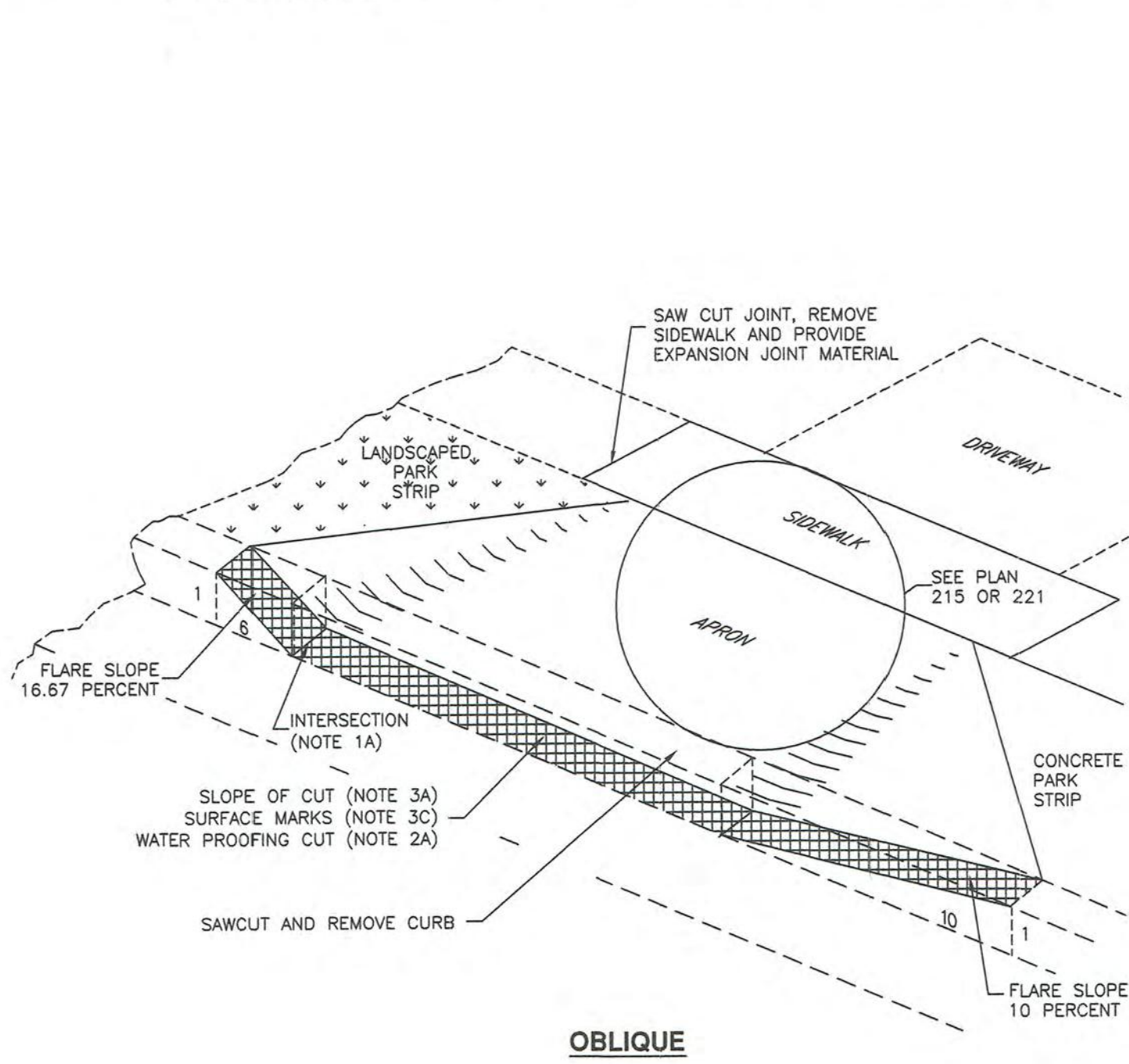
- 1. GENERAL**
- A. Where existing elements or spaces are altered to receive an assembly: slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.
- B. Installation of flares or curb returns is ENGINEER's choice.
- C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.
- 2. PRODUCTS**
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
- C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
- D. Concrete: Class 4000, APWA Section 03 30 04.
- E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
- 3. EXECUTION**
- A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Curb Modifications:
- 1) The sloped surface created to accommodate a flare area shall be perpendicular to the back of curb.
- 2) No grade break shall exist between the flow-line and the foot of the curb ramp or blended transition. Length of the curb modification abutting the curb ramp or transition is 4 feet minimum.
- C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on the ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends.
- D. Concrete Placement: APWA Section 03 30 10.
- 1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
- 2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
- 3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
- E. Clear Space: No trip hazards in the clear space.

Mid-block curb cut assembly

- 1. GENERAL**
- A. Where existing elements or spaces are altered to receive an assembly: slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.
- B. Installation of a curb wall is ENGINEER's choice.
- C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.
- 2. PRODUCTS**
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
- C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
- D. Concrete: Class 4000, APWA Section 03 30 04.
- E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
- 3. EXECUTION**
- A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Curb Modifications:
- 1) The sloped surface created to accommodate the ramp or approach areas shall be perpendicular to the back of curb.
- 2) No grade break shall exist between the flow-line and the turning space. Length of the curb modification abutting the turning space is 4 feet minimum.
- C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on the ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends.
- D. Curb Wall: Set top of curb wall equal to elevation of extended lateral lines of sidewalk.
- E. Concrete Placement: APWA Section 03 30 10.
- 1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
- 2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
- 3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
- F. Clear Space: No trip hazards in the clear space.

222

NARRATIVE: THIS PLAN IS USED IF AN EXISTING CURB MUST BE CUT TO INSTALL A DRIVEWAY APPROACH. THE SLOPE OF THE CURB FLARE DEPENDS UPON WHETHER THE PARK STRIP IS LANDSCAPED OR IF THE PARK STRIP IS CONCRETE.

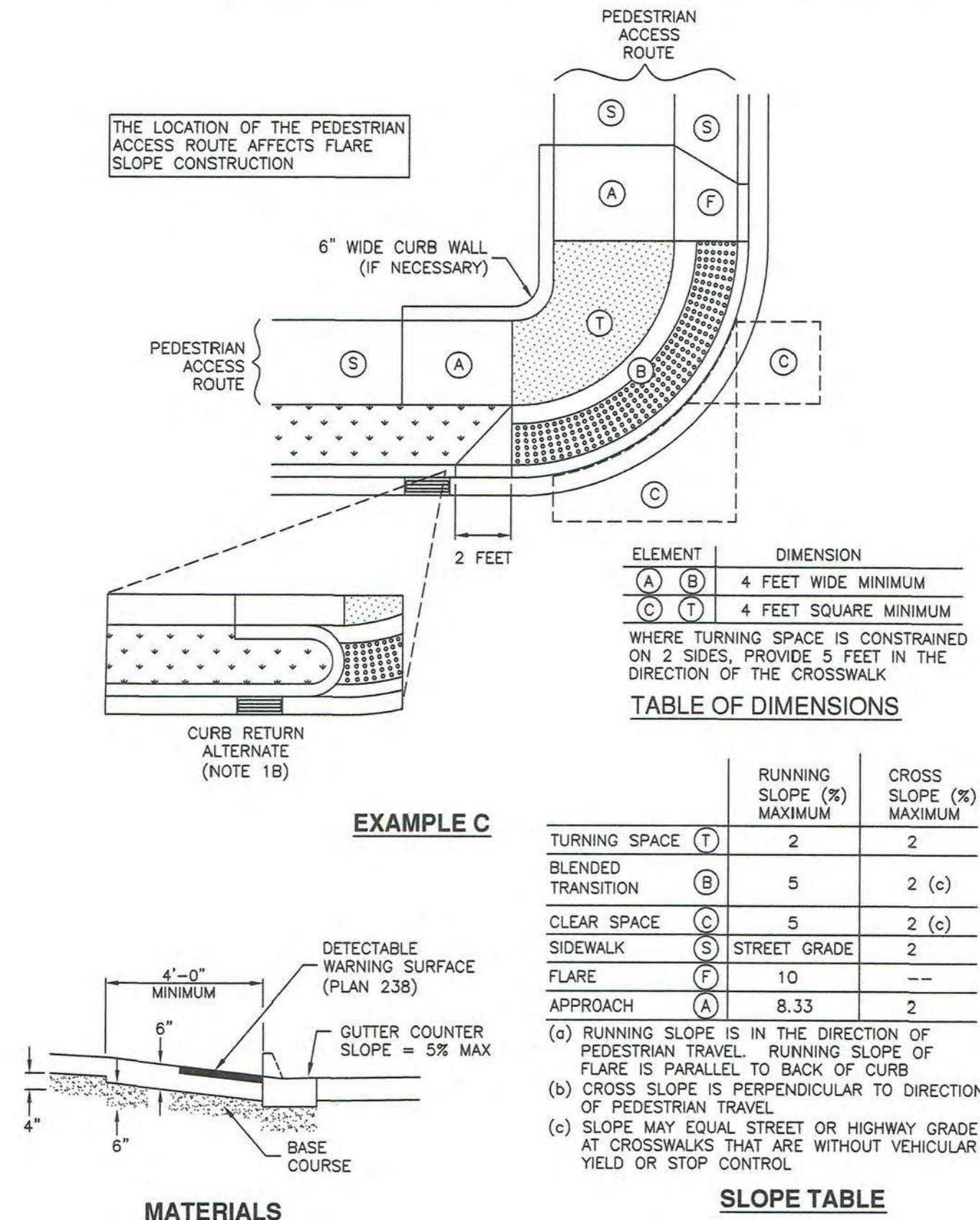


APWA Utah Chapter Saw-cut driveway approach

Plan 222 February 2011

235.2

TURNING SPACE BETWEEN SIDEWALK AND STREET LEVELS

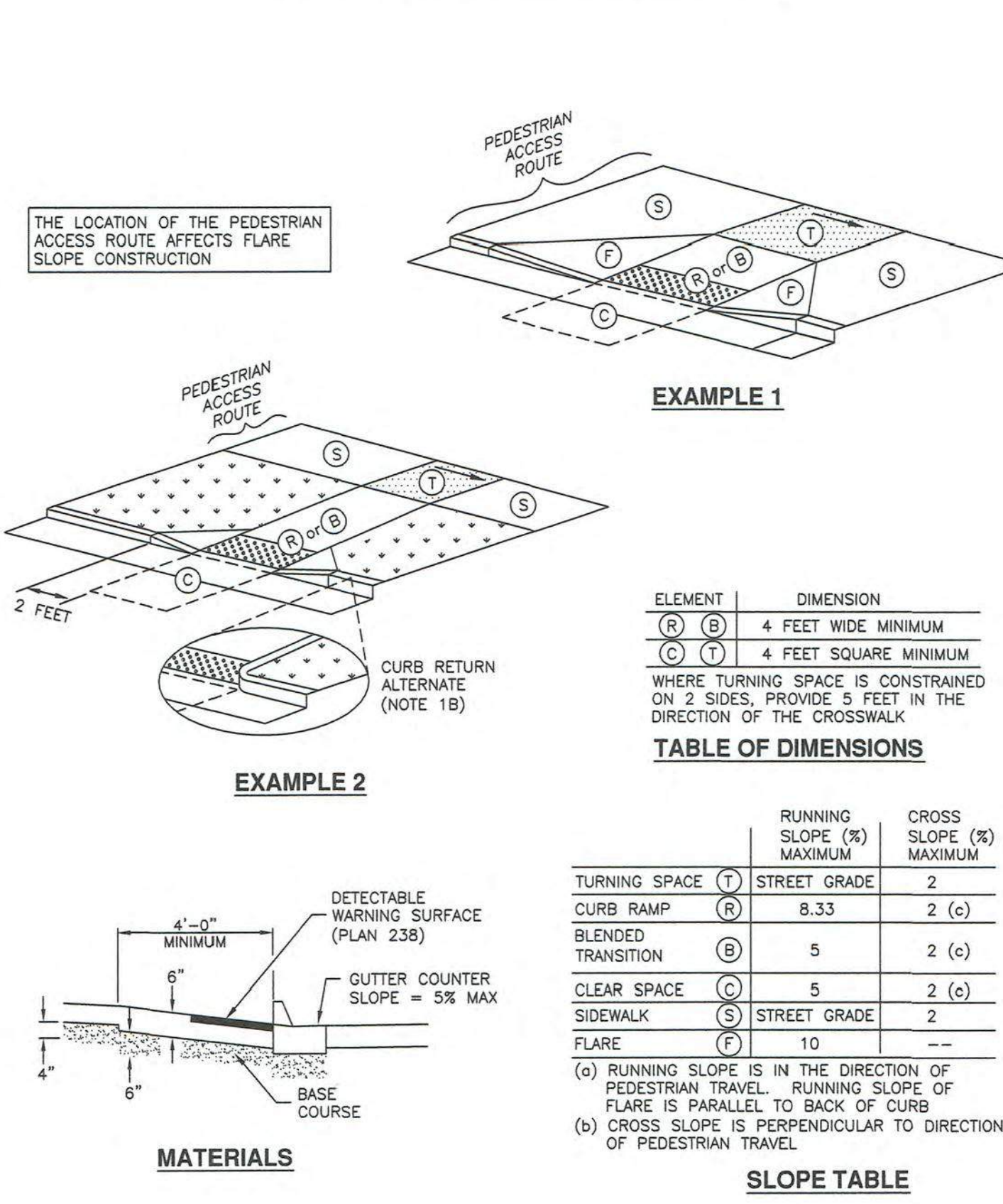


APWA Utah Chapter Corner curb cut assembly

Plan 235.2 September 2011

236.1

TURNING SPACE AT SIDEWALK LEVEL

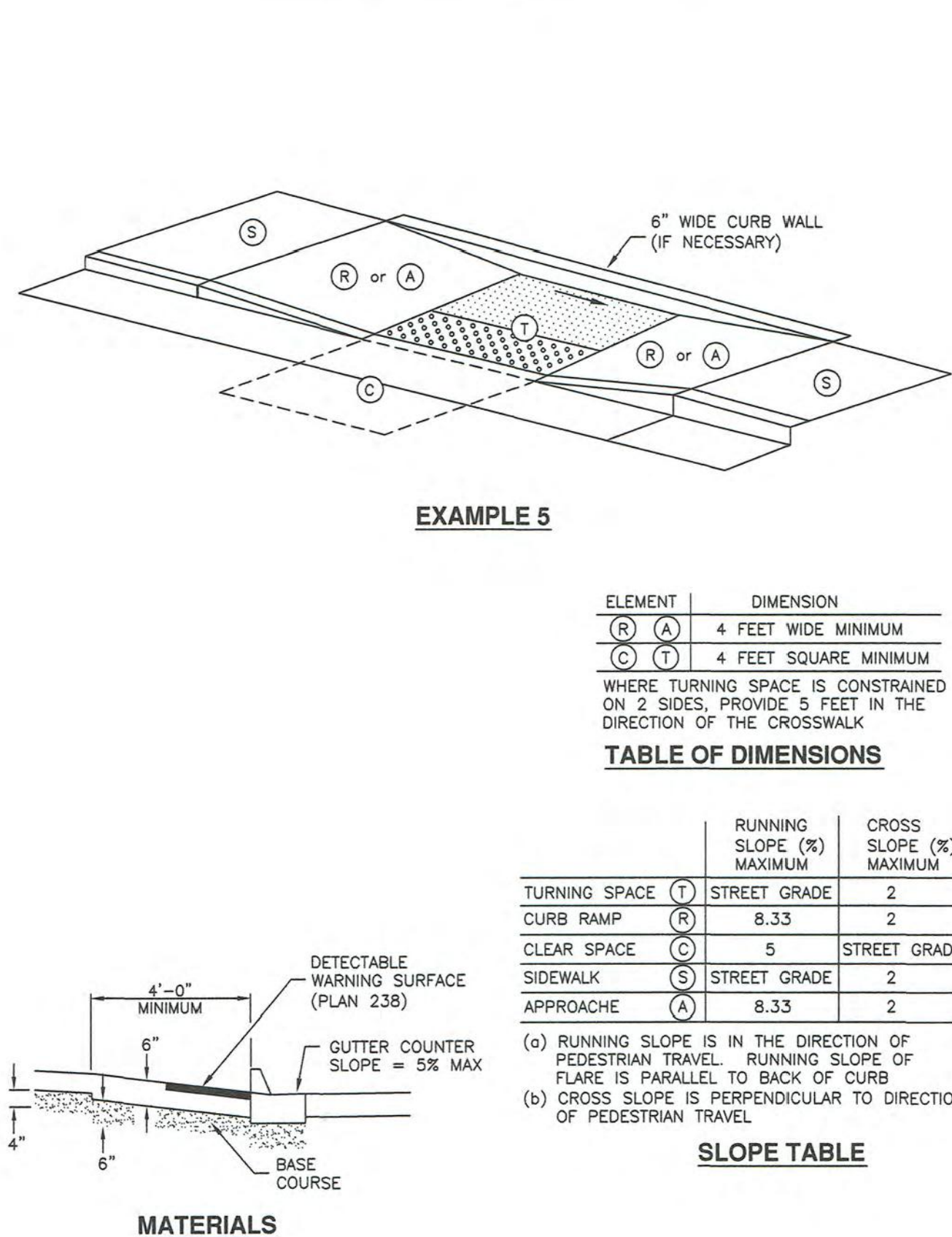


APWA Utah Chapter Mid-block curb cut assembly

Plan 236.1 September 2011

236.3

TURNING SPACE AT STREET LEVEL



APWA Utah Chapter Mid-block curb cut assembly

Plan 236.3 September 2011

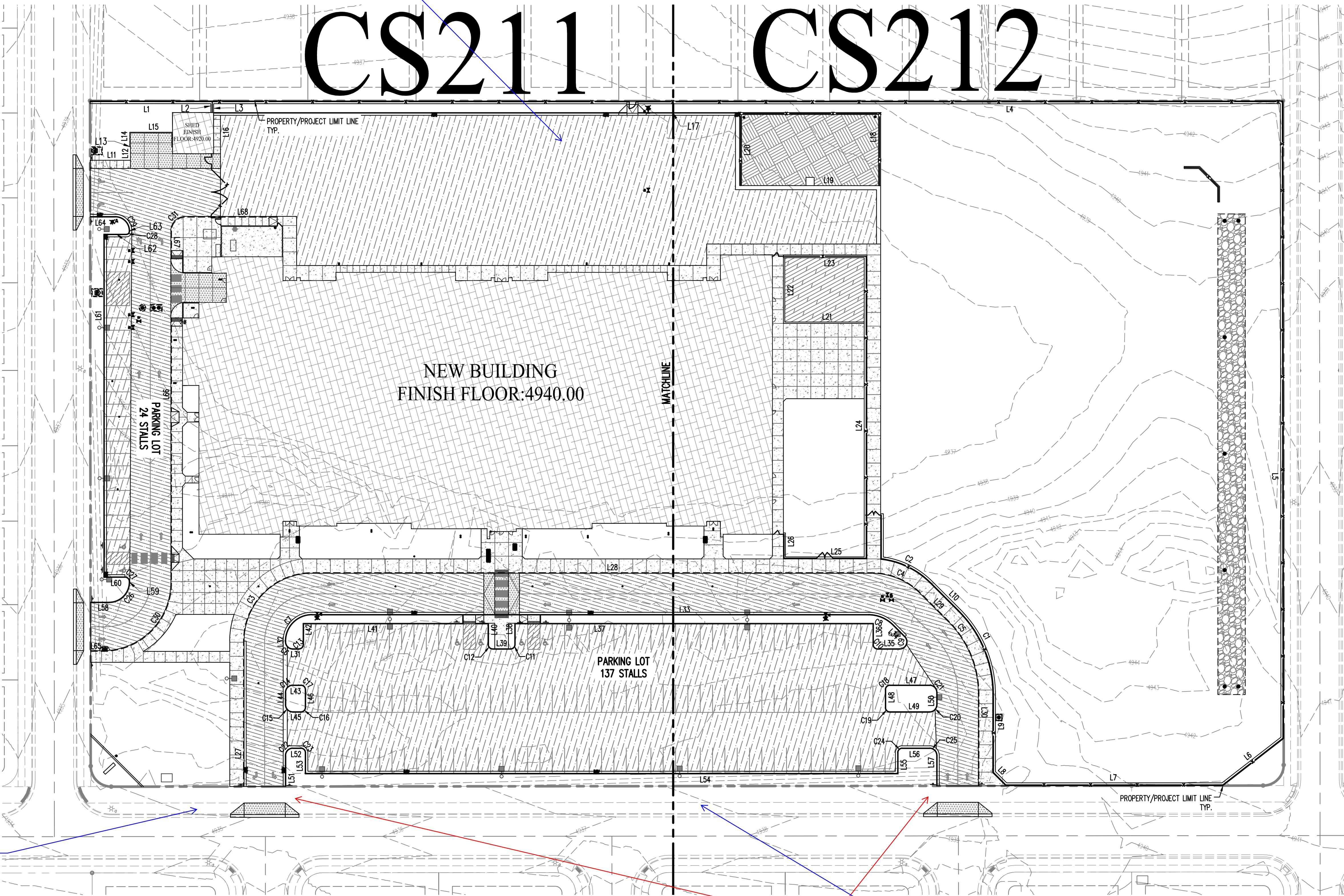
THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

TBC Line Table			TBC Line Table		
L#	L	Bearing	L#	L	Bearing
L1	88.18	N61° 28' 34.49"W	L35	16.10	S61° 29' 36.82"E
L2	6.47	N28° 30' 23.18"E	L36	15.50	S28° 30' 23.18"W
L3	6.47	N28° 30' 23.18"E	L37	262.00	S61° 29' 36.82"E
L4	778.82	N61° 29' 43.32"W	L38	15.50	N28° 30' 23.18"E
L5	462.67	N28° 27' 13.00"E	L39	13.00	S61° 29' 36.82"E
L6	54.38	N80° 42' 31.14"E	L40	15.50	S28° 30' 23.18"W
L7	157.26	S61° 29' 36.82"E	L41	135.50	S61° 29' 36.82"E
L8	11.61	S16° 29' 30.82"E	L42	15.50	S28° 30' 23.18"W
L9	56.52	S28° 30' 30.21"W	L43	5.99	S61° 29' 36.82"E
L10	29.13	S16° 29' 36.82"E	L44	9.00	N28° 30' 23.18"E
L11	29.45	S61° 29' 36.82"E	L45	5.99	N61° 29' 36.82"W
L12	9.89	N28° 37' 23.01"E	L46	13.00	S28° 30' 23.18"W
L13	0.67	N61° 29' 36.82"E	L47	29.01	S61° 29' 36.82"E
L14	10.67	N28° 30' 23.18"E	L48	13.00	S28° 30' 23.18"W
L15	31.33	S61° 29' 36.82"E	L49	29.01	S61° 29' 36.82"E
L16	30.06	S28° 37' 23.01"W	L50	9.00	N28° 30' 23.18"E
L17	481.98	S61° 29' 36.82"E	L51	22.67	S28° 30' 23.18"W
L18	51.88	N28° 30' 23.18"E	L52	5.99	N61° 29' 36.82"W
L19	100.04	N61° 26' 52.13"W	L53	15.50	S28° 30' 23.18"W
L20	51.80	S28° 33' 07.87"W	L54	433.00	N61° 29' 36.82"W
L21	58.00	N61° 29' 36.82"W	L55	15.50	S28° 30' 23.18"W
L22	47.00	N28° 30' 23.18"E	L56	20.01	N61° 29' 36.82"W
L23	58.00	S61° 29' 36.82"E	L57	22.23	N28° 30' 23.18"E
L24	218.50	N28° 30' 23.18"E	L58	13.63	N61° 29' 36.82"W
L25	57.50	S61° 29' 36.82"E	L59	0.49	N28° 30' 21.23"E
L26	17.50	S28° 30' 23.18"W	L60	15.50	S61° 29' 38.52"E
L27	106.20	N28° 30' 23.18"E	L61	250.71	S28° 30' 23.18"W
L28	408.58	S61° 29' 36.82"E	L62	16.50	N61° 29' 36.82"W
L29	29.13	S16° 29' 36.82"E	L63	0.41	N28° 30' 23.18"E
L30	66.94	S28° 30' 10.47"W	L64	18.42	S61° 29' 36.82"E
L31	4.49	N61° 29' 36.82"W	L65	9.13	S61° 29' 36.82"E
L32	0.50	N28° 30' 23.18"E	L66	193.50	N28° 30' 23.18"E
L33	406.30	S61° 29' 36.82"E	L67	20.41	N28° 25' 42.52"E
L34	12.22	N16° 29' 36.82"W	L68	67.21	S61° 29' 36.82"E

TBC Curve Table						TBC Curve Table					
C#	L	R	Δ	Chord Bearing	Chord L	C#	L	R	Δ	Chord Bearing	Chord L
C1	68.72	87.50	044°59'47"	S6° 00' 17"W	66.96	C16	4.71	3.00	090°00'00"	N7°3' 30' 23"E	4.24
C2	40.47	62.50	037°06'15"	S35° 02' 44"E	39.77	C17	4.71	3.00	090°00'00"	S16° 29' 37"E	4.24
C3	78.54	50.00	090°00'00"	N7°3' 30' 23"E	70.71	C18	4.71	3.00	090°00'00"	N7°3' 30' 23"E	4.24
C4	39.66	50.50	045°00'00"	S38° 59' 37"E	38.65	C19	4.71	3.00	090°00'00"	S16° 29' 37"E	4.24
C5	59.29	75.50	044°59'47"	S6° 00' 17"W	57.78	C20	7.85	5.00	090°00'00"	N7°3' 30' 23"E	7.07
C6	7.85	5.00	090°00'00"	N16° 29' 37"W	7.07	C21	7.85	5.00	090°00'00"	S16° 29' 37"E	7.07
C7	29.85	19.00	090°00'00"	N7°3' 30' 23"E	26.87	C22	7.85	5.00	090°00'00"	N7°3' 30' 23"E	7.07
C8	19.63	25.00	045°00'00"	N38° 59' 37"W	19.13	C23	4.71	3.00	090°00'00"	S16° 29' 37"E	4.24
C9	11.78	5.00	135°00'00"	N51° 00' 23"E	9.24	C24	4.71	3.00	090°00'00"	N7°3' 30' 23"E	4.24
C10	4.71	3.00	090°00'00"	S16° 29' 37"E	4.24	C25	7.85	5.00	090°00'00"	N16° 29' 37"W	7.07
C11	4.71	3.00	090°00'00"	N7°3' 30' 23"E	4.24	C26	22.78	14.50	090°00'02"	S7°3' 30' 22"W	20.51
C12	4.71	3.00	090°00'00"	S16° 29' 37"E	4.24	C27	4.71	3.00	089°59'59"	S16° 29' 39"E	4.24
C13	4.71	3.00	090°00'00"	N7°3' 30' 23"E	4.24	C28	3.14	2.00	090°00'00"	N7°3' 30' 23"E	2.83
C14	7.85	5.00	090°00'00"	N7°3' 30' 23"E	7.07	C29	15.71	10.00	090°00'00"	S16° 29' 37"E	14.14
C15	7.85	5.00	090°00'00"	S16° 29' 37"E	7.07	C30	78.54	50.00	090°00'00"	N7°3' 30' 23"E	70.71

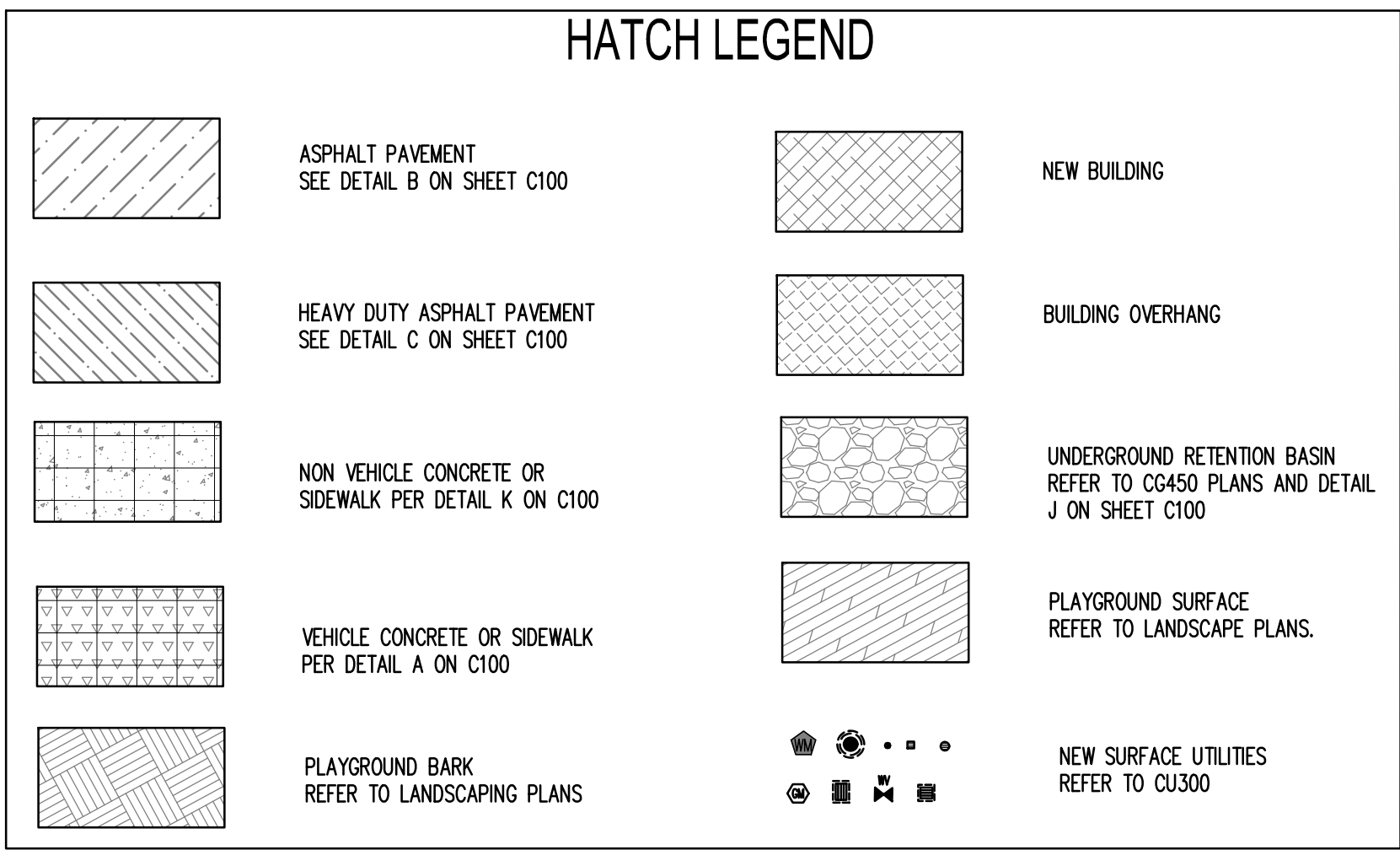
No school parking requirement in EMMC. ASD to determine number of stalls.

Portables are shown on electrical plan. Show on site plan. City cannot regulate location but good info to have/show.



Does this take into account the alternative road cross-section?

PARKING STALL COUNT		
TOTAL STALLS:	161	
STALLS:	155	
HC STALLS:	6	



GENERAL SITE LAYOUT NOTES:

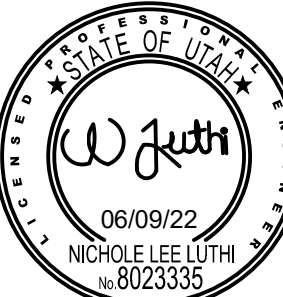
- REFER TO ARCH SITE PLAN FOR DETAIL OF DUMPSTER ENCLOSURE.
- REFER TO ELECTRICAL PLANS FOR TRANSFORMER LOCATIONS AND LIGHTING.
- REFER TO LANDSCAPE PLANS FOR LAYOUT OF PLANTINGS.
- VERIFY THE GRID DISTANCES SHOWN FOR BUILDING LOCATIONS WITH ARCH PLANS.
- ALL PAVEMENT REPAIR TO MEET REQUIREMENT STANDARD DETAILS ON C100.
- TRANSITION CURB FROM STANDARD CURB HEIGHT TO CURB TERMINATION OVER 10' MINIMUM AT ALL LOCATIONS OR AS NOTED ON PLAN.
- SIDEWALK THICKNESS TO BE 6" (MINIMUM) AT ALL DRIVEWAYS AND 4" (MINIMUM) ELSEWHERE.
- REPAIR/CONSTRUCT DRIVE APPROACHES PER CITY STANDARDS.
- CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK.

DETECTABLE WARNINGS NEEDED?

At the City's request Ivory Development has amended the road cross-section here. Please coordinate with their engineer to show that new configuration here.

OVERALL SITE PLAN CS210
ASD #110 ELEMENTARY SCHOOL

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
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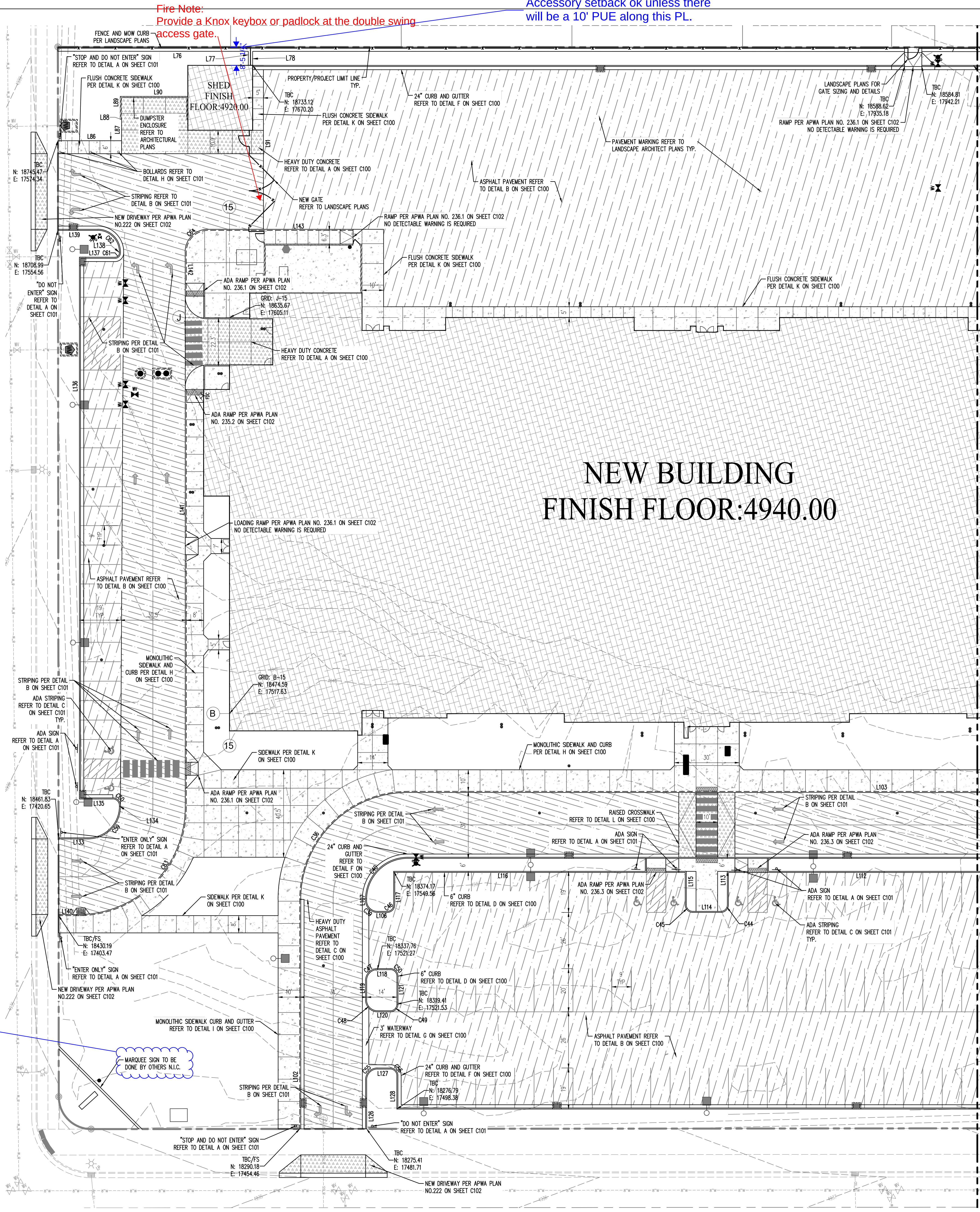
ALPINE SCHOOL DISTRICT
NEW ELEMENTARY #110
6600 N. PONY EXPRESS
EAGLE MTN, UTAH
BID PACKAGE #2

CS210

DRAWN BY: AY
CHECKED BY: NL
DATE: JUNE 09 2022
PROJECT #: 169822

CS210

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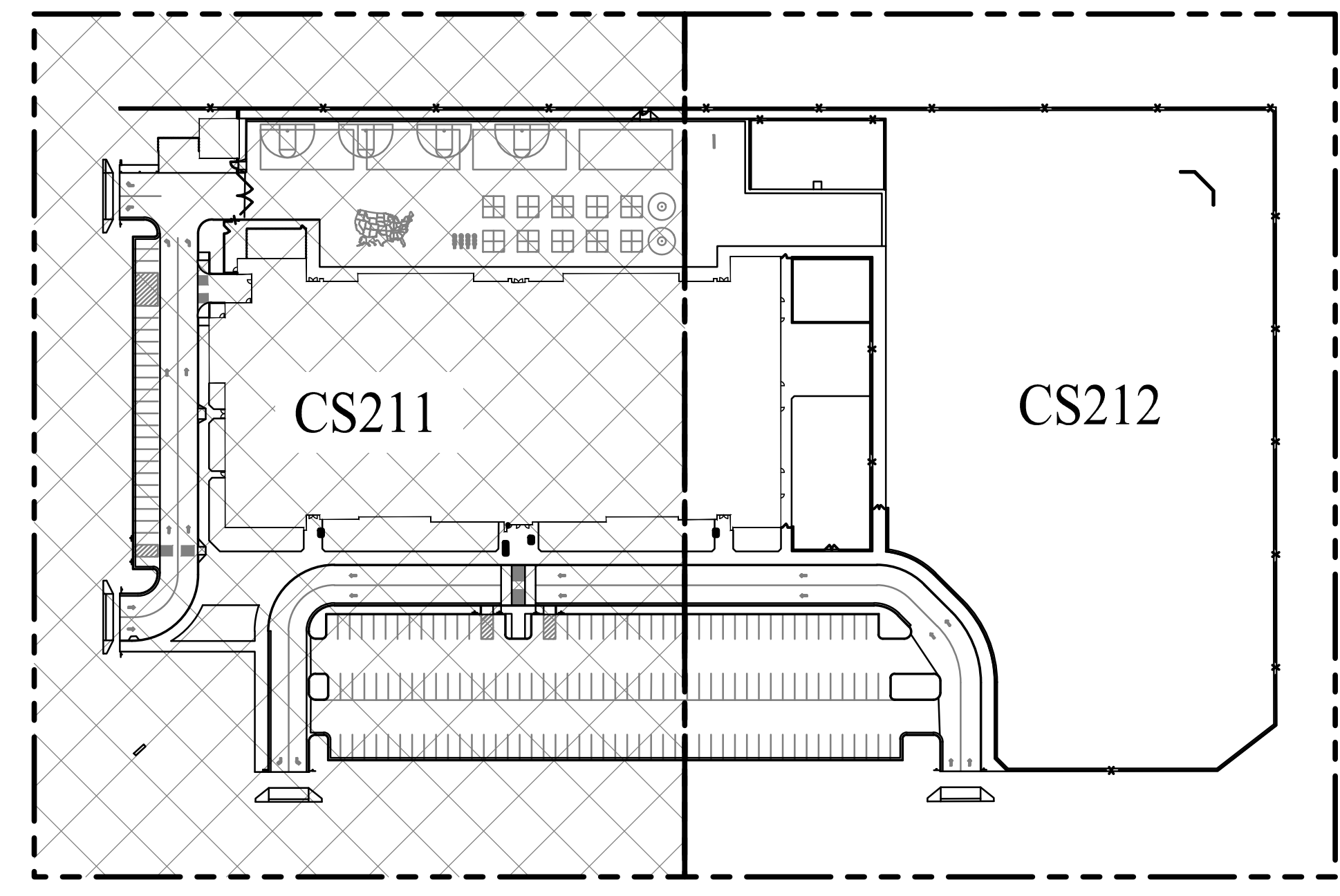
Fire Note:
Provide a Knox keybox or padlock at the double swing access gate.

Accessory setback ok unless there will be a 10' PUE along this PL.

Are details known at this time?
Sign must comply with City Code

MARQUEE SIGN TO BE DONE BY OTHERS N.L.C.

REFER TO SHEET CS212



KEYMAP

HATCH LEGEND			
	ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100		NEW BUILDING
	HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100		BUILDING OVERHANG
	NON VEHICLE CONCRETE OR SIDEWALK PER DETAIL K ON C100		UNDERGROUND RETENTION BASIN REFER TO CC450 PLANS AND DETAIL J ON SHEET C100
	VEHICLE CONCRETE OR SIDEWALK PER DETAIL A ON C100		PLAYGROUND SURFACE REFER TO LANDSCAPE PLANS.
	PLAYGROUND BARK REFER TO LANDSCAPING PLANS		NEW SURFACE UTILITIES REFER TO CU300

ENLARGED SITE PLAN CS211
ASD #110 ELEMENTARY SCHOOL



170 NORTH MAIN STREET
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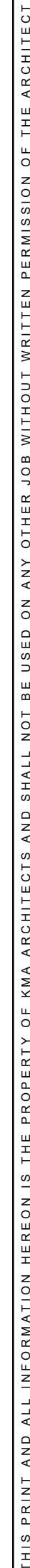
STATE OF UTAH
PROFESSIONAL SEAL
06/09/22
MICHAEL LEE LUTHE
80223338

REVISIONS:

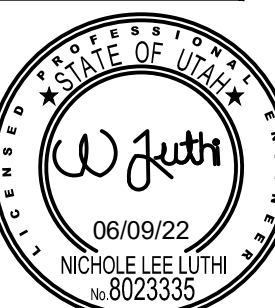
ALPINE SCHOOL DISTRICT
NEW ELEMENTARY #110
6600 N. PONY EXPRESS
BID PACKAGE #2
EAGLE MTN, UTAH

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REVISIONS:

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EAGLE MTN, UTAH

**ALPINE SCHOOL DISTRICT
ELEMENTARY
BID PACKAGE #2**

NEW
6600 N. PONY EXPRESS

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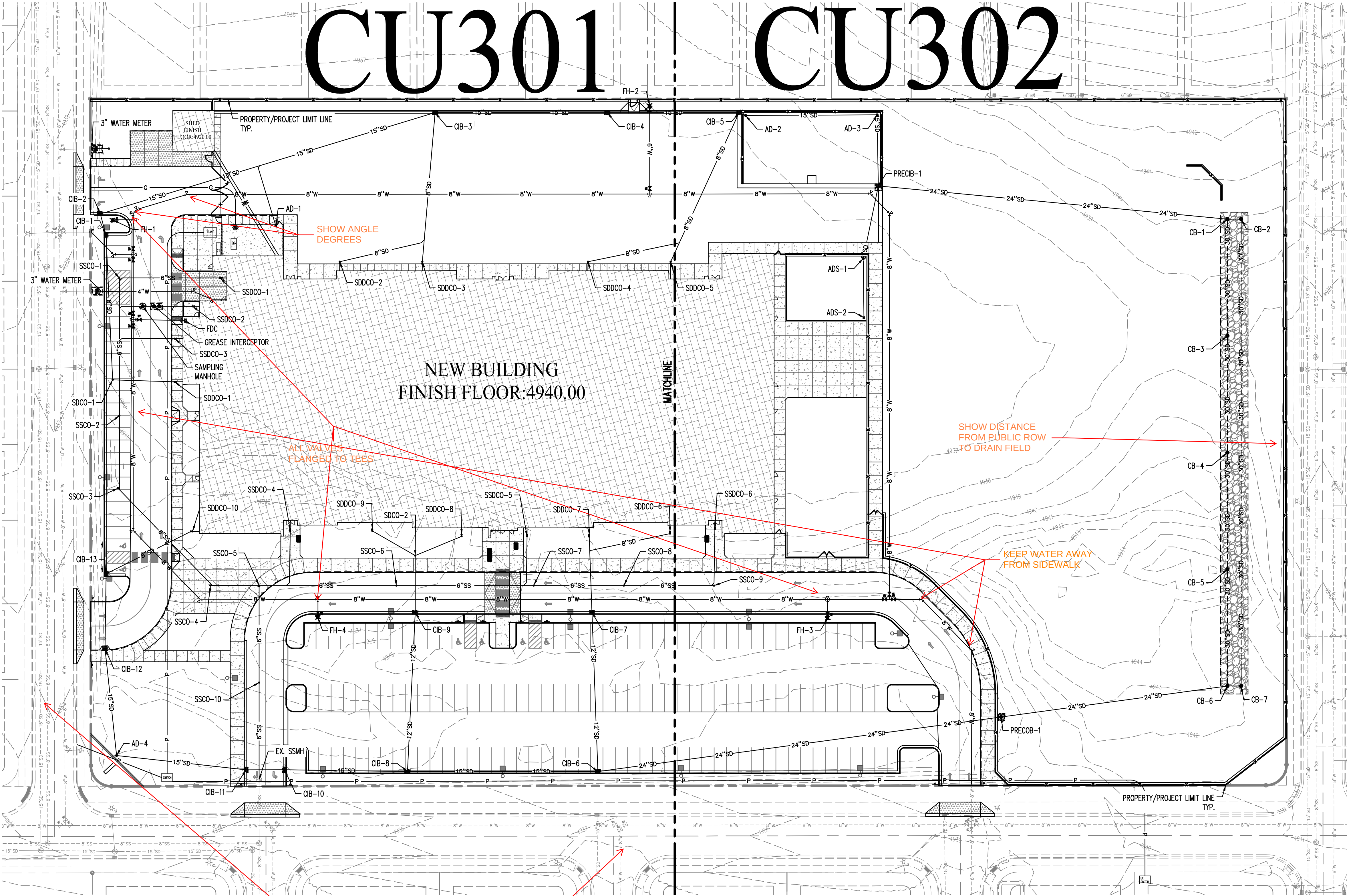


CS212

ENLARGED SITE PLAN CS212 ASD #110 ELEMENTARY SCHOOL

UTILITY PLAN:

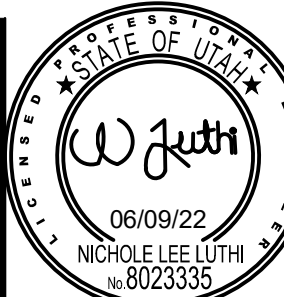
- PLUMBING CONTRACTOR WILL TERMINATE THEIR ROOF DRAIN LINES WITH A CLEAN OUT APPROXIMATELY 5' FROM THE BUILDING. COORDINATE WITH PLUMBING CONTRACTOR ON SCHEDULE AND PLACEMENT OF ROOF DRAIN LINES NEAR THE BUILDING.
- ALIGN ALL INTERIOR AND EXTERIOR UTILITIES. SITE UTILITY CONTRACTOR TO COORDINATE PLACEMENT HORIZONTALLY AND VERTICALLY WITH BUILDING PLUMBING CONTRACTOR. SITE "INTERFACE LINE" BETWEEN THE BUILDING PLUMBING CONTRACTOR AND THE SITE UTILITY CONTRACTOR WILL BE AT 5' FROM THE BUILDING AND (EXCEPT FOR THE FIRE SPRINKLER LINE) A CLEAN OUT WILL BE INSTALLED BY THE PLUMBING CONTRACTOR APPROXIMATELY 5' FROM THE BUILDING FOR STORM DRAIN AND SEWER LINES. CONNECTION TO BUILDING PIPING AND ALL PIPING BEYOND THIS INTERFACE SHALL BE THE SITE UTILITY CONTRACTOR'S RESPONSIBILITY. PROVIDE REDUCERS, ADAPTERS, OR OTHER FITTINGS AS REQUIRED AT THE INTERFACE TO CONNECT TO BUILDING PIPE. COLLECT ROOF DRAIN LINES AS SHOWN AND ROUTE TO NEW CATCH BASINS OR CLEAN OUTS ON SITE. PREFERRED SLOPES, APPROXIMATE DISTANCES, AND INVERTS OF GRAVITY PIPING ARE SHOWN ON THE PLAN MAY REQUIRE ADJUSTMENT TO CONNECT TO BUILDING ROOF OR SEWER DRAIN LINES. MAINTAIN 2% SLOPE FOR 4" DIAMETER OR SMALLER PIPES, 1% FOR 6" AND 0.5% FOR 8" DIAMETER PIPES.
- ALL PROPOSED SITE ELECTRICAL EQUIPMENT STRUCTURES AND LINES SHOWN ON CIVIL PLANS ARE SCHEMATICALLY SHOWN ONLY AS A COORDINATION BETWEEN ELECTRICAL AND CIVIL. PLEASE REFER DIRECTLY TO ELECTRICAL PLANS FOR THE LAYOUT AND DETAILS OF ALL SITE ELECTRICAL EQUIPMENT AND LINES.
- SITE CONTRACTOR SHALL COORDINATE WITH EAGLE MOUNTAIN CITY WHEN COMPLETING THE SEWER CONNECTION.
- SITE CONTRACTOR SHALL COORDINATE WITH EAGLE MOUNTAIN CITY INSPECTOR WHEN COMPLETING WATER CONNECTIONS IN CITY STREETS OR ON SITE WHERE REQUIRED.
- ALL CONSTRUCTION IN THE CULINARY WATERLINE AND SANITARY SEWER LINE PIPE ZONE SHALL COMPLY WITH ALL EAGLE MOUNTAIN CITY SPECIFICATIONS AND REQUIREMENTS. SEE GENERAL NOTES ON SHEET C100. WHERE THRUST BLOCKING CANNOT BE COMPLETED DUE TO OTHER ADJACENT UTILITIES OR OTHER SITE CONSTRAINTS, RESTRAINED JOINTS WILL BE REQUIRED PER EAGLE MOUNTAIN CITY STANDARD SPEC'S. THRUST BLOCK ALL WATERLINE FITTINGS PER EAGLE MOUNTAIN CITY STANDARDS TYP.
- COORDINATES FOR FIRE HYDRANTS, CURB INLETS, CATCH BASINS, OR CLEAN OUTS ARE AT THE CENTER OF THE UTILITY STRUCTURE. ALL STORM DRAIN BOXES ARE 3'X3', UNLESS OTHERWISE NOTED OR THOSE INLETS PLACED IN CURB AND GUTTER.
- ALL VALVES, AREA CATCH BASINS (NOT IN C&G), CLEAN OUTS, OR MANHOLES SHALL HAVE CONCRETE GRADE ADJUSTMENT COLLARS PLACED PER DETAIL K ON C101.
- ROOF DRAIN AND SEWER CLEAN OUTS TO BE PER DETAIL SHOWN ON PLUMBING PLANS AND SHALL BE EXTENDED TO GRADE. ALL EXTERIOR ROOF DRAIN PIPING TO BE CAST IRON SLO PIPE AND FITTINGS IN ACCORDANCE WITH ASTM A 74.
- ROOF DRAIN CONNECTIONS AT CATCH BASINS OR CLEAN OUT BOXES TO BE CORE DRILLED AND EPOXY GROUTED INTO PRECAST BOXES DUE TO FIELD ADJUSTMENTS WHICH MAY BE NECESSARY TO CONNECT TO BUILDING PIPING. 3" & 4" INTERIOR ROOF DRAIN PIPE TO BECOME 4" OR 6" STORM DRAIN PIPE. 5" & 6" INTERIOR ROOF DRAIN PIPE TO BECOME 8" STORM DRAIN PIPE.
- THE FIRE SPRINKLER LINE SHALL BE ROUTED INTO THE FIRE SPRINKLER ROOM INSIDE THE BUILDING AND TERMINATE 12" ABOVE FINISH FLOOR WITH A 6" FLANGE. CAP WITH BLIND FLANGE FOR LINE TESTING. REFER TO PLUMBING PLANS FOR RISER LOCATION IN THE BUILDING. THE FIRE SERVICE LINE SHALL BE CEMENT LINER DUCTILE IRON PIPE (PER AWWA C151 350 PSI AND AWWA C104) WRAPPED IN POLYETHYLENE (PER AWWA C105) FROM THE BUILDING CONNECTION TO THE TEE AT THE FIRE LOOP CONNECTION PER CITY WATER STANDARD SPECIFICATIONS AND DETAILS.
- ALL CONSTRUCTION, PIPING MATERIALS AND INSTALLATION TO BE:
WATER LINES:
 - 4" AND 8" PVC AWWA C-900 WITH CEMENT MORTAR-LINED DUCTILE IRON PIPE FITTINGS WRAPPED IN 10 MIL. POLYETHYLENE SLEEVES PER AWWA C-105 AND PER CITY STANDARDS.
 - NEW 8" FIRE SPRINKLER LINE TO BE PVC AWWA C-900 WITH CEMENT MORTAR-LINED DUCTILE IRON PIPE FITTINGS WRAPPED IN 10 MIL. POLYETHYLENE SLEEVES PER AWWA C-105 AND PER EAGLE MOUNTAIN STANDARDS.SEWER LINES, MANHOLES, AND CLEANOUTS:
 - APWA AND SEWER DISTRICT STANDARDS WITH STANDARD FITTINGS AND CLEANOUTS.
 - PVC PIPE 6" (SDR 35), USE 6" DI AT FITTING ON SERVICE LINES TO BUILDINGS REFER TO CLEAN OUT DETAILS.
 - MANHOLES AND CLEANOUTS TO EAGLE MOUNTAIN CITY STANDARDS. PVC PIPING, PRECAST MANHOLES.STORM DRAIN:
 - SITE DRAIN PIPING HDPE FOR 12" OR LARGER (ADS OR APPROVED EQUIVALENT). EXCEPT WITH CITY ROW.ROOF DRAIN PIPING:
 - ROOF AND AREA DRAIN PIPING: 4"-8" PIPING PVC (SDR 35).GAS LINE:
 - DOMINION ENERGY. COORDINATE WITH DOMINION ENERGY.
- PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION. ANY NEW BACKFLOW DEVICES AND THE STOP AND WASTE VALVE ARE SHOWN ON THE LANDSCAPE DRAWINGS.
- INSPECTION AND APPROVAL FOR THE SEWER/WATER LINE CROSSINGS ON SITE SHALL BE REVIEWED AND APPROVED BY EAGLE MOUNTAIN CITY PRIOR TO CONSTRUCTION OF THE CROSSING. EAGLE MOUNTAIN CITY SHALL ALSO INSPECT THE CROSSING PRIOR TO BACKFILL.
- ALL UTILITIES OUTSIDE OF PUBLIC R.O.W. ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY OWNER UNLESS NOTED OTHERWISE.
- POT HOLE AND FIELD VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- TEMPORARY PUMPING OF SANITARY SEWER MAY BE REQUIRED AS PORTIONS OF THE SYSTEM ARE REPLACED. BACKUP PUMPS AND POWER WILL BE REQUIRED WHERE PUMPING IS NECESSARY TO MAINTAIN SERVICE TO THE EXISTING BUILDING AT ALL TIMES DURING CONSTRUCTION.
- USE FLOWABLE FILL BETWEEN UTILITY CROSSINGS THAT ARE LESS THAN 12" SEPARATION. ALL GRAVITY LINES MUST BE INSTALLED BEFORE PRESSURIZED LINES.
- PIPING LENGTHS ARE APPROXIMATE LENGTHS AND ARE ROUNDED TO THE NEAREST FOOT. LENGTHS ARE FROM CENTER TO CENTER OF INLETS OR CLEANOUTS. PIPE SLOPES ARE ALSO APPROXIMATE. USE INVERTS AT EACH BOX FOR CONTROL OF PIPE INSTALLATION.
- ALL FIRE SPRINKLER LINES SHALL HAVE 60" OF COVER MINIMUM. ALL OTHER WATERLINES INCLUDING EXISTING LINES TO HAVE 48" MINIMUM COVER.
- POTHOLE ALL EXISTING UTILITY CROSSINGS PRIOR TO ROUTING ANY NEW UTILITIES. ALL NEW SEWER, DRAINAGE, OR OTHER GRAVITY LINES SHALL BE COMPLETED PRIOR TO ROUTING ANY PRESSURE LINES. WHERE EXISTING UTILITIES CONFLICT WITH NEW GRAVITY LINES, RAISE OR LOWER EXISTING UTILITIES TO ACCOMMODATE NEW GRAVITY LINES. PROVIDE 12" MIN. CLEARANCE BETWEEN WATER AND OTHER UTILITIES. WATER LINES SHALL NOT BE PLACED UNDER SEWER LINES AND SHALL HAVE A MINIMUM OF 18" CLEARANCE OF SEWER.
- THRUST BLOCK ALL FITTINGS OR PROVIDE RESTRAINED JOINTS PER CITY STANDARDS. THE NEW 4" AND 6" CONNECTIONS TO THE NEW BUILDING WILL REQUIRE RESTRAINED JOINTS FOR MANY FITTINGS DUE TO LIMITED SPACE BETWEEN PIPES.
- COORDINATE WITH LANDSCAPE PLANS PRIOR TO COMPLETION OF PAVEMENT FOR INSTALLATION OF IRRIGATION SLEEVES ACROSS PAVING OR PARKING AREAS.
- WATER VALVES, SEWER MANHOLES, STORM DRAIN INLETS OR CLEANOUT BOXES, AND OTHER SURFACE UTILITY ACCESSORIES SHALL BE RAISED AND SLOPED TO ACCURATE FINISH SURFACE BY A CONCRETE GRADE COLLAR IN PAVEMENT. COLLAR SHALL BE 12" WIDE AROUND THE UTILITY APPARATUSSES AND 8" MINIMUM THICKNESS. PLACE 2 #4 REBAR HOOPS IN COLLAR. REFER TO DETAIL K ON SHEET C101. CONCRETE COLLARS TO BE USED IN ONLY ASPHALT PAVEMENT AREAS OR PAVES AREAS.
- WHERE UTILITY LINES CROSS OR ARE ADJACENT TO SITE WALLS, WALL FOOTINGS, SHALL STEP BELOW UTILITIES FOR WATER AND STORM DRAIN LINES THAT DO NOT HAVE 3' OF FILL BETWEEN THE BOTTOM OF THE NORMAL WALL FOOTING DEPTH (30" DEPTH) AND THE TOP OF PIPE. REFER TO DETAIL ON STRUCTURAL PLANS FOR TYPICAL FOOTING STEP DETAIL. WHERE UTILITY LINES HAVE A MINIMUM OF 3' OF FILL BETWEEN THE TOP OF PIPE AND BOTTOM WALL FOOTING THE WALL FOOTING DOES NOT NEED TO STEP BELOW THE NORMAL 30" DEPTH.
- USE HS-20 SOLID COVERS ON ALL MANHOLES, CIB, AND CIB'S. AD AND ADS BOXES TO HAVE PEDESTRIAN TRAFFIC GRATED COVERS EXCEPT AS NOTED. ALL CIB BOXES TO HAVE HS-20 FRAME AND GRATES.
- REPAIR PAVEMENT, AS WELL AS CURB AND GUTTER, AND SIDEWALKS WHERE UTILITIES CROSS INTO PUBLIC R.O.W. TO MAINTAIN TRAFFIC THROUGH THESE AREAS. ALL REPAIR IN PUBLIC R.O.W. TO MEET APWA AND CITY STANDARDS.
- SET NEW UTILITY MANHOLE OR STRUCTURE OVER EXISTING PIPING WHERE NEW AND EXISTING PIPING CONNECT. RECONNECT ALL EXISTING PIPING TO NEW STRUCTURES. PROVIDE NEW SECTIONS OF PIPE IF NECESSARY TO RECONNECT ALL PIPING TO THE NEW UTILITY STRUCTURES.
- GAS LINE CONSTRUCTION TO THE BUILDING METER WILL BE COMPLETED BY DOMINION ENERGY/ COORDINATE GAS INSTALLATION WITH DOMINION ENERGY.
- 8"x6" WYE FITTINGS FOR ROOF DRAIN OR OTHER WYE CONNECTIONS TO THE 6" OR 8" PVC DRAIN LINES TO BE DI FITTINGS WRAPPED IN 10 MIL. POLYETHYLENE (PER AWWA C105). PLACE CONCRETE ON WYE FITTING PER THE CLEANOUT DETAIL (DETAIL D ON SHEET C101).
- CONTRACTOR RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS AND INSPECTIONS WHILE WORKING IN THE PUBLIC RIGHT OF WAY.
- VALVES ATTACH DIRECTLY TO TEE FITTINGS. "FL" INDICATES FLANGE FITTING AND "MJ" INDICATED MECHANICAL JOINT FITTING. ALL VALVING WILL CONNECT TO MAIN LINE PIPE WITH FLANGE FITTING. MAIN LINE FITTINGS CONNECTING TO VALVES WILL ALSO BE FLANGE FITTINGS. WRAP AND GREASE ALL FITTINGS PER SPECIFICATIONS AND NOTES.
- ALL WYE FITTINGS FOR STORM DRAIN PIPING TO BE FACTORY FABRICATED. WHERE MAIN PIPE IS 8" OR LARGER, USE FLOWABLE FILL 3' UPSTREAM AND DOWNSTREAM FROM ALL FITTINGS. WYE FITTINGS CONNECTING TO PIPE LARGER THAN 8" SHALL BE NEAR THE TOP OF THE MAIN STORM DRAIN PIPE. FLOWABLE FILL MAY TERMINATE 6" ABOVE THE TOP OF THE SMALLER STORM DRAIN PIPE CONNECTION TO THE MAIN PIPE. PROVIDE A MINIMUM OF 18" TOPSOIL COVER OVER TOP OF FLOWABLE FILL IN LANDSCAPE AREAS.
- THE CONTRACTOR SHALL MAINTAIN 10 FOOT HORIZONTAL AND 18 INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND CULINARY WATER LINES. FOLLOW CITY STANDARDS FOR ALL WATER/SEWER CROSSINGS.
- REFER TO SHEET CU302 FOR ALL SEWER PLAN AND PROFILE INFORMATION.



STRUCTURE LABEL	DETAIL #
UNDERGROUND SUMP	DETAIL J SHEET C100
SDCO & SSCO - STORM AND SEWER CLEANOUT	DETAIL D SHEET C101
ADS - 15" AREA DRAIN	DETAIL E SHEET C101
AD - 18" AREA DRAIN	DETAIL F SHEET C101
CB - 30" AREA DRAIN	DETAIL G SHEET C101
CIB - CURB AND GUTTER INLET	DETAIL J SHEET C101
PRECIB - PRETREATMENT CLEAN OUT BOX	DETAIL L SHEET C101
PRECIB - PRETREATMENT CURB INLET BOX	DETAIL M SHEET C101
FH - FIRE HYDRANT	SHEET C103
3" WATER METER (APWA 52)	SHEET C103

OVERALL UTILITY PLAN CU300
ASD #110 ELEMENTARY SCHOOL

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM



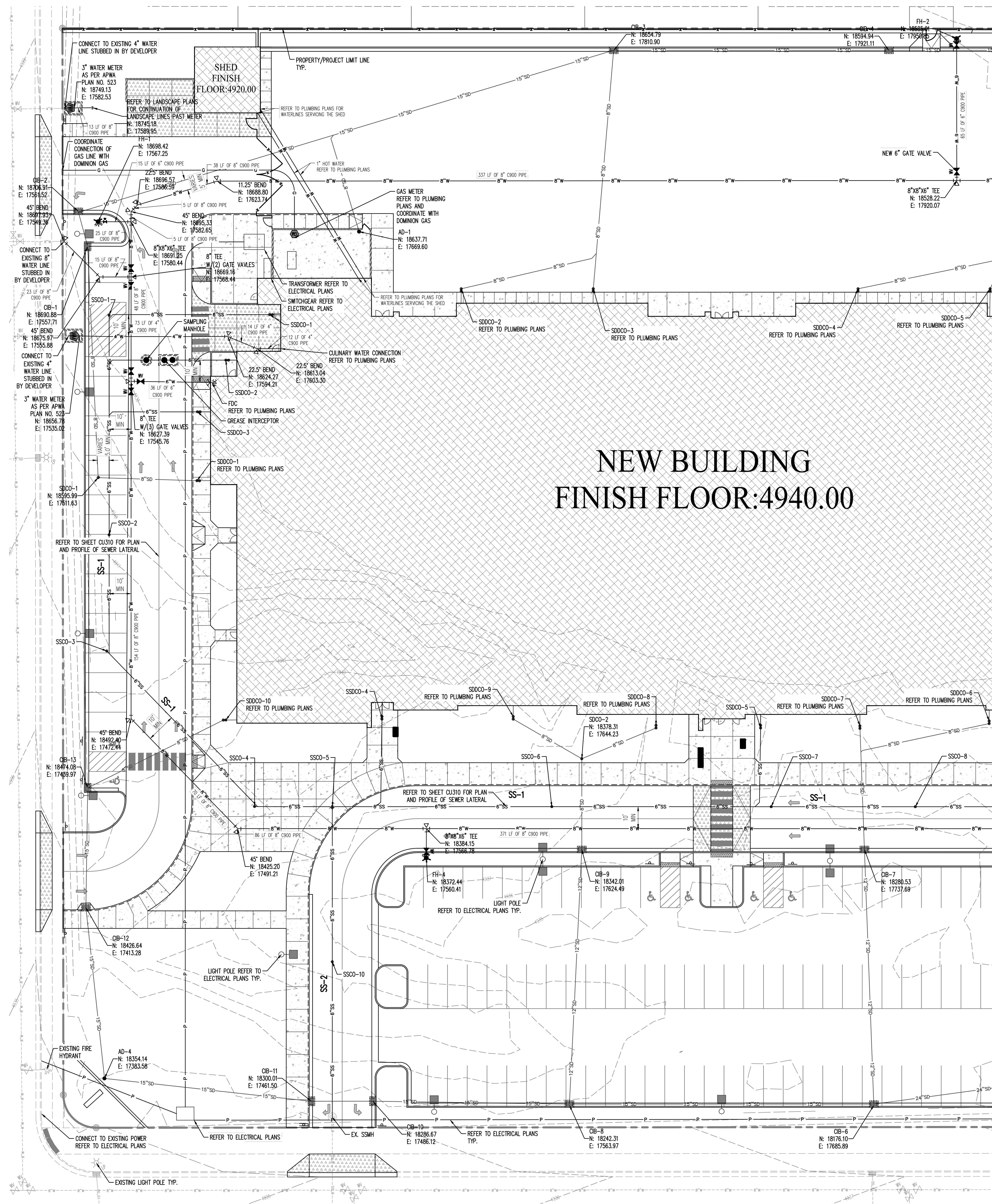
REVISIONS:

ALPINE SCHOOL DISTRICT
NEW ELEMENTARY #110
BID PACKAGE #2
EAGLE MTN, UTAH

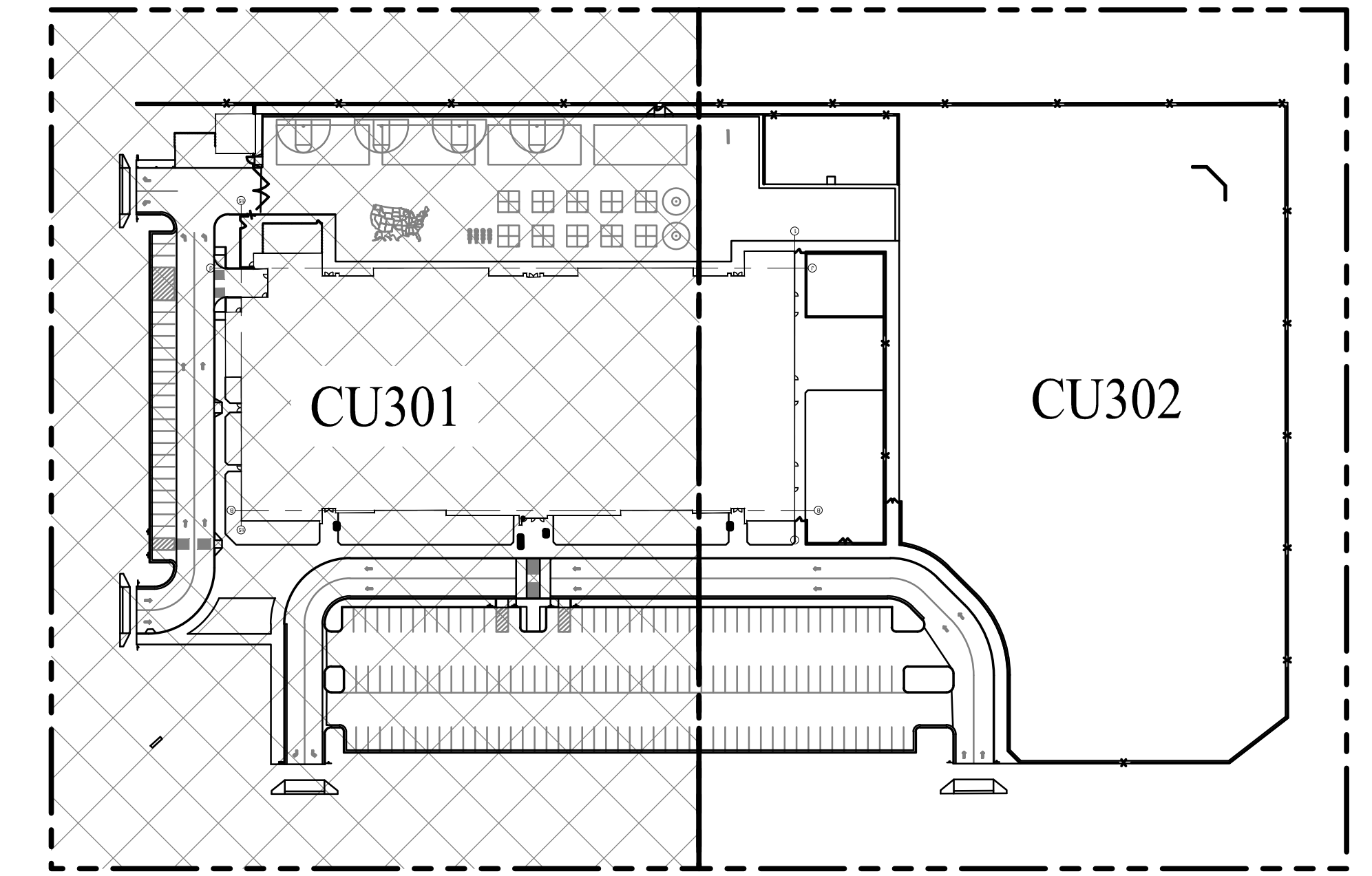
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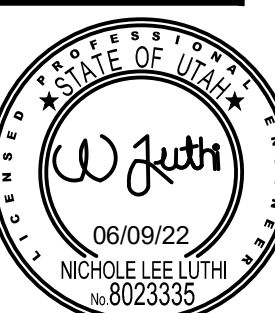
KEYMAP

STRUCTURE LABEL	DETAIL #
UNDERGROUND SUMP	DETAIL J SHEET C100
SDCO & SDCO - STORM AND SEWER CLEANOUT	DETAIL D SHEET C101
ADS - 15" AREA DRAIN	DETAIL E SHEET C101
AD - 18" AREA DRAIN	DETAIL F SHEET C101
CB - 30" AREA DRAIN	DETAIL G SHEET C101
CIB - CURB AND GUTTER INLET	DETAIL J SHEET C101
PRECOB - PRETREATMENT CLEAN OUT BOX	DETAIL L SHEET C101
PRECOB - PRETREATMENT CURB INLET BOX	DETAIL M SHEET C101
FH - FIRE HYDRANT	SHEET C103
3" WATER METER (APWA 523)	SHEET C103

ENLARGED UTILITY PLAN CU301
ASD #110 ELEMENTARY SCHOOL



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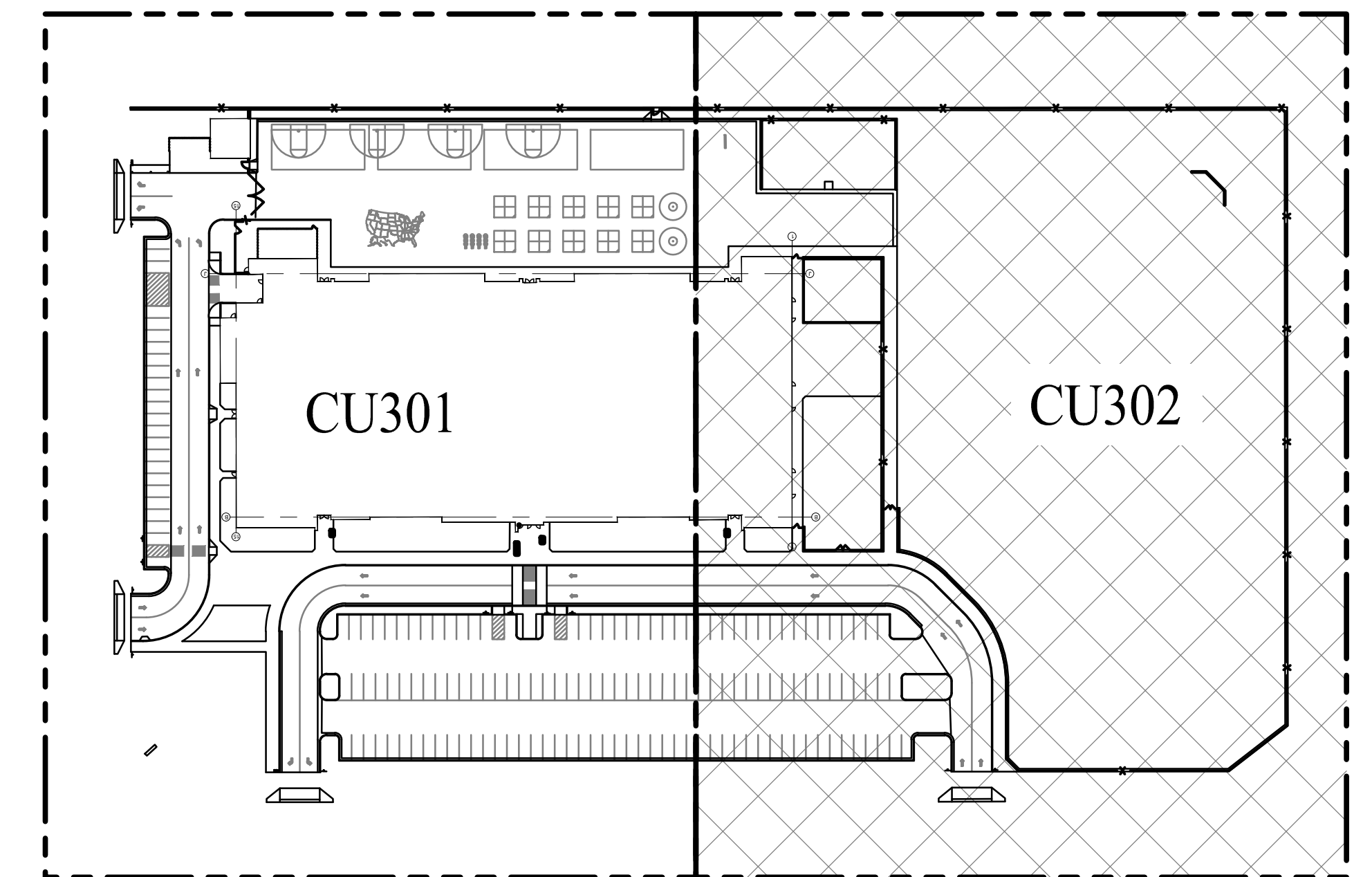
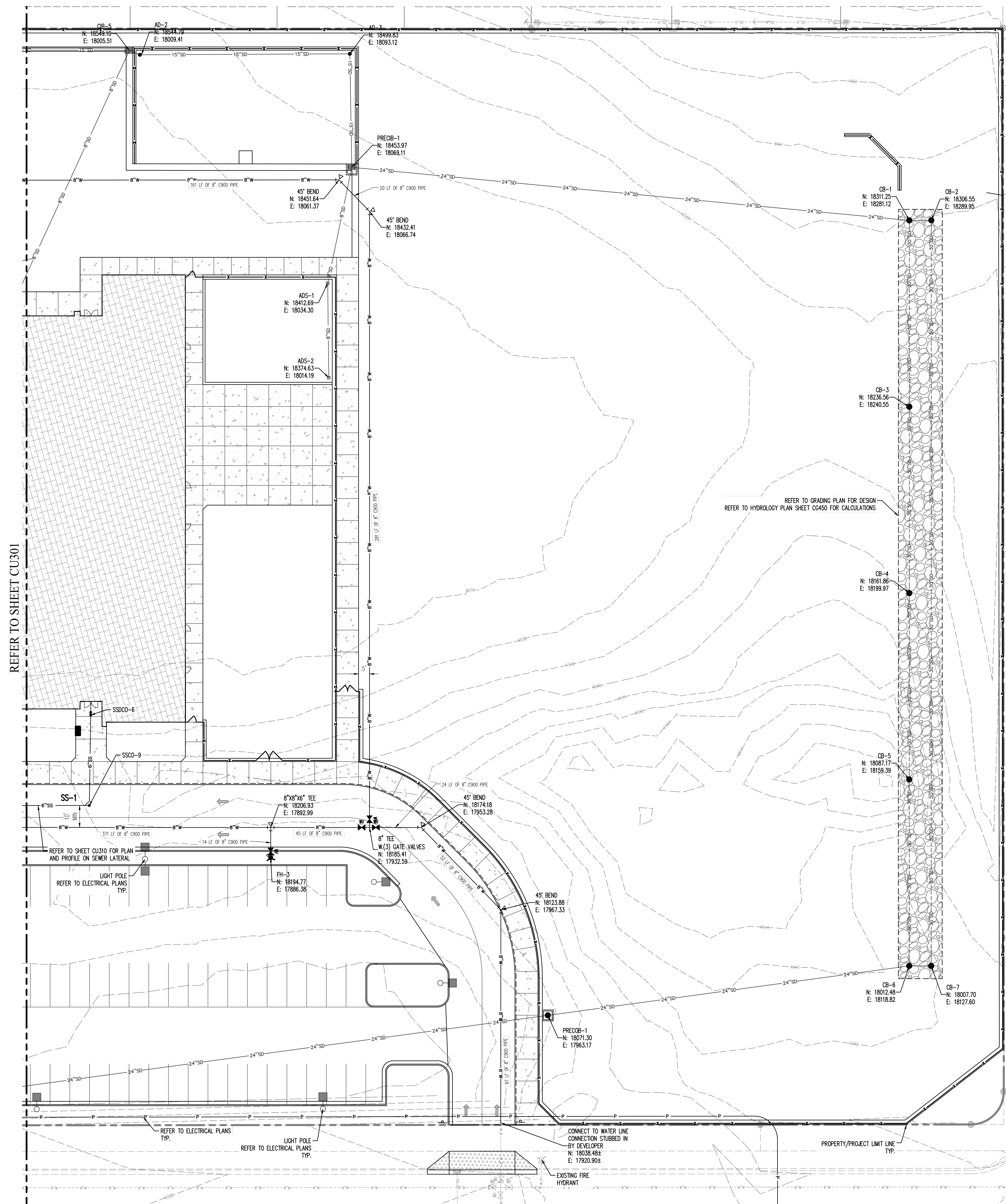
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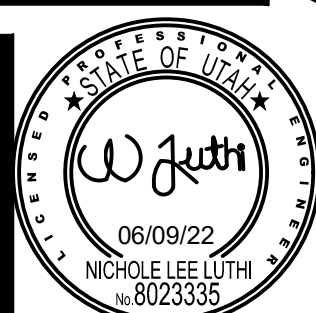
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KEYMAP

STRUCTURE LABEL	DETAIL #
UNDERGROUND SUMP	DETAIL J SHEET C100
SSCO & SSOCO - STORM AND SEWER CLEANOUT	DETAIL D SHEET C101
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CIB - CURB AND GUTTER INLET	DETAIL J SHEET C101
PRECOB - PRETREATMENT CLEAN OUT BOX	DETAIL L SHEET C101
PRECOB - PRETREATMENT CURB INLET BOX	DETAIL M SHEET C101
FH - FIRE HYDRANT	SHEET C103
3" WATER METER (WPM 303)	SHEET C103

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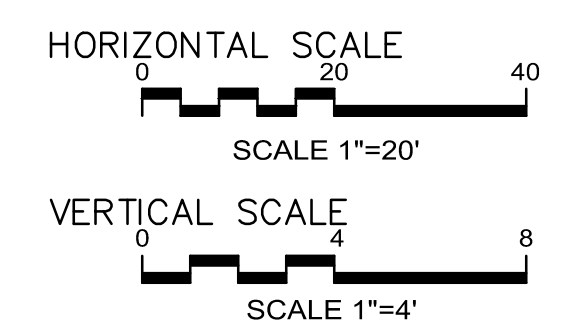
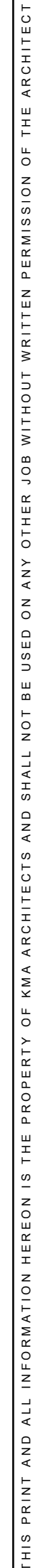
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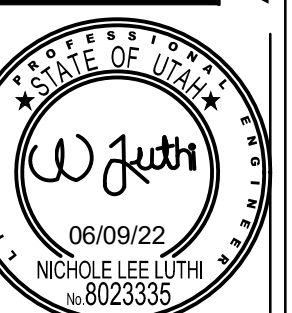
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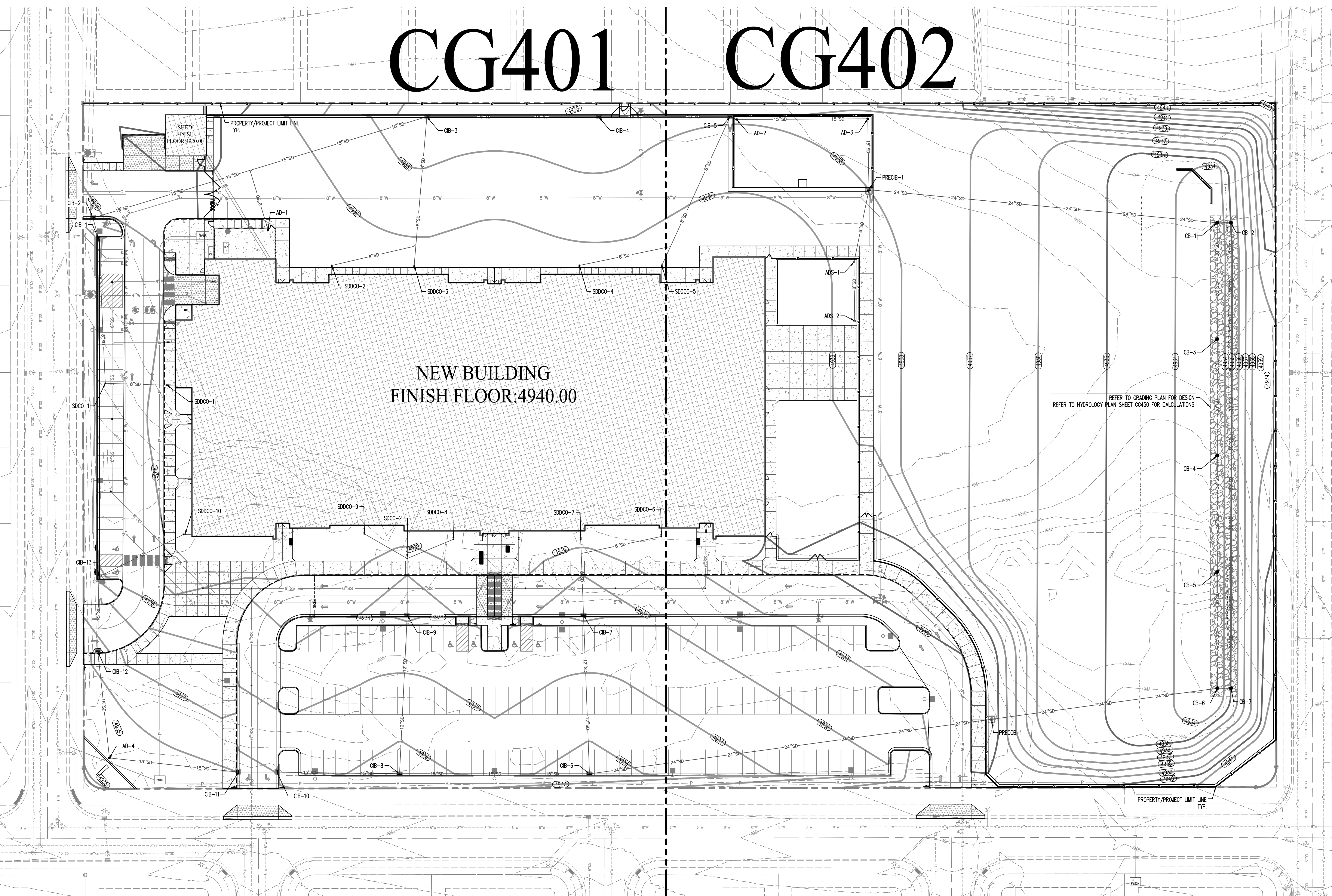
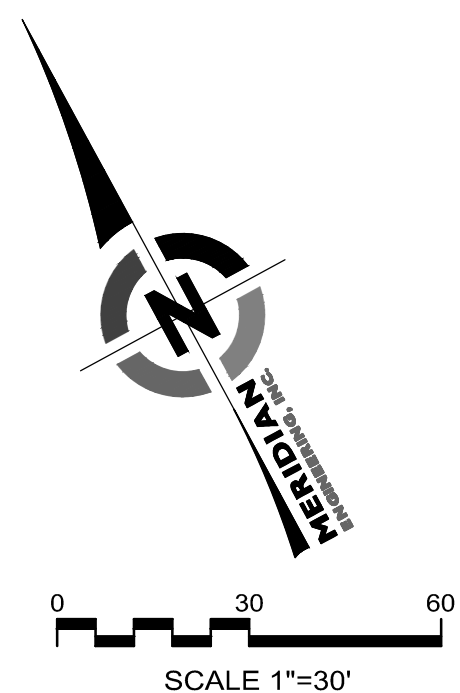
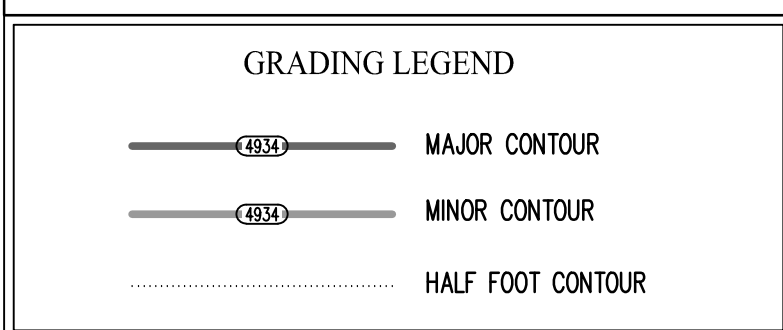
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CU310

CG401 CG402

THE CONTRACTOR TO SCHEDULE THE ENGINEER OF RECORD IN WRITING 3 DAYS MINIMUM BEFORE PLACEMENT OF CONCRETE CURBING, FLATWORK, OR ASPHALT PAVING. ALL AREAS MUST BE FORMED AND HAVE COMPACTED BASE COURSE IN PLACE FOR THE ENGINEER TO COMPLETE A RANDOM SPOT GRADE CHECK BEFORE ASPHALT AND CONCRETE CONSTRUCTION. THE RANDOM GRADE CHECKS ARE FOR GENERAL CONFORMANCE TO SLOPES AND GRADING SHOWN ON PLANS USING A SMART LEVEL. RANDOM CHECKS DO NOT ALLEVATE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE GRADING IS IN CONFORMANCE WITH PLANS AND SPECIFICATIONS AND SATISFY PERFORMANCE OF HIS WORK. WITHIN 2 DAYS OF THE RANDOM SPOT CHECK, RESULTS OF THE SPOT CHECKS AND AREAS OF NON COMPLIANCE WILL BE PROVIDED TO THE CONTRACTOR AND ARCHITECT.



GRADING PLAN NOTES:

1. ALL WORK IN EAGLE MOUNTAIN CITY ROADWAY SHALL BE IN ACCORDANCE WITH APWA AND CITY OF EAGLE MOUNTAIN STANDARD PLANS AND SPECIFICATIONS. NEW CURB AND GUTTER, PAVEMENT REPAIRS, AND THE NEW DRIVEWAYS SHALL COMPLY WITH THESE APWA AND CITY STANDARDS. TRAFFIC CONTROL FOR THE PROJECT SHALL ALSO BE APPROVED BY THE CITY WHERE THE SITE ACCESSES TO PUBLIC STREETS. COORDINATE WITH CITY FOR PAVEMENT CONSTRUCTION IN RIGHT OF WAY TO THE REQUIRED PAVEMENT THICKNESS FOR ALL STREET REPAIRS.
2. PROVIDE APPROVED SILT PROTECTION FOR ALL NEW AND EXISTING CATCH BASINS UNTIL LANDSCAPING IS WELL ESTABLISHED AND PARKING IS COMPLETE. THE PIPING SYSTEM SHALL BE CLEANED OUT BEFORE FINAL APPROVAL. USE MIRAFI "DANDY BAG" OR ANOTHER APPROVED EQUIVALENT FOR EXISTING INLET PROTECTION. REFER TO SHEET C500 AND C510.
3. DIMENSIONS OR COORDINATES ARE TO THE CENTER OF CATCH BASINS FOR AREA INLETS AND AT THE CENTER OF THE CATCH BASIN AT TBC FOR INLETS IN CURB AND GUTTER.
4. HANDICAP PARKING AREA SHALL NOT EXCEED 2% IN ANY DIRECTION. THE PERPENDICULAR CROSS SLOPE TO PARKING STALL IN OTHER AREAS OF THE PARKING LOT SHALL NOT EXCEED 4% IN SLOPE AND SLOPE SHALL NOT EXCEED 6% IN ANY DIRECTION FOR DRIVEWAYS.
5. ALL WALKWAYS SHALL NOT EXCEED 5% SLOPE. THE PERPENDICULAR CROSS SLOPE TO NOT EXCEED 2% MAX. SLOPE FOR WALKWAYS 2% MAX. FROM BUILDING OR STAIR RISERS FOR 5' MINIMUM. ALSO SLOPE 2% MAX FOR 5' AT THE END OF THE 1:12 SLOPE OF ALL H.C. RAMPS.
6. REFER TO SITE LAYOUT PLAN C5210.
7. PIPING LENGTHS ARE APPROXIMATE LENGTHS AND ARE ROUNDED TO THE NEAREST FOOT. LENGTHS ARE FROM CENTER TO CENTER OF INLETS OR CLEANOUTS. PIPE SLOPES ARE ALSO APPROXIMATE. USE INVERTS AT EACH BOX FOR CONTROL OF PIPE INSTALLATION.
8. "TBC" IS TOP BACK OF CURB ELEVATIONS. "FS" IS FINISH SURFACE ELEVATIONS. "TDC" IS TOP OF CONCRETE ELEVATIONS. "TOW" IS TOP OF WALL ELEVATIONS. "BOT" IS FINISH SURFACE AT BOTTOM OF WALL ELEVATIONS. "FL" IS FLOW LINE.
9. TRANSITION FACE OF CURB TO BE FLUSH TO ADJACENT FINISHED SURFACE WHERE INDICATED BY "TBC/FS" TO FULL HEIGHT OVER 10' (MIN).
10. PLACE CONCRETE COLLAR AROUND ALL NEW CATCH BASINS OR CLEANOUTS (NOT IN CURB AND GUTTER). COLLAR TO BE 1' MINIMUM WIDTH AND SHALL BE 8" MINIMUM THICKNESS. PLACE 2 #4 BARS AROUND OPENING. SEE DETAIL K ON SHEET C101.
11. ALL STORM WATER TO BE RETAINED ON-SITE.
12. IF MORE THAN 3 FEET OF GRADING FILL WILL BE PLACED ABOVE THE EXISTING SURFACE (TO RAISE SITE GRADES), THE OWNERS GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED SO THAT THEY MAY ASSESS POTENTIAL SETTLEMENT AND MAKE ADDITIONAL RECOMMENDATIONS IF NEEDED.
13. DO NOT DRIVE HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE. SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER SUBGRADE WILL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. REPAIRS TO BE COMPLETED AS OUTLINED IN THE SPEC SECTION WITH UP TO 2' OF IMPORTED STRUCTURAL GRANULAR FILL TO STABILIZE SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE.

14. SITE SOILS MAY NOT SUPPORT CONSTRUCTION TRAFFIC DURING WET PERIODS OF THE YEAR. CONTRACTOR WILL BE RESPONSIBLE TO PLACE GRANULAR FILL AND/OR COBBLE MATERIALS AS NECESSARY TO MAINTAIN ACCESS TO THE SITE OR BUILDING THROUGHOUT THE CONSTRUCTION SITE AT ALL TIMES. EXCESS MATERIAL SHALL BE REMOVED AS REQUIRED TO COMPLETE THE SITE TO THE GRADES SHOWN ON GRADING PLANS. ALSO REFER TO GEOTECHNICAL INVESTIGATION SHEETS FOR SITE SOIL PREPARATION REQUIREMENTS.
15. PROVIDE TEMPORARY STORM DRAIN PUMPING, PONDING, BERMING, PIPING AND INLETS OR OTHER MEASURES TO RETAIN CONSTRUCTION STORM DRAIN RUNOFF ON SITE DURING CONSTRUCTION UNTIL THE NEW SYSTEM IS OPERATIONAL. ALL CONSTRUCTION SITE RUNOFF TO HAVE HEAVY SEDIMENT REMOVED PRIOR TO RELEASING TO EXISTING SITE DRAIN SYSTEM. PROTECT ADJACENT BUILDING FROM CONSTRUCTION RUNOFF AT ALL TIMES.
16. THERE SHOULD BE NO STANDING WATER ON-SITE. ALL STORM WATER SHALL DRAIN TO AN INLET OR AREA DRAIN. CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IF ANY LOW SPOTS THAT DO NOT DRAIN ARE ENCOUNTERED. A WATER TEST WILL BE PERFORMED BY THE CONTRACTOR WITH THE ENGINEER OF RECORD IN ATTENDANCE OR A SURVEY OF THE NEW IMPROVEMENTS PROVIDED TO THE ENGINEER AT COMPLETION OF THE PROJECT TO VERIFY THAT ALL STORM DRAIN WATER DRAINS AS DESIGNED.
17. ALL "WATCH" LOCATIONS INDICATE THAT THE CONTRACTOR IS TO WATCH THE EXISTING GRADE. AN APPROXIMATE ESTIMATE IS PROVIDED BY THE ENGINEER BASED ON AN INTERPOLATION OF NEAREST SPOT ELEVATIONS PROVIDED BY THE SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE ELEVATIONS. IF THE ELEVATION VARIES GREATLY FROM THE ACTUAL ELEVATION FOUND BY THE CONTRACTOR THE CONTRACTOR IS TO NOTIFY THE ENGINEER SO THAT THE ENGINEER CAN PROVIDE FURTHER DIRECTION.
18. GRADE UNIFORMLY BETWEEN SPOT ELEVATIONS AND CONTOURS UNLESS NOTED OTHERWISE. IF ANY QUESTIONS ARISE ABOUT THE PROPOSED GRADING SHOWN ON PLANS CONTACT THE ENGINEER OF RECORD BEFORE FIELD GRADING.
19. REMOVE ALL CLAY MATERIALS FROM UNDER BUILDINGS AS OUTLINED IN THE SPECIFICATIONS. UNDER NEW PAVEMENT REMOVE A MINIMUM OF 12" OF CLAY LAYER AND REPLACE WITH GRANULAR FILL AS OUTLINED IN THE PAVEMENT DETAILS ON C100 AND THE EARTH MOVING SPECIFICATION. ALL UTILITIES TRENCHES TO BE BACKFILLED WITH GRANULAR BACKFILL PER TRENCH DETAIL ON C100. AT PLAYGROUND AREAS TO RECEIVE BARK OR MULCH ALL SURFACE CLAY LAYERS TO BE REMOVED FROM BENEATH THESE AREAS. BACKFILL WHERE NECESSARY WITH GRANULAR BACKFILL MATERIAL IF CLAY EXCAVATION EXTENDS BELOW REQUIRED ROUGH GRADE ELEVATION BELOW PLAYGROUND AREAS.
20. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL STUDY REFERENCED IN PLAN SET. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS BEING PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOIL REPORT.
21. ADS INJECTION MOLDED 45' REDUCER WYE (OR APP EQUIVALENT) FLOWABLE FILL TO BE PLACED AROUND EACH WYE CONNECTION. TYP.
22. NO STORM WATER TO ENTER THE RETENTION BASIN UNTIL THE PIPING SYSTEM AND PRE-TREATMENT INLET HAS BEEN INSTALLED. CONTRACTOR TO CLEAN ENTIRE SYSTEM BEFORE IT IS ATTACHED TO THE RETENTION BASIN.
23. NOTIFY ENGINEER OF RECORD IF THERE ARE ANY CONFLICTS WITH UTILITY LINES OR IF ASSUMED INVERTS VARY, FOR FURTHER COORDINATION. SEWER AND WATERLINES TO HAVE 18" SEPARATION WITH WATER OVER SEWER. ALL OTHER UTILITIES TO HAVE 12" SEPARATION MIN. IF 12" SEPARATION CANNOT BE ACHIEVED UTILITIES TO HAVE FLOWABLE FILL BETWEEN THE UTILITY LINES 5' EACH WAY.

24. CONTRACTOR IS RESPONSIBLE TO INFORM THE ENGINEER OF RECORD IF THE GRADES SHOWN ON THE SURVEY DO NOT MEET THE ACTUAL GRADES IN THE FIELD.
25. ALL STRUCTURE LIDS WITHIN THE PROJECT LIMITS WILL NEED TO HAVE THEIR GRADE ADJUSTED. WATER VALVES, SEWER MANHOLES, STORM DRAIN INLETS OR CLEANOUT BOXES, AND OTHER SURFACE UTILITY ACCESSORIES SHALL BE RAISED AND SLOPED TO ACCURATE FINISH SURFACE BY A CONCRETE GRADE COLLAR IN PAVEMENT. COLLAR SHALL BE 12" WIDE AROUND THE UTILITY APPARATUS AND 8" MINIMUM THICKNESS. PLACE 2 #4 REBAR HOOPS IN COLLAR. CONCRETE COLLARS TO BE USED ONLY IN ASPHALT/CONCRETE/AND GRASS PAVEMENT AREAS.
26. REFER TO LANDSCAPE PLANS FOR ALL INFORMATION ABOUT EXISTING AND PROPOSED TREES.
27. REMOVE AND REPLACE ANY DAMAGED CURB, GUTTER, OR SIDEWALK BEFORE FINAL INSPECTION.
28. ALL GUTTERS TO SLOPE 0.5% MINIMUM TOWARDS CURB INLET BOX. CONTRACTOR TO NOTIFY ENGINEER OF RECORD IF THE PROPOSED GRADE DOES NOT MEET 0.5% SLOPE IN GUTTER.

OVERALL GRADING PLAN CG400
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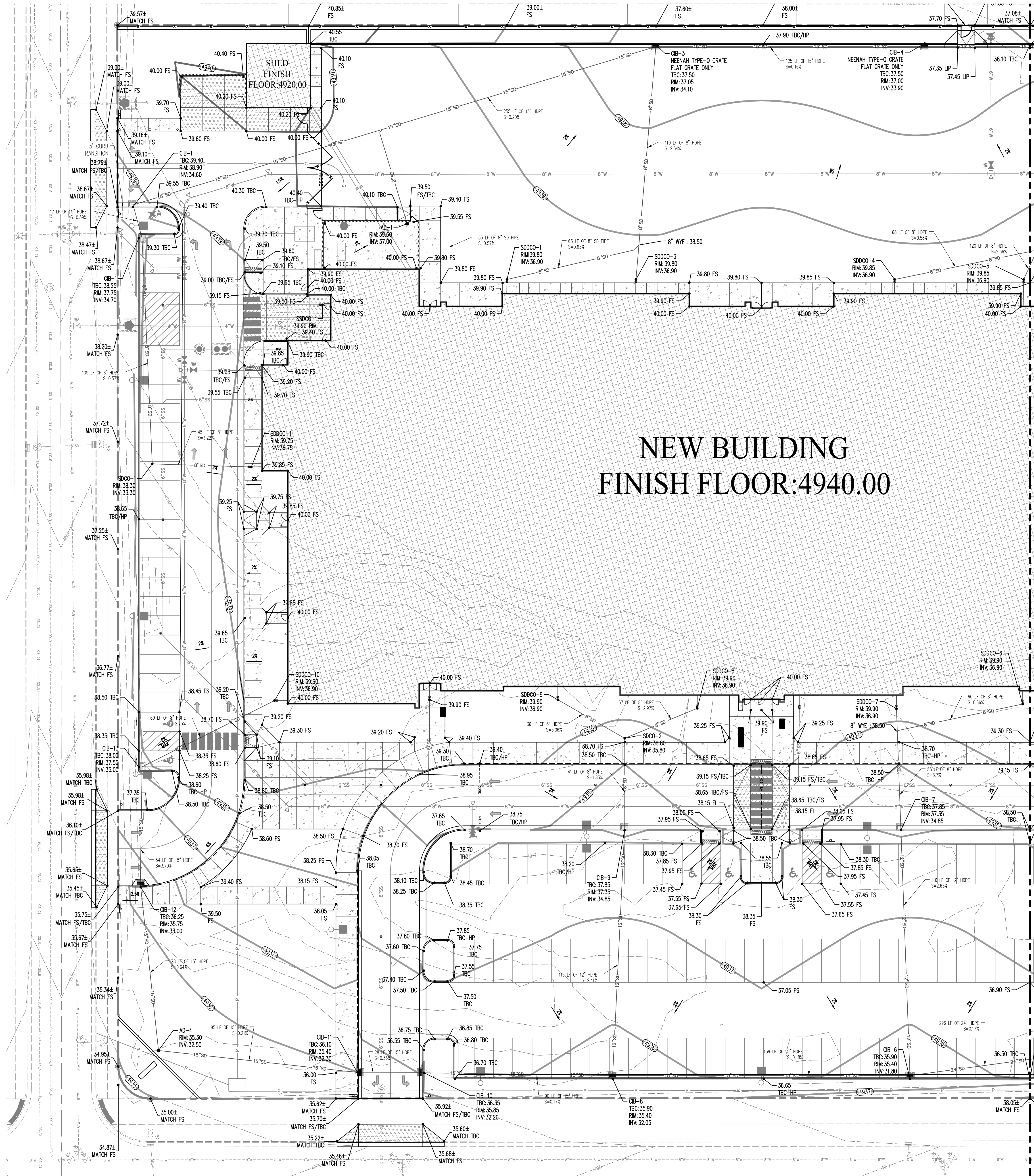


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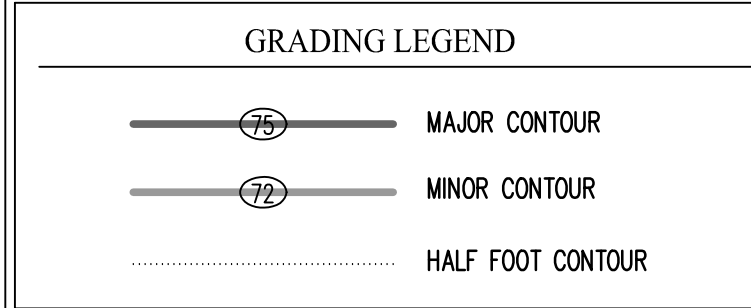
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MATCH LINE
REFER TO SHEET CG402

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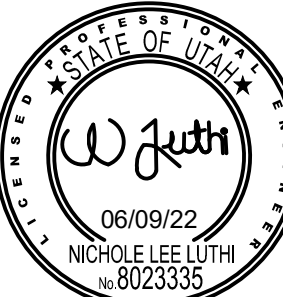
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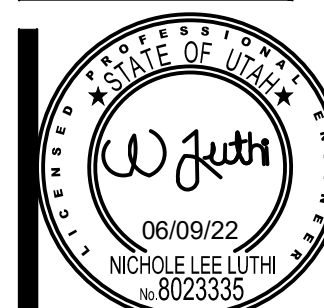
GRADING LEGEND

	MAJOR CONTOUR
	MINOR CONTOUR
	HALF FOOT CONTOUR



NOTES:
1 - PLACE RIM OF AREA DRAIN AT
PLAYGROUND SUBGRADE. REFER TO
LANDSCAPE PLANS FOR DETAILS.

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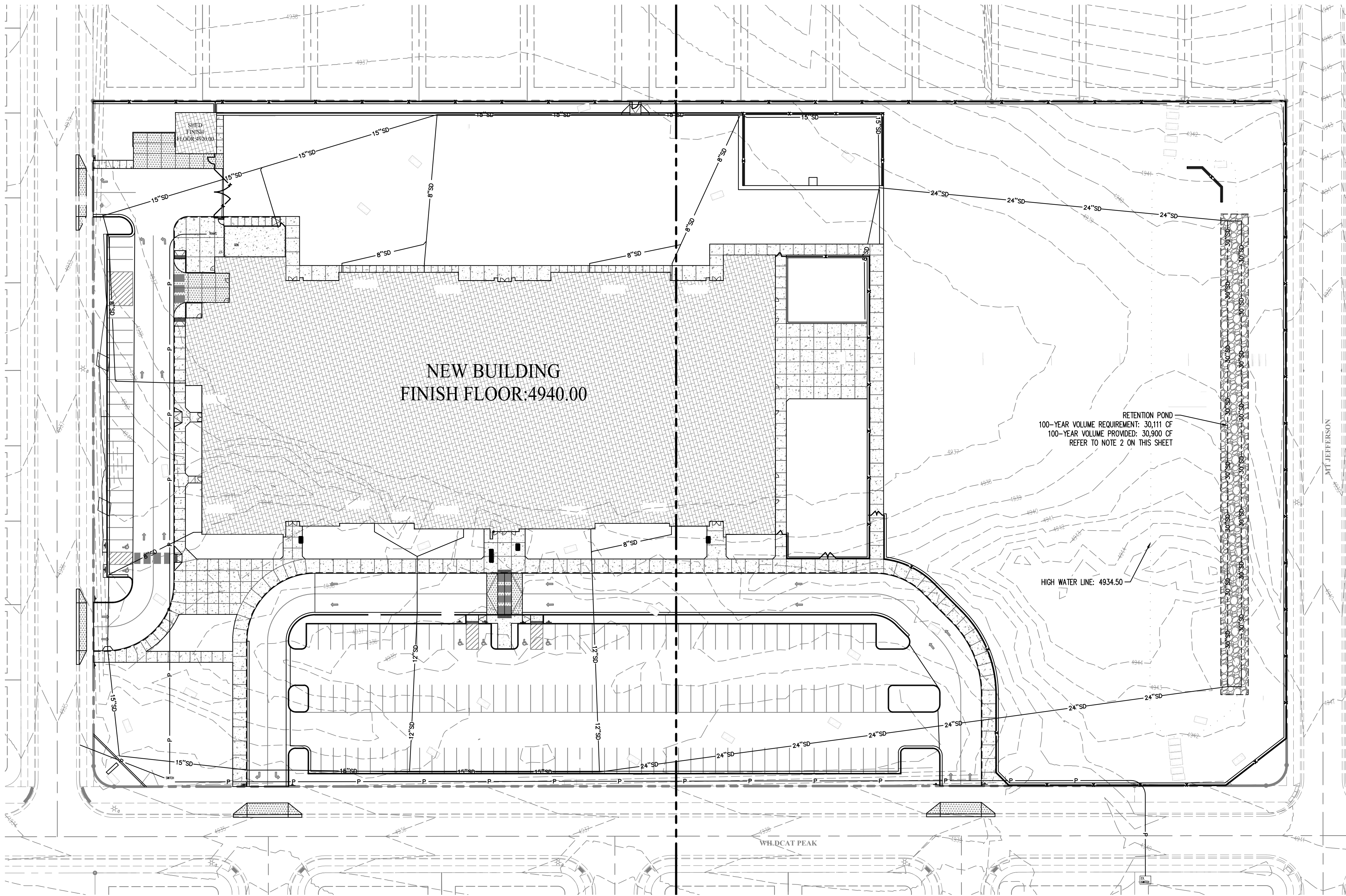
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HYDROLOGY PLAN CG450
ASD #110 ELEMENTARY SCHOOL



SITE DEVELOPMENT DRAINAGE CALCULATIONS				
Date: 9-Jun-22				
Drainage calculations for : Alpine 110 Elementary				
Location: Eagle Mountain, UT				
School Area	10.01 Ac.	435,852 SF		
Infiltration Rate	0.65 cfs	4\"/hr		
		7,000 Infiltration Area (SF)		
Paved Area	176,192 SF	C=0.9		
Landscape Area	181,980 SF	C=0.2		
Roof Area	78,591 SF	C=0.85		
TOTAL AREA	435,852 SF	Weighted C 0.60		
Lipped Time	Accum. Rainfall	"CA"	Total Runoff Vol.	Discharge Req'd Storage
Minutes	Inches (100 yr)	Area	CF	CF
15	0.90	6.01	19544	583
30	1.22	6.01	26375	1167
60	1.51	6.01	32645	2333
120	1.6	6.01	34590	4667
180	1.62	6.01	35023	7000
360	1.65	6.01	35671	14000
720	1.76	6.01	36048	28000
1440	1.81	6.01	36130	56000
REQUIRED RETENTION STORAGE: 30,311 CF 100 yr Event				
Lipped Time	Accum. Rainfall	"CA"	Total Runoff Vol.	Discharge Req'd Storage
Minutes	Inches (100 yr)	Area	CF	CF
15	0.40	6.01	9568	583
30	0.62	6.01	13469	1167
60	0.77	6.01	16668	2333
120	0.86	6.01	18541	4667
180	0.89	6.01	19327	7000
360	1.03	6.01	22297	14000
720	1.19	6.01	25727	28000
1440	1.32	6.01	28537	56000
REQUIRED RETENTION STORAGE: 14,335 CF 10 yr Event				
Pipe Volume:	low length (ft)	pipe dia.	no. rows	pipe area
	615	24	1	3.14
	700	36	1	4.91
	390	15	1	1.23
	37	12	1	0.79
				Total: 9.878 CF
Underground Sump Volume:	total volume (cf)	pipe vol (cf) (pipe	volume (cf)	
Volume of the Voids:	(height of pipe" x	area x length of pipe)		
*total vol pipe vol "CA	(350"x20'X4)	28000	3436.11	8625.55
		Total:		9,878 CF
Below Ground Pond Volume:		Total:		15,703 CF
Above Ground Pond Volume:	* Volume=(Area1+Area2)/2*(Elw1-Elw2)	Area (SF)	Volume (CF)*	
	TOP	34.50	27,000	10,352
		34.00	14,406	4,847
	BOTTOM	33.40	1,750	661
		Total:		15,188 CF
TOTAL PROVIDED RETENTION STORAGE: Total: 30,900 CF				

Page 1

NOTES:

1. SEDIMENT WILL NOT BE ALLOWED INTO RETENTION BASIN DURING CONSTRUCTION AND DURING LANDSCAPE STABILIZATION OF SOILS. CONTRACTOR WILL BE REQUIRED TO CLEAN OR REPLACE RETENTION BASINS THAT ARE NOT MAINTAINED FREE OF SEDIMENT DURING CONSTRUCTION AND DURING ESTABLISHMENT OF ALL LANDSCAPED AREAS.
2. THE 10-YEAR STORM EVENT IS TO BE RETAINED UNDERGROUND IN THE PIPES AND INFILTRATED. ALL STORM EVENTS ABOVE THE 10-YEAR STORM EVENT WILL BUBBLE UP AND BE RETAINED IN THE PLAY-FIELD UNTIL INFILTRATED.

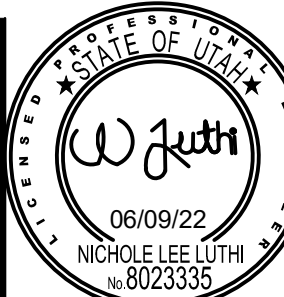


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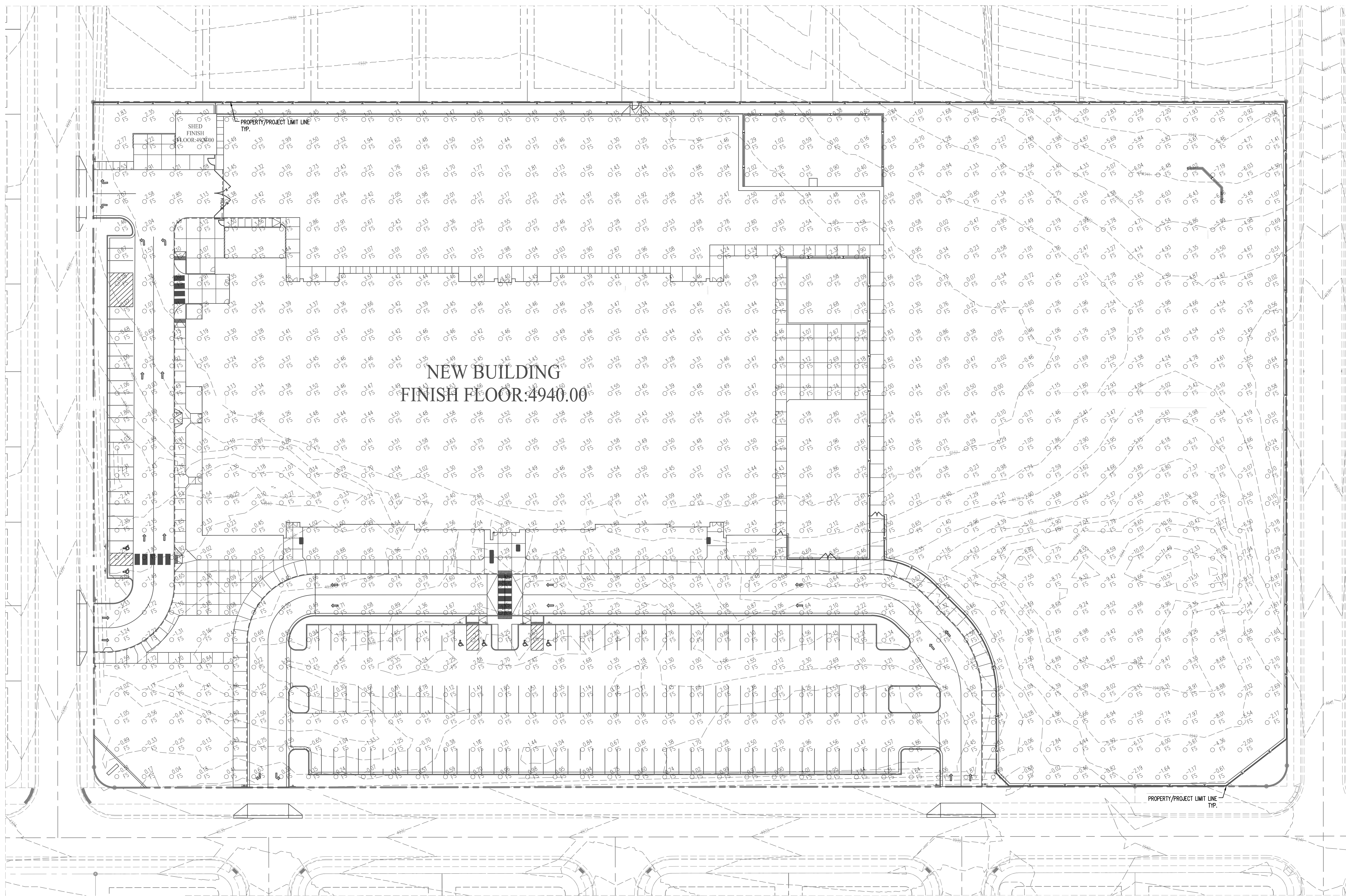
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- NOTES:
1. SITE EXCAVATION MATERIALS ARE NOT ALLOWED FOR USE BELOW FOOTING, BUILDING SLAB, OR OTHER STRUCTURAL ITEMS ON SITE (REFER TO SPECIFICATIONS.) SITE EXCAVATION MATERIALS CAN BE USED UNDER PAVEMENTS IF THEY MEET THE PROJECT SPECIFICATIONS AND REQUIREMENTS FROM THE GEOTECHNICAL REPORT. THE FILL MATERIAL SHOWN ON THE CALCULATIONS INCLUDED ALL NECESSARY FILL (INCLUDING OF PAVEMENT, CONCRETE, BASE COURSE, AND IMPORTED STRUCTURAL FILL) TO BRING THE SITE TO THE FINISH SURFACE SHOWN ON THE GRADING PLANS. ADDITIONAL EXCAVATION IS REQUIRED IN CUT AREAS TO EXCAVATE TO THE NECESSARY SUBGRADE ELEVATIONS FOR THE NEW PAVEMENT.
 2. ANY TOP SOIL ON THE SITE IS ASSUMED TO BE REMOVED AND REUSED AT THE TOP OF THE GRASS PLAY FIELD, AND OTHER LANDSCAPE AREAS AS INDICATED ON THE LANDSCAPE PLANS. CONTRACTOR SHALL STRIP THE TOP OF MATERIAL AS OUTLINED IN THE SPECIFICATIONS AND LANDSCAPE PLAN PRIOR TO ANY EXCAVATIONS OR BACKFILLING. SCREEN ALL TOPSOIL IN ACCORDANCE WITH LANDSCAPING SPECIFICATIONS PRIOR TO FINAL PLACEMENT OF THE MATERIAL.
 3. THE MASS GRADING QUANTITIES ARE CALCULATED TO THE FINISH FLOOR OF THE BUILDING. ALL OTHERS AREAS ARE ALSO CALCULATED TO THE FINISH SURFACE SHOWN ON THE GRADING PLAN INCLUDING PAVEMENT AND TOPSOIL.
 4. EXCAVATION FOR BUILDING FOOTINGS, UTILITY TRENCHES, SITE RETAINING WALLS, AND PAVEMENT/SIDEWALK SECTIONS OR OTHER MISCELLANEOUS STRUCTURES ARE NOT INCLUDED IN THE APPROXIMATED MASS GRADING QUANTITIES UNDER ALL SITE PAVEMENT.
 5. SEE ATHLETIC ELEMENTS, LANDSCAPE, SPRINKLING AND FENCING PLANS FOR FURTHER INFORMATION AND LOCATIONS OF CONCRETE WORK INCLUDING LARGE SITE SIGNS (MONUMENT, AND VICTORY BELL), VARIOUS MOW STRIPS, COLLARS AND SLABS, ETC.
 6. SEE THE FENCING PLANS FOR FURTHER INFORMATION ON BLOCK WALLS, FENCING TYPES, LOCATIONS, GATES, ETC.

LEGEND	
1.6	APPROXIMATE FILL TO GRADE (SEE NOTE 3)
-1.6	APPROXIMATE CUT TO GRADE (SEE NOTE 3)

CONTRACTOR BID NOTE:

THESE QUANTITIES ARE PREPARED TO HELP IN THE PREPARATION OF THE GRADING PLAN TO MINIMIZE THE REMOVAL OF MATERIAL FROM THE SITE AND TO APPROXIMATE THE AMOUNT OF MASS GRADING THAT WILL BE NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR WILL NEED TO COMPLETE THEIR OWN EARTHWORK TAKE OFF BASED ON THE GRADING PLANS. THE ACTUAL QUANTITIES OF EARTHWORK MAY VARY FROM THE AMOUNTS SHOWN ON THIS SHEET. THE CONTRACTOR'S BID WILL INCLUDE ALL NECESSARY EARTHWORK TO COMPLETE THE PROJECT TO THE FINISH GRADES SHOWN ON THE GRADING PLANS.

CUT/FILL PLAN CG460
ASD #110 ELEMENTARY SCHOOL



ALPINE SCHOOL DISTRICT

NEW ELEMENTARY #110

6600 N. PONY EXPRESS

BID PACKAGE #2

EAGLE MTN, UTAH

170 NORTH MAIN STREET

SPANISH FORK, UTAH 84660

WWW.KMAARCHITECTS.COM

KMA

ARCHITECTS

STATE OF UTAH

6609/22

PROJECT # 110

2022333

REVISIONS:

DRAWN BY: AY

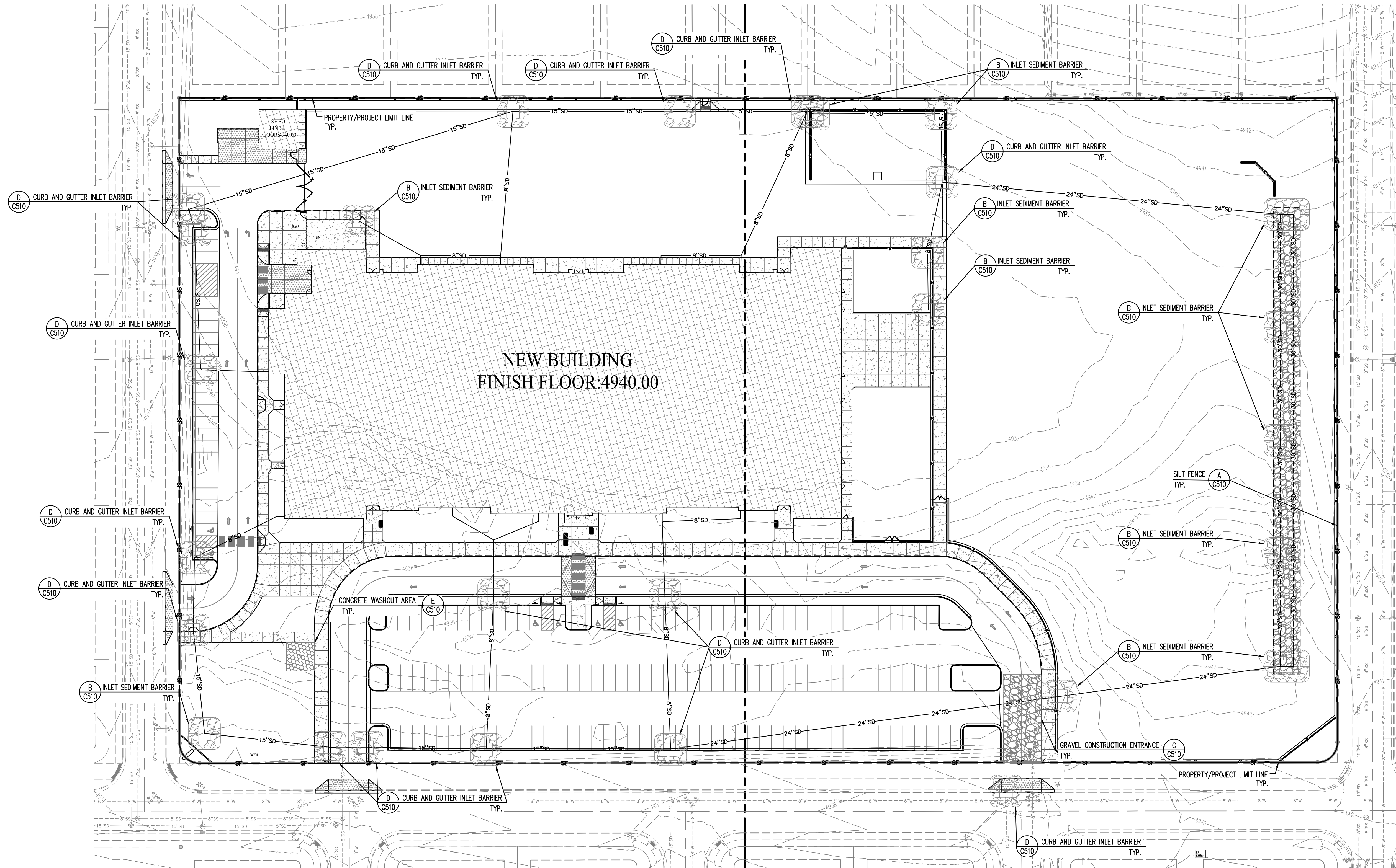
CHECKED BY: NL

DATE: JUNE 09 2022

PROJECT #: 169822

CG460

- NOTES:
- 1) THERE ARE ABOUT 10.01 ACRES WITHIN THE PROJECT BOUNDARY THAT WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
- SEQUENCE OF CONSTRUCTION ACTIVITIES:
- 1) FIELD MARK LIMIT OF DISTURBANCE FOR APPROVAL BY EAGLE MOUNTAIN CITY AND OBTAIN A STORM WATER MANAGEMENT PERMIT AS NEEDED BY EAGLE MOUNTAIN CITY.
- 2) INSTALL SILT FENCE AND/OR ENVIRONMENTAL FENCE AROUND PERIMETER OF PROJECT AS INDICATED ON THIS PLAN SHEET.
- 3) INSTALL SEDIMENT CONTROL MEASURES INDICATED IN ALL EXISTING STORM DRAIN INLETS ADJACENT TO THE CONSTRUCTION SITE.
- 4) CONTRACTOR WILL BEGIN DEMOLITION, GRADING, EXCAVATION, AND CONSTRUCTING UTILITY SITE IMPROVEMENTS. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONSTRUCT SEDIMENT PROTECTION AT ALL NEW INLETS.
- 5) AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WILL BE STABILIZED WITH SOD IN LANDSCAPED AREAS AND PAVEMENT IN PARKING AND DRIVEWAY AREAS. SITE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION ACTIVATES TO BE COMPLETED WITHIN 21 DAYS OF FINISHING AN AREA TO THE FINAL LINES AND GRADES INDICATED ON THE GRADING PLAN.
- 6) UPON LANDSCAPE ESTABLISHMENT, REMOVE TEMPORARY MEASURE & CLEAN STORM DRAIN SYSTEM PRIOR TO RELEASE OF SYSTEM TO THE OWNER.
- RUNOFF COEFFICIENTS AND DISCHARGE:
- 1) THE EXISTING RUNOFF COEFFICIENT FOR THE PROJECT AREA IS ESTIMATED TO BE 0.20. THE NEW RUNOFF COEFFICIENT WILL BE APPROXIMATELY 0.60 FOR THE NEW IMPROVEMENTS.
- 2) RUNOFF WILL BE COLLECTED ON SITE AND RETAINED BELOW AND ABOVE GROUND IN A RETENTION BASIN.
- POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES:
- 1) THE OWNER WILL SUBMIT POST CONSTRUCTION BEST MANAGEMENT PRACTICES TO EAGLE MOUNTAIN CITY.
- GENERAL STORM WATER POLLUTION CONTROL NOTES:
- 1) SEE C510 FOR STORM WATER POLLUTION CONTROL NOTES AND GENERAL PRACTICES.
- 2) ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED AND MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
- 3) CONTRACTOR SHALL BE REQUIRED TO KEEP RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

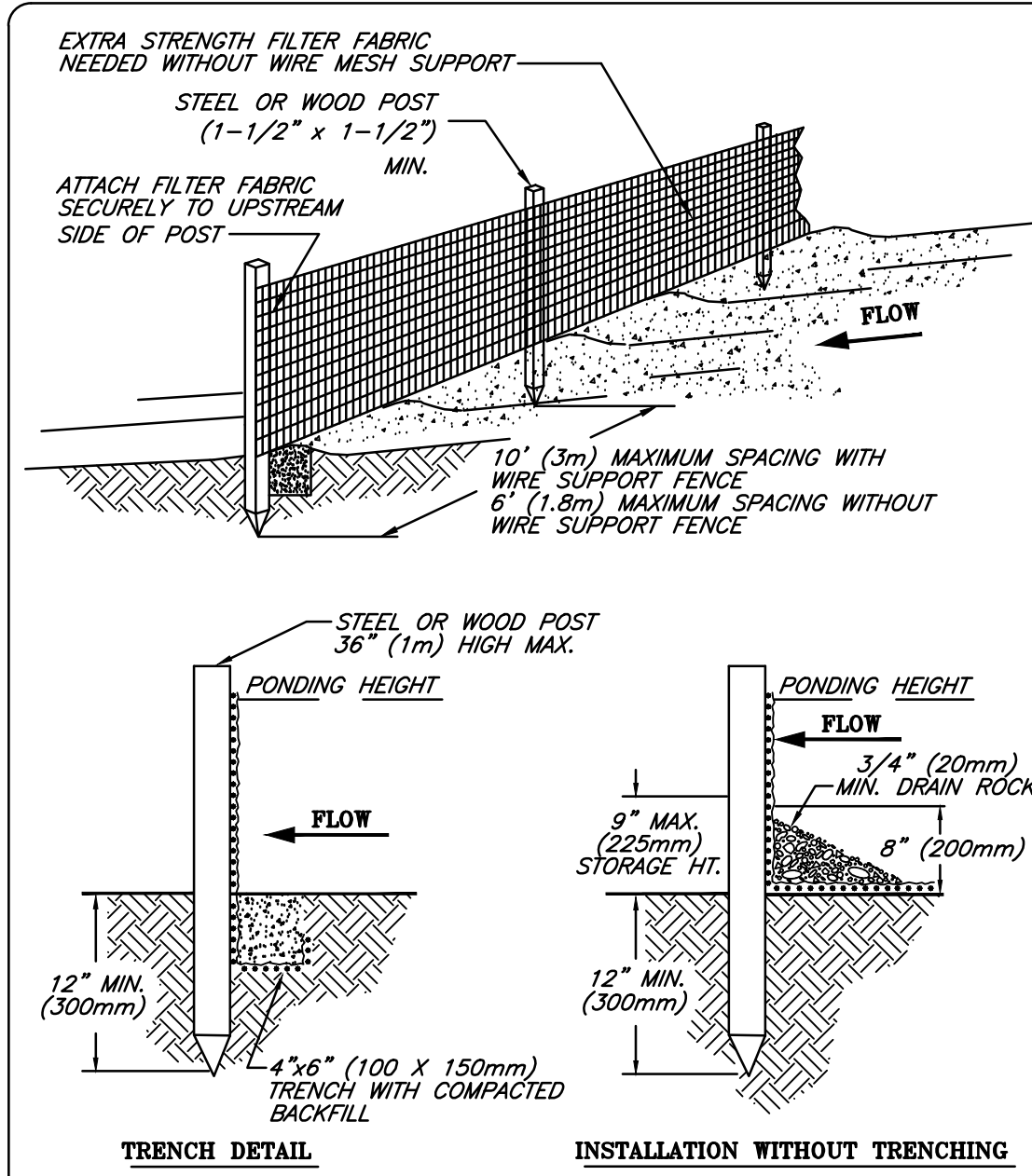


SILT FENCES, INSTALLATION OF SILT FENCES NOTE:

1. DIG OR TRENCH A FOUR INCH WIDE BY SIX INCH DEEP TRENCH. THE LENGTH OF THE SILT FENCE.
2. ROLL OUT SILT FENCE MATERIAL ALONG THE FRONT OF THE TRENCH SUCH THAT THE STAKES WILL BE ON THE DOWNSTREAM SIDE AND THE BOTTOM FLAP LAY IN THE TRENCH.
3. STARTING AT ONE END, DRIVE THE FIRST STAKE AT LEAST 10 INCHES INTO THE GROUND. NOTE THAT THE STAKE MUST BE DRIVEN FAR ENOUGH INTO THE GROUND SO THAT 8 - 12 INCHES OF MATERIAL REMAINS IN THE GROUND.
4. AT THE NEXT STAKE, PULL THE MATERIAL TAUT BEFORE DRIVING THE SECOND STAKE INTO THE GROUND. NOTE THAT THE STAKE MUST BE DRIVEN FAR ENOUGH INTO THE GROUND SO THAT 8 - 12 INCHES OF MATERIAL REMAINS IN THE GROUND.
5. REPEAT STEP 4 UNTIL THE STAKES ARE DRIVEN INTO THE GROUND.
6. WHEN ATTACHING TWO LENGTHS OF FENCE TOGETHER, DO THE FOLLOWING:
 - 6.1 PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
 - 6.2 ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION, TO CREATE A TIGHT SEAL WITH THE FENCE MATERIAL.
 - 6.3 DRIVE BOTH POST INTO THE GROUND SO THAT 8 - 12 INCHES OF MATERIAL REMAINS IN THE GROUND.

EROSION CONTROL GENERAL NOTES:

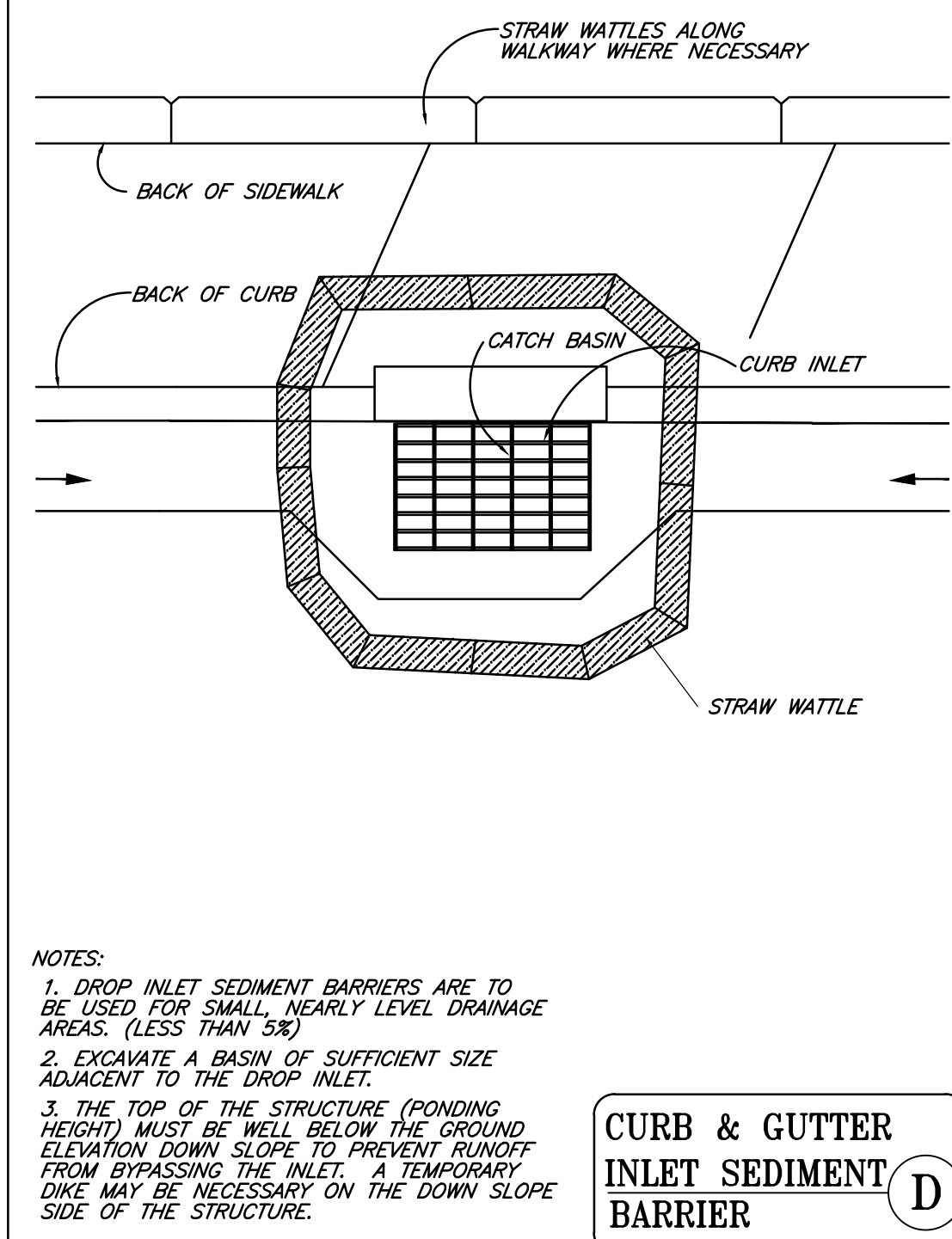
1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
3. ALL BEST MANAGEMENT PRACTICES AND EROSION CONTROL MEASURES ARE TO CONFORM TO THE CITY LAND DISTURBANCE DESIGN AND CONSTRUCTION STANDARDS.
4. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS DEPOSITED BY TRAFFIC FROM THE SITE.
5. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY AS INDIVIDUAL INLETS ARE INSTALLED.
6. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.
7. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
8. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES SHALL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
9. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
10. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. SITE WATERING SHALL BE USED TO CONTROL DUST. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS ABSOLUTELY PROHIBITED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, GRAVEL BAGS, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
12. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
13. ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS SHALL BE DONE IMMEDIATELY UPON DISCOVERY.
14. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT INTO SERVICE. DOWN-GRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.



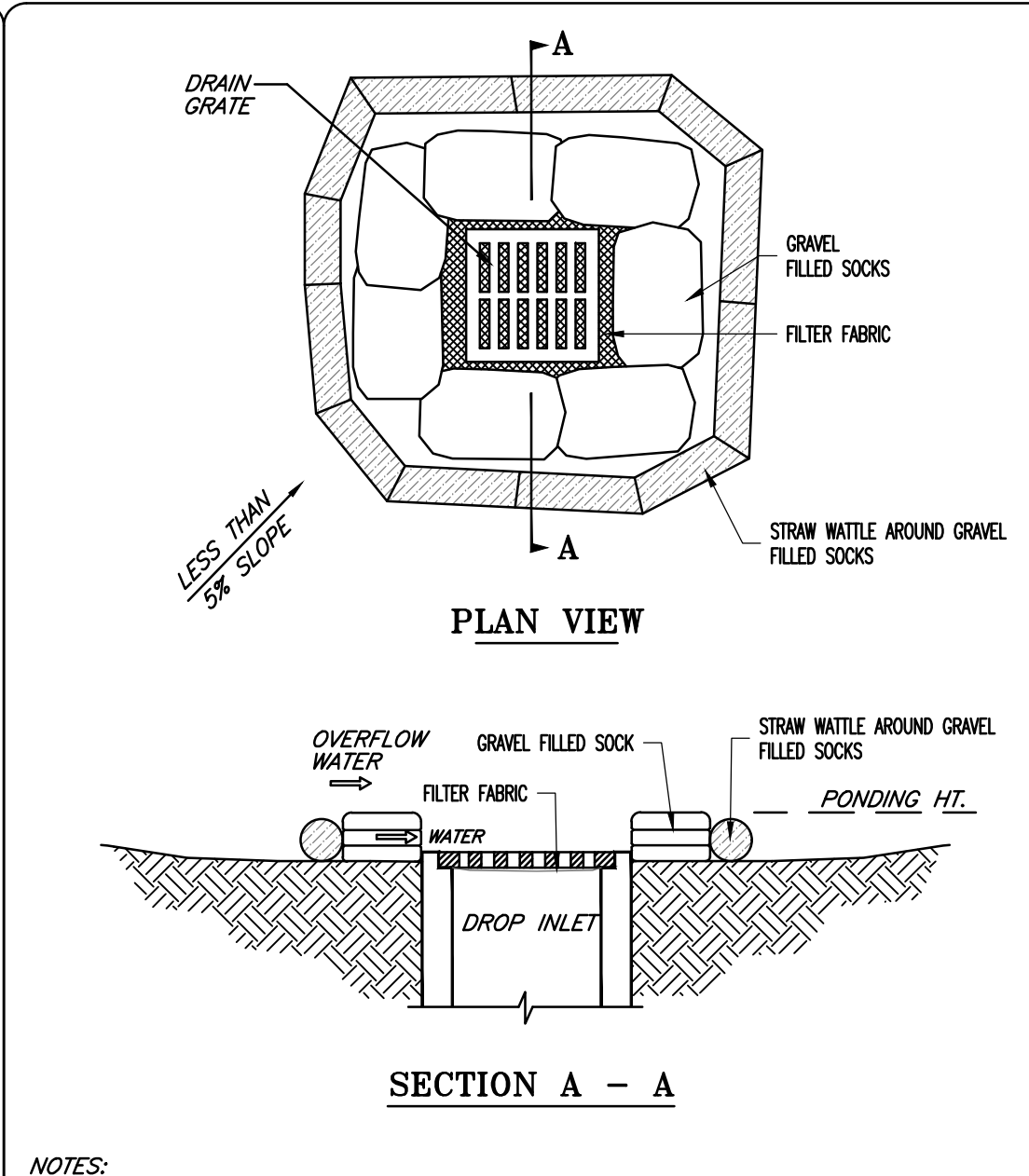
NOTES:

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

FILE: SILT FENCE



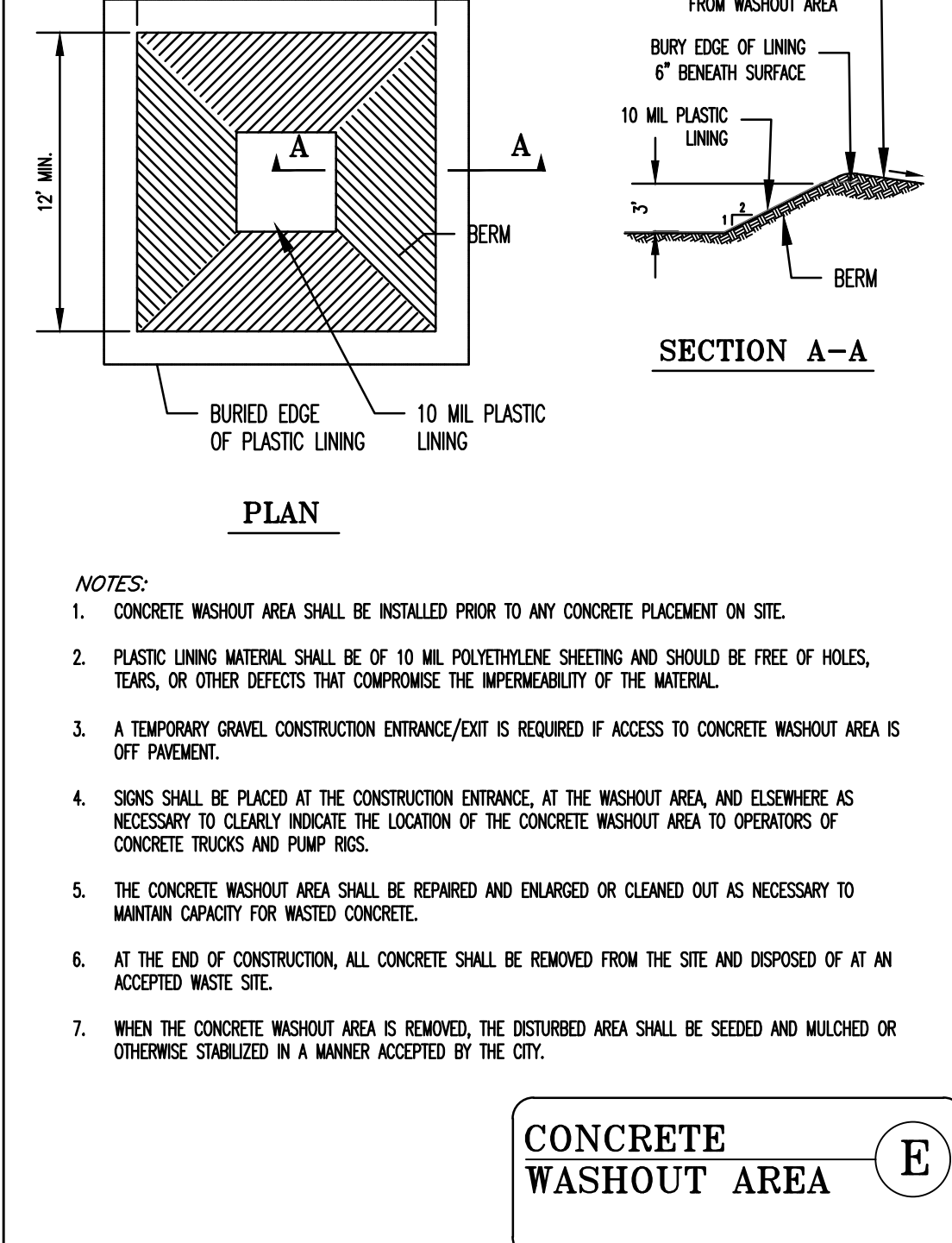
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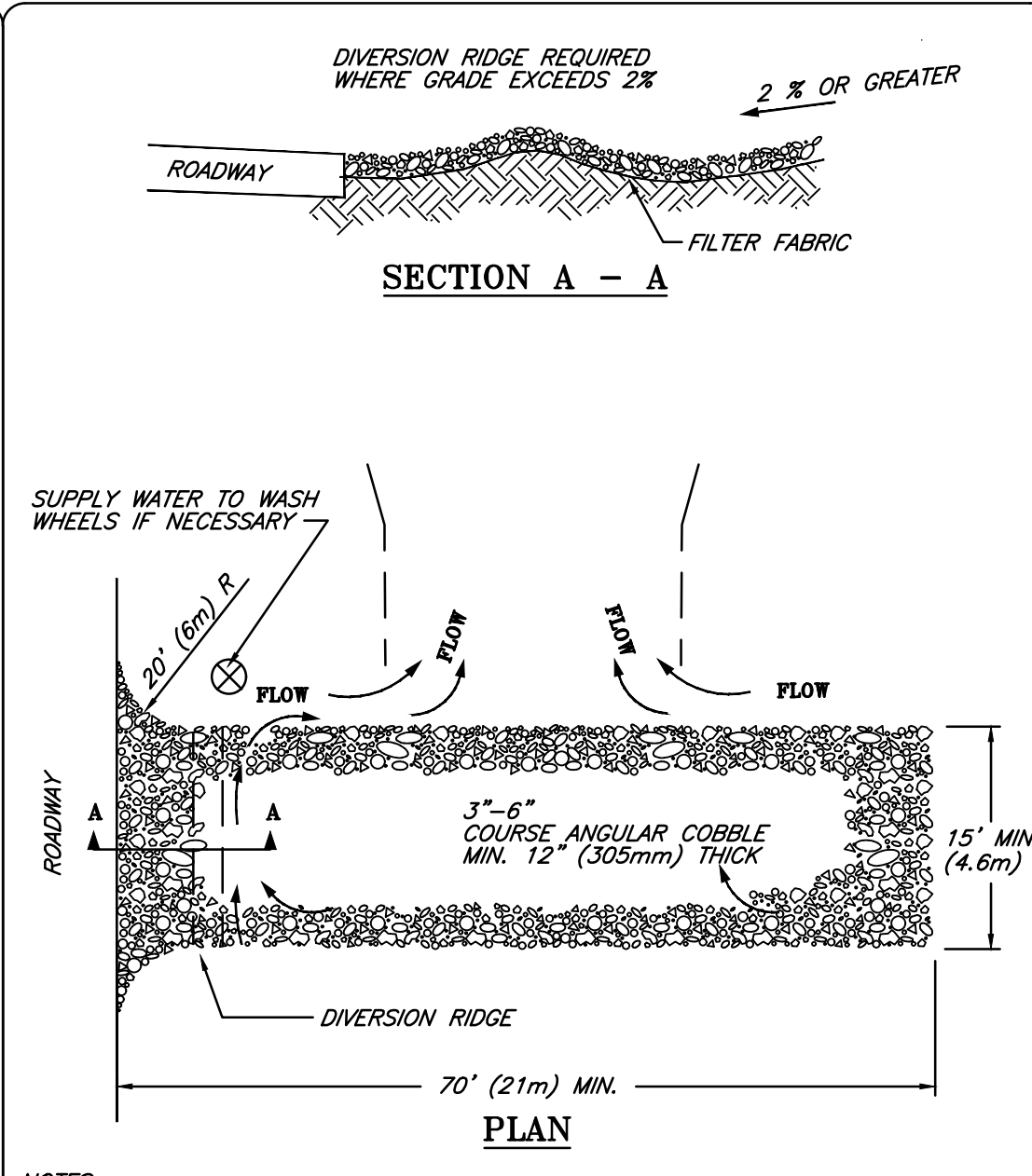
NOTES:

1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWN SLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DUNE MAY BE NECESSARY ON THE DOWN SLOPE SIDE OF THE STRUCTURE.

FILE: INLET



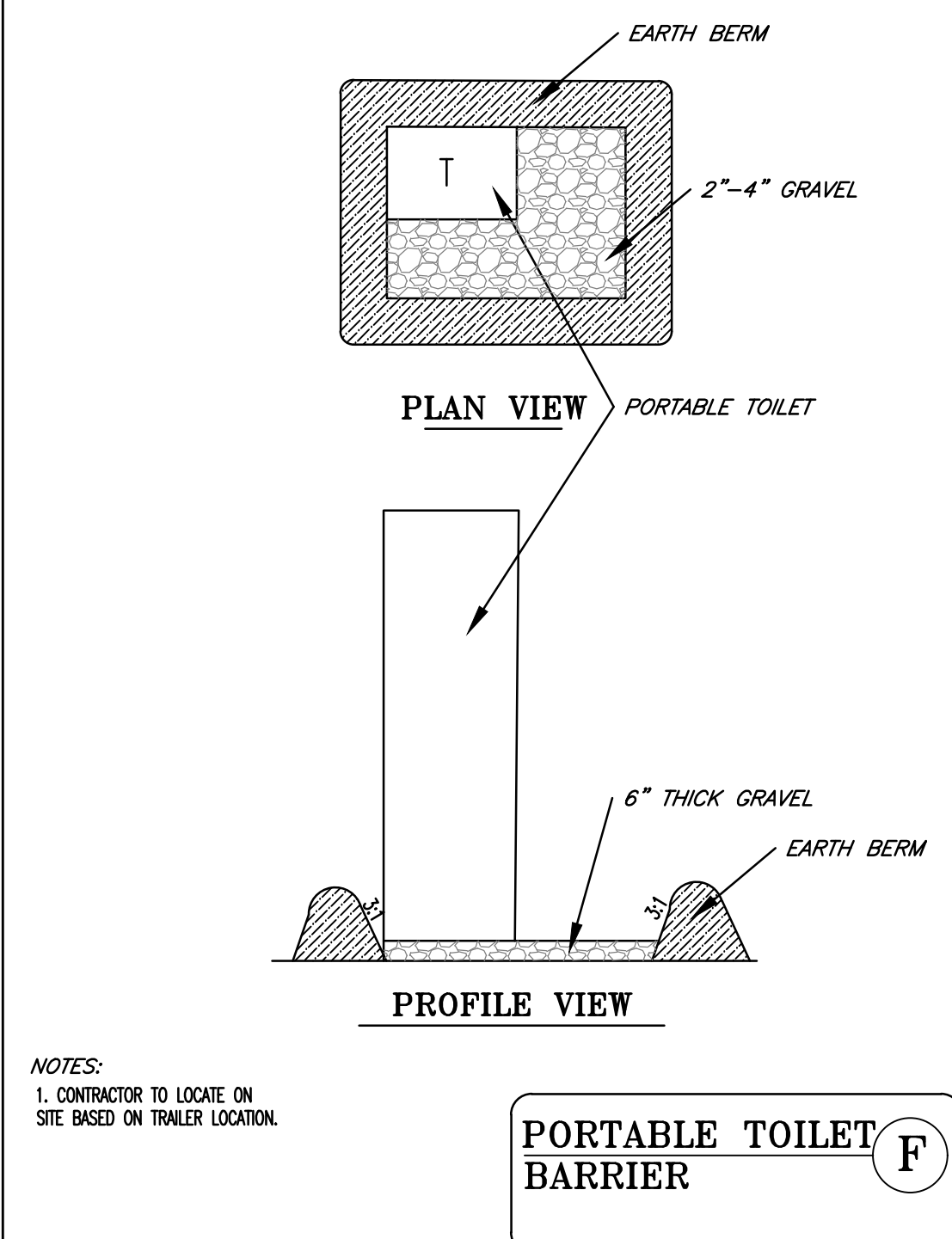
FILE: CURB AND GUTTER



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

FILE: N/A



NOTES:

1. CONTRACTOR TO LOCATE ON SITE BASED ON TRAILER LOCATION.

FILE: N/A

LIMIT OF DISTURBANCE NOTES:

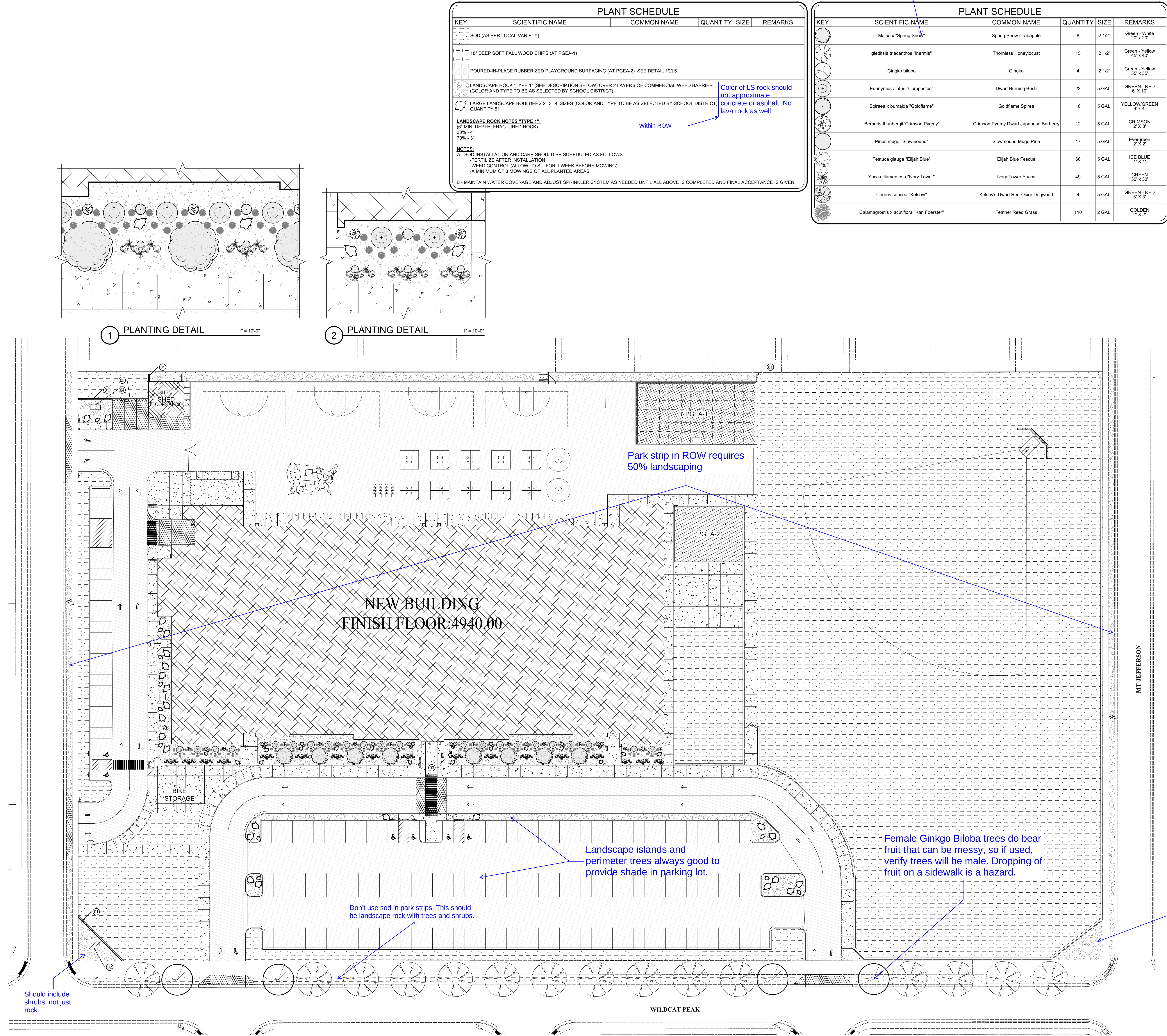
1. THE LIMITS OF DISTURBANCE (L.O.D.) TO BE FIELD MARKED.
2. FIELD VERIFICATION OF AN L.O.D. BY CITY ENGINEERING.
3. PRECONSTRUCTION EROSION AND SEDIMENT CONTROL MEETING REQUIRED PRIOR TO ANY DISTURBANCE. THE REQUIRED ATTENDEES WILL BE DEVELOPER'S PROJECT MANAGER, CONSTRUCTION COMPANY'S ON SITE MANAGER.
4. MODIFICATION OF L.O.D. AS REQUIRED BY RESULTS OF PRECONSTRUCTION MEETING.
5. THE CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE CITY CERTIFYING THE L.O.D., DUST CONTROL, AND TREE PROTECTION HAS BEEN REVIEWED AND APPROVED PRIOR TO WORK BEGINNING

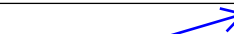
CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES NOTES:

1. CONTRACTOR WILL PERFORM EARTHWORK IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS, CITY EROSION, SEDIMENT, REVEGETATION REQUIREMENTS AND THE DUST CONTROL PLAN AS REQUIRED BY THE STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL DIVISION OF AIR QUALITY.
2. THE CONTRACTOR WILL PERFORM EARTHWORK IN ACCORDANCE WITH THE PROJECT EARTHWORK SPECIFICATIONS AND THE EARTHWORK RECOMMENDATIONS FOUND IN THE GEOTECHNICAL INVESTIGATION REPORT PREPARED FOR THIS PROJECT. IN THE EVENT THAT THERE IS A CONFLICT BETWEEN THE DOCUMENTS MENTIONED (NOTE 2) AND THE CITY'S EROSION AND SEDIMENT CONTROL REQUIREMENTS OR THE DUST CONTROL PLAN AS REQUIRED BY THE STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL DIVISION OF AIR QUALITY, THE CITY'S REQUIREMENTS AND THE STATE REQUIREMENTS WILL CONTROL.
3. L.O.D. BARRIERS WILL BE PROPERLY INSTALLED PRIOR TO ANY DISTURBANCE. L.O.D. BARRIERS ARE DEFINED AS SILT FENCE AND ENVIRONMENTAL FENCE.
4. INSTALL SILT FENCE ON ALL DOWNHILL SIDE OF L.O.D. SEE DETAIL AND SILT FENCE NOTES FOR CORRECT INSTALLATION PROCEDURE.
5. ENVIRONMENTAL FENCES ARE TO BE INSTALLED ON ALL UPHILL SIDE OF L.O.D.
6. THE L.O.D. SILT FENCE BARRIERS DO NOT REPLACE OR FUNCTION AS SEDIMENTATION B.M.P.s. ADDITIONAL SEDIMENT (BEST MANAGEMENT PRACTICES) B.M.P.s WILL BE REQUIRED AS SHOWN ON THE PLANS OR AS REQUIRED BY THE CITY THROUGHOUT THE PROJECT AS UNFORESEEN SITUATIONS OCCUR.
7. WITHIN THE SAME WORKING DAY SOIL IS DISTURBED ALL SEDIMENT CONTROL B.M.P.s. WILL BE INSTALLED. AN EXAMPLE OF SEDIMENT CONTROL B.M.P. IS A SILT FENCE OR A TEMPORARY SEDIMENTATION BASIN. EXISTING VEGETATION WILL NOT BE BURIED, THE METHOD OF DISPOSAL WILL BE SUBMITTED AND APPROVED BY THE CITY.
8. INSTALL ALL SEDIMENTATION B.M.P.s AS SHOWN ON PLANS AND AS DIRECTED BY THE CITY
9. DUST CONTROL MEASURES WILL BE ON SITE AND IN WORKING ORDER WHEN SOIL IS DISTURBED. DUST CONTROL WILL BE USED 24 HOURS SEVEN DAYS PER WEEK UNTIL SOIL IS RESEDED AND PROTECTED. WATER USED TO CONTROL DUST WILL CONTAIN CALCIUM CHLORIDE OR SIMILAR ADDITIVE. THE DUST CONTROL PLAN AS REQUIRED BY THE STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL DIVISION OF AIR QUALITY DOES NOT REPLACE THE CALCIUM CHLORIDE REQUIREMENT.
10. INSTALL IMPROVEMENTS AS SHOWN ON THE APPROVED CONSTRUCTION PLANS.
11. ALL DISTURBED SOIL WILL BE MADE STABLE AS WITHIN 21 DAYS OF DISTURBANCE.
12. TEMPORARY AND PERMANENT SEDIMENT BEST MANAGEMENT PRACTICES WILL REMAIN FUNCTIONAL AT ALL TIMES THROUGH THE ENTIRE PROJECT AND UNTIL ALL DISTURBED SOIL HAS BEEN STABILIZED TO PREVENT EROSION. WRITTEN APPROVAL MUST BE OBTAINED FROM THE CITY CERTIFYING ALL DISTURBED SOIL IS STABLE BEFORE ABANDONING SEDIMENTATION BEST MANAGEMENT PRACTICES.
13. IF THE EXISTING GRADES ARE DIFFERENT THAN WHAT IS SHOWN ON THE GRADING PLAN, STOP WORK AND NOTIFY THE CITY.
14. IF THE PROJECT REQUIRES EXPORT OR IMPORT MATERIAL TO ACHIEVE A BALANCED SITE, THE CONTRACTOR IS TO KEEP OFFSITE ROADS CLEAN AT ALL TIMES. FAILURE TO KEEP STREETS CLEAN WILL RESULT IN A MANDATORY WORK STOP ORDER BEING ISSUED ON THE IMPORT/ EXPORT OPERATION.
15. THE PROJECT CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PAVED STREETS ADJACENT TO OR ADJUTING THE GRADING PROJECT CLEAN AND FREE OF DIRT, MUD, AND DEBRIS AT ALL TIMES. WHEREAS THIS IS A PUBLIC HEALTH AND SAFETY ISSUE, FAILURE TO COMPLY WILL RESULT IN A MANDATORY WORK STOP ORDER BEING ISSUED OVER THE ENTIRE PROJECT, INCLUDING COMMERCIAL AND RESIDENTIAL CONSTRUCTION PROJECTS.
16. THE CONTRACTOR WILL PROVIDE ADDITIONAL TEMPORARY EROSION CONTROL PLANS, AND PERMITS AS REQUIRED BY THE CITY, THE COUNTY AND THE STATE OF UTAH AS REQUIRED THROUGHOUT THE DURATION OF THE PROJECT.
17. FAILURE TO FOLLOW THE SEQUENCE OF CONSTRUCTION SHALL RESULT IN THE ISSUANCE OF A WORK STOP ORDER BEING ISSUED.
18. CONCRETE TRUCKS TO USE PRE-ASSIGNED WASH OUT AREA. CONCRETE TRUCKS ARE NOT TO BE CLEANED OUT OR WASHED DOWN IN THE PUBLIC RIGHT-OF-WAY.
19. PORTABLE TOILETS TO BE LOCATED ADJACENT TO CONTRACTOR TRAILER. TOILETS SHALL BE MAINTAINED BY CONTRACTOR.
20. CONSTRUCTION WASTE BIN TO BE LOCATED NEAR CONTRACTOR TRAILER. ALL CONSTRUCTION WASTE TO BE PLACED IN WASTE BIN.
21. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES (B.M.P.s) ARE TO BE INSPECTED AND MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
22. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES

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PLANT SCHEDULE					
KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
	SOD (AS PER LOCAL VARIETY)				
	18" DEEP SOFT FALL WOOD CHIPS (AT PGEA-1)				
	POURED-IN-PLACE RUBBERIZED PLAYGROUND SURFACING (AT PGEA-2) SEE DETAIL 19/L5				
	LANDSCAPE ROCK "TYPE 1" (SEE DESCRIPTION BELOW) OVER 2 LAYERS OF COMMERCIAL WEED BARRIER (COLOR AND TYPE TO BE AS SELECTED BY SCHOOL DISTRICT)				
	LARGE LANDSCAPE BOULDERS 2', 3', 4' SIZES (COLOR AND TYPE TO BE AS SELECTED BY SCHOOL DISTRICT) QUANTITY 51				
LANDSCAPE ROCK NOTES "TYPE 1": (6" MIN. DEPTH, FRACTURED ROCK) 30% - 4" 70% - 3"			Color of LS rock should not approximate concrete or asphalt. No lava rock as well. Within ROW 		
NOTES: A - SOD INSTALLATION AND CARE SHOULD BE SCHEDULED AS FOLLOWS: - FERTILIZE AFTER INSTALLATION - WEED CONTROL (ALLOW TO SIT FOR 1 WEEK BEFORE MOWING) - A MINIMUM OF 3 MOWINGS OF ALL PLANTED AREAS. B - MAINTAIN WATER COVERAGE AND ADJUST SPRINKLER SYSTEM AS NEEDED UNTIL ALL ABOVE IS COMPLETED AND FINAL ACCEPTANCE IS GIVEN.					

PLANT SCHEDULE					
KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
[Symbol]	Malus x "Spring Snow"	Spring Snow Crabapple	8	2 1/2"	Green - White 20' x 20'
[Symbol]	gleditsia triacanthos "Inermis"	Thornless Honeylocust	15	2 1/2"	Green - Yellow 45' x 40'
[Symbol]	Ginkgo biloba	Ginkgo	4	2 1/2"	Green - Yellow 35' x 35'
[Symbol]	Euonymus alatus "Compactus"	Dwarf Burning Bush	22	5 GAL.	GREEN - RED 6' X 10'
[Symbol]	Spiraea x bumalda "Goldflame"	Goldflame Spiraea	16	5 GAL.	YELLOW/GREEN 4' x 4'
[Symbol]	Berberis thunbergii "Crimson Pygmy"	Crimson Pygmy Dwarf Japanese Barberry	12	5 GAL.	CRIMSON 2' X 2'
[Symbol]	Pinus mugo "Slowmound"	Slowmound Mugo Pine	17	5 GAL.	Evergreen 2' X 2'
[Symbol]	Festuca glauca "Elijah Blue"	Elijah Blue Fescue	66	5 GAL.	ICE BLUE 1' X 1'
[Symbol]	Yucca filamentosa "Ivory Tower"	Ivory Tower Yucca	49	5 GAL.	GREEN 30' x 30'
[Symbol]	Cornus sericea "Kelsey"	Kelsey's Dwarf Red-Osier Dogwood	4	5 GAL.	GREEN - RED 3' X 3'
[Symbol]	Calamagrostis x acutiflora "Karl Foerster"	Feather Reed Grass	110	2 GAL.	GOLDEN 2' X 2'

- SHEET NOTES:**
- 01 - 8" X 12" CONCRETE CURBING AS SHOWN. SEE DETAIL 10/L5.
 - 02 - MARQUEE SIGN BASE. SEE DETAILS 1/L6.
 - 03 - INTERNAL HAYLAND FLAGPOLE WITH INTEGRAL LIGHTING SYSTEM. SEE DETAIL 3/L6. SURROUND WITH A 3'-0" SQUARE CONCRETE PAD.
 - 04 - SPRINKLER SYSTEM P.O.C. SEE SPRINKLER PLAN.
 - 05 - MASONRY DUMPSTER ENCLOSURE. SEE DETAIL 2/L6. PROVIDE BLOCK-OUTS IN FOUNDATION TO ALLOW DRAINAGE THROUGH AS REQUIRED.
- GENERAL NOTES:**
- A - ALL NEW LAWN AREAS TO HAVE SOD INSTALLED. INSTALL AS PER INDUSTRY STANDARD. SEE DETAIL 2/L5.
 - B - TREES TO BE INSTALLED AS PER INDUSTRY STANDARD. SEE DETAIL 1/L5.
 - C - MAINTAIN WATER COVERAGE AND ADJUST SPRINKLER SYSTEM AS NEEDED UNTIL ALL ABOVE IS COMPLETED AND FINAL ACCEPTANCE IS GIVEN.
 - D - INSTALL 2 LAYERS OF COMMERCIAL GRADE WEED MATTING TO BE INSTALLED UNDER ALL ROCKSCAPED AREAS.
 - E - SEE DETAILS 1 & 2 /L1 FOR TYPICAL PLANTING LAYOUTS.

- TOPSOIL NOTE**
- EXCAVATION CONTRACTOR TO SCREEN ON-SITE (STOCKPILED) TOPSOIL FOR USE AT ALL PLANTED AREAS. PLACE TOPSOIL TO THE FOLLOWING DEPTHS:
- 6" MINIMUM UNDER ALL SODDED AREAS.
 - 12" MINIMUM AT PLANTED ROCKSCAPED AREAS
- EXCAVATION CONTRACTOR TO SPREAD TOPSOIL AFTER SPRINKLER SYSTEM TRENCHING HAS BEEN COMPLETED. THIS IS TO BE COORDINATED WITH THE GENERAL CONTRACTOR.
- PLAYGROUND EQUIPMENT NOTE**
- 1 - PLAYGROUND EQUIPMENT AREAS (PGEA-1 AND PGEA-2) TO BE PREPARED AND GRADED AS SHOWN. CONTRACTOR TO FURNISH AND INSTALL PLAYGROUND EQUIPMENT SELECTED BY OWNER PER ALLOWANCE.
- 2 - (PGEA-1) CONTRACTOR TO INSTALL WOODCHIP SOFT-FALL MATERIAL (18" DEEP) OVER ENTIRE PLAYGROUND EQUIPMENT AREA SHOWN. SEE SPECIFICATIONS.
- 3 - (PGEA-2) CONTRACTOR TO INSTALL POURED IN PLACE RUBBERIZED SURFACING OVER ENTIRE PLAYGROUND EQUIPMENT AREA SHOWN. SEE SPECIFICATIONS.

REVISIONS:

ALPINE SCHOOL DISTRICT
NEW ELEMENTARY #110
6600 N. PONY EXPRESS
BID PACKAGE #2

EAGLE MTN, UTAH

DRAWN BY: R/JW
CHECKED BY: WC
DATE: JUNE 2022
PROJECT #: 169822

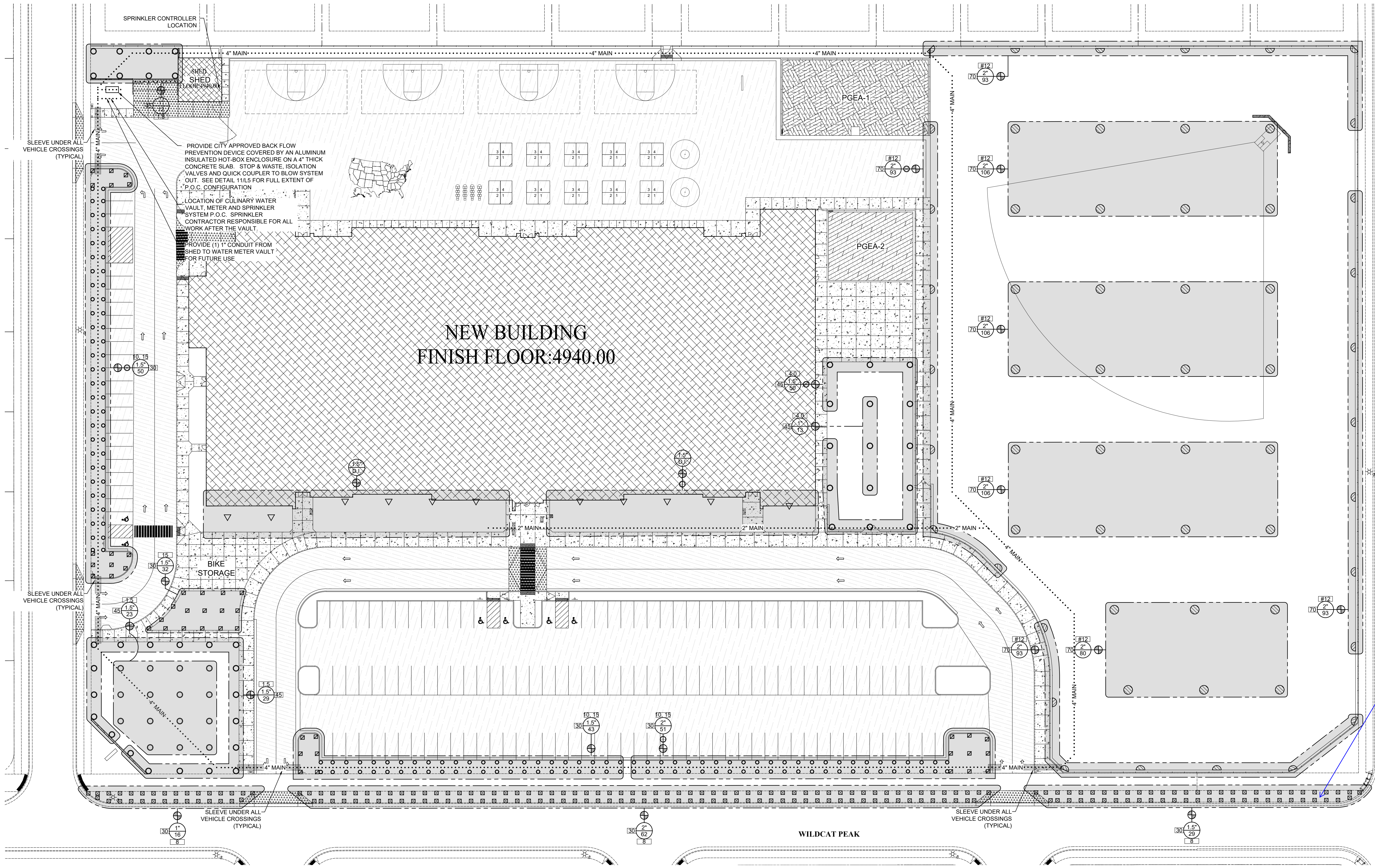
LANDSCAPE PLAN

(15' x 21") 1" = 60'-0"
(30" x 42") 1" = 30'-0"

0 10 20

NORTH

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TOPSOIL NOTE

EXCAVATION CONTRACTOR TO SCREEN ON-SITE (STOCKPILED) TOPSOIL FOR USE AT ALL PLANTED AREAS. PLACE TOPSOIL TO THE FOLLOWING DEPTHS:
- 6" MINIMUM UNDER ALL SODDED AREAS.
- 12" MINIMUM AT PLANTED ROCKSCAPED AREAS

EXCAVATION CONTRACTOR TO SPREAD TOPSOIL AFTER SPRINKLER SYSTEM TRENCHING HAS BEEN COMPLETED. THIS IS TO BE COORDINATED WITH THE GENERAL CONTRACTOR.

PLAYGROUND EQUIPMENT NOTE

- 1 - (PGEA-1) CONSTRUCTOR TO INSTALL WOODCHIP SOFT-FALL MATERIAL (18" DEEP) OVER ENTIRE PLAYGROUND EQUIPMENT AREA SHOWN. SEE SPECIFICATIONS.
- 2 - (PGEA-1) CONTRACTOR TO INSTALL WOODCHIP SOFT-FALL MATERIAL (18" DEEP) OVER ENTIRE PLAYGROUND EQUIPMENT AREA SHOWN. SEE SPECIFICATIONS.
- 3 - (PGEA-2) CONTRACTOR TO INSTALL POURED IN PLACE RUBBERIZED SURFACING OVER ENTIRE PLAYGROUND EQUIPMENT AREA SHOWN. SEE SPECIFICATIONS

VALVE SCHEDULE

SIZE	MANUF.	MODEL NUMBER
1"	RAINBIRD	100-PEB-PRS-D
1.5"	RAINBIRD	150-PEB-PRS-D
2"	RAINBIRD	200-PEB-PRS-D
1.5" D.I.	RAINBIRD	XCZ-150-COM (DRIP ZONES)

SPRINKLER HEAD LEGEND

SYMBOL	MANUF.	MODEL NUMBER
	RAINBIRD	F4-PC/FC-SS-NP-X
	RAINBIRD	5004-PC/FC-SAM-NP-SS-X
	RAINBIRD	3504-PC/FC-NP-X
	RAINBIRD	1804-PRS-MPR-15-X
	RAINBIRD	1804-PRS-MPR-10-X
	RAINBIRD	1804-PRS-MPR-8-X
	RAINBIRD	DRIP IRRIGATION (SEE NOTES)

	RAINBIRD	44NP QUICK COUPLER
VALVE GROUP AREA		
	ELECTRIC VALVE (SEE VALVE SCHEDULE)	

NOZZLE

PSI $\frac{1.5"}{33}$ VALVE SIZE
G.P.M.

SHEET NOTES:

ENTIRE AREA TO BE BLUE STAKED PRIOR TO WORK COMMENCING

CULINARY IRRIGATION SYSTEM

IRRIGATION MAIN TO BE 4" SCH. 40 PVC PIPE (OR AS INDICATED). ALL FITTINGS ON BOTH SIDES OF VALVE ARE TO BE SCH. 80 PVC PIPE FITTINGS. MAIN LINE IS TO BE ROUTED AS SHOWN BY DOTTED LINE. MINIMUM DEPTH OF 2'-0" TO TOP OF PIPE. THRUST BLOCK ALL CHANGES IN DIRECTION. LANDSCAPE CONTRACTOR TO CONNECT TO CULINARY LINE AT THE WATER METER VAULT. MAIN LINE TRENCHES TO HAVE A BED OF SAND TAMPED.

4" CITY APPROVED "RPZ ASSEMBLY" BACKFLOW PREVENTION DEVICE COVERED BY AN ALUMINUM INSULATED HOT-BOX ENCLOSURE.

INSTALL A 4" PRESSURE REDUCER ON THE MAIN LINE TO REDUCE THE PRESSURE ACROSS THE ENTIRE SYSTEM.

SEE DETAIL 11/L5 FOR FULL CONFIGURATION OF THE POINT OF CONNECTION (P.O.C.).

SPRINKLER CONTROLLER

A - WEATHER TRAK WTPR03-C-30-CWM (WITH WT-10YA 10 YEAR ADDITIONAL SUBSCRIPTION) (24 STATION) WALL MOUNTED CONTROLLER WITH CABINET IS TO BE INSTALLED INSIDE EXTERIOR STORAGE BUILDING. INSTALL RAIN SENSOR ON OUTSIDE EYE OF STORAGE SHED AND CONNECT TO SPRINKLER CONTROLLER. CONTROLLER IS TO BE INSTALLED AS PER MANUFACTURER SPECIFICATIONS AND DETAIL 9/L5. SEE STORAGE SHED SHEETS FOR LOCATION.

B - CONTROL WIRES ARE TO BE RUN TOGETHER (1 RED, 1 WHITE #14) PER VALVE. PROVIDE THE FOLLOWING SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE ROUTE AND INTO THE EXTERIOR STORAGE SHED.
- 1 EXTRA COMMON WIRE (DIFFERENT COLOR)
- 4 EXTRA CONTROL WIRES (DIFFERENT COLOR)

C - CONDUIT FOR CONTROL WIRES IS TO BE RUN TO CONTROLLER UNDER ASPHALT AND CONCRETE PARKING AREA. SEE DETAIL 6/L5.

PIPING, FITTINGS & TRENCHES

A - ALL LATERAL LINES ARE TO BE SCH. 40 PVC PIPE. SIZE PIPE AS REQUIRED TO KEEP ALL POINTS ON SYSTEM UNDER 5 FPS VELOCITY. MINIMUM PIPE SIZE 1".

B - ALL PIPING IS TO BE GRADED AT A MIN. OF 1% TO DRAINS.

C - PIPE AND WIRE TRENCHING TO FOLLOW INDUSTRY STANDARDS. SEE DETAIL 5/L5.

D - PIPE SLEEVES ARE TO BE INSTALLED AS SHOWN AND ARE TO BE SCH. 40 PVC. PIPE SIZED AS INDICATED. INSTALL PER INDUSTRY STANDARD. ALL SLEEVES ARE TO BE SIMILAR IN DEPTH AND LOCATION. SEE DETAIL 6/L5.

E - ALL FITTINGS ON THE MAIN LINE SIDE OF VALVES ARE TO BE SCH. 80.

F - THE OUTPUT SIDE OF EACH VALVE IS TO HAVE A SLIP FITTING. SEE DETAIL 3/L5.

G - VALVES 2" AND LARGER ARE TO BE INSTALLED OFF A MAINLINE TEE AND AN ELL UP TO THE ANGLE VALVE.

H - ALL TRENCHES ARE TO BE BACKFILLED WITH CLEAN FILL (NO ROCKS) AND COMPACTED. THE TOP 6 INCHES IS TO BE FILLED WITH HEALTHY TOPSOIL.

I - OWNER IS TO INSPECT ALL OPEN TRENCHES PRIOR TO BACKFILLING.

VALVES & VALVE BOXES

A - GROUP HEADS INTO A VALVE AS INDICATED BY PHANTOM LINE ON DRAWING.

B - LOCATE VALVES IN BOXES NEAR THEIR RESPECTIVE LATERAL LINES AND AVOID GROUPING OF VALVES (2 VALVES MAX. PER BOX). LOCATE A MIN. OF 6" FROM CONCRETE FLATWORK.

C - LOCATE VALVE BOXES NEAR EDGE OF LAWN AREA AND AVOID LOCATING THEM IN SPORTS FIELD AREAS.

D - ALL VALVE BOX TOPS ARE TO BE INSTALLED FLUSH WITH SURROUNDING FINISH GRADE.

E - VALVES ARE TO BE INSTALLED AS PER MANUFACTURER SPECIFICATIONS. SEE DETAIL 3/L5. SIZE AS INDICATED ON DRAWINGS. SEE VALVE SCHEDULE FOR REQUIRED MODELS.

F - SPRAY AND DRIP SYSTEM VALVES ARE TO HAVE RAINBIRD PRS-D PRESSURE REDUCERS AND ARE TO BE SET TO THE PSI INDICATED ON THE SPRINKLER VALVE DESIGNATION.

G - INSTALL A QUICK COUPLER (RAIN BIRD 44-DNP) AT VALVE BOXES INDICATED. INSTALL AS PER MANUFACTURER SPECIFICATIONS SEE DETAIL 4/L5. QUICK COUPLERS TO EACH HAVE A SUPPLIED LOCKING COVER KEY (2048). VALVE KEY (44-K: 1) AND HOSE SWIVEL (SH-1). COUPLERS TO BE ATTACHED BY A MIN. 8'-0" LENGTH OF GALVANIZED PIPE FROM MAIN LINE AND GALVANIZED FITTINGS.

SPRINKLER HEADS

A - ALL SPRAY HEADS ARE TO BE MATCHED PRECIPITATION RATE.

B - SPRINKLER HEADS ARE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS SEE DETAILS 7 & 8/L5.

C - SPRINKLER HEADS ARE TO BE INSTALLED NO CLOSER THAN 12" OF ANY BUILDING STRUCTURE.

D - SPRAY AND DRIP SYSTEM VALVES ARE TO HAVE RAINBIRD PRS-D PRESSURE REDUCERS AND ARE TO BE SET TO THE PSI INDICATED ON THE SPRINKLER VALVE DESIGNATION.

DRIP IRRIGATION

A - D.I. (DRIP IRRIGATION) ZONES ARE TO HAVE ALL RECOMMENDED ACCESSORIES (VALVES, FILTERS, PRESSURE REDUCERS, TUBING, EMITTERS, PIPING, FITTINGS, ETC.) AS REQUIRED TO PROVIDE THE APPROPRIATE AMOUNT OF WATER FOR EACH INDICATED PLAN (SEE LANDSCAPE PLAN), AS WELL AS CAPACITY FOR FUTURE ADDITIONAL PLANTINGS.

B - PROVIDE DRIP SYSTEM POP-UP VISUAL INDICATOR AT EACH DRIP IRRIGATION ZONE.

GENERAL ITEMS

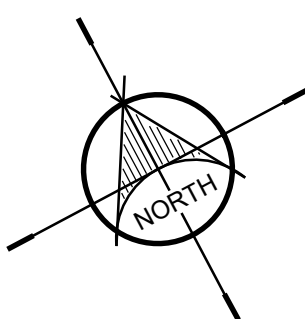
A - DRAWINGS ARE AN APPROXIMATE LOCATION ALL ITEMS ARE TO BE LOCATED ON THE PROPERTY OF THE SCHOOL DISTRICT.

B - AS-BUILT PLANS ARE TO BE SUBMITTED TO OWNER AFTER INSTALLATION, TESTING AND FINE TUNING.

C - SPRINKLER CONTRACTOR IS TO ADJUST AND MAINTAIN SPRINKLER SYSTEM UNTIL FINAL ACCEPTANCE IS GIVEN FOR LANDSCAPING AS WELL AS SPRINKLER SYSTEM.

D - PROVIDE A LAMINATED MAP OF THE SPRINKLER SYSTEM WITH COLORED VALVES. THIS IS TO BE PROVIDED PRIOR TO THE SYSTEM TRAINING FOR THE OWNER.

All water-wise landscaped areas (parks strips if not sod) shall be improved with a drip irrigation system.



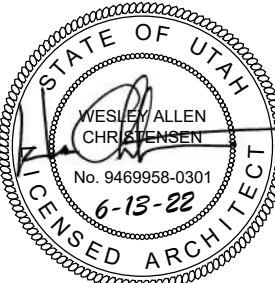
0 10 30

(15' x 21") 1" = 60'-0"

(30' x 42") 1" = 30'-0"

SPRINKLER PLAN

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
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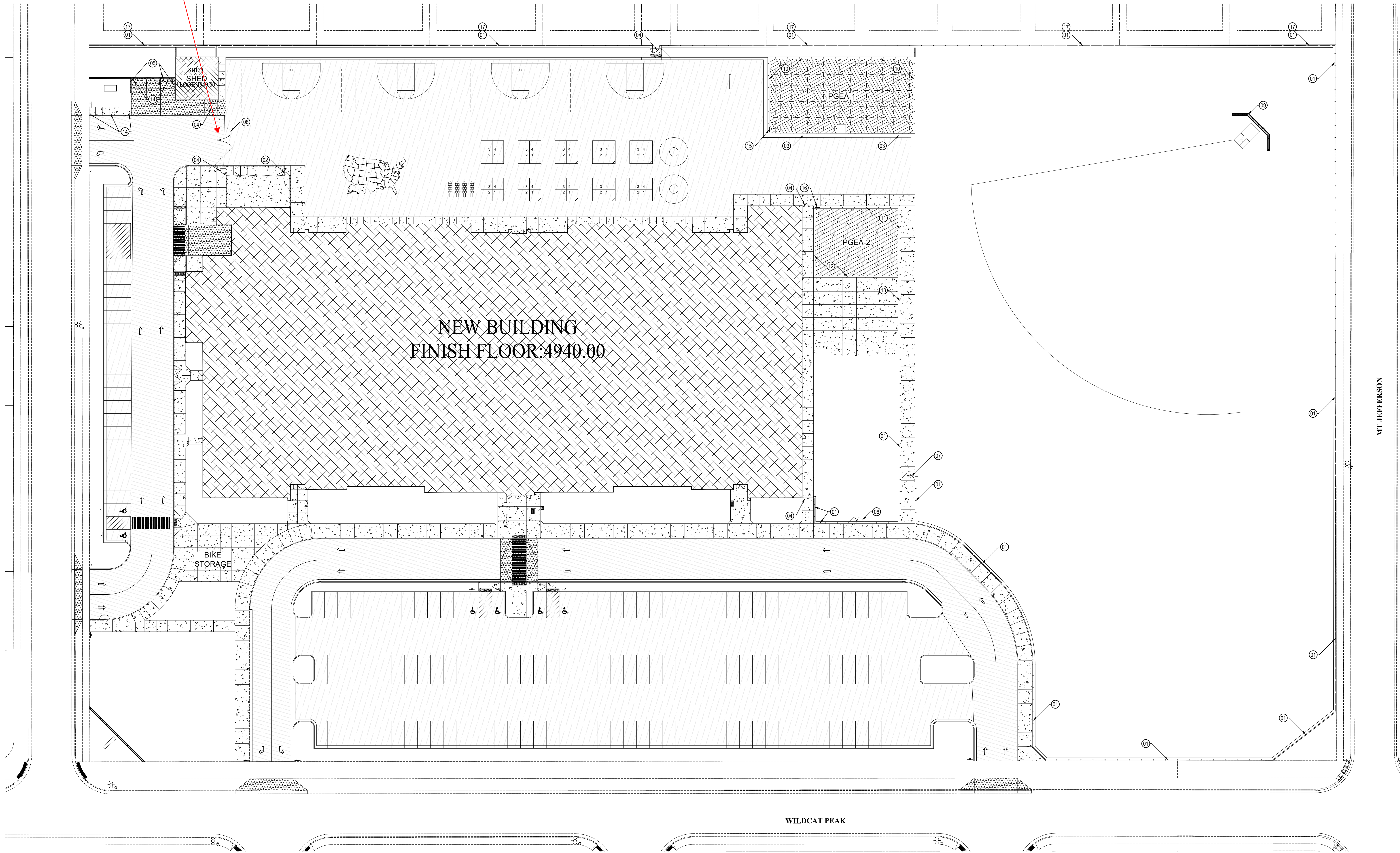
REVISIONS:

ALPINE SCHOOL DISTRICT
NEW ELEMENTARY #110
EAGLE MTN, UTAH

BID PACKAGE #2
6600 N. PONY EXPRESS

DRAWN BY: RJW
CHECKED BY: WC
DATE: JUNE 2022
PROJECT #: 169922

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Fire Note:
Provide a Knox keybox or padlock at the double swing access gate.

ALTERNATE # 1

ALTERNATE #1: ALTERNATE #1 WILL CONSIST OF THE INSTALLATION OF AN 8'-0" HIGH PRE-CAST CONCRETE FENCE SYSTEM (SEE SPECIFICATIONS) IN PLACE OF THE CHAIN-LINK FENCING IN THE BASE BID.

TOPSOIL NOTE

EXCAVATION CONTRACTOR TO SCREEN ON-SITE (STOCKPILED) TOPSOIL FOR USE AT ALL PLANTED AREAS. PLACE TOPSOIL TO THE FOLLOWING DEPTHS:
- 6" MINIMUM UNDER ALL SODDED AREAS
- 12" MINIMUM AT PLANTED ROCKSCAPED AREAS
EXCAVATION CONTRACTOR TO SPREAD TOPSOIL AFTER SPRINKLER SYSTEM TRENCHING HAS BEEN COMPLETED. THIS IS TO BE COORDINATED WITH THE GENERAL CONTRACTOR.

PLAYGROUND EQUIPMENT NOTE

1 - PLAYGROUND EQUIPMENT AREAS (PGEA-1 AND PGEA-2) TO BE PREPARED AND GRADED AS SHOWN. CONTRACTOR TO FURNISH AND INSTALL PLAYGROUND EQUIPMENT SELECTED BY OWNER PER ALLOWANCE.
2 - (PGEA-1) CONTRACTOR TO INSTALL WOODCHIP SOFT-FALL MATERIAL (18" DEEP) OVER ENTIRE PLAYGROUND EQUIPMENT AREA SHOWN. SEE SPECIFICATIONS.
3 - (PGEA-2) CONTRACTOR TO INSTALL POURED IN PLACE RUBBERIZED SURFACING OVER ENTIRE PLAYGROUND EQUIPMENT AREA SHOWN. SEE SPECIFICATIONS

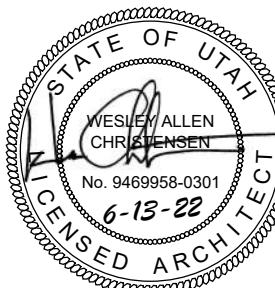
SHEET NOTES:

- 6'-0" HIGH CHAIN-LINK FENCE ON 1'-6" WIDE CONCRETE MOW STRIP. SEE DETAIL 12/L5.
- 4'-0" WIDE CHAIN-LINK GATE WITH BULL-DOG STYLE HINGES, MOUNTED TO BRICK COMPOUND WALL. GATE IS TO BE FULL HEIGHT (APPROX. 7'-4").
- OPENING IN FENCING AT PLAY PIT WALL.
- 5'-0" WIDE CHAIN-LINK GATE WITH BULL-DOG STYLE HINGES.
- MASONRY DUMPSTER ENCLOSURE. SEE DETAIL 2/L6.
- (2) 6'-0" WIDE CHAIN-LINK GATES WITH BULL-DOG STYLE HINGES.
- (2) 4'-0" WIDE CHAIN-LINK GATES WITH BULL-DOG STYLE HINGES.
- (2) 16'-0" CHAIN-LINK GATES WITH BULL-DOG STYLE HINGES.
- CHAIN-LINK BASEBALL BACKSTOP (SEE SPECS.) ON 1'-6" WIDE CONCRETE MOW STRIP. SEE DETAILS 12/L5 & 5/L7.
- 6'-0" HIGH CHAIN-LINK FENCE ON PLAY AREA RETAINING WALL. SEE DETAIL 14/L5.
- 6'-0" HIGH CHAIN-LINK FENCE ON PLAY AREA CURB. SEE DETAIL 16/L5.
- PLAY AREA CURB. SEE DETAIL 16/L5.
- 6'-0" HIGH CHAIN-LINK FENCE MOUNTED IN ASPHALT OR CONCRETE FLATWORK.
- CONCRETE FILLED STEEL BOLLARD. SEE DETAIL 13/L5. QUANTITY 13
- "PLAYGROUND RULES" AGES 5-12 SIGN MOUNTED TO FENCING. SEE DETAIL 15/L5.
- "PLAYGROUND RULES" AGES 2-5 SIGN MOUNTED TO FENCING. SEE DETAIL 15/L5.
- **ALTERNATE #1:** ALTERNATE #1 WILL CONSIST OF THE INSTALLATION OF AN 8'-0" HIGH PRE-CAST CONCRETE FENCE SYSTEM (SEE SPECIFICATIONS) IN PLACE OF THE CHAIN-LINK FENCING IN THE BASE BID.

Recommend on north side due to residences and to reduce noise and household pet/student interaction.

City cannot regulate but recommend vinyl coated if using chain link

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BID PACKAGE #2
EAGLE MTN, UTAH

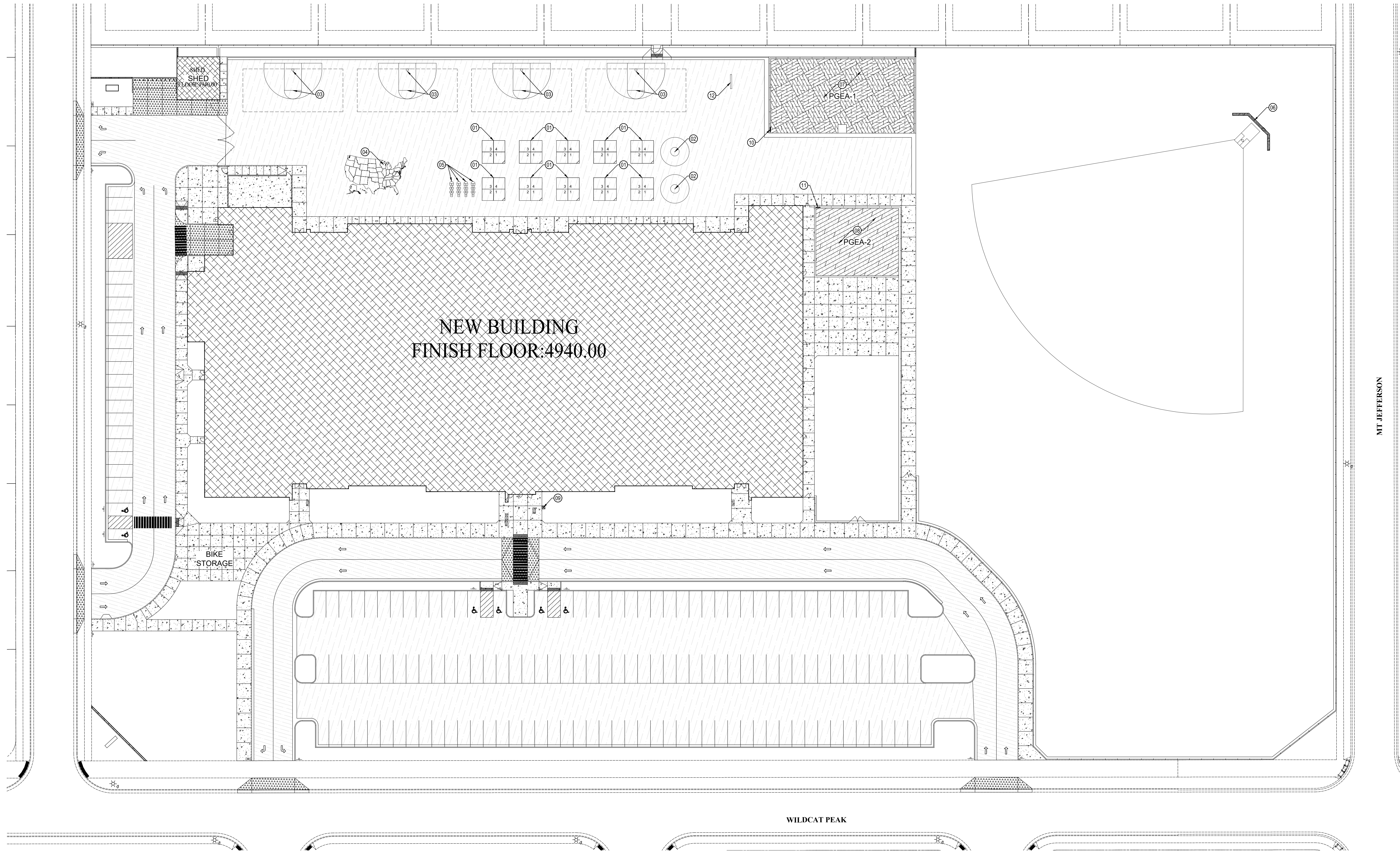
DRAWN BY: RJW
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DATE: JUNE 2022
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L3

FENCING PLAN

(15' x 21") 1" = 60'-0"
(30' x 42") 1" = 30'-0"

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- SHEET NOTES:
- 01 - FOUR SQUARE GAME LINES. SEE DETAIL ON SHEET 2/L7.

02 - TETHER BALL GAME EQUIPMENT AND LINES. SEE DETAIL ON SHEET 3/L7.

03 - EXTERIOR BASKETBALL STANDARD AND GAME LINES. SEE DETAIL ON SHEET 1/L7. COORDINATE EXACT LOCATION WITH SCHOOL DISTRICT TO AVOID CLOSE PROXIMITY TO THE GROUND BOXES FOR THE FUTURE PORTABLE CLASSROOMS.

04 - UNITED STATES MAP LINES AS SHOWN.

05 - HOP SCOTCH GAME LINES. SEE DETAIL ON SHEET 4/L7.

06 - CHAIN-LINK BASEBALL BACKSTOP (SEE SPECS.) ON 1'-6" WIDE CONCRETE MOW STRIP. SEE DETAILS 12/L5 & 5/L7.

07 - PLAYGROUND EQUIPMENT AREA-1. SEE PLAYGROUND EQUIPMENT NOTES AND SPECS AND DETAIL 14/L5.

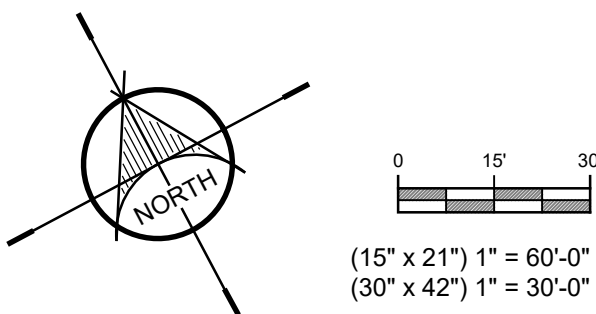
08 - PLAYGROUND EQUIPMENT AREA-2. SEE PLAYGROUND EQUIPMENT NOTES AND SPECS AND DETAIL 16/L5.

09 - INTERNAL HALYARD FLAGPOLE WITH INTEGRAL LIGHTING SYSTEM. SEE DETAIL 3/L6.

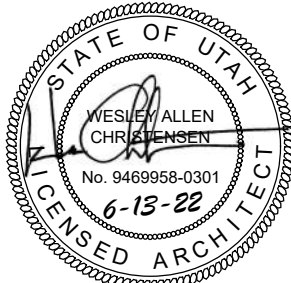
10 - "PLAYGROUND RULES" AGES 5-12 SIGN MOUNTED TO FENCING. SEE DETAIL 15/L5.

11 - "PLAYGROUND RULES" AGES 2-5 SIGN MOUNTED TO FENCING. SEE DETAIL 15/L5.

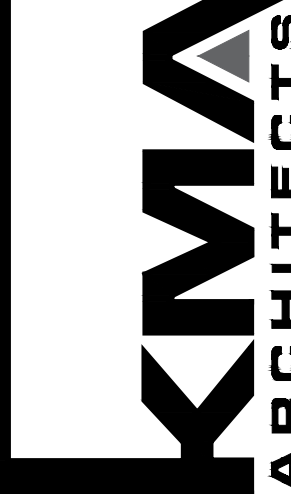
12 - 10'-0" LONG BALL WALL. SEE DETAIL 4/L6.



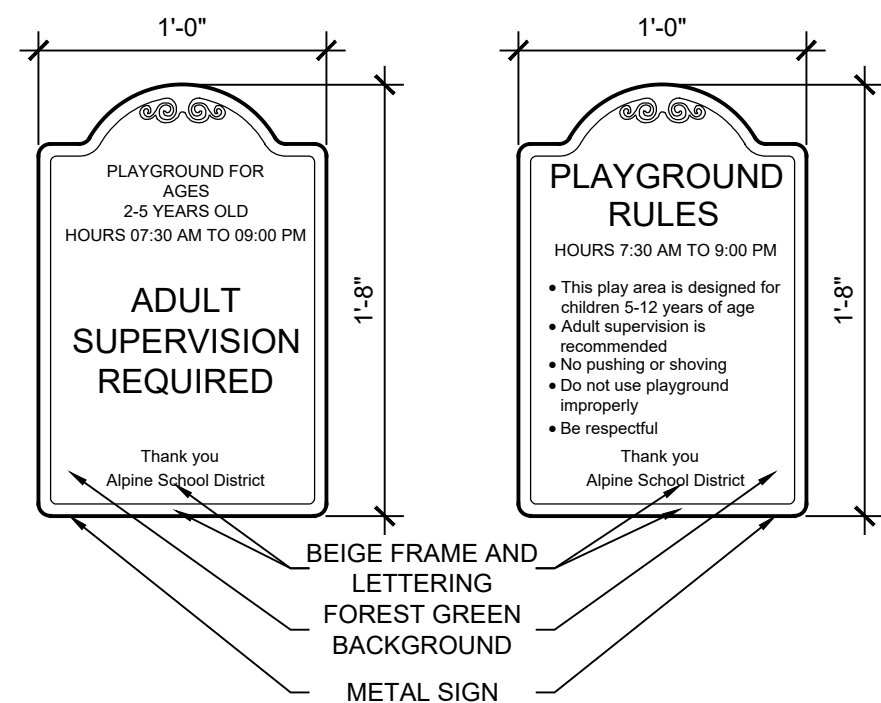
PLAYGROUND EQUIPMENT LAYOUT



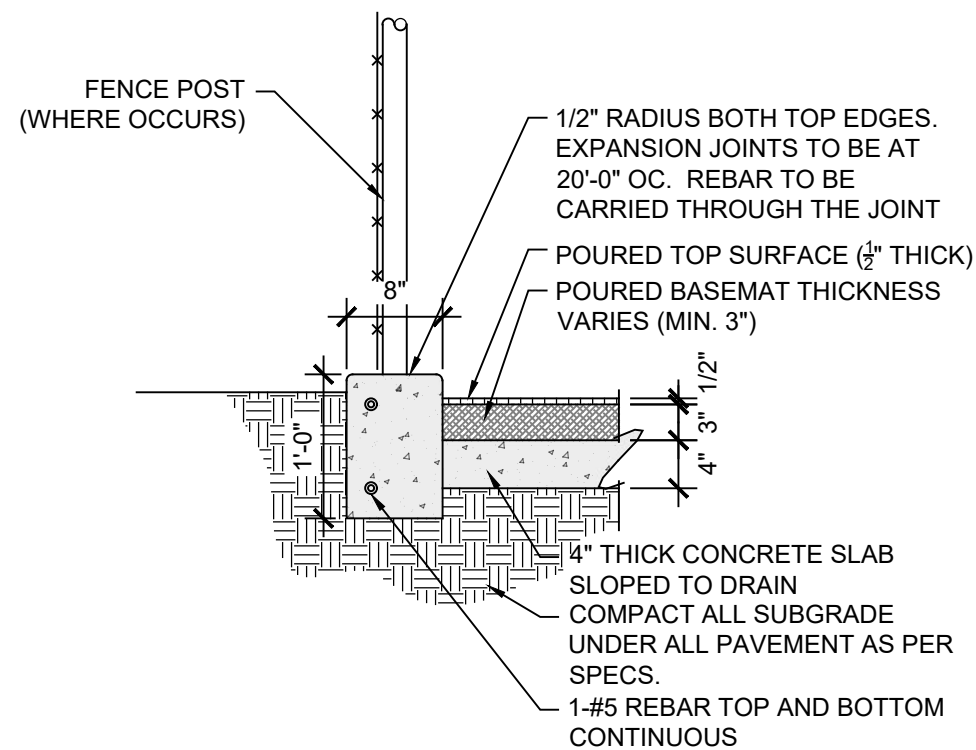
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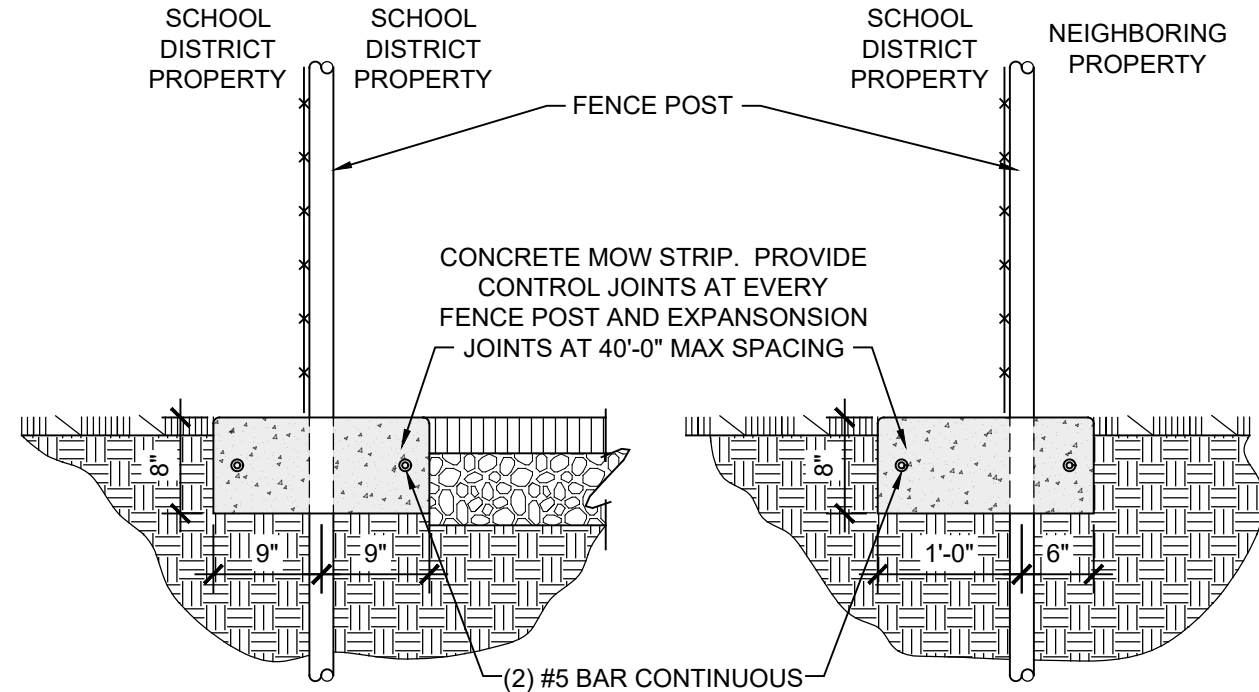


15 PLAYGROUND SIGNS NOT TO SCALE

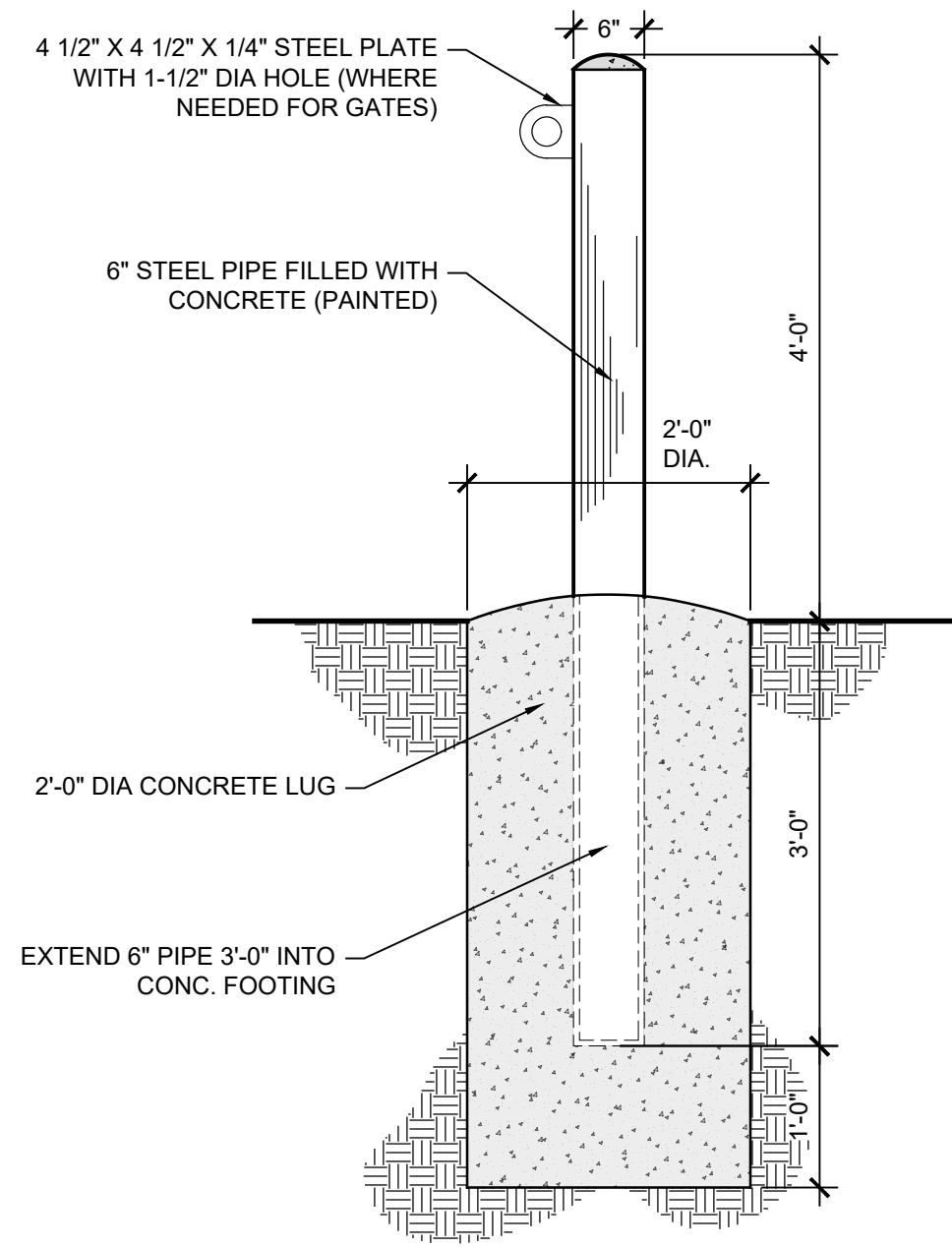


16 CONCRETE CURB DETAIL NOT TO SCALE

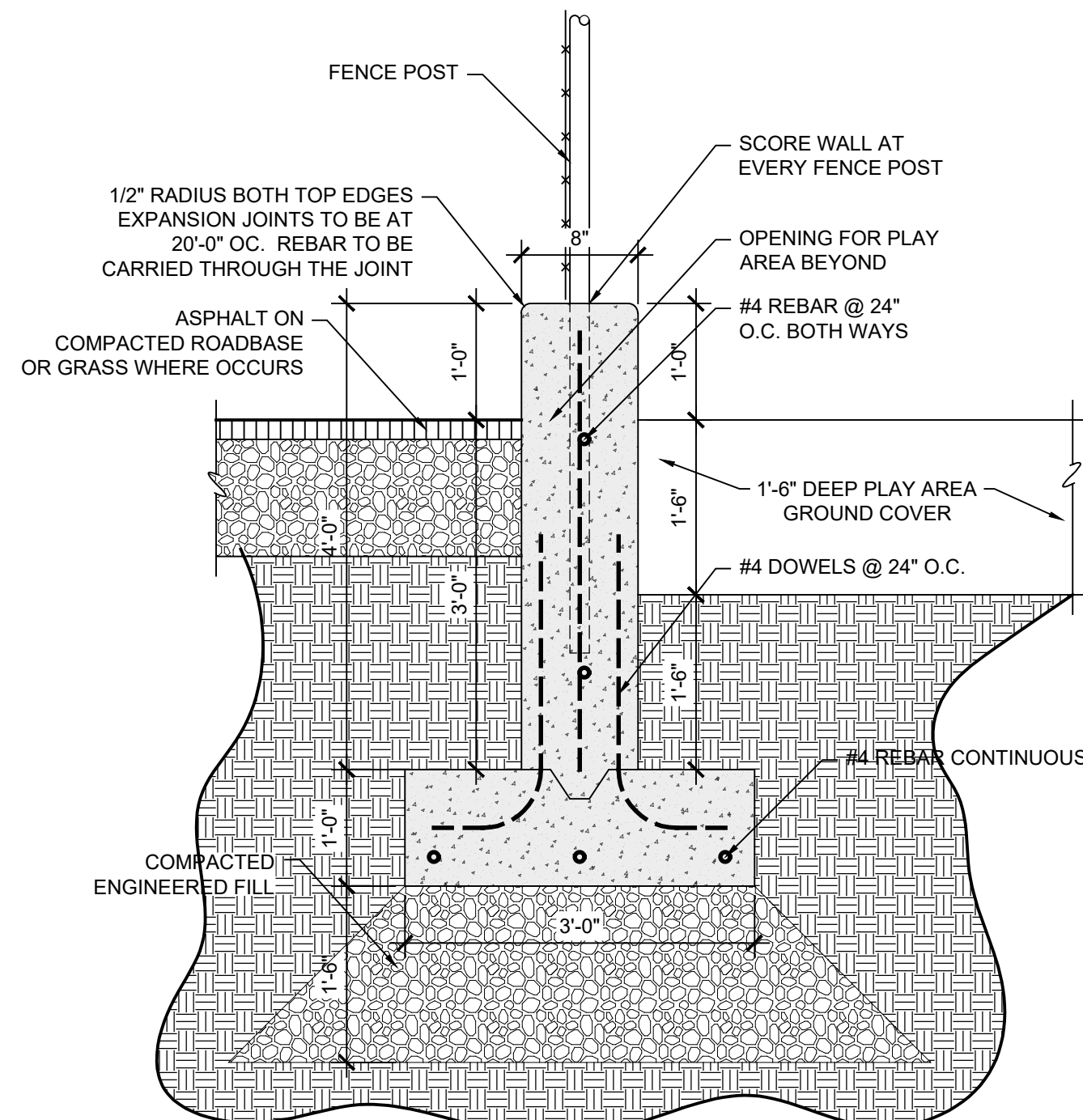
Fence, whether chain ink or precast, show elevation. Cannot regulate but good to have exhibit.



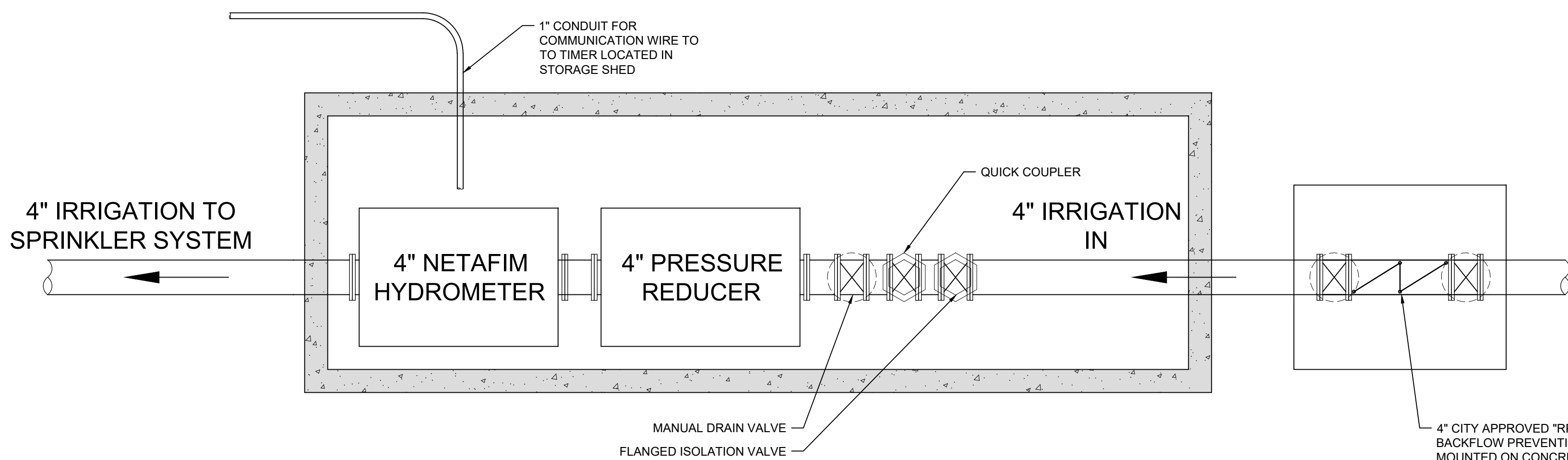
12 FENCE MOW STRIP DETAIL NOT TO SCALE



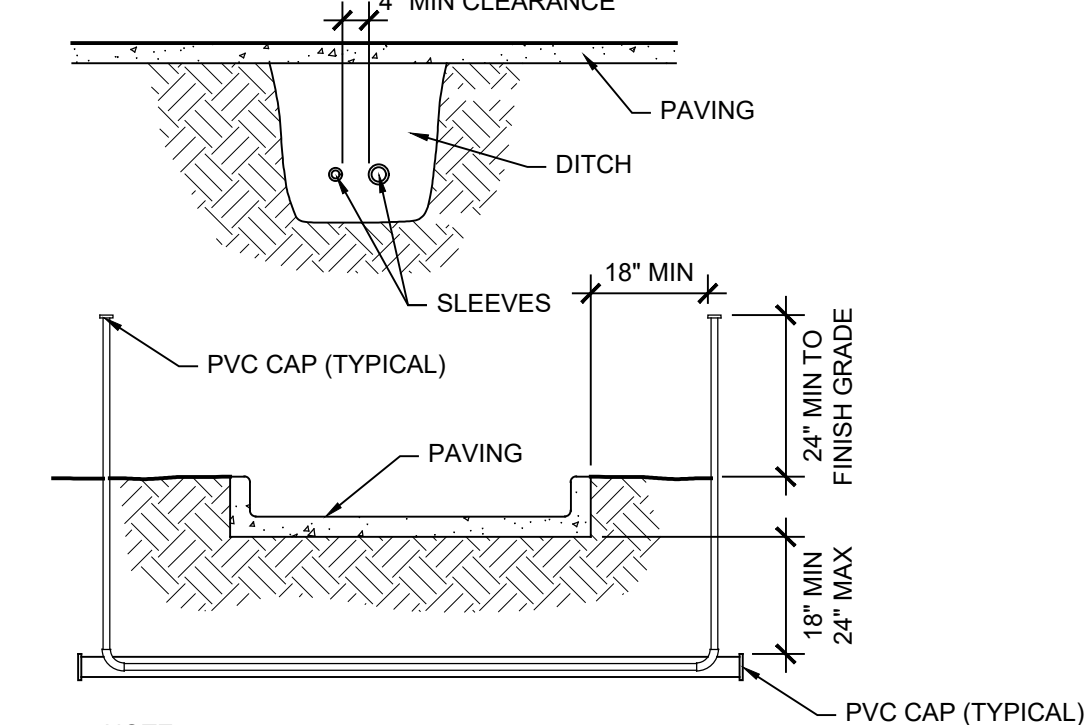
13 BOLLARD DETAIL NOT TO SCALE



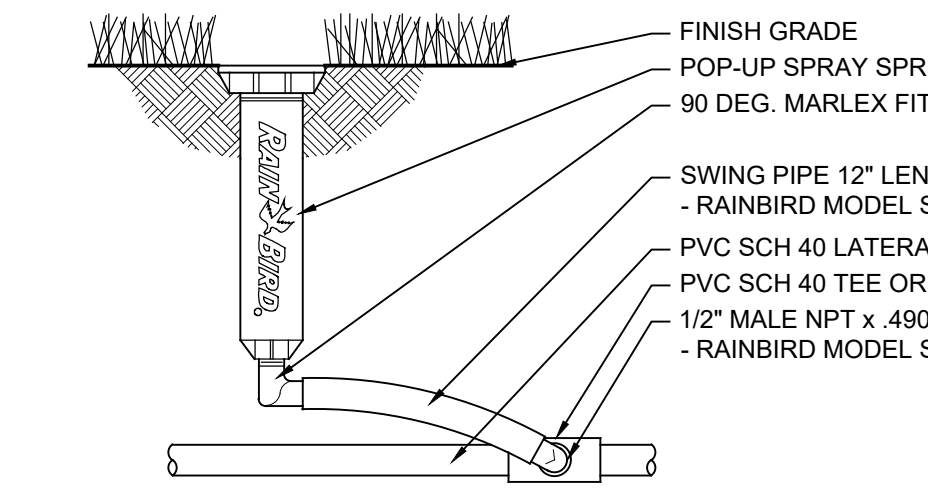
14 PLAY AREA WALL DETAIL NOT TO SCALE



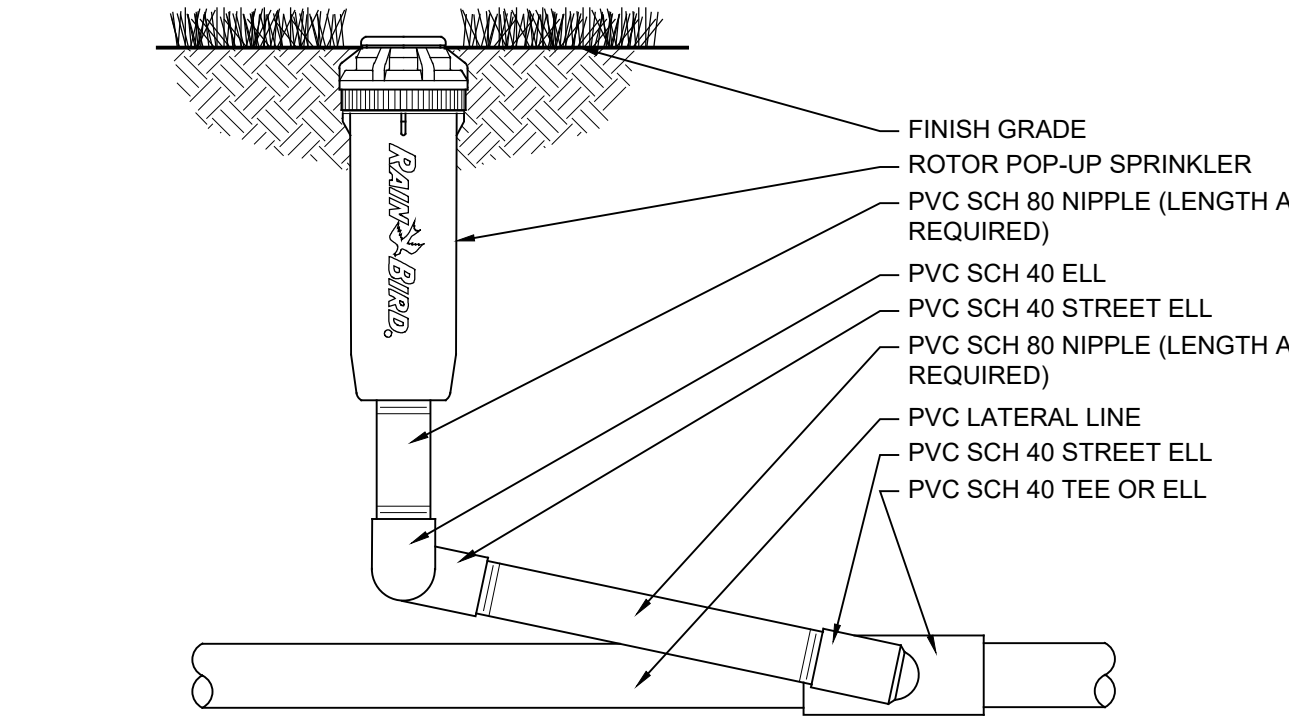
11 P.O.C. DIAGRAM NOT TO SCALE



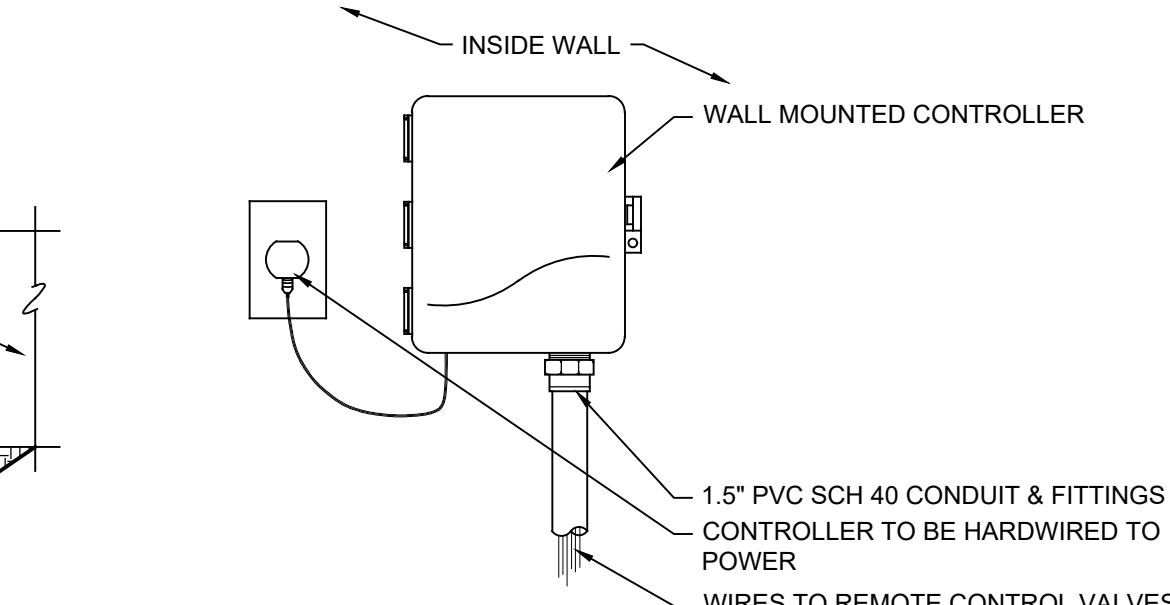
6 SLEEVING NOT TO SCALE



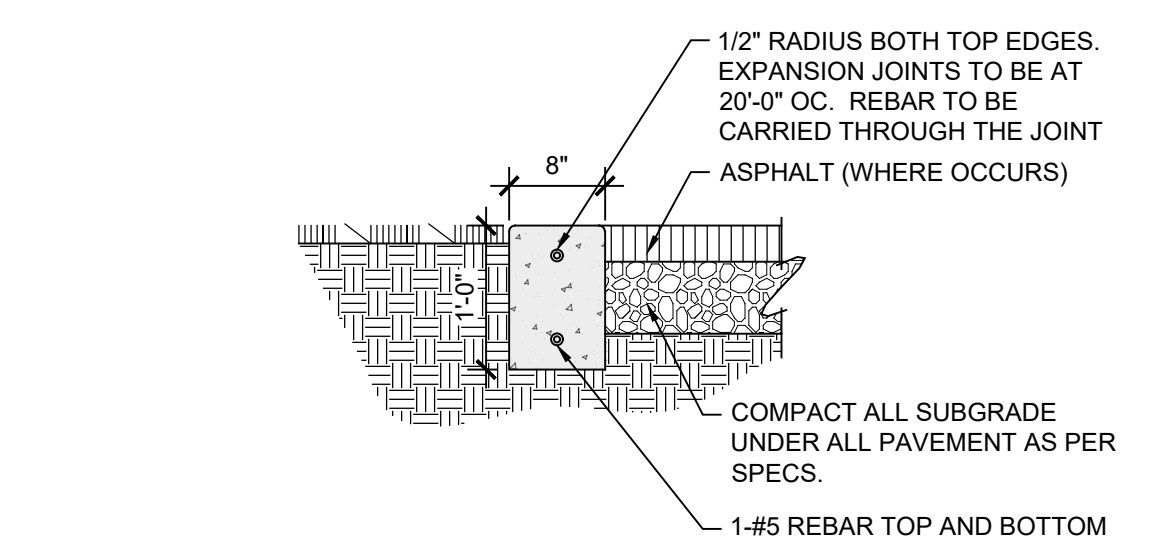
7 POP-UP SPRINKLER NOT TO SCALE



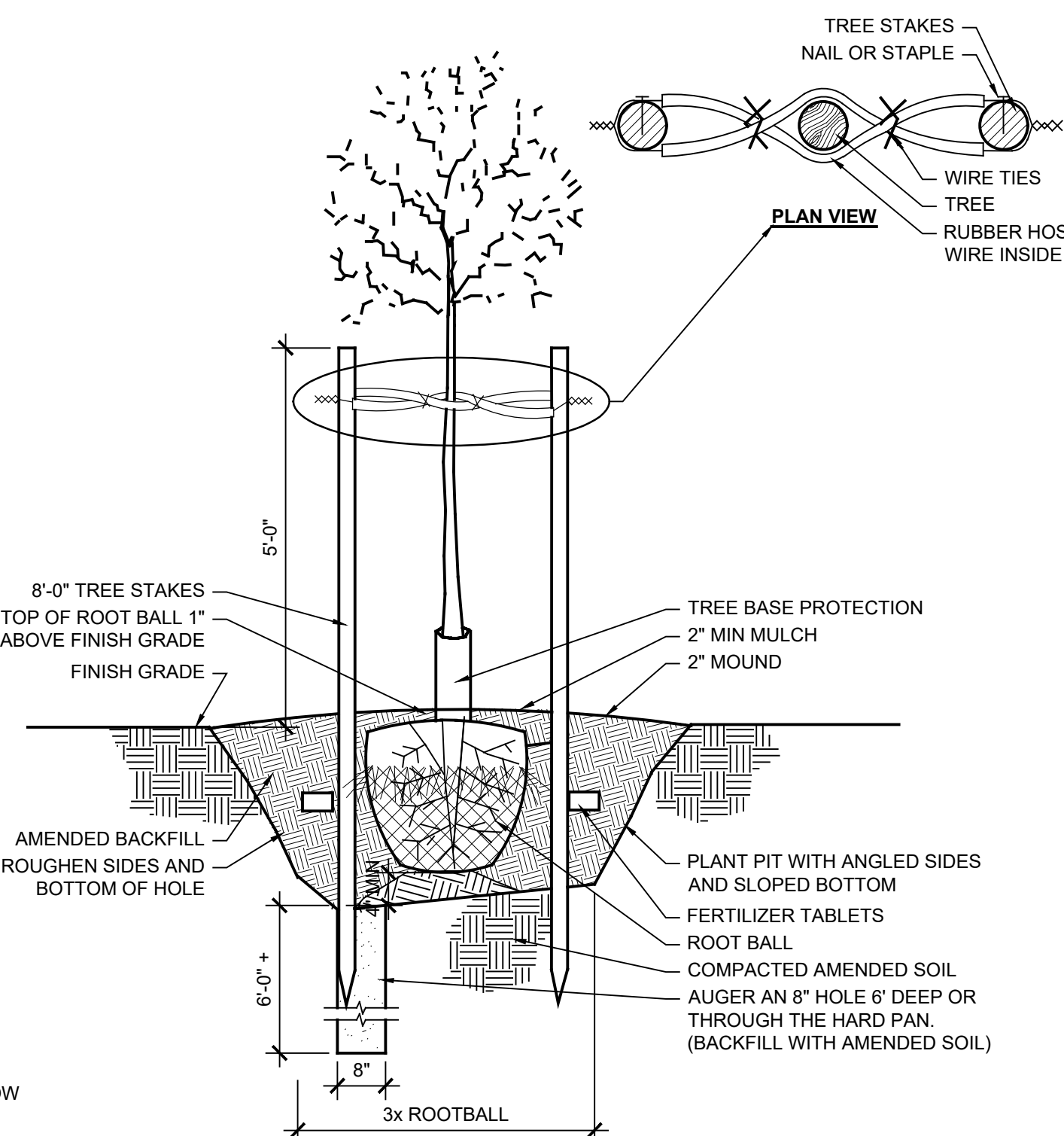
8 POP-UP SPRINKLER NOT TO SCALE



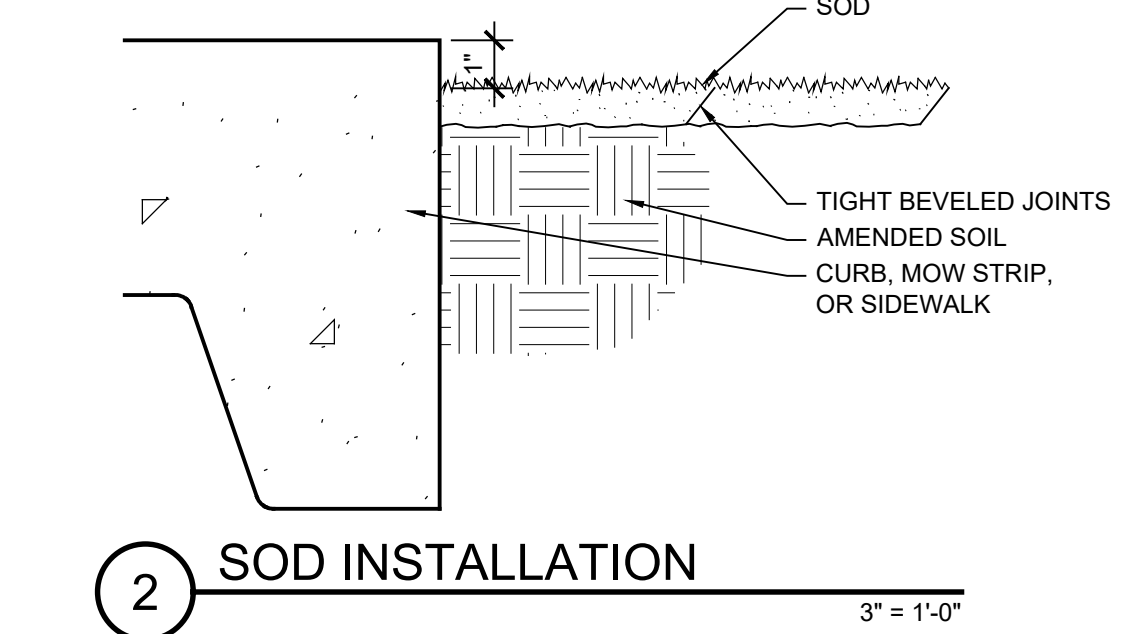
9 HYBRID CONTROLLER NOT TO SCALE



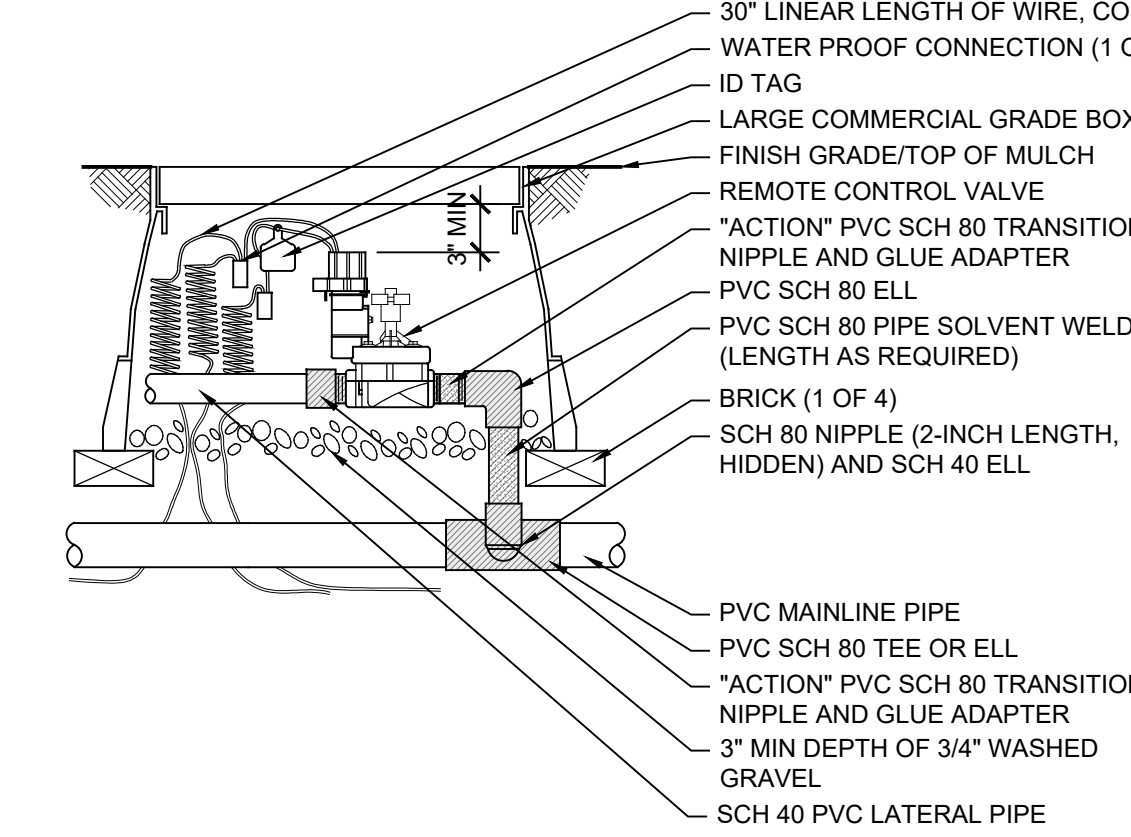
10 CONCRETE CURB DETAIL NOT TO SCALE



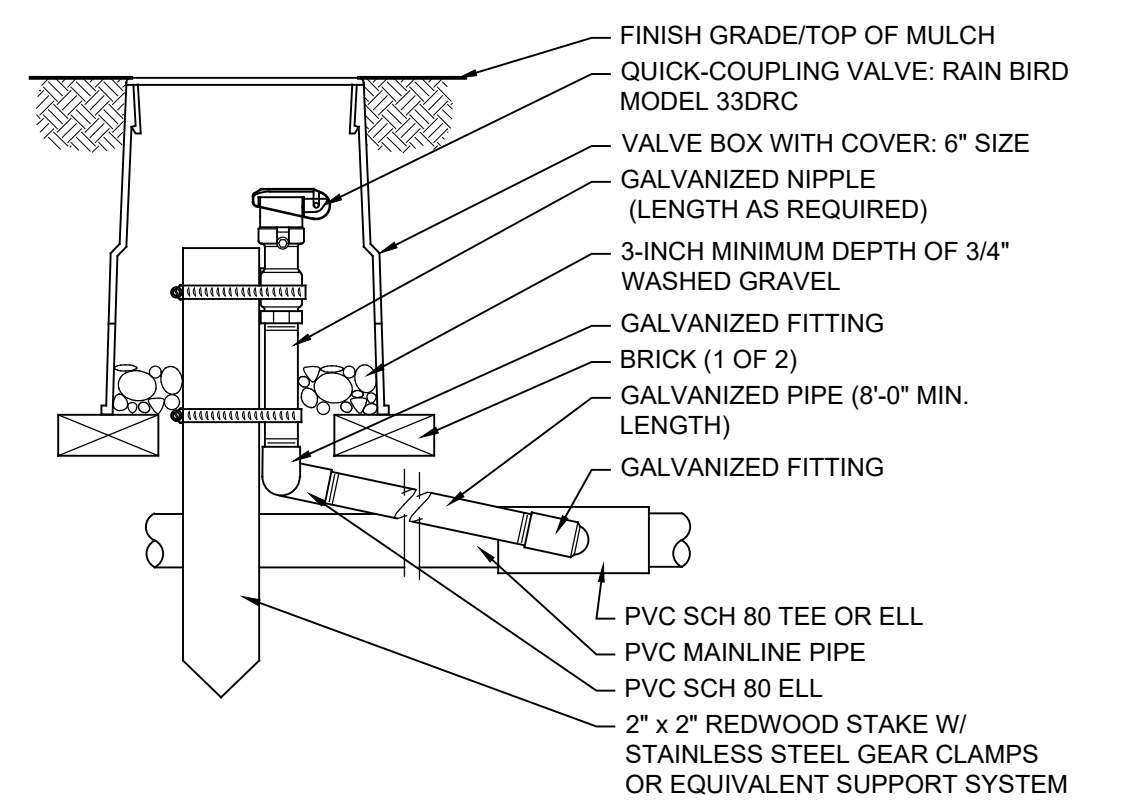
1 TREE PLANTING / STAKING NOT TO SCALE



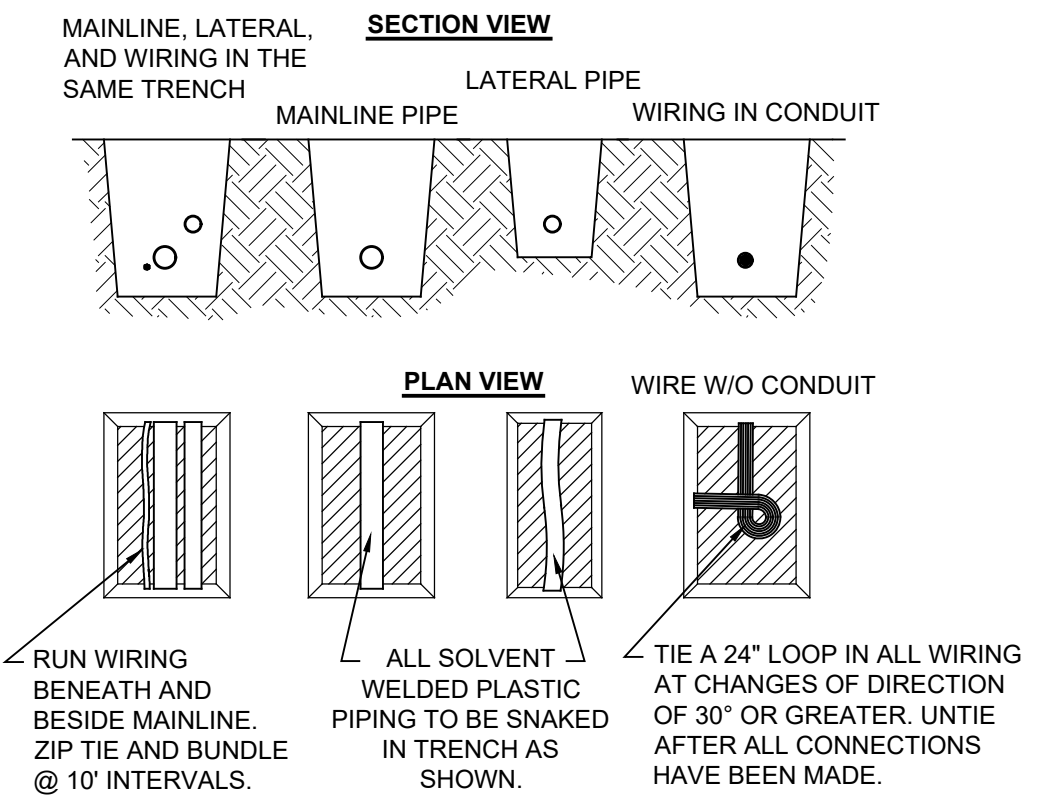
2 SOD INSTALLATION NOT TO SCALE



3 REMOTE CONTROL VALVE NOT TO SCALE

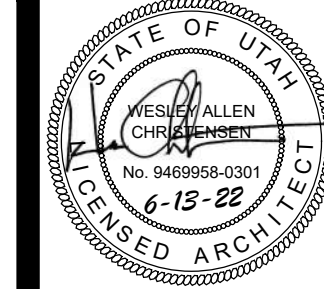


4 QUICK-COUPLING VALVE NOT TO SCALE



5 PIPE AND WIRE TRENCHING NOT TO SCALE

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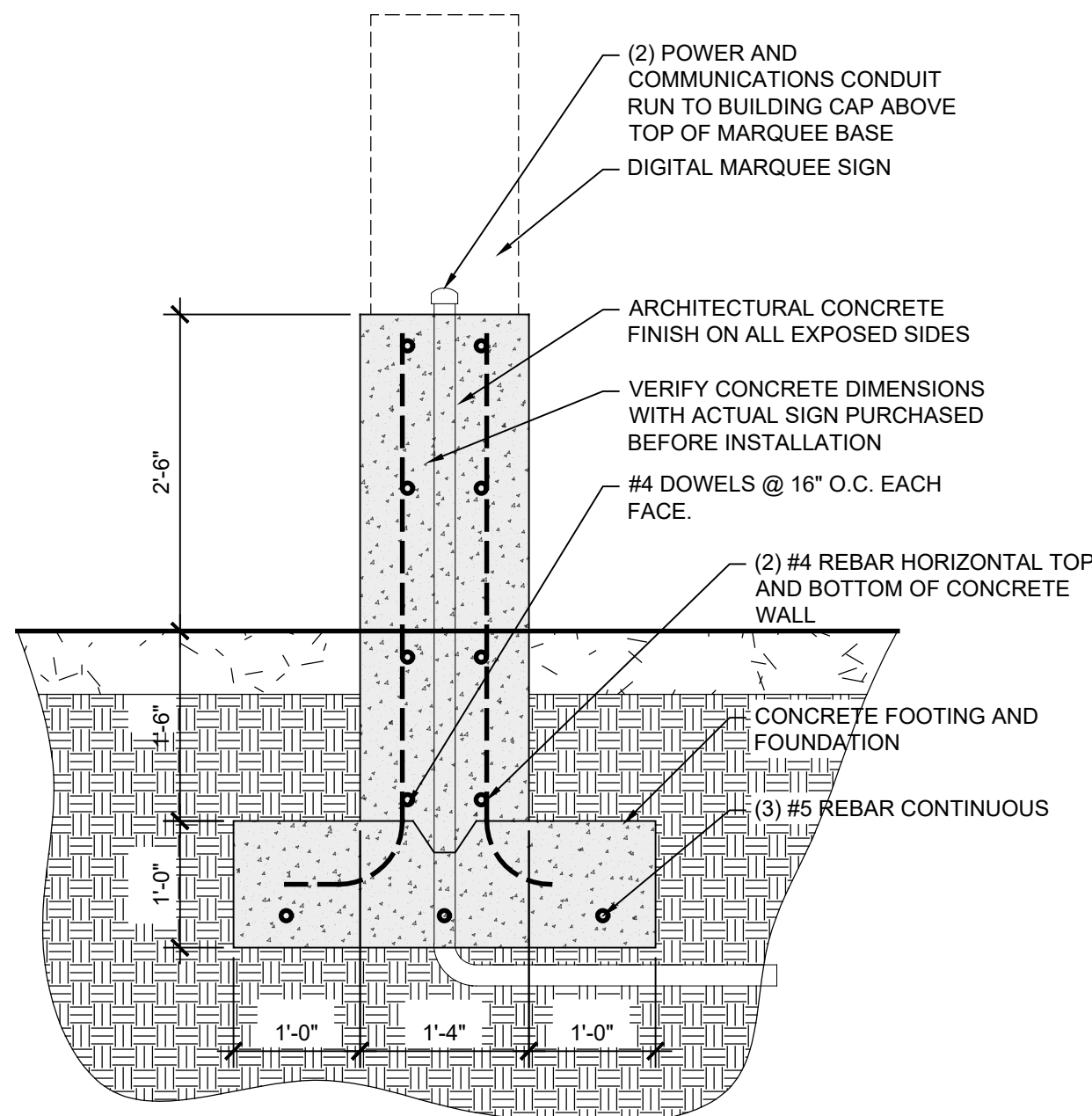
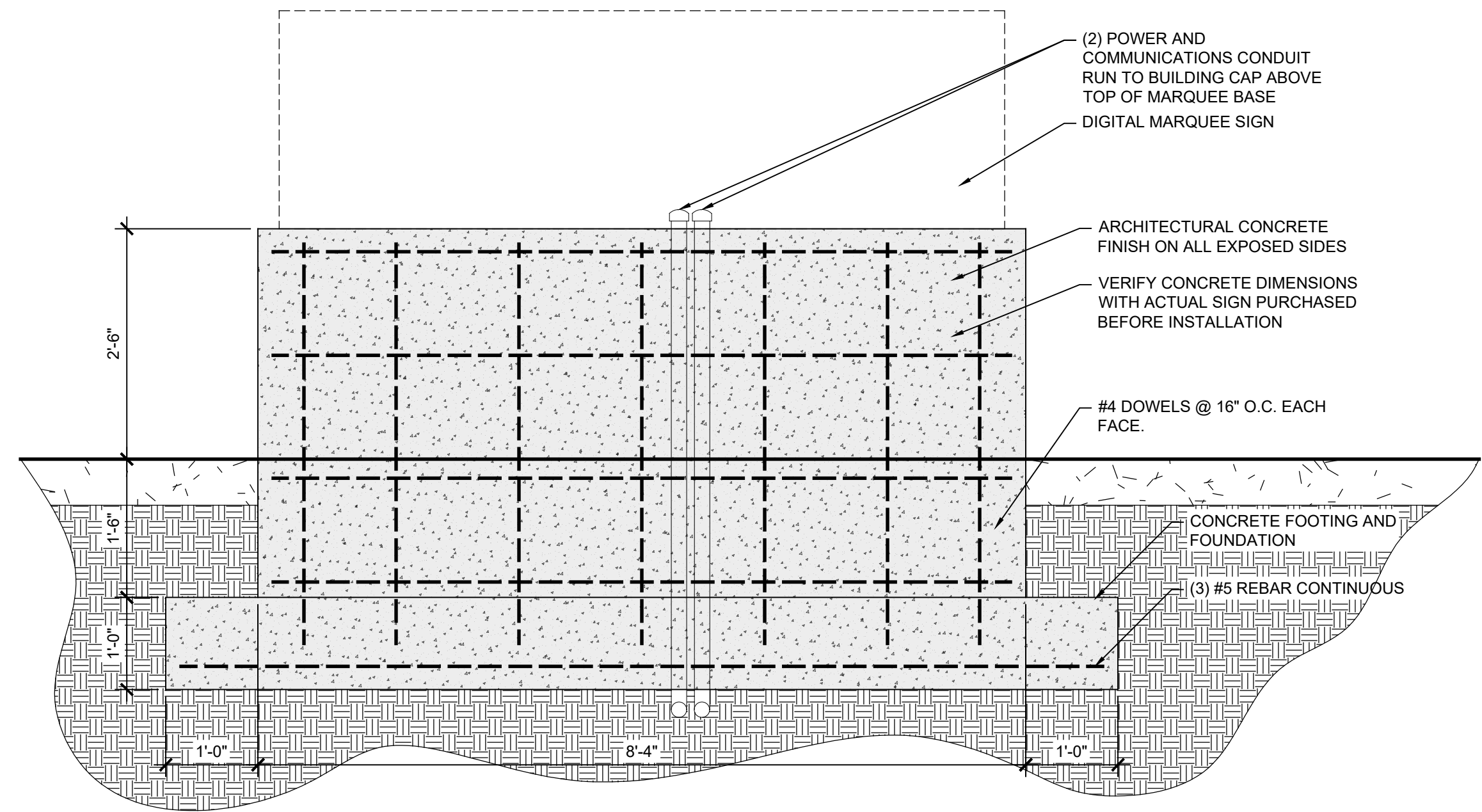


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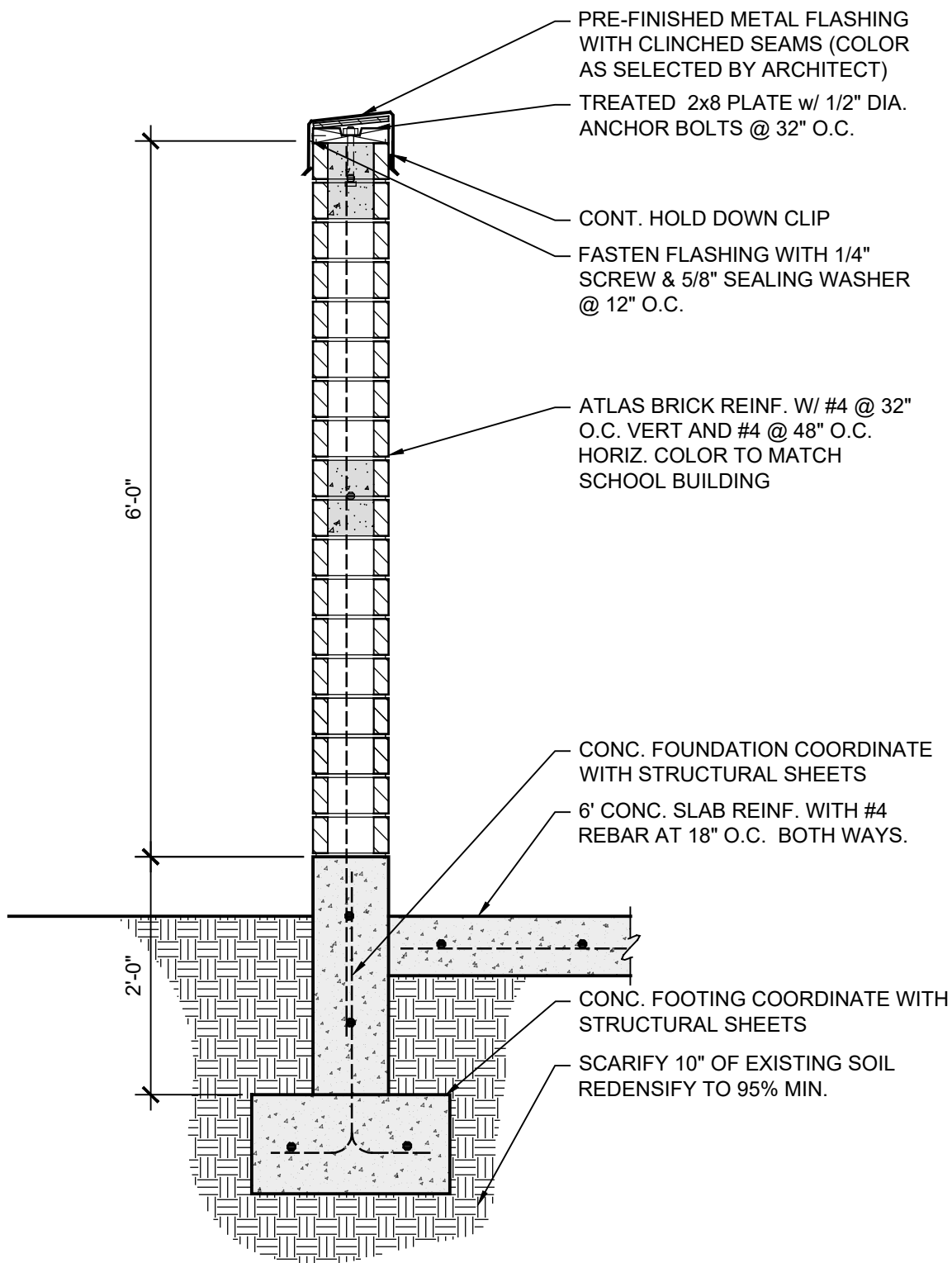
ALPINE SCHOOL DISTRICT
NEW ELEMENTARY #110
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EAGLE MTN, UTAH
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DRAWN BY: RJW
CHECKED BY: WC
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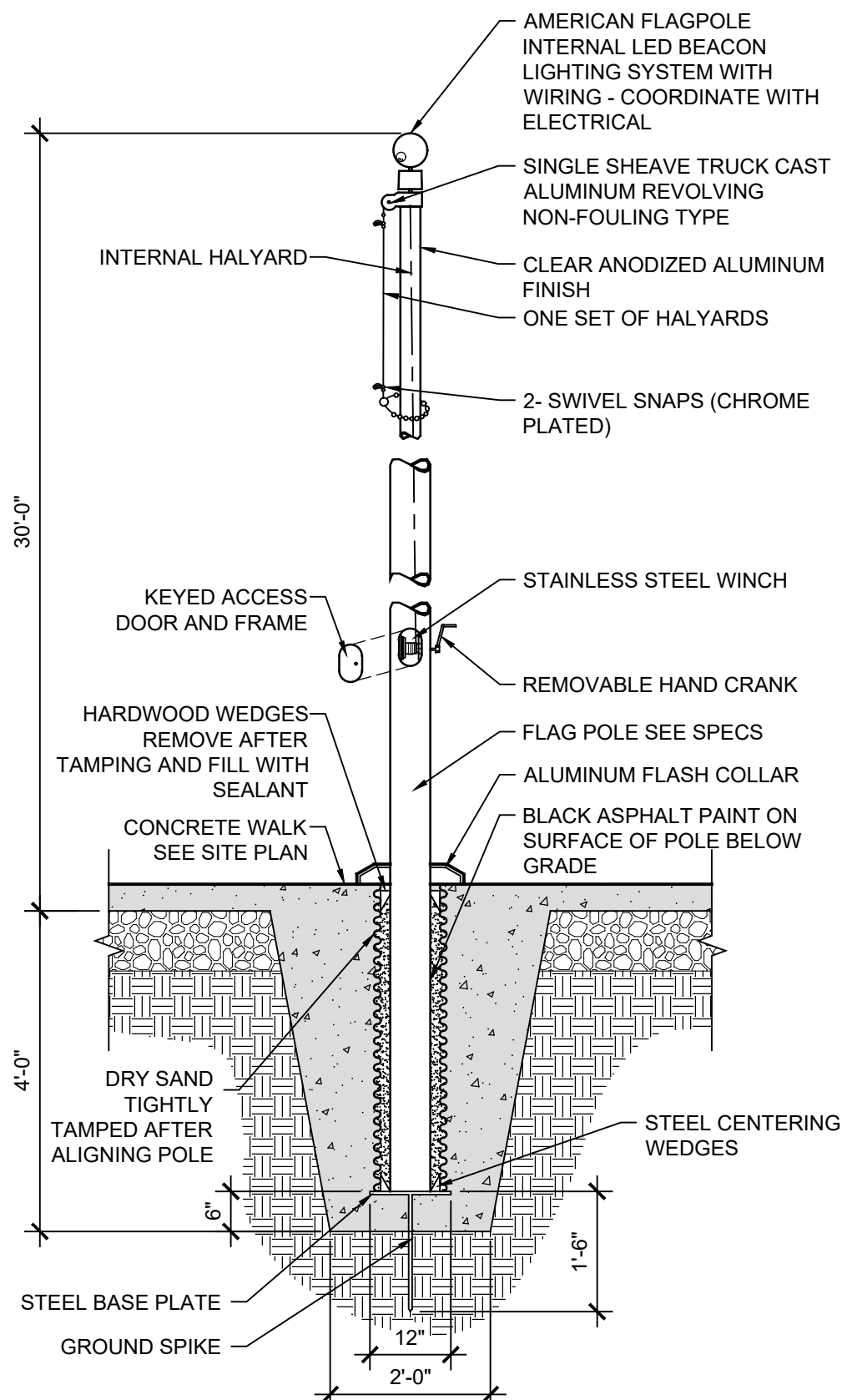
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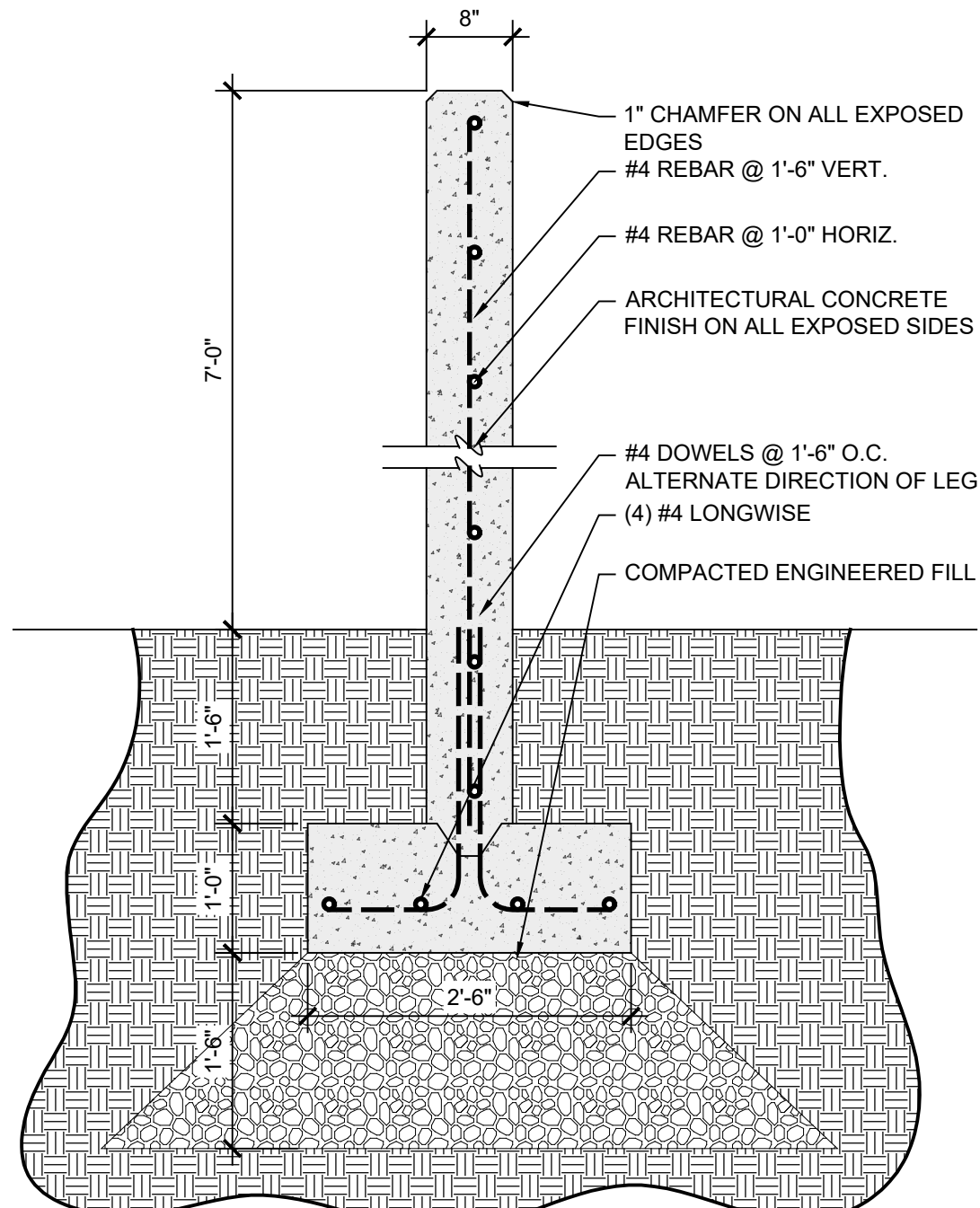
1 MARQUEE DETAIL
NOT TO SCALE



2 DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

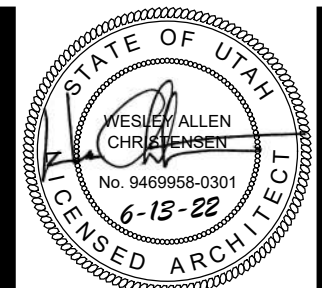


3 FLAGPOLE DETAIL
NOT TO SCALE



4 BALL WALL DETAIL
NOT TO SCALE

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DRAWN BY: R/JW
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OVERLAND VILLAGE 2 PHASE A PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
OVERALL SITE PLAN

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

OVERALL SITE PLAN

Scale: 1"=100'	Drawn: CSA
Date: 03/03/22	Job #: 20-0479
Sheet: 01	



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

AIRPORT ROAD

Use current working site plan on concept plan.

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Lighting plan, regarding zoning approval, is only needed with outdoor lights. Remove all information related to indoor lights/electrical code. Most notes on these pages are not needed at this time. Planning review only needs cut sheets, specs/design of lights, location, and lumen calculation. Show cut sheets of outdoor lights meeting code and provide total outdoor light output which shall not exceed 100,000 lumens per net acre.

All lights to be full cutoff and down-lit. Verify and provide a note.

Low pressure sodium lighting is preferred.

Provide a note: All nonessential exterior lighting shall only continue in operation until 11:00 p.m. or for as long as the school is open or area is in active use and shall remain off until the school reopens or until daylight the following day.

Freestanding luminaires within a residential zone, except street lights, shall be mounted at a height no greater than 12 feet from ground level to the top of the luminaries.

Provide cut sheets of all exterior light fixtures.

ROOFING GENERAL NOTES

- CONTRACTOR SHALL NOT INSTALL ELECTRICAL CONDUIT(S) THROUGH THE NEW MECHANICAL CURB AND/OR DUCTWORK. LOCATE ELECTRICAL CONDUITS A MINIMUM OF 12" AWAY FROM MECHANICAL CURB ALONG WITH MAINTAINING A MINIMUM OF 12" BETWEEN ANY CONDUIT AND ANY OTHER OBSTACLE. CONDUITS MUST EXTEND 24" FROM DECK WITH 16"-18" OF CONDUIT PROTRUDING FROM FINISHED ROOF LINE. PROVIDE LIQUID TIGHT CONDUIT FROM CONDUIT STUB TO FINAL CONNECT AT EQUIPMENT. COORDINATE ANY AND ALL OTHER REQUIRED ROOFING REQUIREMENTS WITH OWNER PRIOR TO ROUGH-IN.

TELEPHONE/DATA LEGEND

DIVISION 26000, 27, AND 28 ELECTRICAL CONTRACTORS ARE RESPONSIBLE TO READ, UNDERSTAND AND ABIDE TO THE SPECIFICATIONS OF DIVISION 27 1010 CONTRACTOR'S RESPONSIBILITY AND THE SCOPE OF THE WORK THAT IS BEING REQUIRED. REFER TO DRAWINGS AND SPECIFICATIONS FOR ANY ADDITIONAL REQUIRED DROPS AND FURTHER INFORMATION.

- ▼ (K-X) KITCHEN OUTLET: # CABLES PER "X" e.g. (K-2) = 2 DATA
- ★ (L-X) OUTLET: # CABLES PER "X" e.g. (L-2) = 2 DATA
- ☆ WIRELESS ACCESS POINT: 2 DATA
- FB (L-X) FLOOR BOX: OUTLET: # CABLES PER "X" e.g. (L-2) = 2 DATA
- Ⓢ (L-X) FLAT PANEL DISPLAY BOX: # CABLES PER "X" e.g. (L-1) = 1 DATA. REFER TO DIAGRAM WJ01 ON SHEET E7.4.
- IP CAMERA: 1 DATA (REFER TO SYSTEMS SHEETS)
- Ⓢ 4 IP ADDRESSABLE INTERCOM SPEAKER: 1 DATA (REFER TO ET SHEETS/27 5123)
- ◆ DATA OUTLET FOR AV EQUIPMENT: PROVIDE CABLEING TO LOCATION INDICATED ON ET SERIES SHEETS. REFER TO ET SERIES SHEETS FOR CABLEING AND ROUGH-IN REQUIREMENTS. PROVIDE MALE TERMINATION AT DEVICE LOCATION UNLESS OTHERWISE NOTED.
- Ⓢ (L-X) PROJECTOR CEILING MOUNT AND RECESSED EQUIPMENT RACK LOCATION. REFER TO ET SERIES SHEETS FOR LOCATION OF PROJECTOR AND/OR EQUIPMENT RACK. PROVIDE SURGE PROTECTED OUTLET AND DATA AS INDICATED. (# CABLES PER "X" e.g. (L-1) = 1 DATA REFER TO DIAGRAM WJ01 ON SHEET E7.1
- Ⓢ (L-X) POKE THRU: # CABLES PER "X" e.g. (L-2) = 2 DATA

ALL CABLE PATHWAYS (CONDUIT, CABLE BASKET/TRAY ETC.) TO BE INSTALLED BY DIVISION 35000 CONTRACTORS WHEN INDICATED ON THE DRAWINGS AND/OR IN THE SPECIFICATION. CABLE TRAY IS NOT TO BE ANY LESS THAN 18" WIDE AND 4" HIGH THROUGH MAIN CORRIDOR PATHWAYS. CONTRACTORS TO INSTALL A 4-1/16" SQUARE DEEP BOX WITH A SINGLE 1-1/4" CONDUIT ENTRY TO EACH NETWORK DROP. FOR CLARIFICATION SEE SECTION 2.6.A-D.

ANY PATHWAYS IN OR UNDER THE SLAB OR ANY OTHER POTENTIALLY VET LOCATIONS SHALL USE THE APPROPRIATE OSP CABLEING AND CONDUIT SHALL RUN TO THE NEAREST NETWORK CLOSET WHERE CABLES WILL BE TERMINATED WITHIN 50' OF EXITING THE CONDUIT. ANY PIPING OF THESE LOCATIONS TO THE CABLE TRAY SO THAT OSP CABLES WOULD RUN FREELY THROUGH A PLENUM AIR SPACE IS PROHIBITED.

SECURITY			
[#] 1	IP CAMERA - SEE SCHEDULE	AS NOTED	14. 15.
[NVR]	NETWORK VIDEO RECORDER		
[DC]	SECURITY SYSTEM DOOR CONTACT	DOOR JAMB	
[DC] 2	SECURITY SYSTEM GARAGE DOOR CONTACT	+46" OR AS NOTED	17.
[DB] X	DURESS PUSHBUTTON: T = TRANSMITTER, R = RECEIVER, H = HARDWIRED	AS NOTED	
[MD] [MD]	INTRUSION MOTION DETECTOR		17.
[S] [S]	SOLID - WALL MOUNTED, DASHED = CEILING		
[GB] [GB]	GLASS BREAK DETECTOR		17.
[S] [S]	SOLID = WALL MOUNTED, DASHED = CEILING		
[AS] [AS]	ALARM SIREN		
[PI]	INTRUSION SYSTEM POP-IT		17.
[KP]	INTRUSION SYSTEM KEYPAD (ARM/DISARM)	+46"	2.
[INT]	INTERCOM STATION	+46"	2.
[M]	MAGNETIC LOCK		
[DH]	DOOR HOLD OPEN	AS NOTED	17.

[ES]	ELECTRIC DOOR STRIKE	DOOR JAMB	12.
[DP]	DOOR POSITION INTRUSION SWITCH	DOOR JAMB	12.
[EL]	ELECTRIC DOOR LOCK	DOOR JAMB	12.
[RX]	ACCESS CONTROL SYSTEM, REQUEST TO EXIT		17.
[EC]	ELECTRIC CHASIS BAR	DOOR HARDWARE	12.
[CR]	ACCESS CONTROL CARD READER	+46"	2.
[BR]	ACCESS CONTROL BIOMETRIC READER	+46"	2.
[KS]	KEY OVERRIDE SWITCH	+46"	2.
[CR]	INTEGRATED CARD READER AND LOCK	+46"	2.
[KCR]	KEYPAD CARD READER COMBO	+46"	2.
[X]	MOMENTARY PUSH BUTTON: DR = DOOR RELEASE, LD = LOCKDOWN, PTE = PUSH TO EXIT	AS NOTED	9.
[R]	SECURITY RELAY		

GENERAL NOTES

- CONSULT ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL LIGHTING FIXTURES.
- VERIFY ALL EQUIPMENT DIMENSIONS AND LOCATIONS BEFORE BEGINNING ROUGH IN. CONSULT ALL APPLICABLE CONTRACT DRAWINGS AND SHOP DRAWINGS TO INSURE NEC CODE CLEARANCES REQUIRED AROUND ALL ELECTRICAL EQUIPMENT.
- CONTRACTOR SHALL VERIFY ALL ELECTRICAL LOADS (VOLTAGE, PHASE, CONNECTION REQUIREMENTS, ETC) OF ALL EQUIPMENT FURNISHED UNDER ALL DIVISIONS, INCLUDING ALL EXISTING EQUIPMENT TO BE RE-USED. REVIEW ALL SHOP DRAWINGS AND EXISTING EQUIPMENT BEFORE BEGINNING ROUGH-IN.
- SEE SECTION 265100 (16S10) OF THE SPECIFICATION FOR REQUIRED COORDINATION MEETINGS WITH MECHANICAL AND CEILING CONTRACTORS.
- SEE APPLICABLE SHOP DRAWINGS FOR ROUGH IN LOCATION OF ALL EQUIPMENT, WIRING DEVICES, ETC. WHERE APPLICABLE MOUNT ALL WIRING DEVICES ABOVE BACK SPLASH EXCEPT THOSE SERVING UNDER COUNTER EQUIPMENT.
- FINISHES OF ALL LIGHT FIXTURES SHALL BE AS SELECTED BY ARCHITECT.
- THE ELECTRICAL CONTRACTOR SHALL NOTIFY AND COOPERATE WITH THE MECHANICAL CONTRACTOR SUCH THAT NO PIPING, DUCTS, OR EQUIPMENT FOREIGN TO THE OPERATION OF THE ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE INSTALLED IN, ENTER OR PASS THRU ELECTRICAL ROOMS OR SPACES, OR ABOVE OR BELOW ELECTRICAL EQUIPMENT IN OTHER AREAS.
- ELECTRICAL BOXES SHALL NOT BE LOCATED IN MASONRY COLUMNS IN BRICK WALLS OR IN GROUTED CELLS ADJACENT TO OPENINGS. COORDINATE LOCATION OF BOXES WITH MASONRY CONTRACTOR.
- ALL PENETRATIONS OF FIRE RATED FLOORS, WALLS, AND CEILINGS SHALL BE SEALED WITH APPROVED MATERIAL TO MAINTAIN FIRE RATING OF SURFACE PENETRATED.
- ALL PREMISES WIRING (SYSTEMS); INTERIOR AND EXTERIOR WIRING, INCLUDING POWER, LIGHTING, CONTROL, AND SIGNAL CIRCUIT WIRING TOGETHER WITH ALL THEIR ASSOCIATED HARDWARE, FITTINGS AND DEVICES, BOTH MANUFACTURED AND TEMPORARILY INSTALLED MUST BE LABELED WITH THE APPROPRIATE STANDARDS OR PERFORMANCES AS SPECIFIED HEREIN. INTEGRAL SYSTEM WIRING, WITH EXCEPTION OF SPECIFIC TIE-IN POINTS, MUST BE CONTAINED WITHIN ITS OWN EQUIPMENT APPURTENANCES E.G. SECURITY AND FIRE ALARM WIRING SHALL NOT SHARE OR RUN THOUGH THE SAME CABINET/JUNCTION BOX.
- CIRCUITS EXTENDING OVER 70' FOR 120 VOLT AND 115' FOR 277 VOLT 20 AMP CIRCUITS SHALL BE RUN WITH CONDUCTORS PER TABLE BELOW.

20 AMP MINIMUM BRANCH CIRCUIT CONDUCTOR SIZING			
CONDUCTOR LENGTH (FT)	BRANCH CIRCUIT VOLTAGE		
	120 VOLT	277 VOLT	
70 - 115	MIN. #12 AWG	MIN. #12 AWG	
115 - 170	MIN. #8 AWG	MIN. #10 AWG	
170 - 270	MIN. #6 AWG	MIN. #8 AWG	
271 - 380	NOTE B	MIN. #8 AWG	
>380	NOTE B	NOTE B	

- THESE ARE BASED ON MAXIMUM LENGTH OF CIRCUIT.
- PERFORM VOLTAGE DROP CALCULATIONS AND PROVIDE CONDUCTOR SIZE TO KEEP BRANCH CIRCUIT VOLTAGE LOSS LESS THAN 3% AT A 10 AMP LOAD.
- CONTRACTOR SHALL ENSURE THAT THE INSTALLATION OF EACH BRANCH CIRCUIT STAYS WITHIN 3% VOLTAGE DROP FOR A 10 AMP LOAD. IF NECESSARY, CONTRACTOR SHALL INCREASE WIRE AND CONDUIT SIZE TO MEET THE STANDARD AT NO ADDITIONAL COST TO OWNER.
- ALL CONDUIT SHALL BE INSTALLED IN STRAIGHT LINES PARALLEL TO, OR AT RIGHT ANGLES TO, THE STRUCTURE OR ADJACENT BUILDING ELEMENTS. SEPARATIONS BETWEEN CONDUITS AND FASTENINGS OF CONDUITS SHALL BE NEAT AND CONSISTENT. CONDUIT SHALL BE INSTALLED AS TIGHT TO THE BOTTOM OF STRUCTURAL ELEMENTS WHEN PARALLEL TO JOISTS AS CODE WILL ALLOW. OVERALL INSTALLATION SHALL BE ACCOMPLISHED IN AN AESTHETIC AND WORKMANLIKE MANNER. NO CONDUITS SHALL BE ALLOWED TO RUN PERPENDICULAR TO THE BOTTOM CHORD OF THE JOISTS.
- DIVISION 26 SHALL VISIT SITE PRIOR TO BIDDING. BIDS SHALL SERVE AS EVIDENCE OF KNOWLEDGE OF EXISTING CONDITIONS. FIELD VERIFY ALL ELECTRICAL EQUIPMENT.
- BIDDERS SHALL EXAMINE THE SITE AND THE COMPLETE SET OF PLANS AND SPECIFICATIONS COVERING THE ENTIRE PROJECT. THEY SHALL BECOME FULLY CONVERSANT WITH THE TYPE OF GENERAL CONSTRUCTION AS WELL AS ALL PERTINENT FACTS AFFECTING THE COST OF CARRYING OUT THE WORK THEY WILL CONTRACT TO PERFORM.

ELECTRICAL CONTRACTOR SHALL COORDINATE PROJECT PHASING WITH GENERAL CONTRACTOR AND BID AND PERFORM RESPONSIBILITIES FOR THIS PROJECT TO GENERAL CONTRACTOR EXPECTATIONS.

CLOSELY COORDINATE ANY REQUIRED POWER SHUTDOWNS WITH HEAD CUSTODIAN AND OWNER.

WHERE JOB CONDITIONS REQUIRE CHANGES FROM THE CONTRACT DOCUMENTS THAT DO NOT CHANGE THE SCOPE OF INSTALLATION OR NATURE OF WORK REQUIRED, THE CONTRACTOR WILL MAKE SUCH CHANGES WITHOUT ADDITIONAL COST TO THE OWNER. NO OTHER CHANGES MAY BE MADE WITHOUT WRITTEN PERMISSION OF THE OWNER.

SEQUENCE, COORDINATE, AND INTEGRATE INSTALLATIONS OF ELECTRICAL MATERIALS AND EQUIPMENT FOR EFFICIENT FLOW OF THE WORK. GIVE PARTICULAR ATTENTION TO LARGE EQUIPMENT REQUIRING POSITIONING PRIOR TO CLOSING-IN THE BUILDING. COORDINATE THE CUTTING AND PATCHING OF BUILDING COMPONENTS TO ACCOMMODATE INSTALLATION OF ELECTRICAL EQUIPMENT AND MATERIALS.

DO NOT PENETRATE STRUCTURAL ELEMENTS OF FLOORS, WALLS, CEILINGS, ROOFS, ETC.

FIRE/SMOKE AND SMOKE DAMPERS (NOT SHOWN ON PLANS); PROVIDE 120 VOLT CIRCUIT FROM NEAREST PANEL OR AS SHOWN AND FIRE ALARM CONTROL MODULE'S AS NECESSARY FOR ALL FIRE/SMOKE DAMPERS SHOWN ON DIVISION 23 DRAWING. PROVIDE DUCT SMOKE DETECTOR WITHIN 5 FEET OF EACH FIRE/SMOKE DAMPER.

FIRE/SMOKE DAMPERS: PROVIDE 120 VOLT CIRCUIT FROM NEAREST PANEL OR AS SHOWN AND FIRE ALARM CONTROL MODULE'S AS NECESSARY FOR ALL FIRE/SMOKE DAMPERS SHOWN ON DIVISION 15 DRAWING. PROVIDE DUCT SMOKE DETECTOR WITHIN 5 FEET OF EACH FIRE/SMOKE DAMPER.

CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ALL WASTE, SURPLUS MATERIALS, RUBBISH OR DEBRIS WHICH IS CAUSED BY HIS EMPLOYEES OR RESULTING FROM HIS WORK. AFTER ALL EQUIPMENT AND DEVICES HAVE BEEN INSTALLED, REMOVE ALL LABELS, STICKERS, STAINS, TEMPORARY COVERS, ETC. IDENTIFICATION PLATES ON ALL EQUIPMENT.

IT IS THE INTENT THAT THE FOREGOING WORK SHALL BE COMPLETE IN EVERY RESPECT AND THAT ANY MATERIAL, OR WORK NOT SPECIFICALLY MENTIONED OR SHOWN ON THE DRAWINGS, BUT NECESSARY TO FULLY COMPLETE THE WORK SHALL BE FURNISHED BY ELECTRICAL CONTRACTOR.

PROVIDE GFCI CIRCUIT BREAKERS SERVING RECEPTACLES PROVIDING POWER TO DRINKING FOUNTAINS, REFRIGERATORS, VENDING MACHINES, DISPOSALS, AND WASHING MACHINES.

PROVIDE WIREGUARDS ON ALL HORN/STROBES IN ALL GYMS AND LOCKER ROOMS.

CAREFULLY REVIEW THE ENTIRE DRAWING PACKAGE PRIOR TO PROVIDING BID, INCLUDING THE ARCHITECTURAL AND MECHANICAL DRAWINGS. NOT REVIEWING THE ENTIRE SET IS NOT ACCEPTABLE.

PROVIDE CONDUIT FROM DEVICE TO DEVICE IN OPEN AND/OR EXPOSED CEILINGS. CEILINGS WITH CLOUDS ARE CONSIDERED OPEN/EXPOSED CEILING. NO EXPOSED CABLES SHALL BE SEEN FROM BELOW.

CONTRACTOR MUST CONCEAL ALL RACEWAY THROUGHOUT THE PROJECT. SURFACE MOUNT RACEWAY IS UNACCEPTABLE EXCEPT WHERE THE USE OF PAINTED SURFACE METAL RACEWAYS (EMT) IS APPROVED SOLELY BY THE ARCHITECT. PAINT TO MATCH SURROUNDING SURFACE.

SYMBOL SCHEDULE

NOTES:

- SEE FUTURE SCHEDULE FOR TYPE, MOUNTING AND WATTAGE.
- HEIGHT MEASURED TO CENTER LINE OF THE BOX FROM THE FINISHED FLOOR.
- REFER TO DRAWINGS FOR DIRECTIONAL ARROWS.
- SUBSCRIPT INDICATES FIXTURES TO BE CONTROLLED.
- NEMA TYPE: 'N' NON-FUSED (UNLESS NOTED 'F' (FUSED)). USE 'HD' 480 V.
- HEIGHT MEASURED TO TOP OF THE BOX FROM FINISHED FLOOR.
- PROVIDE H.O.A. AND S.S. PUSHBUTTONS AS REQUIRED.
- DOUBLE ARROWS INDICATES A DOUBLE FACE UNIT.
- DEVICES NOTED WITH AN 'A' INDICATE TO COORDINATE WITH MILLWORK SHOP DRAWINGS AND ELEVATIONS FOR HEIGHT.
- SUBSCRIPT INDICATES NEMA CONFIGURATION.
- SOLID BOX AROUND DEVICE INDICATES INSTALLED IN FLOOR. DASHED BOX AROUND DEVICE INDICATES INSTALLED IN CEILING.

- COORDINATE WITH DOOR HARDWARE SUPPLIER.
- FOR WATER COOLER LOCATION, SEE DIAGRAM R002. FOR ALL OTHER LOCATIONS, MOUNT AT +16" TO BOTTOM OF BOX FROM FINISHED FLOOR, OR AS NOTED.
- ARROWS SHOWN ON DEVICE INDICATE SENSOR AIMING DIRECTION.
- CAMERA NUMBERS ARE SHOWN INSIDE THE CAMERA SYMBOL. CAMERA TYPES ARE INDICATED IN TAG.
- MOUNT ON TRACK OF OVERHEAD DOOR, 6" FROM TOP OF DOOR, UNLESS OVERHEAD DOOR IS A ROLL UP DOOR. THEN MOUNT PER MANUFACTURER'S INSTRUCTIONS.
- INSTALL DEVICES PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- DASHED LINE INDICATES EQUIPMENT CLEARANCES. ARROW INDICATES FRONT OF RACK.
- SPEAKER TO BE MOUNTED IN HORIZONTAL POSITION.
- MOUNTING HEIGHT IS TO BOTTOM OF DISPLAY.

*TYPICAL SYMBOL SCHEDULE. SOME SYMBOLS MAY NOT BE USED ON THIS SET OF DRAWINGS.

STANDARD MOUNTING HEIGHT UNLESS OTHERWISE NOTED ON PLANS

GENERAL			
SYMBOL	DESCRIPTION	MOUNTING HEIGHT	NOTES
→	ONE CIRCUIT, HOME RUN TO PANEL		
→→	2 CIRCUIT, HOME RUN TO PANEL		
→→→	3 CIRCUIT, HOME RUN TO PANEL		
→→→→	CONDUIT RUN CONCEALED IN WALL OR CEILING		
→→→→→	CONDUIT RUN CONCEALED IN FLOOR OR GROUND		
○	CONDUIT UP		
●	CONDUIT DOWN		
→→→→	CONDUIT STUB LOCATION	CAP CONDUIT	
→→→→→	CONDUIT / CIRCUIT CONTINUATION		

LIGHTING			
○	CEILING LIGHT FIXTURE	CEILING	1.
○	WALL LIGHT FIXTURE	AS NOTED	1.
○	RECESSED DOWNLIGHT FIXTURE	CEILING	1.
○	RECESSED WALL-WASH DOWNLIGHT FIXTURE	CEILING	1.
○	LIGHT FIXTURE	AS NOTED	1.
○	EGRESS LIGHT FIXTURE	AS NOTED	1.
■	AREA LIGHT POLE AND FIXTURE	CONCRETE BASE	1. SEE DIAGRAM
●	BOLLARD	CONCRETE BASE	1.
○	STEP LIGHT FIXTURE	AS NOTED	1.
○	IN-GRADE LIGHT FIXTURE	CONCRETE BASE	1.
○	FLOOD OR TRACK FIXTURE	AS NOTED	1.
○	CEILING / WALL MOUNTED EXIT LIGHT	CEILING/AS NOTED	1. 3. 8.
○	EMERGENCY LIGHT FIXTURE	AS NOTED	1.
○	COMBO EXIT / EMERGENCY LIGHT FIXTURE	AS NOTED	1.
PP	POWER PACK	ABOVE CEILING	SEE DIAGRAM, SPEC.
RC X	DIGITAL ROOM CONTROLLER (SUBSCRIPT INDICATES NUMBER OF RELAYS)	ABOVE CEILING	SEE DIAGRAM, SPEC.

POWER			
○	DUPLEX RECEPTACLE	UPPER OUTLET SWITCH CONTROLLED	+18" OR AS NOTED
○	SIMPLEX RECEPTACLE		+18" OR AS NOTED
○	TAMPER-PROOF RECEPTACLE		+18" OR AS NOTED
○	DUPLEX RECEPTACLE		+18" OR AS NOTED
○	DUPLEX RECEPTACLE WITH USB OUTLET		+18" OR AS NOTED
○	CONTROLLED DUPLEX RECEPTACLE		+18" OR AS NOTED
○	DUPLEX RECEPTACLE		9.
○	5mA GFCI CIRCUIT BREAKER PROTECTED RECEPTACLE		13.
○	WEATHERPROOF RECEPTACLE		+24" OR AS NOTED
○	ISOLATED GROUND RECEPTACLE		+18" OR AS NOTED
○	GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE		+18" OR AS NOTED
○	DUPLEX RECEPTACLE EMERGENCY POWER (RED)		+18" OR AS NOTED
○	FOURPLEX RECEPTACLE		+18" OR AS NOTED
○	GROUND FAULT INTERRUPTER FOURPLEX RECEPT		+18" OR AS NOTED
○	FOURPLEX RECEPTACLE EMERGENCY POWER (RED)		+18" OR AS NOTED
○	CONTROLLED FOURPLEX RECEPTACLE		+18" OR AS NOTED
○	TVSS PROTECTED RECEPTACLE		+18" OR AS NOTED
○	SPECIAL PURPOSE OUTLET		2. 10. W. CAP.
○	CORD DROP		SEE DIAGRAM
○	CORD REEL		SEE DIAGRAM
○	TOMBSTONE RECEPTACLE		

TELECOMMUNICATIONS			
W	WALL PHONE	+60" OR AS NOTED	2.
▶	DATA OUTLET, ONE CABLE	+18" OR AS NOTED	2. 9. 11.
▶▶	DATA OUTLET, TWO CABLES	+18" OR AS NOTED	2. 9. 11.
▶▶▶	DATA OUTLET, THREE CABLES	+18" OR AS NOTED	2. 9. 11.
▶▶▶▶	DATA OUTLET, "X" INDICATES QUANTITY	+18" OR AS NOTED	2. 9. 11.
(WAP) (WAP)	WIRELESS ACCESS POINT, TWO CABLES SOLID = WALL, DASHED = CEILING	WALL / CEILING	11.
■	TELEVISION OUTLET	+18" OR AS NOTED	9. 11.

FIRE ALARM			
○	BELL	+94"	2.
[C]	CHIME / STROBE	+94"	2.
[F]	FIRE ALARM MANUAL STATION	+46"	2.
[H]	FIRE ALARM SIGNAL HORN / STROBE	+94"	2.
[H] CLG	CONCEALED FIRE ALARM HORN / STROBE	CEILING	
[H]	CONCEALED FIRE ALARM HORN / STROBE WALL	+94"	2.
[E]	FIRE ALARM SPEAKER / STROBE	+94"	2.
[E] CLG	CONCEALED FIRE ALARM SPEAKER / STROBE	CEILING	
[E]	CONCEALED FIRE ALARM SPEAKER / STROBE WALL	+94"	2.
[S]	FIRE ALARM STROBE	+94"	2.
[S] CLG	CONCEALED FIRE ALARM STROBE	CEILING	
[S]	CONCEALED FIRE ALARM STROBE WALL	+94"	2.
[K]	FIRE ALARM SPEAKER ONLY	+94"	2.
[B]	FIRE ALARM STROBE WITH BLUE COLORED LENS (CO VISUAL ALARM)	+94"	2.
[ANN]	FIRE ALARM ANNUNCIATOR PANEL	+58"	2. SEE DIAGRAM
○	ASPIRATING SMOKE DETECTION SYSTEM	CEILING	MOUNT AS PER MFR.
○	BEAM DETECTOR		

TELEPHONE DEMARICATION BOARD			
CLG	EQUIPMENT CEILING RACK	CEILING	
CLG	EQUIPMENT 4-POST RACK / CABINET	AS NOTED	18. SEE SPEC.
CLG	EQUIPMENT 2-POST RACK	AS NOTED	18. SEE SPEC.
SPL	SPLITTER	ABOVE CEILING	
VIA	VIA	ABOVE CEILING	
BDA	FIBER BDA	ABOVE CEILING	
ANT XX	ANTENNA	PS = PUBLIC SAFETY COM = CELLULAR/COMMERCIAL	CEILING

○	S	SMOKE DETECTOR	CEILING	
○	SC	SMOKE/CARBON MONOXIDE DETECTOR	CEILING	
○	C	CARBON MONOXIDE DETECTOR	CEILING	
○	H	HEAT DETECTOR	CEILING	
○	D	DUCT SMOKE DETECTOR	MTD. IN DUCT	
○	D	FIRE/SMOKE DAMPER		
○		DOOR HOLDER	AS NOTED	
○		FLOOR SWITCH		
○	[TS]	TAMPER SWITCH		
○	[WF]	WATER FLOOD INDICATOR		
○	△	O.S. & Y. VALVE		SEE DIAGRAM
○	[R]	FIRE ALARM RELAY OR SECURITY RELAY		
○	[CM]	FIRE ALARM CONTROL MODULE		
○	[MM]	FIRE ALARM MONITOR MODULE		
○	[TW]	TWO-WAY COMMUNICATION SYSTEM CONTROL PANEL	+46"	2.
○	[TW]	TWO-WAY COMMUNICATION SYSTEM CALL STATION	+46"	2.

REVISIONS:

EQUIPMENT SCHEDULE																					
UNIT	#	DESCRIPTION	HP	LOAD				VOLT	PHASE	FULL LOAD AMPS	CONDUIT SIZE	WIRES				OCPD		REFERENCE NOTES			
				FLA	MCA	VA						SETS	QTY	SIZE	EQUIP. GND.	TYPE	AMPS	STARTER	DISCONNECT	OTHER	REMARKS
AC	1	HEATING/COOL		0 A	14 A	0 VA		208 V	1	11.2 A	3/4"	1	2	12	12	CB	20 A	2A			
AC	2	HEATING/COOL		0 A	14 A	0 VA		208 V	1	11.2 A	3/4"	1	2	12	12	CB	20 A	2A			
AHU	1R	AIR HANDLING RETURN FAN	10.00					480 V	3	14.0 A	3/4"	1	3	12	10	CB	25 A		98		
AHU	1S	AIR HANDLING SUPPLY FAN	20.00					480 V	3	27.0 A	3/4"	1	3	8	10	CB	50 A		98		
AHU	2R	AIR HANDLING RETURN FAN	5.00					480 V	3	7.6 A	3/4"	1	3	12	12	CB	20 A		98		
AHU	2S	AIR HANDLING SUPPLY FAN	10.00					480 V	3	14.0 A	3/4"	1	3	12	10	CB	25 A		98		
AHU	3R	AIR HANDLING RETURN FAN	5.00					480 V	3	7.6 A	3/4"	1	3	12	12	CB	20 A		98		
AHU	3S	AIR HANDLING SUPPLY FAN	10.00					480 V	3	14.0 A	3/4"	1	3	12	10	CB	25 A		98		
AHU	4R	AIR HANDLING RETURN FAN	3.00					480 V	3	4.8 A	3/4"	1	3	12	12	CB	15 A		98		
AHU	4S	AIR HANDLING SUPPLY FAN	10.00					480 V	3	14.0 A	3/4"	1	3	12	10	CB	25 A		98		
AHU	5R	AIR HANDLING RETURN FAN	1.50					480 V	3	3.0 A	3/4"	1	3	12	12	CB	15 A		98		
AHU	5S	AIR HANDLING SUPPLY FAN	7.50					480 V	3	11.0 A	3/4"	1	3	12	12	CB	20 A		98		
B	1	BOILER		15 A	0 A	0 VA		480 V	3	15.0 A	3/4"	1	3	12	12	CB	20 A		7A		
B	2	BOILER		15 A	0 A	0 VA		480 V	3	15.0 A	3/4"	1	3	12	12	CB	20 A		7A		
CH	1	CHILLER		0 A	408 A	0 VA		480 V	3	326.4 A	0"	2	3	40	2	CB	500 A		11A		
CP	1	RECIRCULATION PUMP	0.50					120 V	1	9.8 A	3/4"	1	2	12	12	CB	20 A	4A			
CP	2	RECIRCULATION PUMP	0.25					120 V	1	5.8 A	3/4"	1	2	12	12	CB	15 A	4A			
CU	1	CONDENSING UNIT		0 A	28 A	0 VA		480 V	3	22.4 A	3/4"	1	3	10	10	CB	35 A		7A		
CUH	1	CABINET UNIT HEATER		1 A	0 A	0 VA		120 V	1	1.4 A	3/4"	1	2	12	12	CB	15 A	4A			
EF	1	EXHAUST FAN	0.13					120 V	1	4.4 A	3/4"	1	2	12	12	CB	15 A	4A		FAN TO SWITCH W/ LIGHT AND HAVE A MIN. OF A 10 MIN. DELAY AFTER LIGHTS ARE OFF.	
EF	2	EXHAUST FAN	0.25					120 V	1	5.8 A	3/4"	1	2	12	12	CB	15 A	4A			
EF	3	EXHAUST FAN	0.25					120 V	1	5.8 A	3/4"	1	2	12	12	CB	15 A	4A			
EF	4	EXHAUST FAN	0.25					120 V	1	5.8 A	3/4"	1	2	12	12	CB	15 A	4A			
EF	5	EXHAUST FAN	0.25					120 V	1	5.8 A	3/4"	1	2	12	12	CB	15 A	4A			
EF	6	EXHAUST FAN	0.25					120 V	1	5.8 A	3/4"	1	2	12	12	CB	15 A	4A		FAN TO OPERATE ON WALL SWITCH WITH 0-2 HOUR TIMER.	
EF	7	EXHAUST FAN	0.25					120 V	1	5.8 A	3/4"	1	2	12	12	CB	15 A	4A		FAN TO SWITCH W/ LIGHT AND HAVE A MIN. OF A 10 MIN. DELAY AFTER LIGHTS ARE OFF.	
EF	8	EXHAUST FAN	0.75					480 V	3	1.6 A	3/4"	1	3	12	12	CB	15 A	2A			
EF	9	EXHAUST FAN	0.75					480 V	3	1.6 A	3/4"	1	3	12	12	CB	15 A	2A			
EF	10	EXHAUST FAN	0.25					120 V	1	5.8 A	3/4"	1	2	12	12	CB	15 A	4A			
EF	11	EXHAUST FAN	0.25	1 A	0 A	0 VA		120 V	1	1.4 A	3/4"	1	2	12	12	CB	15 A	4A			
EF	12	EXHAUST FAN	0.25					120 V	1	5.8 A	3/4"	1	2	12	12	CB	15 A	4A			
ERP	1	ELECT. RADIANT HEATER		6 A	0 A	0 VA		120 V	1	6.3 A	3/4"	1	2	12	12	CB	20 A	4A			
EUH	1	ELECT. UNIT HEATER		5 A	0 A	0 VA		480 V	3	5.1 A	3/4"	1	3	12	12	CB	20 A		7A		
EUH	2	ELECT. UNIT HEATER		43 A	0 A	0 VA		208 V	3	43.0 A	3/4"	1	3	6	10	CB	60 A		7A		
GF	1	GLYCOL FEED		0 A	0 A	500 VA		120 V	1	4.2 A	3/4"	1	2	12	12	CB	15 A		12A		
GF	2	GLYCOL FEED		0 A	0 A	500 VA		120 V	1	4.2 A	3/4"	1	2	12	12	CB	15 A		12A		
GUH	1	GAS FIRED UNIT HEATER	0.07					120 V	1	4.4 A	3/4"	1	2	12	12	CB	15 A	2A			
MAU	1	MAKE-UP AIR UNIT		0 A	11 A	0 VA		208 V	3	8.8 A	3/4"	1	3	12	12	CB	20 A		7A		
MAU	2	MAKE-UP AIR UNIT		0 A	11 A	0 VA		208 V	3	8.8 A	3/4"	1	3	12	12	CB	20 A		7A		
P	1	PUMP	3.00					480 V	3	4.8 A	3/4"	1	3	12	12	CB	15 A		7A		
P	2	PUMP	3.00					480 V	3	4.8 A	3/4"	1	3	12	12	CB	15 A		7A		
P	3	PUMP	5.00					480 V	3	7.6 A	3/4"	1	3	12	12	CB	20 A		9B		
P	4	PUMP	5.00					480 V	3	7.6 A	3/4"	1	3	12	12	CB	20 A		9B		
P	5	PUMP	10.00					480 V	3	14.0 A	3/4"	1	3	12	10	CB	25 A		9B		
P	6	PUMP	5.00					480 V	3	7.6 A	3/4"	1	3	12	12	CB	20 A		7A		
P	7	PUMP	2.00					480 V	3	3.4 A	3/4"	1	3	12	12	CB	15 A		7A		
RT	2	ROOFTOP UNIT		22 A	0 A	0 VA		480 V	3	22.0 A	3/4"	1	3	10	10	CB	30 A	2A			
TP	1	TRAP PRIMER		2 A	0 A	0 VA		120 V	1	2.0 A	3/4"	1	2	12	12	CB	15 A		12A		
UH	1	UNIT HEATER		0 A	16 VA			120 V	1	0.1 A	3/4"	1	2	12	12	CB	15 A	4A			
UH	2	UNIT HEATER		0 A	16 VA			120 V	1	0.1 A	3/4"	1	2	12	12	CB	15 A	4A			
VF	1	VENTILATION FAN	0.25					120 V	1	5.8 A	3/4"	1	2	12	12	CB	15 A	4A			
WH	1	WATER HEATER		15 A	0 A	0 VA		120 V	1	15.0 A	3/4"	1	2	12	12	CB	20 A	2A			
WH	2	WATER HEATER		0 A	0 A	500 VA		120 V	1	4.2 A	3/4"	1	2	12	12	CB	15 A		11A		
WS	1	WATER SOFTENER		0 A	0 A	500 VA		120 V	1	4.2 A	3/4"	1	2	12	12	CB	15 A		12A		
NOTES: 1. NON-FUSED DISCONNECT SWITCH 2. FUSED DISCONNECT SWITCH 3. BREAKER IN ENCLOSURE 4. MANUAL STARTER WITH/THERMAL OVERLOAD 5. MAGNETIC STARTER 6. MAGNETIC STARTER/NON-FUSED DISCONNECT COMBINATION 7. MAGNETIC STARTER/FUSED DISCONNECT COMBINATION 8. MAGNETIC STARTER/BREAKER COMBINATION 9. VARIABLE FREQUENCY DRIVE 10. REDUCED VOLTAGE STARTER 11. DIRECT CONNECTION 12. RECEPTACLE/SPECIAL PURPOSE OUTLET/ETC. 13. TWO-SPEED STARTER, COORDINATE W/MOTOR TYPE 14. SOLID STATE SOFT STARTER																					
A. FURNISHED, INSTALLED, AND CONNECTED UNDER DIVISION 26(16). B. FURNISHED AND INSTALLED UNDER ANOTHER DIVISION REQUIRING CONNECTION UNDER DIVISION 26(16). C. FURNISHED UNDER ANOTHER DIVISION BUT INSTALLED AND CONNECTED UNDER DIVISION 26(16). D. FURNISHED, INSTALLED AND CONNECTED UNDER ANOTHER DIVISION. CB = CIRCUIT BREAKER - THERMAL MAGNETIC CKW = CHILLER KILOWATTS NOTE 1: PER 200.122(A), EQUIPMENT GROUND IS NOT REQUIRED TO BE LARGER THAN PHASE CONDUCTOR.																					

RELAY PANEL SCHEDULE 'RP1'									
MOUNTING:		Surface	VOLTAGE:	120/277	CONTROL CIRCUIT:	HA1-17	AIC RATING:	42,000	
RELAY	POWER	EMERGENCY	SPACE		CONTROL	DIMMING	PROGRAMMING		
RP1-1	EMH-11	Yes	AREA A CORRIDOR EGRESS		LWS-'LC1'	0-10V	B		
RP1-2	HA1-9	No	AREA A CORRIDOR		LWS-'LC1'	NO	A		
RP1-3	EMH-11	Yes	VEST 190 EGRESS		LWS-'LC1'	0-10V	B		
RP1-4	EMH-11	Yes	VEST 188 EGRESS		LWS-'LC1'	0-10V	B		
RP1-5	EMH-7	<varies>	<varies>		<varies>	<varies>	<varies>		
RP1-6	HA1-15	No	DISPLAY CASES		LWS-'LC1'	0-10V	A		
RP1-7	HA2-1	No	FLAG POLE		LWS-'LC1'	NO	A		
RP1-8	MLA2-5	No	MARQUEE SIGN		LWS-'LC1'	NO	A		
RP1-9	LA1-2	No	GYM EGRESS		LWS-'LC2'	0-10V	B		
RP1-10	EMH-29	Yes	GYM EGRESS		LWS-'LC2'	0-10V	A		
RP1-11	HA1-13	No	GYM LIGHTS		LWS-'LC2'	0-10V	A		

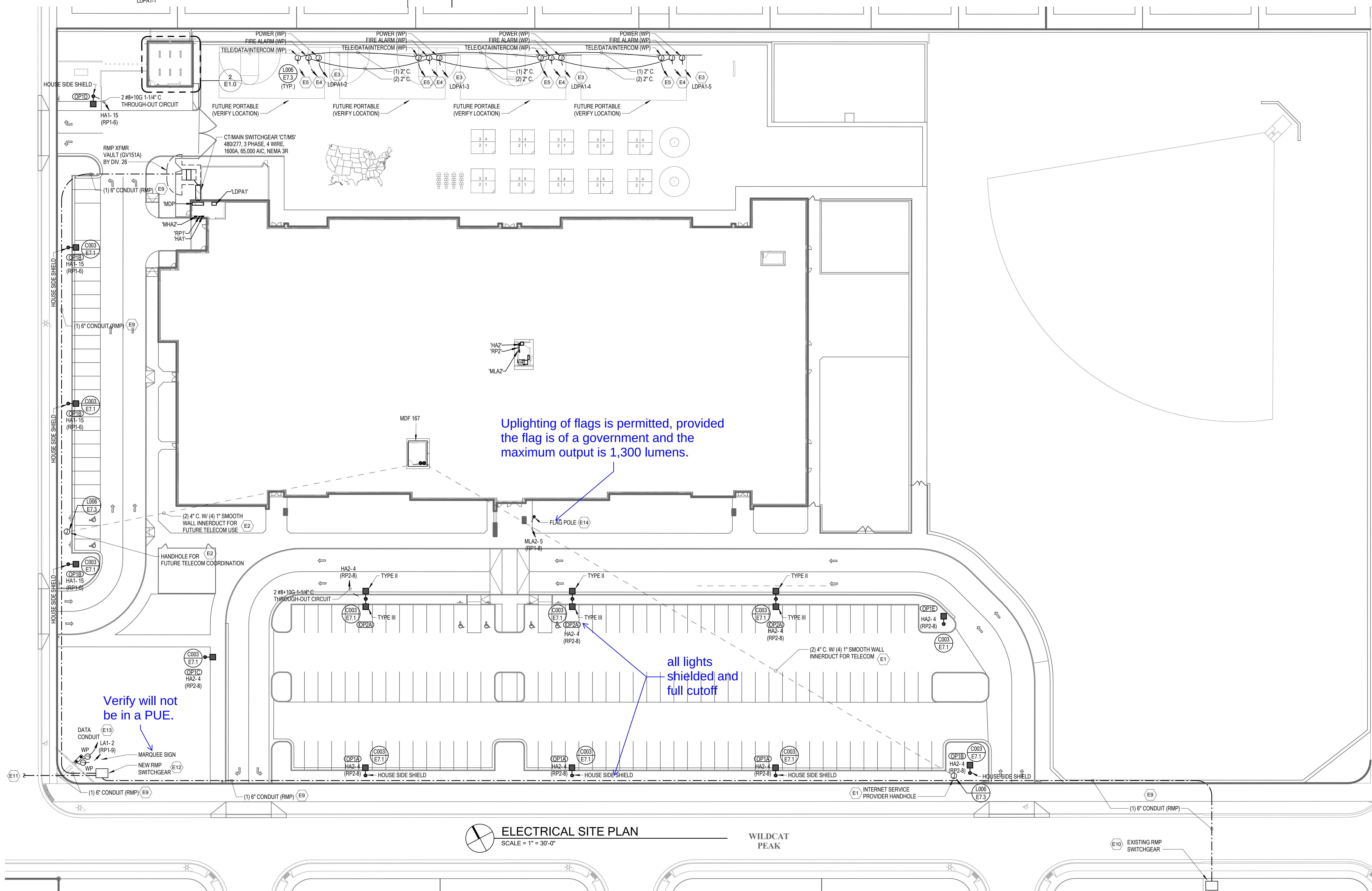
RELAY PANEL SCHEDULE 'RP2'									
ING:	SURFACE	VOLTAGE:	120/277	CONTROL CIRCUIT:	LA6-30	AIC RATING:	22,000		
RELAY	POWER	EMERGENCY	SPACE		CONTROL	DIMMING	PROGRAMMING		
P2-1	HA2-<varies>	No	AREA B CORRIDOR		LWS-'LC1'	NO	A		
P2-2	EMH-<varies>	Yes	AREA B CORRIDOR EGRESS		LWS-'LC1'	0-10V	B		
P2-3	EMH-15	Yes	VEST 185 EGRESS		LWS-'LC1'	0-10V	B		
P2-4	EMH-15	Yes	VEST 178 EGRESS		LWS-'LC1'	0-10V	B		
P2-5	EMH-15	Yes	VEST 180 EGRESS		LWS-'LC1'	0-10V	B		
P2-6	EMH-23	Yes	VEST 175 EGRESS		LWS-'LC1'	0-10V	B		
P2-7	EMH-<varies>	Yes	<varies>		LWS-'LC1'	NO	C		
P2-8	HA2-4	No	<varies>		<varies>	<varies>	<varies>		
P2-9	EMH-23	Yes	BUILDING SIGNAGE		LWS-'LC1'	<varies>	C		

ELECTRICAL FLOOR BOX SCHEDULE					
Type	DESCRIPTION	MFGR.	CATALOG NUMBER	PWR GANGS	L.V. GANGS
FB01	MULTI-SERVICE RECESSED SIX-COMPARTMENT FLOOR BOXES WITH (2) 1-GANG COVERS FOR POWER, (1) 1-GANG COMPARTMENT FOR DATA, (1)-GANG FOR SPARE, (2) 1-GANG COMPARTMENTS FOR AV WHERE INDICATED. INCLUDE MUDCAP, DEVICE PLATES, BLANK PLATES, MOUNTING BRACKETS, SPACERS AND COVER ASSEMBLIES. PROVIDE FLUSH TILE ASSEMBLIES. FLOOR BOX SHALL BE INTEGRATED WITH THE WIREMOLD TRANSITION CHANNEL. METIC CABLE MANAGEMENT SYSTEM. ALL POWER, COMMUNICATIONS AND AV CABLES SHALL BE ROUTED FROM THE FLOOR BOX UP AND THROUGH THE TRANSITION CHANNEL INTO THE INTEGRATED CABLE MANAGEMENT SYSTEM MOUNTED UNDER THE OWNER PROVIDED CONFERENCE ROOM TABLE. SEE SECTION 262226, WIRING DEVICES AND 271500 TELEPHONE/DATA SYSTEM. PROVIDE NUMBER OF DEVICES INDICATED IN DRAWINGS WITH A MINIMUM OF (2) DUPLEX RECEPTACLES AND (1) DATA OUTLET (TYPE 'L-2') IN EACH FLOOR BOX.	LEGRAND	RF86-OG	2	1
FB02	MULTI-SERVICE RECESSED TWO-COMPARTMENT FLOOR BOXES WITH (1) 1-GANG COMPARTMENT FOR POWER, (1)-GANG FOR DATA. INCLUDE MUDCAP, DEVICE PLATES, BLANK PLATES, MOUNTING BRACKETS, SPACERS AND COVER ASSEMBLIES. PROVIDE FLUSH TILE ASSEMBLIES. SEE SECTION 262226, WIRING DEVICES AND 271500 TELEPHONE/DATA SYSTEM. PROVIDE NUMBER OF DEVICES INDICATED IN DRAWINGS WITH A MINIMUM OF (1) DUPLEX RECEPTACLE AND (1) DATA OUTLET (TYPE 'L-2') IN EACH FLOOR BOX.	LEGRAND	RF82-OG	1	1

SHEET KEYNOTES

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ELECTRICAL SITE UTILITY INFORMATION HAS BEEN COORDINATED WITH THE FOLLOWING UTILITY COMPANY REPRESENTATIVES. VERIFY ALL LOCATIONS, DIMENSIONS, CLEARANCES REGULATIONS, ETC., PRIOR TO INSTALLATION. NOTIFY ENGINEER OF ANY REVISIONS REQUIRED.

POWER COMPANY	<u>ROCKY MOUNTAIN POWER (RMP)</u>
CONTACT	<u>WYATT HANSEN</u>
PHONE NO.	<u>(801) 756-1259</u>
EMAIL	<u>Wyatt.Hansen@pacificorp.com</u>
WORK ORDER NO.	<u>8197842</u>
TELEPHONE COMPANY	<u>DIRECTCOM</u>
CONTACT	<u>CODY BAILEY</u>
PHONE NO.	<u>(801) 789-2821</u>
EMAIL	<u>cbailey@directcom.com</u>

E1	PROVIDE (2) 4" CONDUIT WITH (4) 1" SMOOTH-WALL INNERDUCT EACH FROM HANDHOLE FOR DIRECTCOM SERVICES. FIELD COORDINATE EXACT "MEET-POINT" WITH DIRECTCOM PRIOR TO TRENCHING. UTILIZE LONG-BOARDS AND SHEEPS FOR ALL CONDUIT TRANSITIONS. COORDINATE WITH DIRECTCOM AND OWNER FOR EXACT DEMARCATION LOCATION WITHIN TER. DEMARCATION TO BE LOCATED ON A SECTION OF THE PLYWOOD WALL BOARD. LOCATE DEMARCATION TO 4-PIEX RECEPTACLE NEAR DIRECTCOM DEMARCATION AS PER DIRECTCOMS REQUIREMENTS.
E2	PROVIDE (2) 4" CONDUITS WITH (4) 1" SMOOTH-WALL INNERDUCT EACH FROM HANDHOLE. LABEL CONDUIT AS "FOR FUTURE USE." PROVIDE UNDERGROUND CONCRETE JUNCTION BOX AS SHOWN. PROVIDE (1) 4" CONDUIT TO 359KCMIL WITH (2) 600" FROM (1) SWITCHBOARD. 1" DPAI LOCATED IN MAIN ELECTRICAL ROOM 153A. LABEL CONDUIT "POWER FEED FOR FUTURE PORTABLE."
E4	PROVIDE UNDERGROUND CONCRETE JUNCTION BOX AS SHOWN. PROVIDE (2) 2" CONDUITS FROM JUNCTION BOX TO MAIN FIRE ALARM PANEL. (FACP) IN DATA 167. LABEL CONDUIT FIRE ALARM FEED FOR FUTURE PORTABLE."
E5	PROVIDE UNDERGROUND CONCRETE JUNCTION BOX AS SHOWN. PROVIDE (1) 2" CONDUIT FROM JUNCTION BOX TO DATA 167. LABEL CONDUIT "DATA/INTERCOM FEED FOR FUTURE PORTABLE."
E6	EXTEND (2) 2" CONDUIT FROM CONTROLLER AND OUT INTO LANDSCAPE AREA. COORDINATE WITH IRRIGATION CONTRACTOR AND LANDSCAPE DRAWINGS PRIOR TO ROUGH-IN. PROVIDE AN ADDITIONAL 1" CONDUIT TO HYDROMETER ENCLOSURE. REFER TO LANDSCAPE DRAWINGS AND DETAIL, T1/L5.
E7	PROVIDE (1) 2" CONDUIT FROM STUB-UP LOCATION IN SHED TO DATA ROOM 157 IN ADDITION TO REQUIRED 1" 1/4" CONDUIT FROM (L-2) DATA WITHIN THE SHED. LABEL CONDUIT "FUTURE TELECOM SHED".
E8	FIELD COORDINATE EXACT FUSED DISCONNECT LOCATION ON THE EXTERIOR WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
E9	PROVIDE (1) 6" CONDUIT FOR ROCKY MOUNTAIN POWER. DIV. 26 TO PROVIDE ALL TRENCHING CONDUIT. BACKFILL, ETC. RMP TO PROVIDE CONDUCTORS. COORDINATE ALL INSTALLATION REQUIREMENTS AND FINAL ROUTING CLOSELY WITH RMP.
E10	APPROXIMATE LOCATION OF RMP SWITCHCHARGE INSTALLED DURING WORMS HOURS TRACK CONSTRUCTION. FIELD VERIFY FINAL LOCATION AND STUB (1) 6" CONDUIT ACROSS THE ROAD. PROVIDE ALL NECESSARY BORING, TRENCHING, BACKFILL, ETC.
E11	STUB AND CAP (1) 6" CONDUIT FOR ROCKY MOUNTAIN POWER ACROSS THE ROAD. GPS LOCATION AND NECESSARY DOCUMENTATION TO RMP.

E12 APPROXIMATE LOCATION OF NEW RMP SWITCHGEAR. COORDINATE EXACT LOCATION WITH RMP PRIOR TO ROUGH IN AND INSTALL. VUL/PAD BY DIV. 26. COORDINATE INSTALLATION REQUIREMENTS AND CATALOG NUMBERS CLOSELY WITH RMP.

E13 PROVIDE UNDERGROUND CONCRETE JUNCTION BOXES NEAR MARQUEE SIGN. PROVIDE (1) 2" CONDUIT FROM JUNCTION BOX TO MFD-167 AND (1) 2" CONDUIT TO ELECTRICAL ROOM 153A. COORDINATE WITH DETAIL 16.8 & 17.6 FOR ADDITIONAL CONDUIT STUB-UP LOCATIONS WITHIN MARQUEE SIGN LABEL. PROVIDE 1/2" CONDUIT TO RMP PRIOR TO ROUGH IN AND FUTURE DATA MARQUEE. BASE MODEL MARQUEE TO UTILIZE CELLULAR LINK.

E14 INTEGRAL FLAG POLE LIGHT. FIELD COORDINATE EXACT LOCATION WITH LANDSCAPE DRAWINGS, ARCHITECT AND OWNER PRIOR TO ROUGH IN. VERIFY ROUGH IN AND TERMINATION REQUIREMENTS WITH MANUFACTURER'S SHOP DRAWINGS.

1. INSPECT ALL CONDUCITS WITH CAMERA TO CONFIRM THAT CONDUCITS HAVE NOT BEEN CRUSHED OR BROKEN. CAP OPEN ENDS OF CONDUCITS AND INSTALL A 200LB NYLON PULL CORD IN EACH EMPTY CONDUIT RUN.
2. PROVIDE PLANS, PHOTO DOCUMENTATION, AND GPS COORDINATES INDICATING THE LOCATION OF ANY AND ALL CONDUCITS INTENDED FOR FUTURE USE BY OWNER. SUBMIT DOCUMENTATION WITH Q&As.
3. BIDDERS SHALL EXAMINE THE SITE AND THE COMPLETE SET OF PLANS AND SPECIFICATIONS FOR ALL TRADES COVERING THE ENTIRE PROJECT. THEY SHALL BECOME FULLY CONVERSANT WITH THE TYPE OF GENERAL CONSTRUCTION AS WELL AS ALL PERTINENT FACTS AFFECTING THE COST OF CARRYING OUT THE WORK. THEY WILL CONTRACT TO PERFORM DIVISION 26 SHALL COORDINATE PROJECT PHASING WITH GENERAL CONTRACTOR AND BIDDER/PERFORM RESPONSIBILITIES FOR THIS PROJECT TO CONTRACT EXPECTATIONS.
4. COORDINATE ELECTRICAL DEMOLITION WITH ARCHITECTURAL DRAWINGS AND GENERAL CONTRACTOR.
5. CLOSELY COORDINATE ANY REQUIRED POWER SHUTDOWNS WITH HEAD CUSTODIAN AND OWNER.
6. VERIFY LOCATION OF LIGHT POLES WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.

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PROFESSIONAL ENGINEER
BRIAN HICKS
No. 770903
STATE OF UTAH

VINEYARD, UTAH

AWN BY: BNA
CHECKED BY: BNA
DATE: MAY 2022
PROJECT #: 22195

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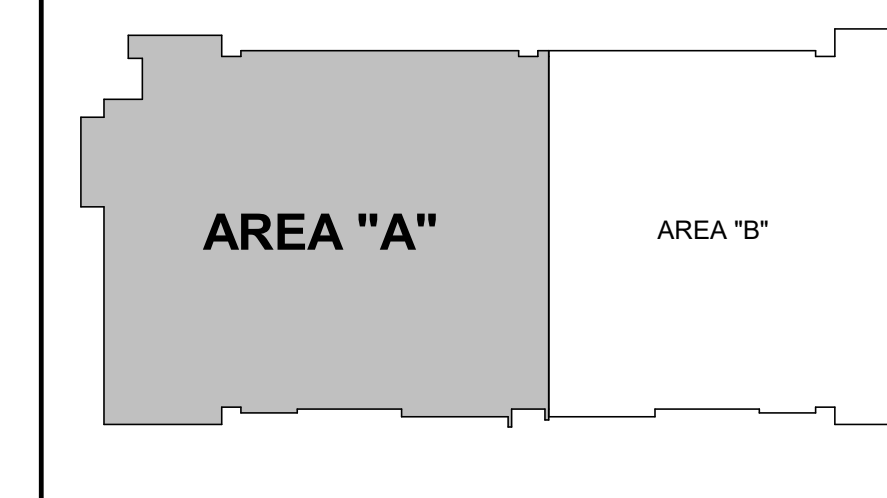
GENERAL SHEET NOTES

- SEE CORRESPONDING LIGHTING DIAGRAMS FOR GENERAL INSTALLATION REQUIREMENTS, CONNECTIONS, AND CABLE TYPES.
- WHERE ALLOWED PER SPECIFICATIONS, LOW VOLTAGE WIRE/CABLE FOR LIGHTING SENSORS, AUDIOVISUAL EQUIPMENT, CLASSROOM SOUND AMPLIFICATION, ETC. TO BE PROPERLY SUPPORTED UTILIZING ALL THREAD AND WIDE SURFACE AREA OPEN TOP CABLE SUPPORTS SPACED 5 FEET APART. ATTACHED TO STRUCTURE PER PER NEC REQUIREMENTS AND TO FOLLOW BUILDING STRUCTURAL LINES. PULLING WIRE DIAGONALLY ACROSS ROOMS IS NOT ALLOWED. USING CEILING SYSTEM OR LIGHT FIXTURE SUPPORT/SEISMIC WIRES FOR SUPPORT IS NOT ALLOWED.
- PROVIDE UNSWITCHED NORMAL CIRCUIT HOT LEG TO ALL EMERGENCY POWER CONTROL DEVICES FOR PROPER POWER SENSING.
- PROVIDE UNSWITCHED HOT AHEAD OF RELAY, OCCUPANCY SENSOR, OR SWITCH TO ALL EXIT SIGNS.
- WHERE EMERGENCY CIRCUIT IS SHOWN NEXT TO ROOM CONTROLLER (EM CIRCUIT), WIRE ROOM CONTROLLERS UL 924 RELAY AS REQUIRED FOR AUTOMATIC EMERGENCY LIGHTING CONTROL. EXTEND EMERGENCY RELAY TO ALL INDICATED EMERGENCY LIGHTING WITHIN THE ROOM AS REQUIRED. EMERGENCY RELAY SHALL TRACK WITH ALL OTHER RELAYS AND ONLY OPERATE THE INDICATED LIGHT FIXTURES DURING LOSS OF POWER.
- SUBSCRIPT NEAR LIGHT FIXTURES INDICATES CONTROL. PROVIDE LIGHTING CONTROLLERS WITH THE REQUIRED NUMBER OF RELAYS/DIMMERS. PROVIDE ADDITIONAL RELAYS/DIMMERS FOR DAYLIGHT ZONES AS NEEDED.
- PROVIDE 0-10V DIMMING FOR ALL AREAS AND/OR ROOMS WHERE 0-10V DIMMING IS INDICATED BY THE WALLSTATION CONTROL SEQUENCE AND OR BY TYPE OF CONTROL INTERFACE SHOWN.

SHEET KEYNOTES

- VERIFY EXACT MOUNTING HEIGHT OF LIGHT FIXTURE(S). COORDINATE WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN.
- PROVIDE DAYLIGHT ZONE CONTROL REQUIREMENTS PER IECC-2015 C405 2.3.3. LOCATE DAYLIGHT SENSOR(S) PER MANUFACTURER'S RECOMMENDATION AND WHERE REQUIRED WITHIN THE SPACE FOR PROPER COVERAGE. CONTROL LIGHT FIXTURES WITHIN THE DAYLIGHT ZONE WITH DAYLIGHT SENSOR (PHOTODIODE) AND WIRE THE FIXTURES 0-10V DRIVERS ACCORDINGLY.
- MOUNT FIXTURE WITHIN SKYLIGHT WITH THE BOTTOM LENS OF THE FIXTURE MOUNTED NEAR THE CEILING AND SKYLIGHT OPENING JOIN. VERIFY EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.
- CONTRACTOR TO VERIFY FINAL SCHOOL NAME WITH OWNER AND ARCHITECT AND OBTAIN FINAL DIMENSIONS OF THE SCHOOL NAME LETTERING PRIOR TO ORDERING FIXTURES AND FIXTURE ROUGH-IN. REVISE FIXTURE SPACING AND QUANTITY TO EVENLY ILLUMINATE FINAL SIGNAGE.
- PROVIDE SINGLE-GLANG BOPPER STOPPER WITH SPRING LOADED HINGE-CLEAR (STI-6518 OR EQUAL) COVER TO PROTECT WALLSTATION.
- PROVIDE A 0-10V DIMMING WALL SWITCH. PROVIDE 0-10V WIRING TO CONTROLLED FIXTURES ACCORDINGLY.
- VERIFY PLATFORM LIGHTING CONTROL STATIONS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
- PROVIDE DAYLIGHT ZONE CONTROL REQUIREMENTS PER IECC-2015 C405 2.3.1. LOCATE DAYLIGHT SENSOR(S) PER MANUFACTURER'S RECOMMENDATION AND WHERE REQUIRED WITHIN THE ROOM FOR PROPER COVERAGE. PROVIDE ADDITIONAL DIMMING ZONE/RELAY TO CONTROL THE DAYLIGHTING ZONE SEPARATE FROM THE FIXTURES OUTSIDE THE DAYLIGHT ZONE.
- THE LIGHTING CONTROL SEQUENCING AND WIRING REQUIREMENTS WITHIN THIS ROOMS IS SIMILAR TO THE TYPICAL CLASSROOM DIAGRAM 3/E2.2. VERIFY FRONT OF CLASSROOM ORIENTATION PRIOR TO ROUGH-IN AND PROVIDE RELAY/DIMMER WIRING ACCORDINGLY.
- SEE AREA LIGHTING FLOOR PLANS FOR FRONT OF CLASSROOM ORIENTATION. WIRE CLASSROOM IN ACCORDANCE TO WIRING SHOWN IN TYPICAL TO GIVE PROPER CONTROL SCHEME OF LIGHTING.
- MOUNT ROOM CONTROLLER(S) ABOVE ENTRY DOOR ALONG WITH ANY OTHER RELATED MODULES. PROVIDE INDICATOR LABELING ON GRID TILE NEAREST THE ROOM CONTROLLER. COORDINATE WITH ARCHITECT FOR STYLE AND METHOD OF LABELING. SEE CORRESPONDING ROOM CONTROLLER DIAGRAM S002/E2.4 FOR MORE INFORMATION.
- PROVIDE DUAL TECH. OCCUPANCY SENSOR(S) AS SHOWN. LOCATE OCCUPANCY SENSOR SENSOR(S) PER MANUFACTURER FOR PROPER PLACEMENT AND ADJUSTMENT OF OCCUPANCY SENSORS. PROVIDE ADDITIONAL SENSORS IF REQUIRED TO PROPERLY COVER THE RESPECTIVE ROOM.
- PROVIDE LOW VOLTAGE WALLSTATION AS SHOWN. SEE DIAGRAM S002/E2.4 FOR WALLSTATION LAYOUT AND CONFIGURATION.

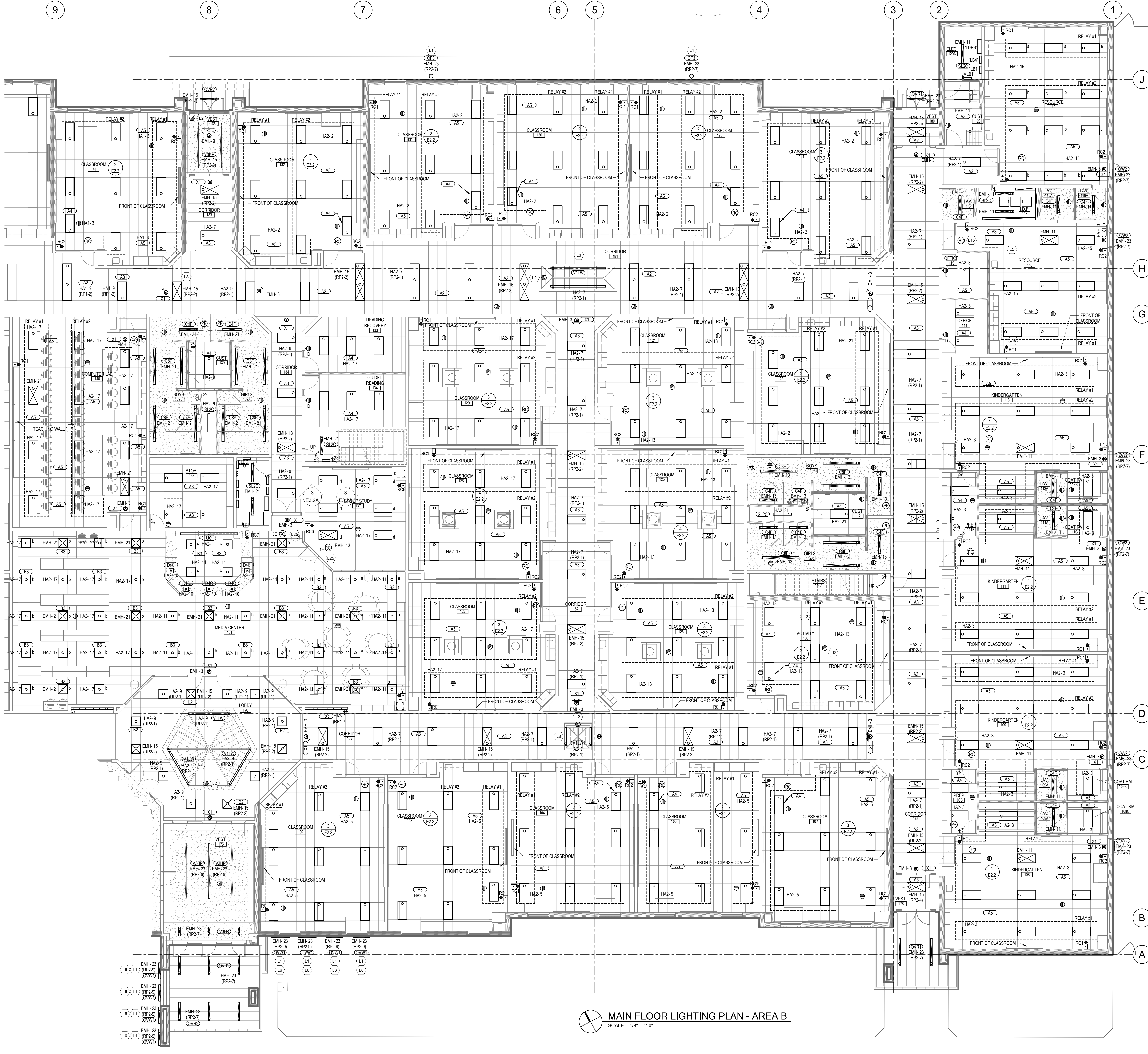
KEY PLAN



MAIN FLOOR LIGHTING PLAN - AREA A
SCALE = 1/8" = 1'-0"

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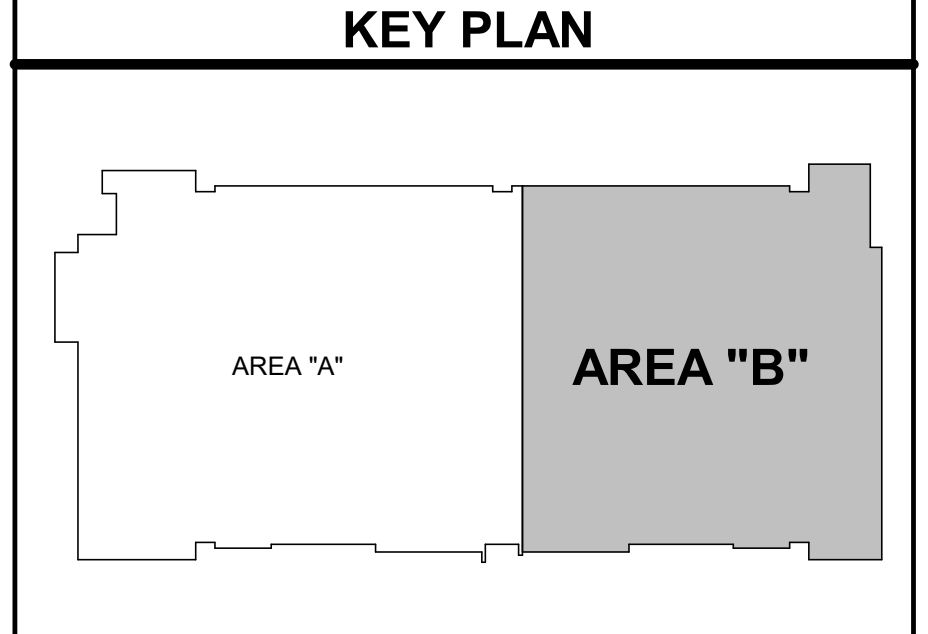
MAIN FLOOR LIGHTING PLAN - AREA B
SCALE = 1/8" = 1'-0"

GENERAL SHEET NOTES

1. SEE CORRESPONDING LIGHTING DIAGRAMS FOR GENERAL INSTALLATION REQUIREMENTS, CONNECTIONS, AND CABLE TYPES.
2. WHERE ALLOWED PER SPECIFICATIONS, LOW VOLTAGE WIRE/CABLE FOR LIGHTING SENSORS, AUDIOVISUAL EQUIPMENT, CLASSROOM SOUND AMPLIFICATION, ETC. TO BE PROPERLY SUPPORTED UTILIZING ALL THREAD AND WIDE SURFACE AREA OPEN-TOP CABLE SUPPORTS SPACED 5 FEET APART, ATTACHED TO STRUCTURE PER NEC REQUIREMENTS, AND TO FOLLOW BUILDING STRUCTURAL LINES. PULLING WIRE DIAGONALLY ACROSS ROOMS IS NOT ALLOWED. USING CEILING SYSTEM OR LIGHT FIXTURE SUPPORT/SEISMIC WIRES FOR SUPPORT IS NOT ALLOWED.
3. PROVIDE UNSWITCHED NORMAL CIRCUIT HOT LEG TO ALL EMERGENCY POWER CONTROL DEVICES FOR PROPER POWER SENSING.
4. PROVIDE UNSWITCHED HOT AHEAD OF RELAY, OCCUPANCY SENSOR, OR SWITCH TO ALL EXIT SIGNS.
5. WHERE EMERGENCY CIRCUIT IS SHOWN NEXT TO ROOM CONTROLLER (EM CIRCUIT), WIRE ROOM CONTROLLERS UL 924 RELAY AS REQUIRED FOR AUTOMATIC EMERGENCY LIGHTING CONTROL. EXTEND EMERGENCY RELAY TO ALL INDICATED EMERGENCY FIXTURES WITHIN THE ROOM AS REQUIRED. EMERGENCY RELAY SHALL TRACK WITH ALL OTHER RELAYS AND ONLY OPERATE THE INDICATED LIGHT FIXTURES DURING LOSS OF POWER.
6. SUBSCRIPT NEAR LIGHT FIXTURES INDICATES CONTROL. PROVIDE LIGHTING CONTROLLERS WITH THE REQUIRED NUMBER OF RELAYS/DIMMERS. PROVIDE ADDITIONAL RELAYS/DIMMERS FOR DAYLIGHT ZONES AS NEEDED.
7. PROVIDE 0-10V DIMMING FOR ALL AREAS AND/OR ROOMS WHERE 0-10V DIMMING IS INDICATED BY THE WALLSTATION CONTROL SEQUENCE AND OR BY TYPE OF CONTROL INTERFACE SHOWN.

SHEET KEYNOTES

- L1 VERIFY EXACT MOUNTING HEIGHT OF LIGHT FIXTURE(S). COORDINATE WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN.
- L2 PROVIDE DAYLIGHT ZONE CONTROL REQUIREMENTS PER IECC-2015 C405.2.3.3. LOCATE DAYLIGHT SENSOR(S) PER MANUFACTURER'S RECOMMENDATION AND WHERE REQUIRED WITHIN THE SPACE FOR PROPER COVERAGE. CONTROL LIGHT FIXTURES WITHIN THE DAYLIGHT ZONE WITH DAYLIGHT SENSOR (PHOTODIODE) AND WIRE THE FIXTURES 0-10V DRIVERS ACCORDINGLY.
- L3 MOUNT FIXTURE WITHIN SKYLIGHT WITH THE BOTTOM LENS OF THE FIXTURE MOUNTED NEAR THE CEILING AND SKYLIGHT OPENING JOIN. VERIFY EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.
- L5 THE LIGHTING CONTROL SEQUENCING AND WIRING REQUIREMENTS WITHIN THIS ROOMS IS SIMILAR TO THE TYPICAL CLASSROOM DIAGRAM 2/E2.2. VERIFY FRONT OF CLASSROOM ORIENTATION PRIOR TO ROUGH-IN AND PROVIDE RELAY/DIMMER WIRING ACCORDINGLY.
- L6 CONTRACTOR TO VERIFY FINAL SCHOOL NAME WITH OWNER AND ARCHITECT AND OBTAIN FINAL DIMENSIONS OF THE SCHOOL NAME LETTERING PRIOR TO ORDERING FIXTURES AND FIXTURE ROUGH-IN. REVISE FIXTURE SPACING AND QUANTITY TO EVENLY ILLUMINATE FINAL SIGNAGE.
- L12 PROVIDE DAYLIGHT ZONE CONTROL REQUIREMENTS PER IECC-2015 C405.2.3.1. LOCATE DAYLIGHT SENSOR(S) PER MANUFACTURER'S RECOMMENDATION AND WHERE REQUIRED WITHIN THE ROOM FOR PROPER COVERAGE. PROVIDE ADDITIONAL DIMMING ZONE/RELAY TO CONTROL THE DAYLIGHTING ZONE SEPARATE FROM THE FIXTURES OUTSIDE THE DAYLIGHT ZONE.
- L13 THE LIGHTING CONTROL SEQUENCING AND WIRING REQUIREMENTS WITHIN THIS ROOMS IS SIMILAR TO THE TYPICAL CLASSROOM DIAGRAM 3/E2.2. VERIFY FRONT OF CLASSROOM ORIENTATION PRIOR TO ROUGH-IN AND PROVIDE RELAY/DIMMER WIRING ACCORDINGLY.
- L15 MOUNT ROOM CONTROLLER(S) ABOVE ENTRY DOOR ALONG WITH ANY OTHER RELATED MODULES. PROVIDE INDICATOR LABELING ON GRID TILE NEAREST THE ROOM CONTROLLER. COORDINATE WITH ARCHITECT FOR STYLE AND METHOD OF LABELING. SEE CORRESPONDING ROOM CONTROLLER DIAGRAM S03/E2.6 FOR MORE INFORMATION.
- L18 PROVIDE LOW VOLTAGE WALLSTATION AS SHOWN. SEE DIAGRAM S002/E2.4 FOR WALLSTATION LAYOUT AND CONFIGURATION.
- L25 JOIN ROOM CONTROLLERS WITHIN MEDIA CENTER ACCORDINGLY TO ALLOW FOR WALLSTATION TO CONTROL MULTIPLE ROOM CONTROLLERS AS INDICATED.



ALPINE SCHOOL DISTRICT
NEW ELEMENTARY #110
452 N VINEYARD LOOP RD. BID PACKAGE #1

PROJECT TITLE

DRAWN BY: BNA
CHECKED BY: BNA
DATE: MAY 2022
PROJECT #: 22195

E2.1B

BNA CONSULTING
170 NORTH MAIN STREET, SUITE 200
SPRINGFIELD, UT 84606
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS
PROFESSIONAL ENGINEER
BRANDY HICKS
7700000000
STATE OF UTAH

REVISIONS:

VINEYARD, UTAH



N 1180 E

N 1180 E

N 1180 E

N 1180 E

N Fiona St

N Davis Knls

N Vernon Dr

E Sod Farm Bypass Rd

Glenmar Way

Lake Mo

N Pon



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 6, 2022**

TITLE:	SITE PLAN - LDS North Meetinghouse Expansion		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:			
APPLICANT:	Chad Spencer with Evans & Associates Architecture as Applicant on behalf of the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints as owner		
GENERAL PLAN DESIGNATION Neighborhood Residential Three	CURRENT ZONE Ranches Master Plan	ACREAGE 3.453	COMMUNITY The Ranches

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

PRESENTED BY:

Robert Hobbs

RECOMMENDATION:

Staff suggests that the City Council approve the Applicant(s) proposed site plan, contingent upon development/Applicant(s) compliance with any preferred conditions of approval.

BACKGROUND:

Application for minor site plan approval has been submitted to sanction a proposed expansion to the back of a church building. The church, and associated site improvements are already in place and little disturbance to the same is intended. The extent of notable changes include demolition of a parking space row, abutting curb, gutter and sidewalk, and building modifications to accommodate a rear addition to the church building.

ITEMS FOR CONSIDERATION:

Special uses:

Site Plan 7.75.051 Religious or cultural meeting halls.

Religious and cultural meeting halls may be permitted only where:

17. Parking. The development shall comply with Chapter 17.55 EMMC.
18. Outdoor Lighting. The development shall comply with Chapter 17.56 EMMC.
19. Landscaping. The development shall comply with Chapter 17.60 EMMC. [Ord. O-27-2020 § 2 (Exh. A)].

Parking, lighting, landscaping etc. all existing and to remain intact save as generally noted in the background section as shown on attached plans. Architectural treatment of the addition is in care and keeping with existing building architecture (see attached plans). Post demolition parking space count of 215 [one space required (includes ADA) per 20 sq. ft. of chapel square footage] appears (barely) adequate to still meet code, even given a row of parking stalls (14) being removed behind the church as part of the add-on project.

REQUIRED FINDINGS:

Site plan approvals are based on development/applicant(s) conformance to any pertinent Master Development plan, any recorded Development Agreement, and relevant, adopted City code(s). Site plan approval criteria for a "religious meeting hall" (e.g., church building) are found in EMMC 17.75.051.

PLANNING COMMISSION ACTION/RECOMMENDATION:

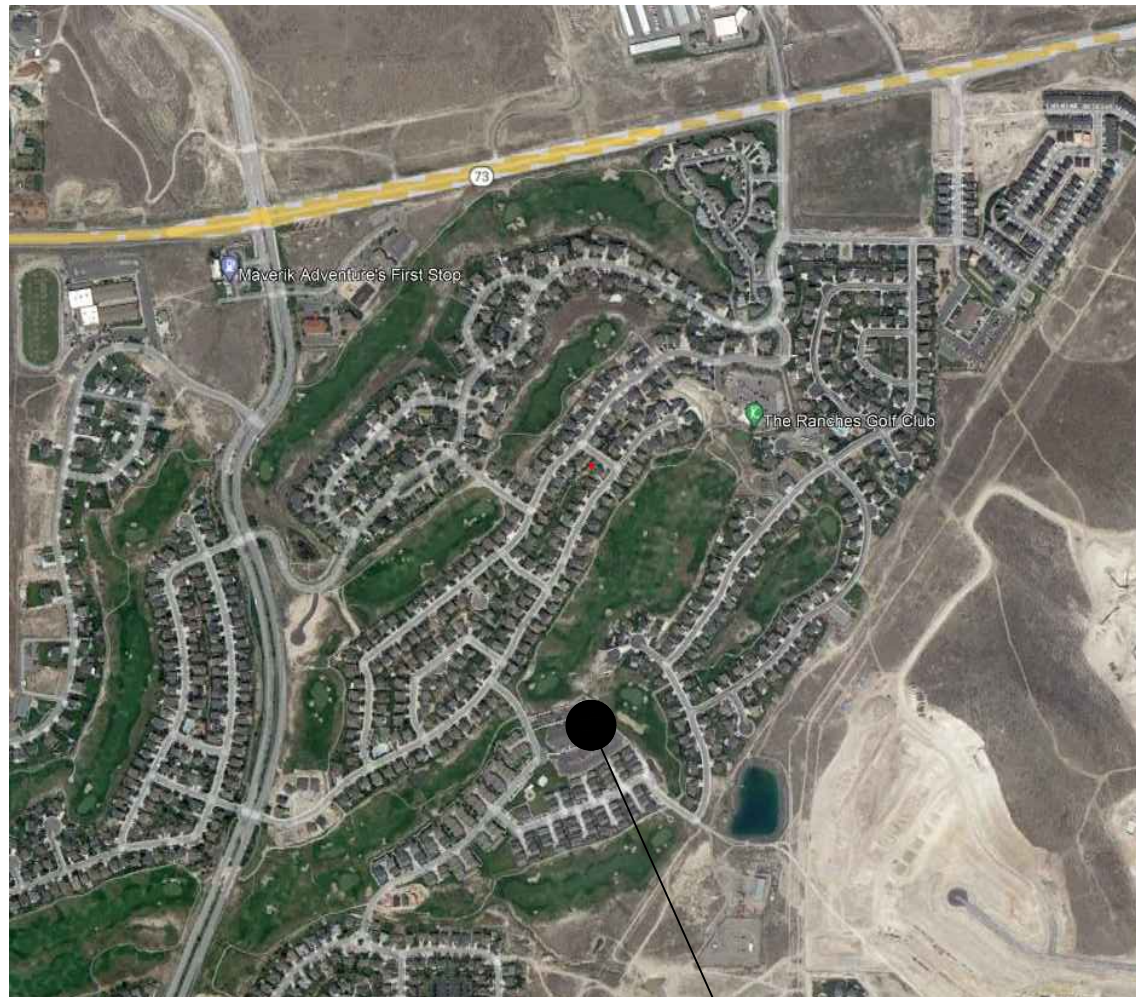
The Planning and Zoning Commission, during their regularly scheduled public meeting of August 23, 2022, voted to forward to Council a positive recommendation concerning this application matter. No recommended conditions of approval.

ATTACHMENTS:

[Site Plan Drawings](#)
[Vicinity Map](#)

Eagle Mountain North Stake Suite Addition

Eagle Mountain UT North Stake

Consultant	Consultant Name	Address		Contact	Phone	E-mail	Vicinity Map
ARCHITECT:	Evans & Associates Architecture	11576 South State Street #103B	Draper, Utah 84020	Chad Spencer	(801) 553-8272	chad@studio-ea.com	
CIVIL ENGINEER:	Excel Engineering, Inc.	12 West 100 North #201	American Fork, Utah 84003	David Peterson	(801) 756-4504	david@excelcivil.com	
LANDSCAPE ARCHITECT:	PKJ Design Group	3450 North Triumph Blvd, Suite 102	Lehi, Utah 84043	Kristina Ainsworth	(801) 753-55644	kainsworth@pkjdesignngroup.com	
STRUCTURAL ENGINEER:	BHB Consulting Engineers, PC	2766 South Main Street	Salt Lake City, Utah 84115	Chris Hofheins	(801) 355-5656	chris.hofheins@bhbengineers.com	
MECHANICAL ENGINEER:	Van Boerum & Frank Associates	181 East 5600 South	Murray, Utah 84107	John Alexander	(801) 530-3148	jalexander@vbfa.com	
ELECTRICAL ENGINEER:	Envision Engineering	240 East Morris Avenue, Suite 200	Salt Lake City, Utah 84115	Scott Kingery	(801) 534-1130	skingery@envisioneng.com	
SOUND CONSULTANT:	Spectrum Engineers	324 South State Street, Suite 400	Salt Lake City, Utah 84111	Aaron Abbott	(801) 328-5151	awa@spectrum-engineers.com	
FIRE SPRINKLING:	RMC-F, LLC	_____	_____	Michael Christensen	(801) 696-8244	rmcfutah@gmail.com	

CODE INFORMATION

2018 IBC / 2018 IFC / 2017 NEC / 2018 IPC / 2018 IMC / 2018 IECC / 2018 IFGC / ICC ANSI A117.1-2009		
Code Item	IBC Reference Code Requirement	Actual Building Design
Occupancy Classification	Chapter 3	Assembly Group A-3
Construction Type	602.5	Type V-B
Fire Sprinklers		Yes, NFPA-13
Allowable Building Height	Table 504.3 Assembly Group A-3:	60 feet 31'-2"
Allowable Stories Above Grade	Table 504.4 Assembly Group A-3:	2 1
Allowable Area	Table 506.2 Assembly Group A-3:	Existing: 19,472 sf Addition: 2,550 sf Total: 22,022 sf
Total Occupant Load	Table 1004.1.2	See Egress Floor Plan
Common Path of Travel	Table 1006.2.1 Assembly Group A-3:	75 feet See Egress Floor Plan
Maximum Travel Distance	Table 1017.2 Assembly Group A-3:	250 feet See Egress Floor Plan
Egress Information	1005.3.1 Stairways: 0.3" per Occupant 1005.3.2 Others: 0.2" per Occupant	56" Stairways = 186 occupants (1) Lower Level Doors = 180 occupants (7) Main Level Doors = 1,120 occupants
36" door = 32" clear = 160 people at 0.20" per person Pair of 36" doors = 64" clear = 320 people at 0.20" per person		

PARKING INFORMATION

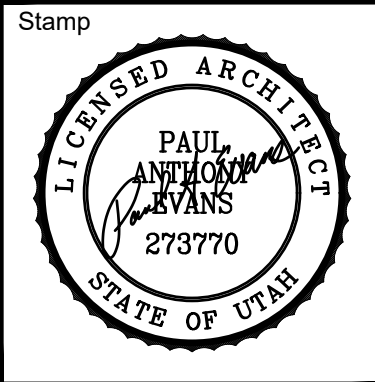
Requirement	Required	Provided
1 Stall Per 20 sf in Main Assembly Room	2,984 sf / 20 sf = 149 stalls	221 stalls

DRAWING INDEX

GENERAL
G001 COVER AND INDEX SHEET
SITE DEVELOPMENT
C101 EROSION CONTROL SITE PLAN
C111 EROSION CONTROL DETAILS
C112 EROSION CONTROL DETAILS
C201 GRADING AND DRAINAGE PLAN
C202 UTILITY PLAN
C301 ELECTRICAL SITE DEMOLITION PLAN
C302 ELECTRICAL SITE PLAN
C411 OVERALL SITE PLAN
C421 DEMOLITION SITE PLAN
C422 ARCHITECTURAL SITE PLAN
C501 SITE DETAILS
C502 SITE DETAILS
LANDSCAPING
L100 LANDSCAPE PLAN
L101 EXISTING LANDSCAPE PLAN
L102 LANDSCAPE AND MOWSTRIP PLAN
L103 IRRIGATION PLAN
L500 LANDSCAPE DETAILS
L501 IRRIGATION DETAILS
L502 IRRIGATION DETAILS
ARCHITECTURAL
A201 DEMOLITION EXTERIOR ELEVATIONS AND NEW EXTERIOR ELEVATIONS
A202 DEMOLITION EXTERIOR ELEVATIONS AND NEW EXTERIOR ELEVATIONS
A203 DEMOLITION EXTERIOR ELEVATIONS AND NEW EXTERIOR ELEVATIONS



evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
Phone: 801-553-8272



Eagle Mountain North Stake Suite Addition
Eagle Mountain UT North Stake

8732 North Desert Canyon Road
Eagle Mountain, Utah

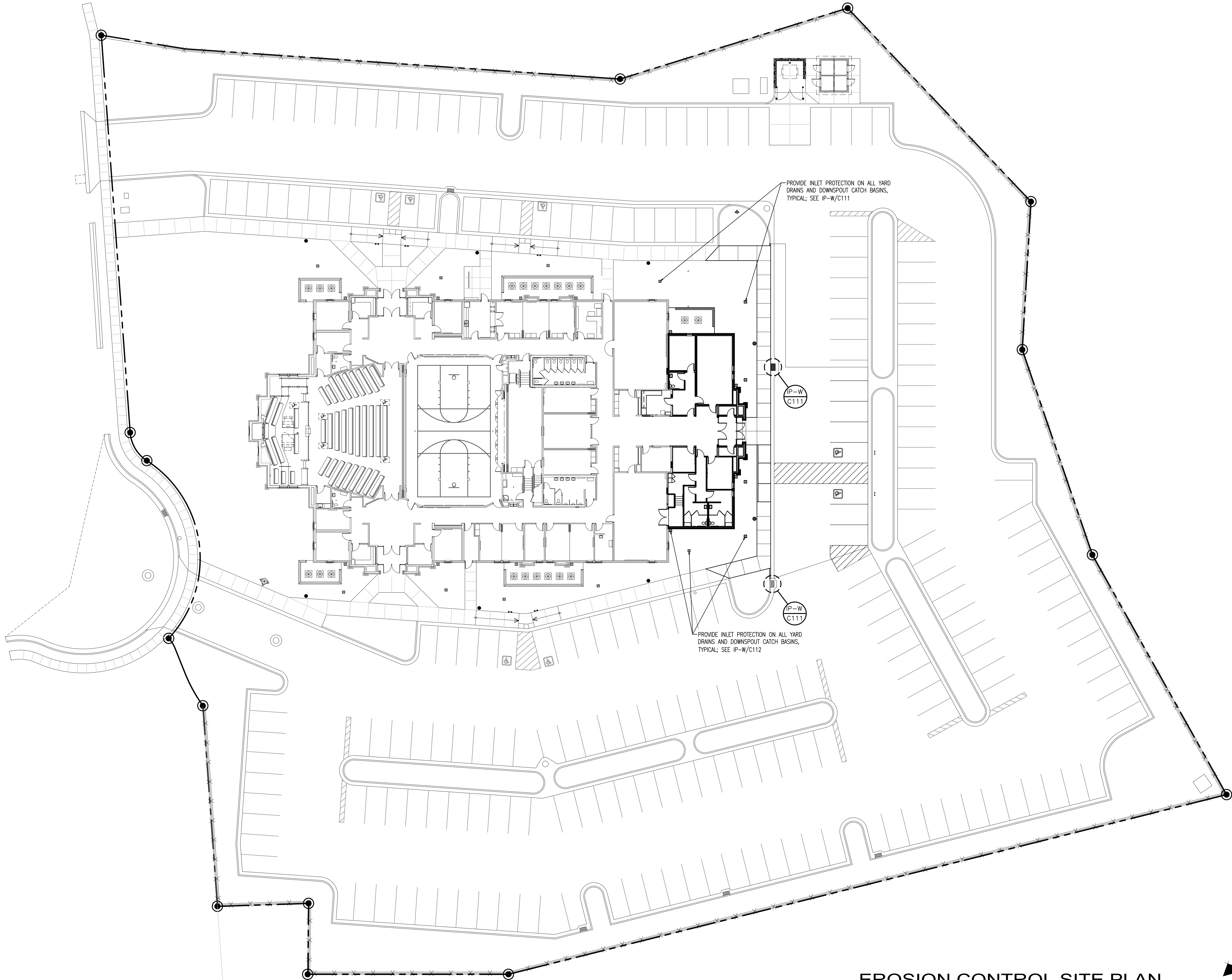
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions		Description				
Mark	Date					

Project Number 22-28
Plan Series Stake Suite Addition
Property Number 500847321010101
Date May 2, 2022

Sheet Title COVER SHEET

Sheet G001



EROSION CONTROL SITE PLAN

SCALE: 1" = 20'-0"

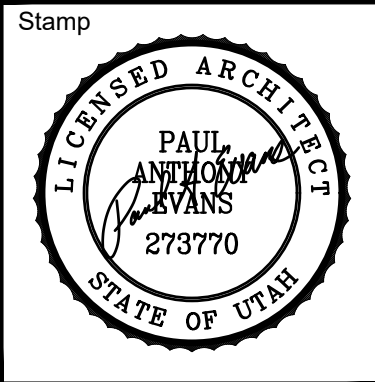


STORM WATER PROTECTION GENERAL NOTES:

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

SEQUENCE FOR IMPLEMENTATION OF EROSION CONTROL MEASURES AND CONSTRUCTION NOTES

1. INSTALL STORM DRAIN STRUCTURES AND INSTALL AN INLET BARRIER OVER THE INLET
2. CONTRACTOR IS TO WATER THE SITE EVERY TWO WEEKS OR SOONER AS NECESSARY TO KEEP THE DUST LEVEL DOWN AND TO PREVENT TRACKING OF DIRT ONTO CITY STREETS
3. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES AND IMPLEMENT ADDITIONAL MEASURES AS CIRCUMSTANCES WARRANT WHEN CONSTRUCTING UTILITIES OR GRADING THE SITE – CONTACT THE ENGINEER WITH CONCERNS
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARDS
5. CONTRACTOR MUST APPLY FOR A NOTICE OF INTENT PERMIT FROM THE STATE DIVISION OF WATER QUALITY PRIOR TO CONSTRUCTION
6. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO EXISTING PAVED CITY ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY
7. CONTRACTOR SHALL PROTECT EXISTING AND PROPOSED STORM DRAINAGE FACILITIES DURING CONSTRUCTION



Eagle Mountain North Stake Suite Addition
Eagle Mountain UT North Stake

8732 North Desert Canyon Road
Eagle Mountain, Utah

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

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Project Number 22-28
Plan Series Stake Suite Addition
Property Number 500847321010101
Date May 2, 2022

Sheet Title

EROSION CONTROL
SITE PLAN

Sheet

C101

BMP: Construction Sequencing

CS
Construction



DESCRIPTION:

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

APPLICATIONS:

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

INSTALLATION/APPLICATION CRITERIA:

Sequencing schedules should include the following Design and Installation Criteria:

- ◆ The erosion & sediment control practices that are to be installed
- ◆ Principal development activities
 - Which measures should be installed before other activities are started
 - Compatibility with the general contract construction schedule

LIMITATIONS:

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

MAINTENANCE:

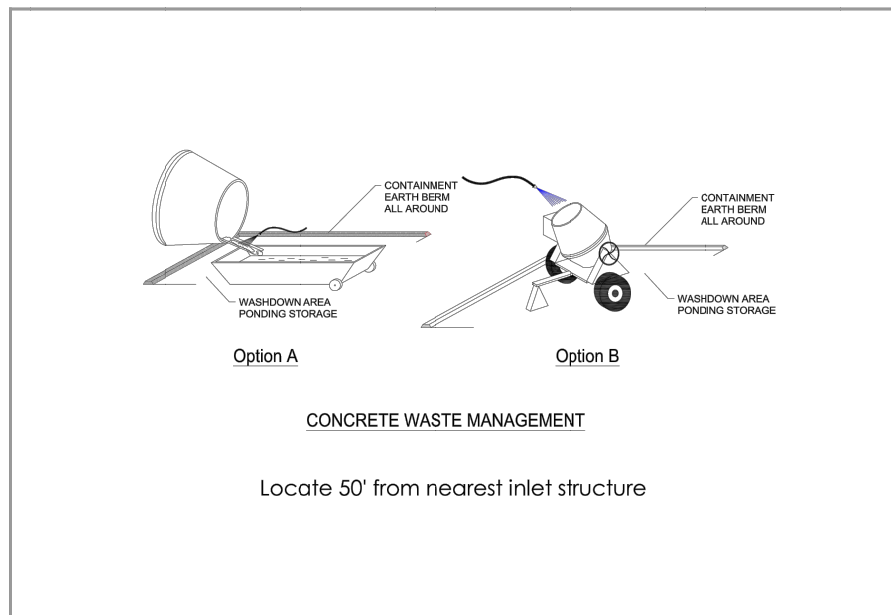
Follow the construction sequence throughout the project and modify the written plan before any changes in construction activities are executed. Update the plan if a site inspection indicates the need for additional erosion and sediment control.

Adapted from EPA – Stormwater Menu of BMPs

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BMP: Concrete Waste Management

CWM
Construction



DESCRIPTION:

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

APPLICATION:

This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

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

LIMITATIONS:

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

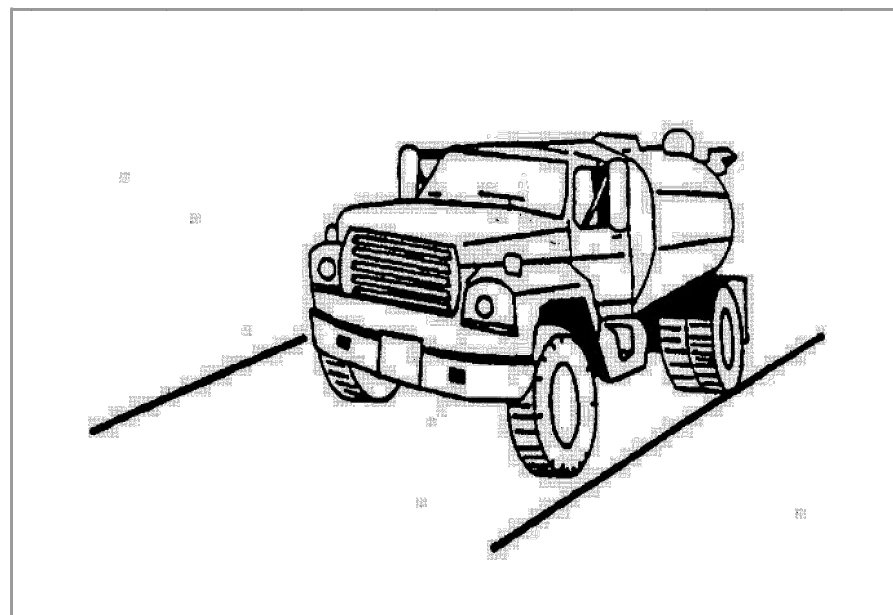
MAINTENANCE:

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

8

BMP: Dust Controls

DC
Construction



DESCRIPTION:

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

APPLICATION:

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

INSTALLATION/APPLICATION CRITERIA:

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

LIMITATIONS:

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

MAINTENANCE:

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

13

BMP: Inspection and Maintenance

IM
Construction



DESCRIPTION:

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

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

APPLICATIONS:

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

INSTALLATION/APPLICATION CRITERIA:

The person responsible for the inspections should be trained in the design and operation of the BMPs.

LIMITATIONS:

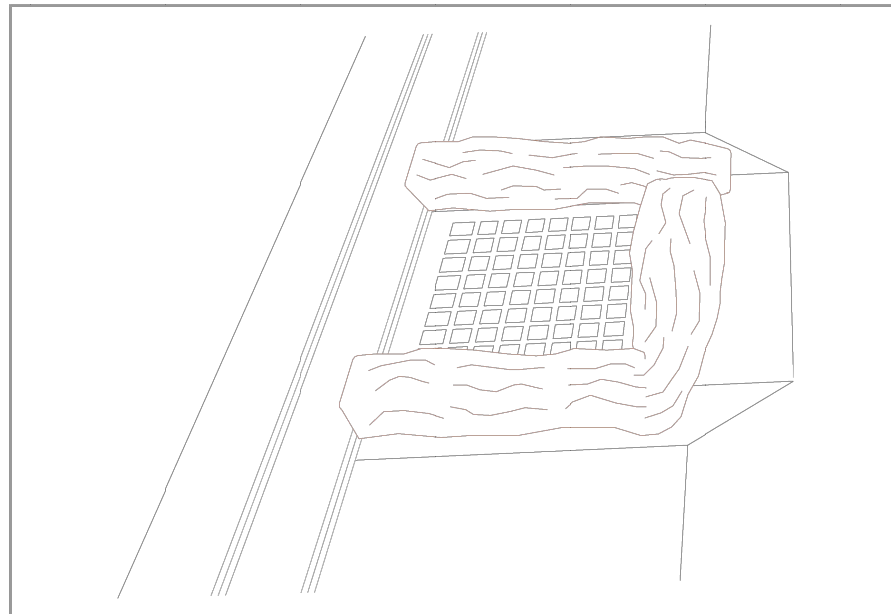
Construction site operators should allocate adequate time and resources for BMP maintenance and repair.

Adapted from EPA – Stormwater Menu of BMPs

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BMP: Inlet Protection – Wattle

IP-W
CONSTRUCTION



DESCRIPTION:

Sediment barrier erected around storm drain inlet.

APPLICATION:

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

INSTALLATION/APPLICATION CRITERIA:

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

LIMITATIONS:

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

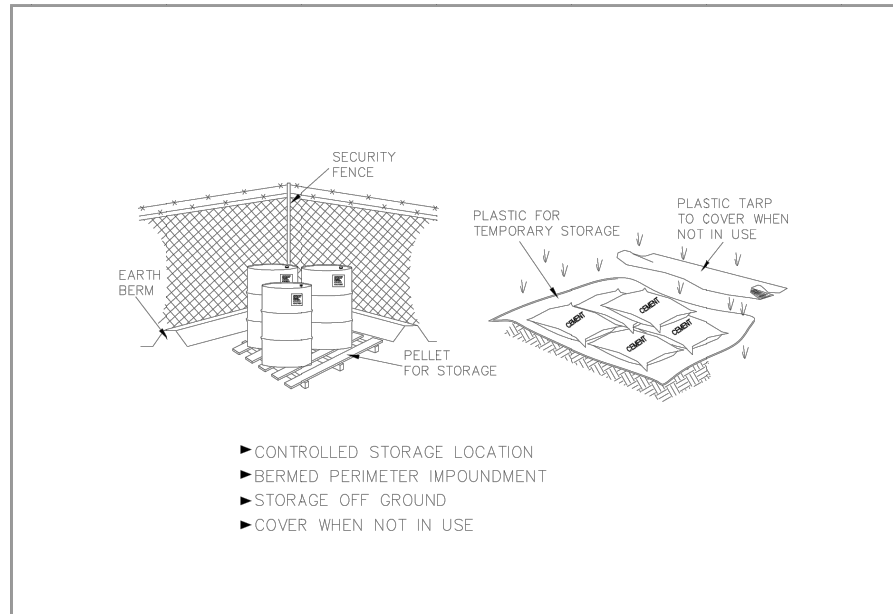
MAINTENANCE:

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

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BMP: Material Storage

MS
Construction



DESCRIPTION:

Controlled storage of on-site materials.

APPLICATION:

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

INSTALLATION/APPLICATION CRITERIA:

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

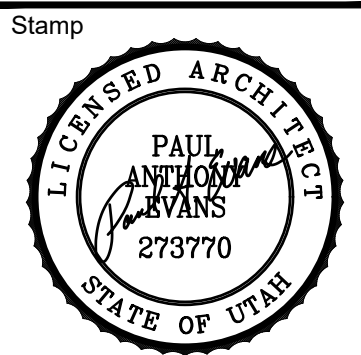
LIMITATIONS:

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

MAINTENANCE:

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

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Eagle Mountain North Stake Suite Addition
Eagle Mountain UT North Stake

8732 North Desert Canyon Road
Eagle Mountain, Utah

Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Revisions	Mark	Date	Description

Project Number
22-28
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Property Number
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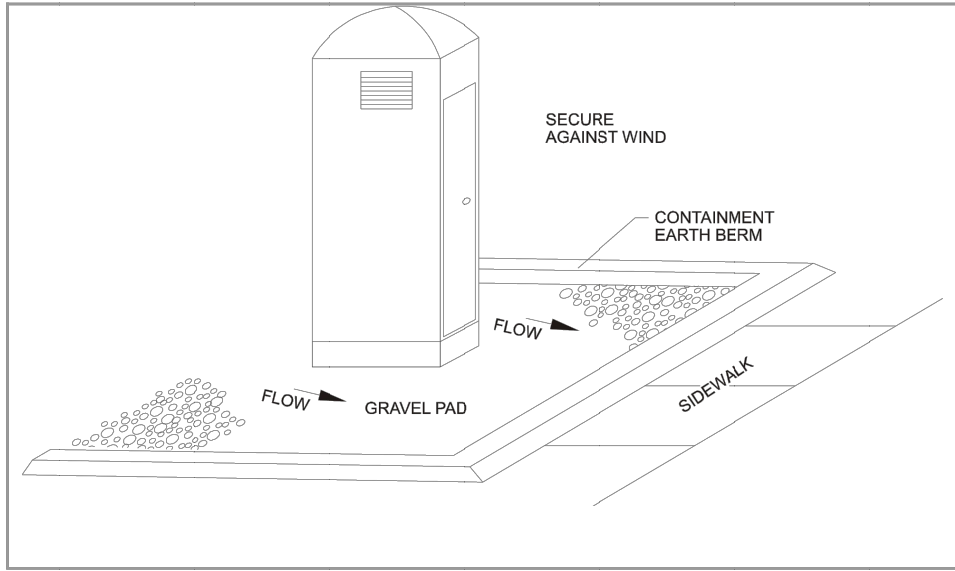
EROSION CONTROL
DETAILS

Sheet

C111

BMP: Portable Toilets

PT
Construction



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

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

INSTALLATION/APPLICATION CRITERIA:

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

LIMITATIONS:

- No limitations.

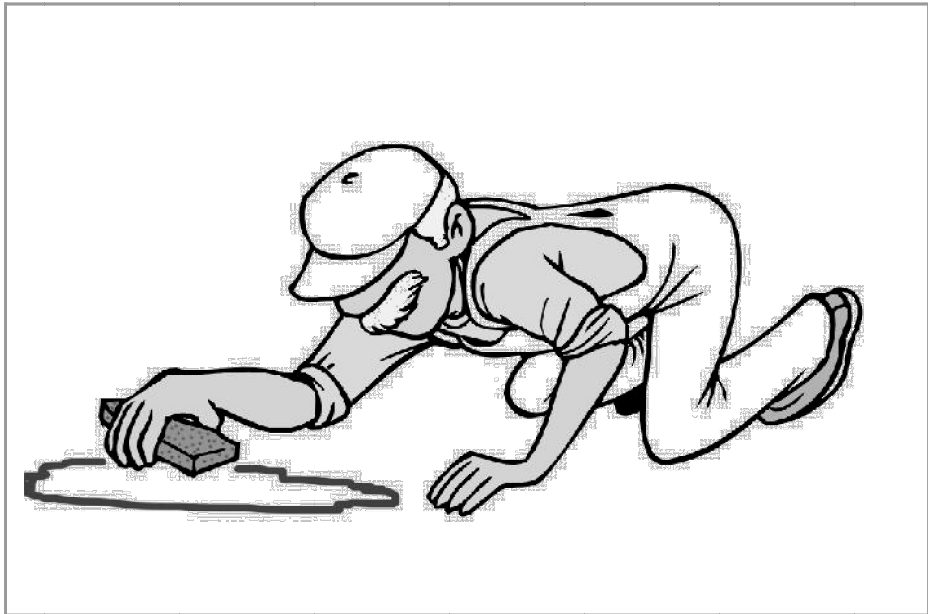
MAINTENANCE:

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

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BMP: Spill Clean-Up

SCU
Construction



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

APPLICATION:
All sites

GENERAL:

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

METHODS:

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

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BMP: Street Sweeping

SS
Construction



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

APPROACH:

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

LIMITATIONS:

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

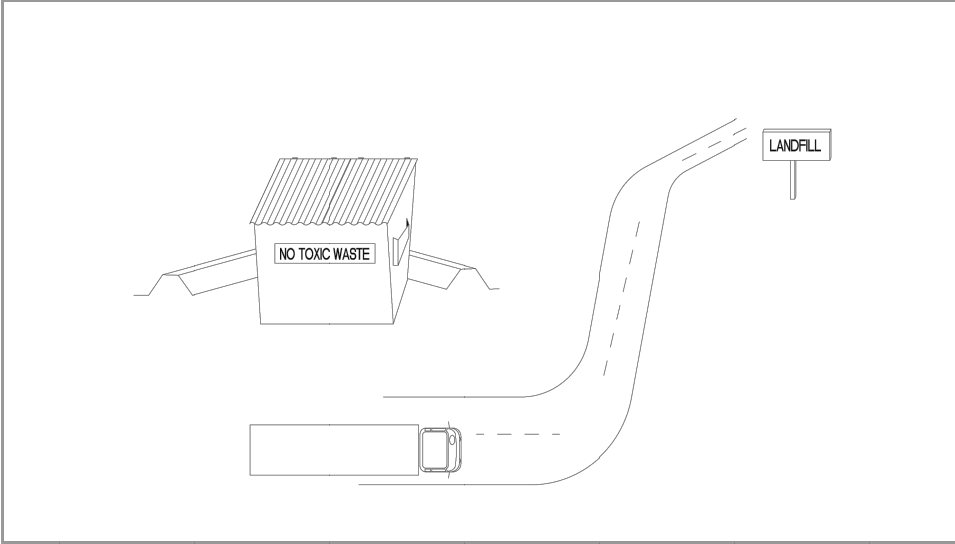
MAINTENANCE:

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

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BMP: Waste Disposal

WD
Construction



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

APPLICATION:
All construction sites.

INSTALLATION:

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

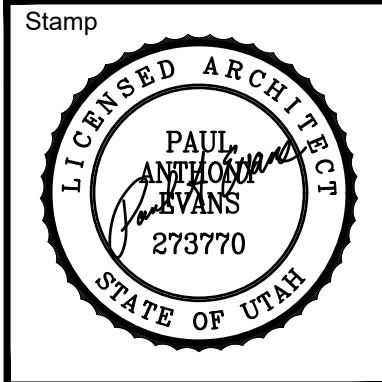
LIMITATIONS:

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

MAINTENANCE:

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

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Eagle Mountain North Stake Suite Addition
Eagle Mountain UT North Stake

8732 North Desert Canyon Road
Eagle Mountain, Utah

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EROSION CONTROL
DETAILS

Sheet

C112

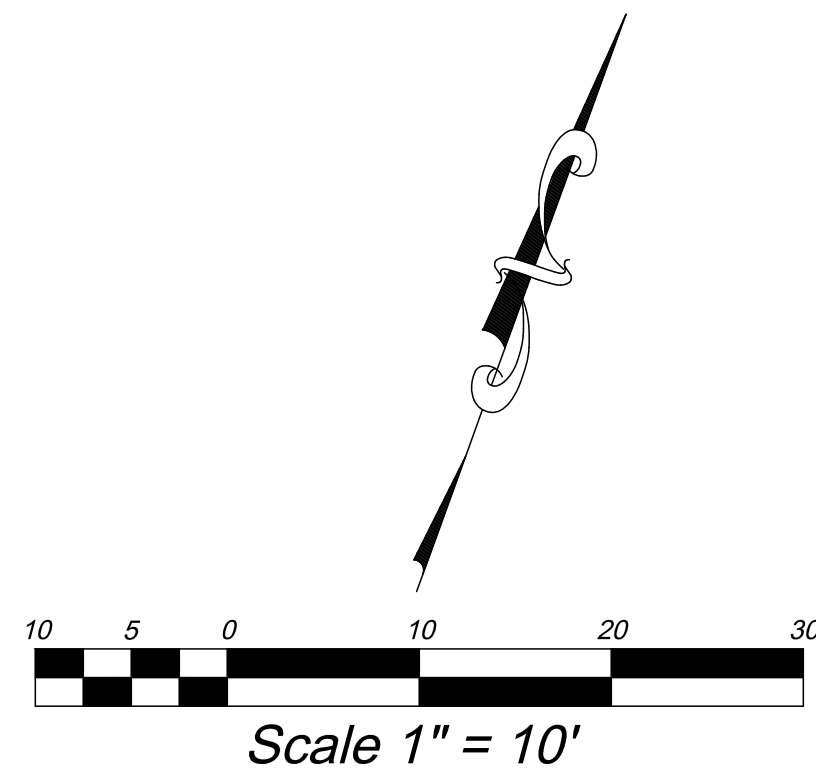


8732 North Desert Canyon Road
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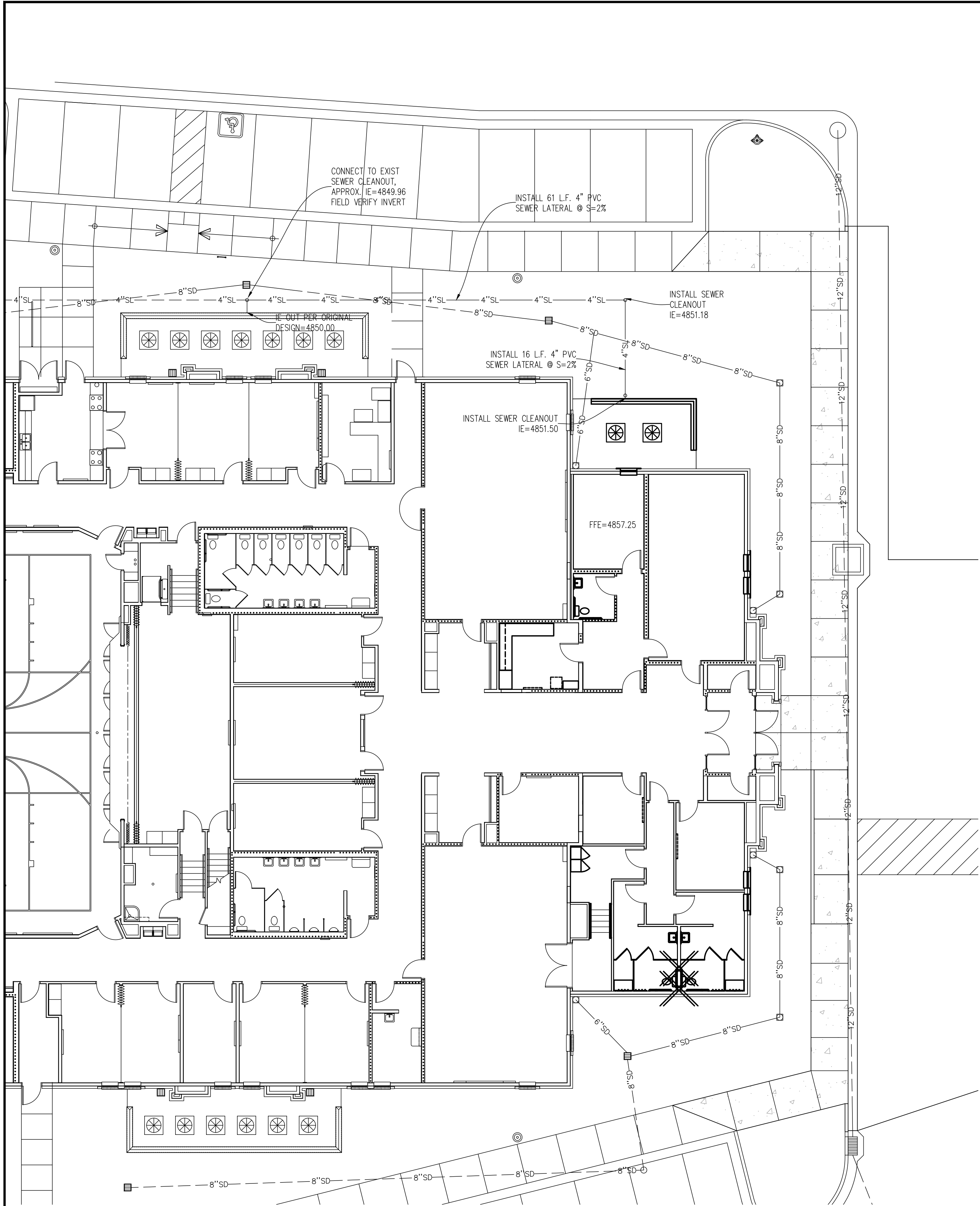
C201



FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALL
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
IE	INVERT ELEVATION
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
HP	HIGH POINT
LP	LOW POINT
SD	STORM DRAIN PIPE
IRR	IRRIGATION PIPE
SL	SEWER LATERAL
COTG	CLEANOUT TO GRADE
	DIRECTION OF DRAINAGE
 (00.00)	EXISTING ELEVATION
 00.00	PROPOSED ELEVATION

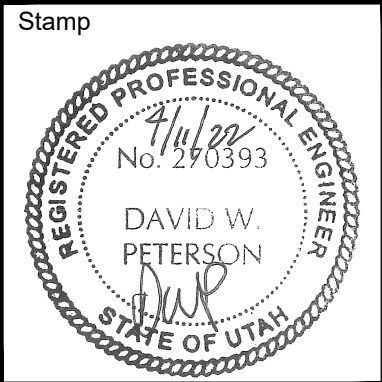
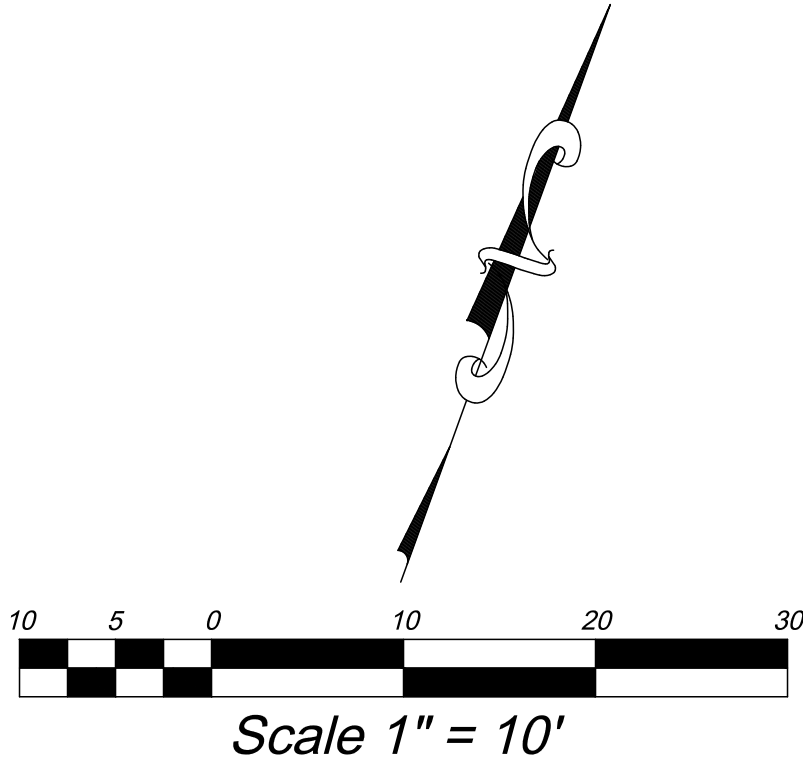
ELEVATIONS ARE BASED ON RECORD DRAWINGS, NOT A FIELD SURVEY.
FIELD VERIFY ELEVATIONS AT TIE-INS PRIOR TO INSTALLATION.

1. DOWNSPOUT AND AREA DRAINS TO HAVE A 12" SQUARE SECURABLE PEDESTRIAN GRATE ON A NYLOPLAST YARD DRAIN OR EQUAL.



NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE AND ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.



Eagle Mountain North Stake Suite Addition
Eagle Mountain UT North Stake
8732 North Desert Canyon Road
Eagle Mountain, Utah

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

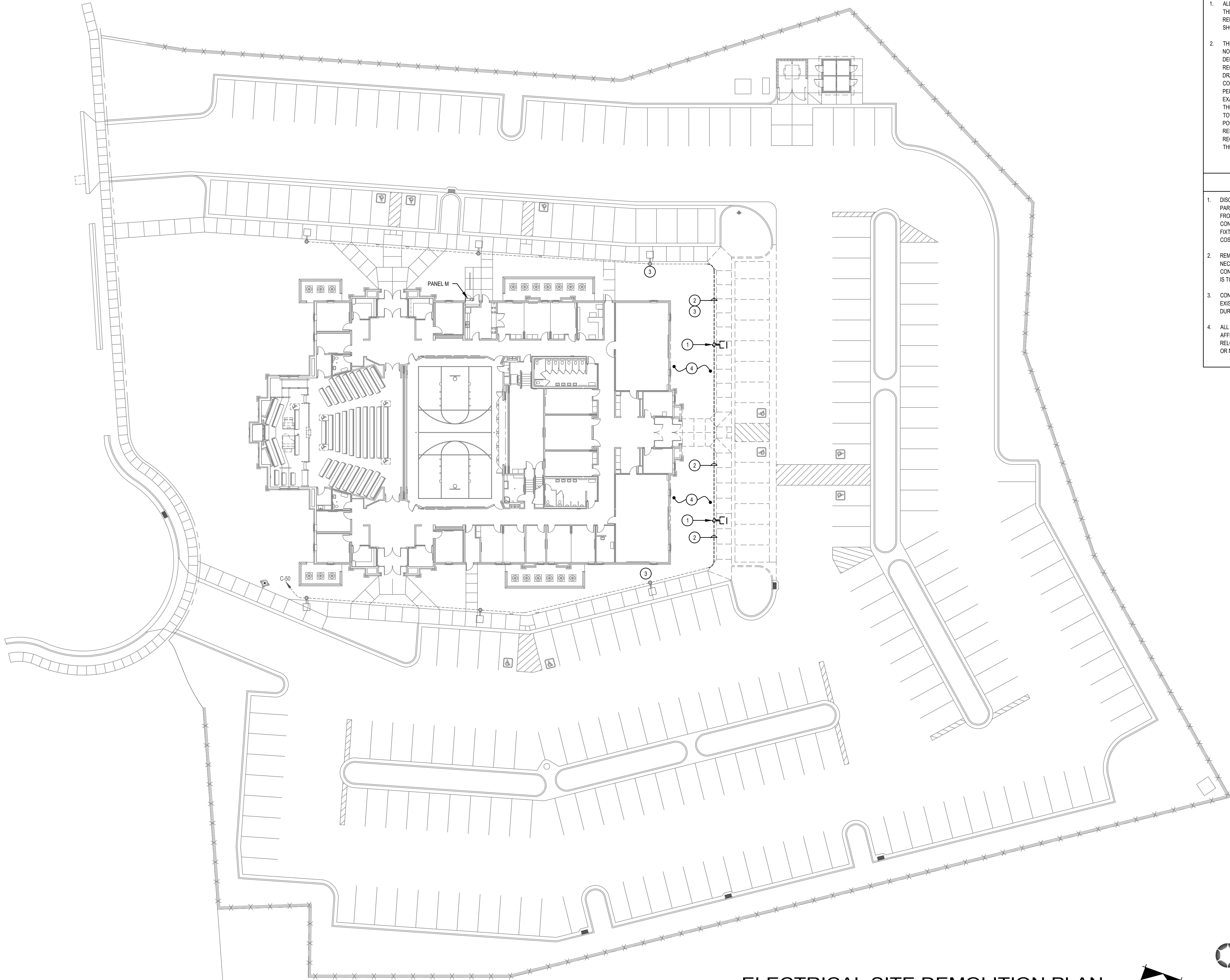
Revisions	Description	
	Date	Mark

Project Number
22-28
Plan Series
Stake Suite Addition
Property Number
500847321010101
Date
May 2, 2022

Sheet Title

UTILITY PLAN

Sheet
C202



ELECTRICAL SITE DEMOLITION PLAN

SCALE: 1" = 20'-0"





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(801) 534-1080
www.envisioneng.com

GENERAL NOTES

- ALL CONDUITS, BOXES, ETC. THAT ARE LOCATED IN THE AFFECTED CONSTRUCTION AREA SHALL BE RELOCATED OR REROUTED AS NECESSARY, SHOWN OR NOT.
- THIS AND ANY OTHER DEMOLITION DRAWINGS ARE NOT INTENDED TO BE ALL-INCLUSIVE, NOR TO DEFINE THE SCOPE OF ALL DEMOLITION WORK REQUIRED FOR THIS PROJECT. DEMOLITION DRAWINGS ARE SHOWN ONLY TO AID THE CONTRACTOR IN PREPARING THE BID AND PERFORMING THE WORK. CONTRACTOR SHALL EXAMINE ALL CONTRACT DOCUMENTS AND VISIT THE SITE DURING BIDDING TO DETERMINE THE TOTAL EXTENT AND SCOPE OF THE DEMOLITION PORTION OF THIS WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION WORK REQUIRED TO CARRY OUT THE WORK AS SHOWN IN THE CONTRACT DOCUMENTS.

KEYED NOTES

- DISCONNECT, REMOVE AND STORE EXISTING PARKING LOT POLE LIGHT FOR REUSE. PROTECT FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION. ANY DAMAGE TO THE LIGHT FIXTURE SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- REMOVE EXISTING CONDUIT AND CONDUCTORS AS NECESSARY FOR NEW CONSTRUCTION. REMOVE CONDUCTORS BACK TO THE NEXT POLE LIGHT THAT IS TO REMAIN IN PLACE.
- CONTRACTOR TO TEMPORARILY REWIRE THE EXISTING POLE LIGHTS SO THEY ARE OPERATIONAL DURING THE CONSTRUCTION.
- ALL CONDUITS THAT ARE LOCATED IN THE AFFECTED CONSTRUCTION AREA SHALL BE RELOCATED OR REROUTED AS NECESSARY, SHOWN OR NOT.



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Stamp

Eagle Mountain North Stake Suite Addition
Eagle Mountain UT North Stake

8732 North Desert Canyon Road
Eagle Mountain, Utah

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

Revisions	Mark	Date	Description

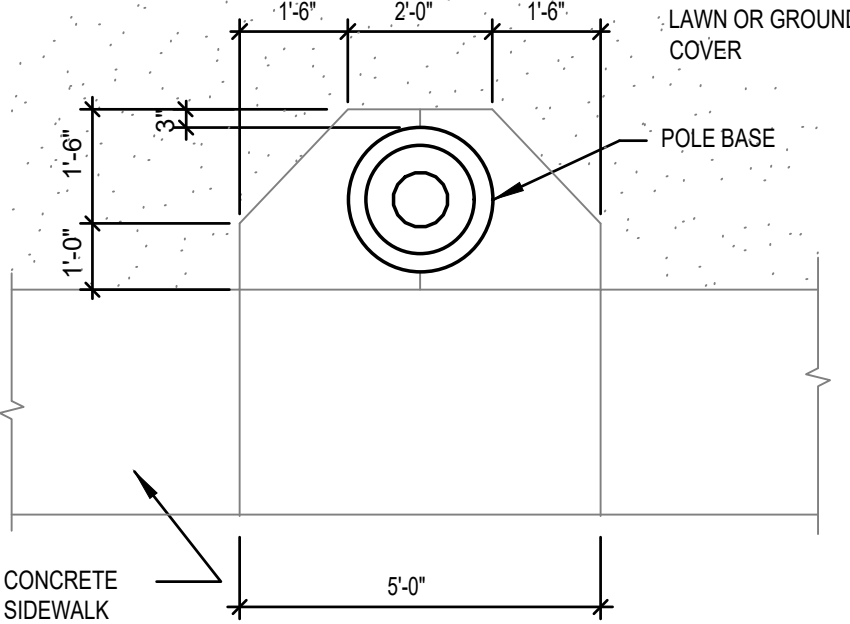
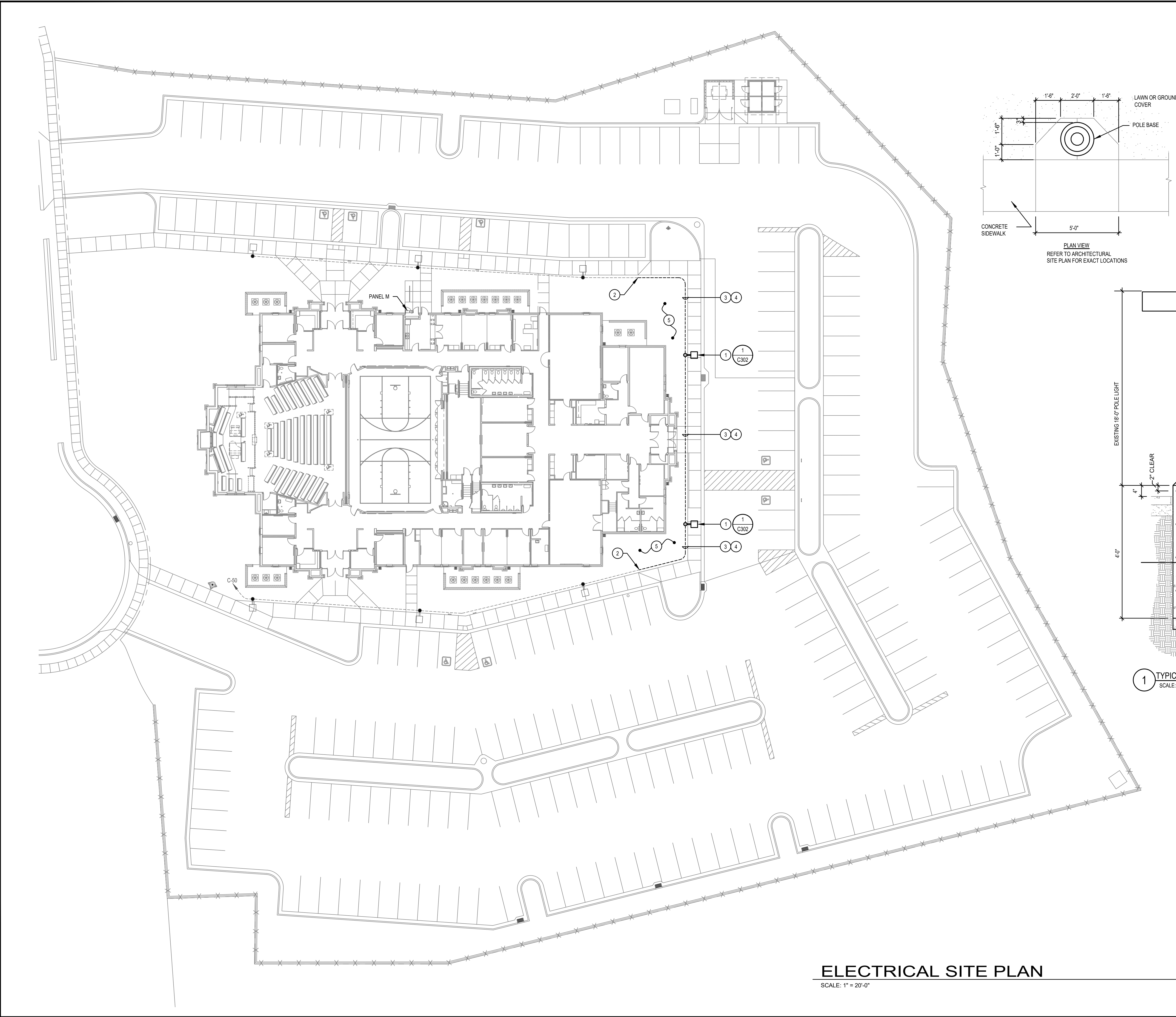
Project Number	22-28
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Date	May 2, 2022

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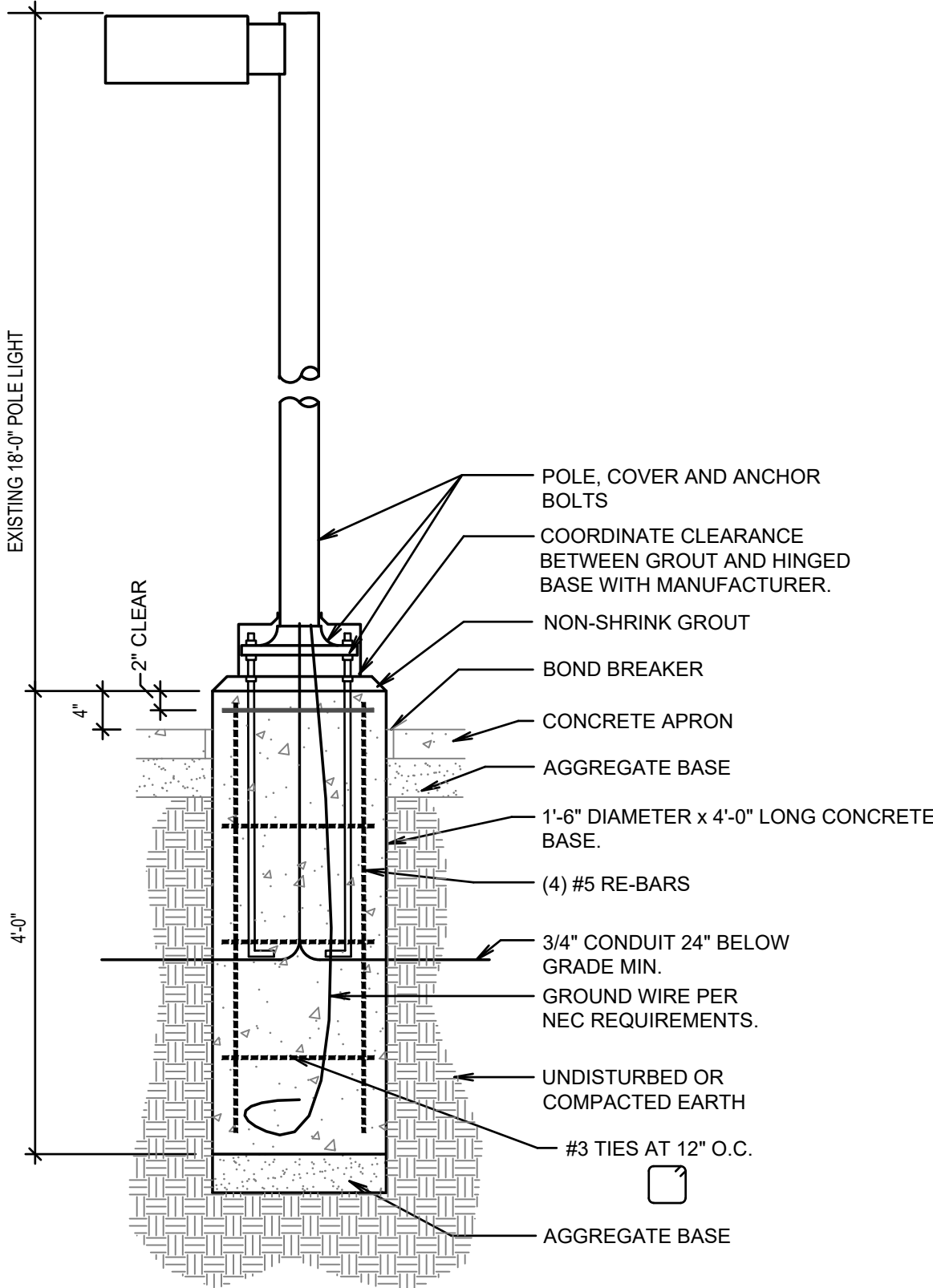
ELECTRICAL SITE
DEMOLITION PLAN

Sheet

C301



PLAN VIEW
REFER TO ARCHITECTURAL
SITE PLAN FOR EXACT LOCATIONS



1 TYPICAL POLE BASE DETAIL
SCALE: NONE

NOTE:
DESIGN SHOWN FOR CONCRETE POLE BASES IS FOR INFORMATIONAL PURPOSES ONLY TO CONVEY THE NECESSARY REQUIREMENTS. ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO PROVIDE A POLE BASE DESIGN AND ASSOCIATED STRUCTURAL CALCULATIONS AND SUBMIT THEM TO THE ENGINEER AS A DEFERRED SUBMITTAL FOR REVIEW. THE POLE BASE DESIGN SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF UTAH. THE POLE BASE DESIGN SHALL BE BASED UPON THE ACTUAL POLE, FIXTURE, SOIL CONDITIONS, WIND SPEED FOR THE AREA INSTALLED, ETC.

- GENERAL NOTES
1.

ALL CONDUITS THAT ARE 1" AND LARGER THAT ARE ROUGH-IN UNDER THE SLAB SHALL BE PLACED UNDER THE VAPOR BARRIER.
2.

ALL BELOW GRADE CONDUIT AND LIGHT POLE CONDUIT SHALL BE PLACED BELOW THE GRAVEL BASE. DO NOT INSTALL CONDUIT ON TOP OF GRAVEL OR DIRECTLY BELOW THE SIDEWALK OR BUILDING SLAB.
- KEYED NOTES #
1.

REINSTALL EXITING PARKING LOT POLE LIGHT THAT WAS REMOVED AS PART OF THE DEMOLITION.
2.

INTERCEPT THE EXISTING LIGHTING CIRCUIT CONDUIT AND EXTEND TO NEW LIGHT POLE LOCATION. EXISTING CONDUIT IS ASSUMED TO BE 1".
3.

PROVIDE NEW BRANCH CIRCUIT FROM PREVIOUS POLE LIGHT TO RELOCATED POLE LIGHT. DO NOT SPLICE CONDUCTORS. EXISTING CONDUCTORS ARE ASSUMED TO BE 2 #8, 1 #6 GND, THWN-2, CU. CONTRACTOR TO MATCH THE EXISTING INSTALLED CONDUCTORS.
4.

RECONNECT PARKING LOT POLE LIGHTS TO THE EXISTING BRANCH CIRCUIT AND CONTROLS THAT WERE IN PLACE PRIOR TO THE DEMOLITION. ALL PARKING LOT LIGHTS TO FUNCTION THE SAME AS PRIOR TO THE DEMOLITION.
5.

RESTORE ANY CONDUITS AND BRANCH CIRCUIT THAT WERE REMOVED OR DAMAGED DURING THE DEMOLITION.



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Eagle Mountain North Stake Suite Addition
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Project for:
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OF LATTER-DAY SAINTS

Revisions	Mark	Date	Description

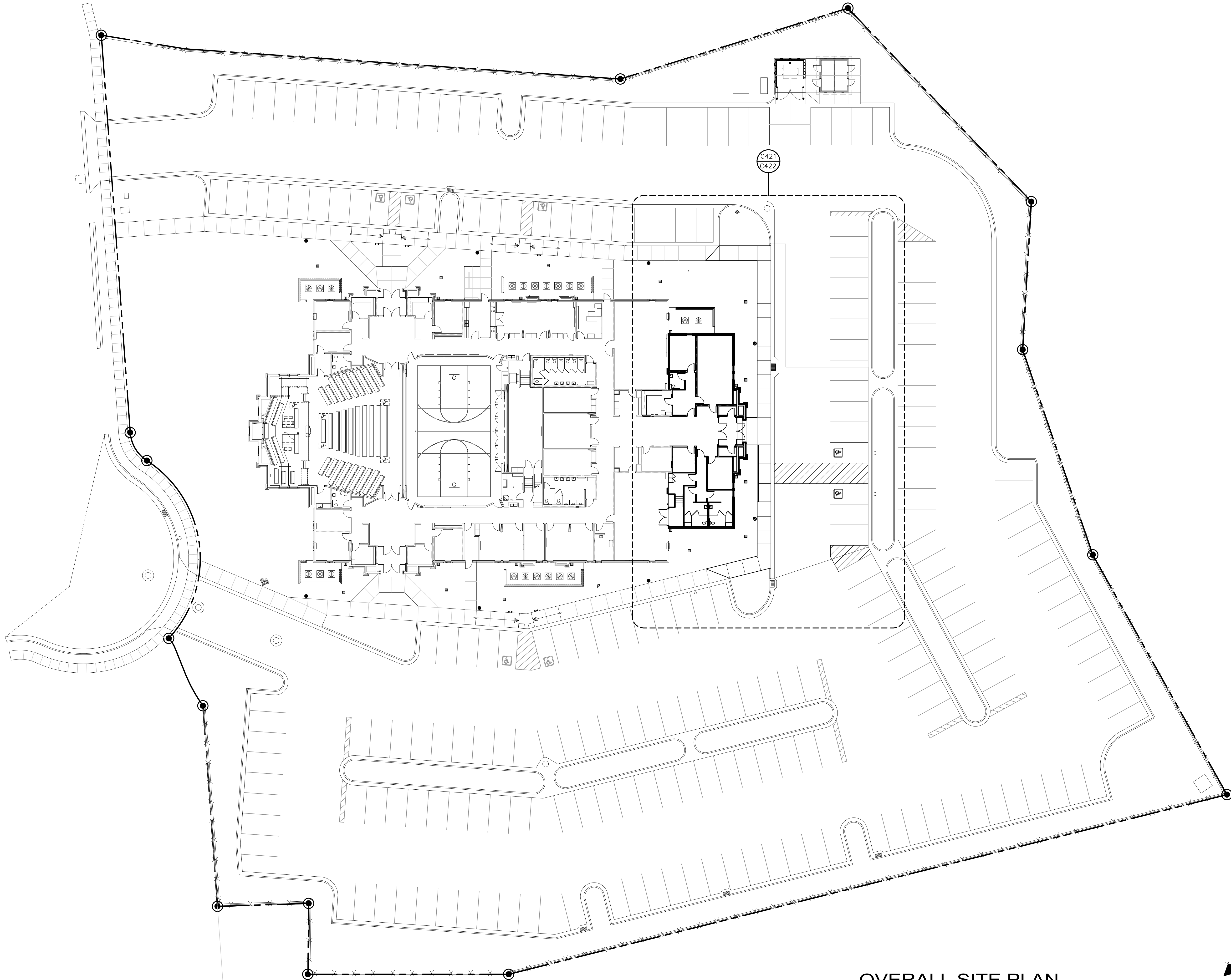
Project Number
22-28
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Stake Suite Addition
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500847321010101
Date
May 2, 2022

Sheet Title

ELECTRICAL SITE PLAN

Sheet

C302



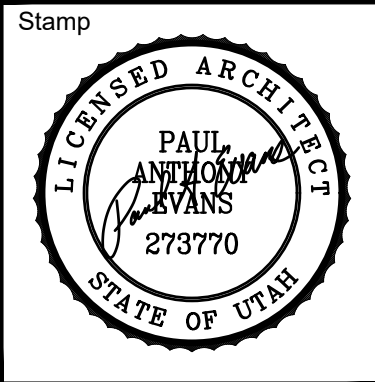
OVERALL SITE PLAN

SCALE: 1" = 20'-0"



GENERAL NOTES

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2. ALL ITEMS ARE EXISTING AND ARE TO REMAIN UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR OR SUBCONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING ANY WORK. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING UPON DISCOVERY.
4. ALL PROPERTY DAMAGED BY WORK UNDER THIS CONTRACT SHALL BE REPAIRED AND/OR REPLACED TO THE SATISFACTION OF THE OWNER.
5. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF RUBBISH AND WASTE MATERIALS FROM THE WORK.
6. CONCRETE RADII ARE 4'-0" UNLESS NOTED OTHERWISE.
7. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS.
8. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
9. PARKING STALLS ARE 9'-0" X 18'-0" UNLESS NOTED OTHERWISE.



Eagle Mountain North Stake Suite Addition
Eagle Mountain UT North Stake

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JESUS CHRIST
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	Mark	Date

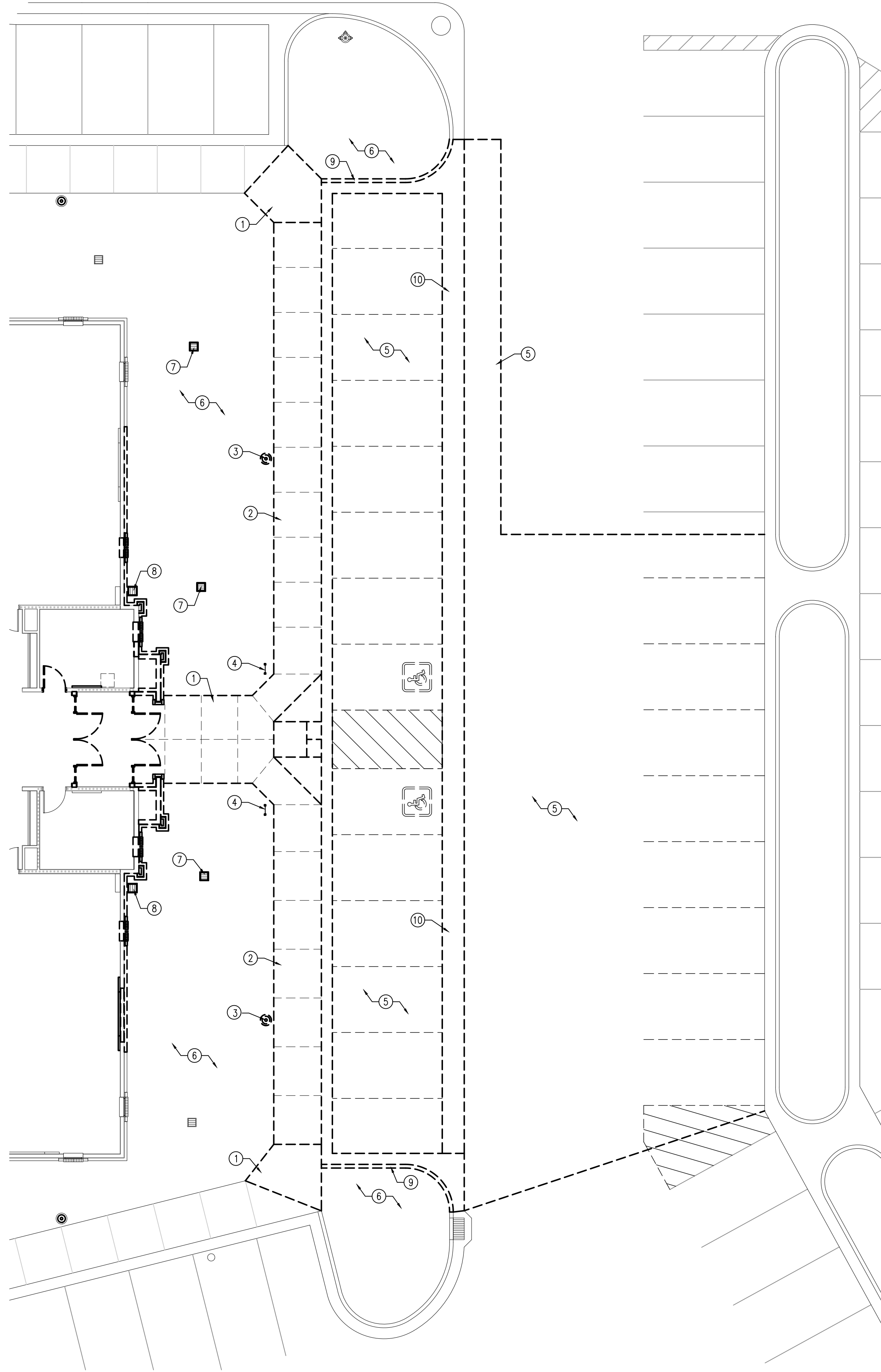
Project Number	22-28
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Sheet Title

OVERALL SITE PLAN

Sheet

C411



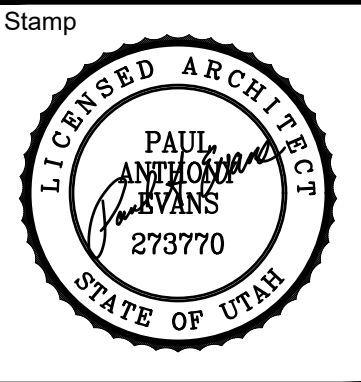
1 DEMOLITION SITE PLAN
SCALE: 1" = 20'-0"

KEYED NOTES

1. SAWCUT AND REMOVE EXISTING CONCRETE SIDEWALK; SHOWN DASHED
2. SAWCUT AND REMOVE EXISTING COMBINATION CONCRETE SIDEWALK, CURB AND GUTTER; SHOWN DASHED
3. REMOVE EXISTING LIGHT POLE AND CONCRETE APRON; SALVAGE LIGHT POLE FOR REUSE
4. REMOVE EXISTING ADA PARKING SIGNAGE AND CONCRETE APRON; SALVAGE SIGNAGE FOR REUSE
5. SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT AND ROAD BASE, DO NOT OVERCUT ASPHALT
6. REMOVE EXISTING LANDSCAPING, CONCRETE MOW STRIPS, AND IRRIGATION; COORDINATE WITH LANDSCAPE DRAWINGS
7. REMOVE EXISTING YARD DRAIN AND ASSOCIATED PIPING; SEE GRADING AND DRAINAGE PLAN
8. REMOVE EXISTING DOWNSPOUT CATCH BASIN AND ASSOCIATED PIPING; SEE GRADING AND DRAINAGE PLAN
9. SAWCUT AND REMOVE EXISTING CONCRETE CURB AND GUTTER; SHOWN DASHED
10. SAWCUT AND REMOVE EXISTING CONCRETE WATERWAY; SHOWN DASHED

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Eagle Mountain North Stake Suite Addition
Eagle Mountain UT North Stake

8732 North Desert Canyon Road
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Project for:

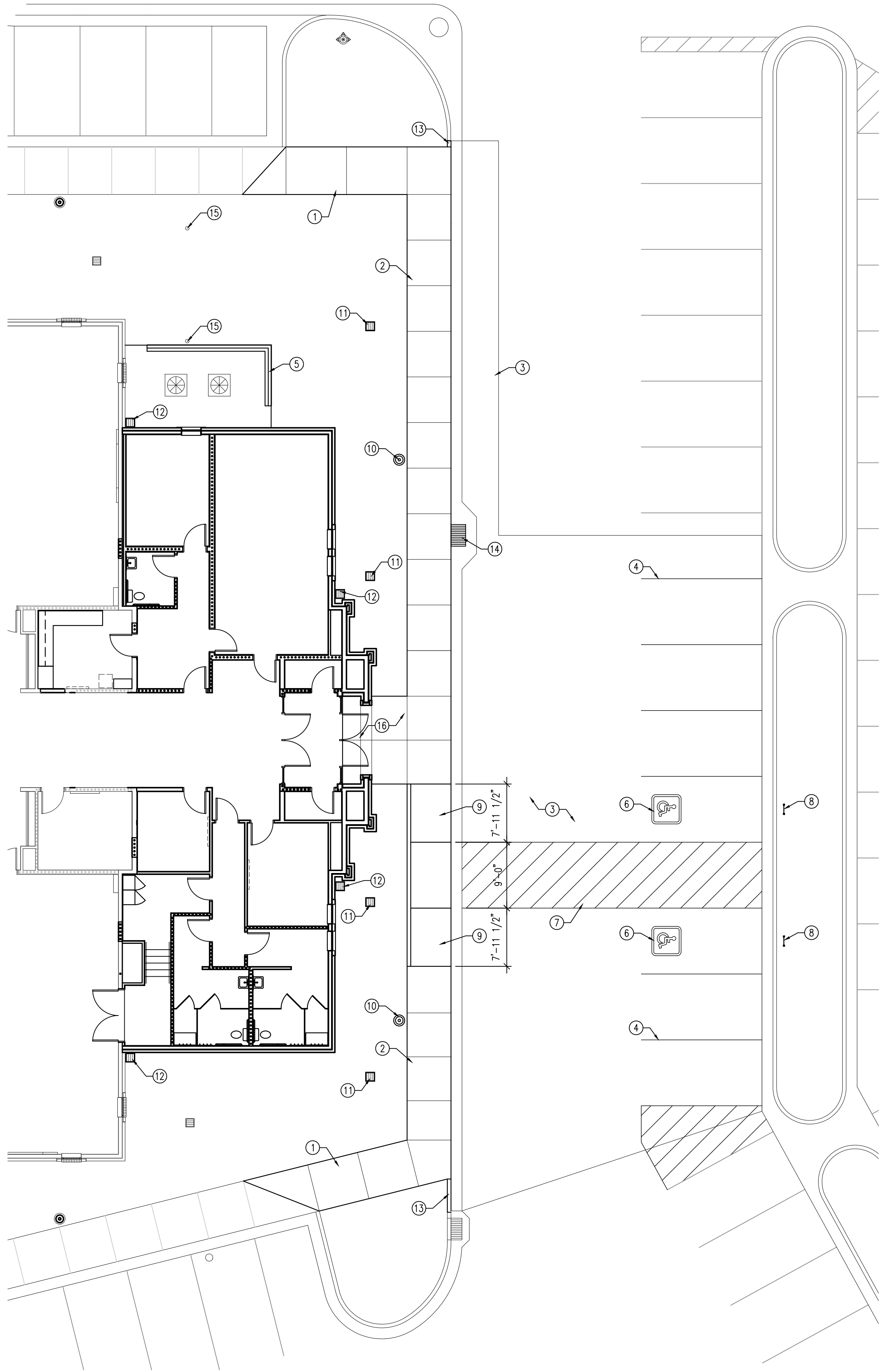
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Revisions	Description	
	Mark	Date

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Sheet Title	DEMOLITION SITE PLAN
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Sheet	C421
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1 ARCHITECTURAL SITE PLAN

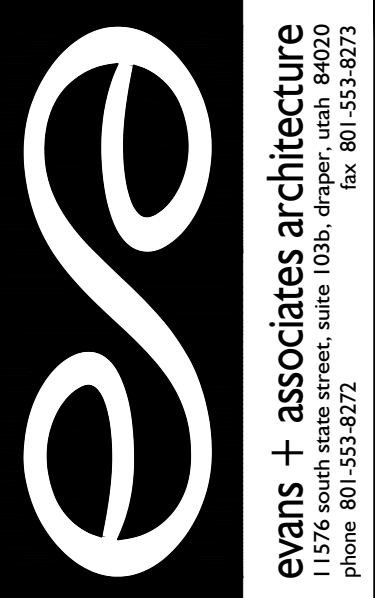
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KEYED NOTES

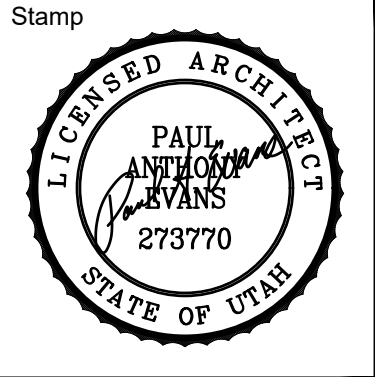
1. CONCRETE WALK, SEE B/C501
2. COMBINATION CONCRETE SIDEWALK, CURB AND GUTTER, SEE A/C501
3. ASPHALT PAVING, SEE G/C501
4. 4" WIDE PAINTED PARKING STRIPS
5. MECHANICAL ENCLOSURE, SEE L/C501 AND M/C501
6. PAINTED ACCESSIBLE PARKING SYMBOL
7. PAINTED ACCESSIBLE AISLE, 4" WIDE STRIPES SPACED AT 2'-0" AT 45 DEGREES
8. INSTALL SALVAGED ADA PARKING SIGNAGE
9. RAMP, SEE F/C501
10. INSTALL SALVAGED LIGHT POLE WITH CONCRETE APRON, SEE H/C501 AND ELECTRICAL
11. YARD DRAIN, SEE N/C501 AND GRADING AND DRAINAGE PLAN
12. DOWNSPOUT CATCH BASIN, SEE K/C501 AND SEE GRADING AND DRAINAGE PLAN
13. CONCRETE CURB AND GUTTER, SEE C/C501
14. STORM DRAIN CATCH BASIN, SEE GRADING AND DRAINAGE PLAN
15. SEWER CLEANOUT, SEE -/-
16. CONCRETE ENTRY, SEE E/C501

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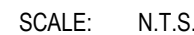
Project Number	22-28
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Property Number	500847321010101
Date	May 2, 2022

Sheet Title	ARCHITECTURAL SITE PLAN
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Sheet	C422
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SCALE: N.T.S



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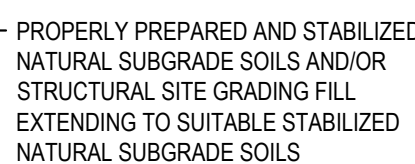


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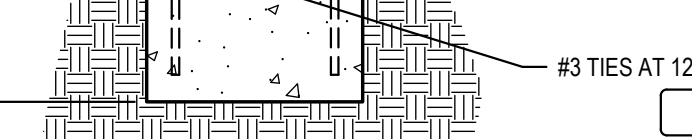


1. UNLESS REQUIRED OTHERWISE BY THE AUTHORITY HAVING JURISDICTION, USE A LIGHT BROOM FINISH ON RAMPS AND LANDINGS TO MATCH THE FINISHES ON THE SIDEWALKS.
2. 5% (MAXIMUM) IN DIRECTION OF TRAVEL. LIMIT CROSS SLOPE ON SIDEWALKS 2%.
3. ALL LANDINGS MUST HAVE 1:48 CROSS SLOPE AND RUNNING SLOPE. LANDING MUST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

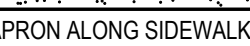
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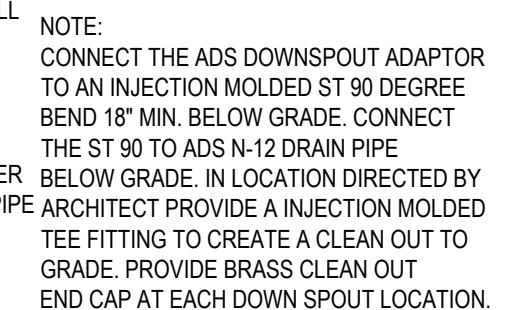
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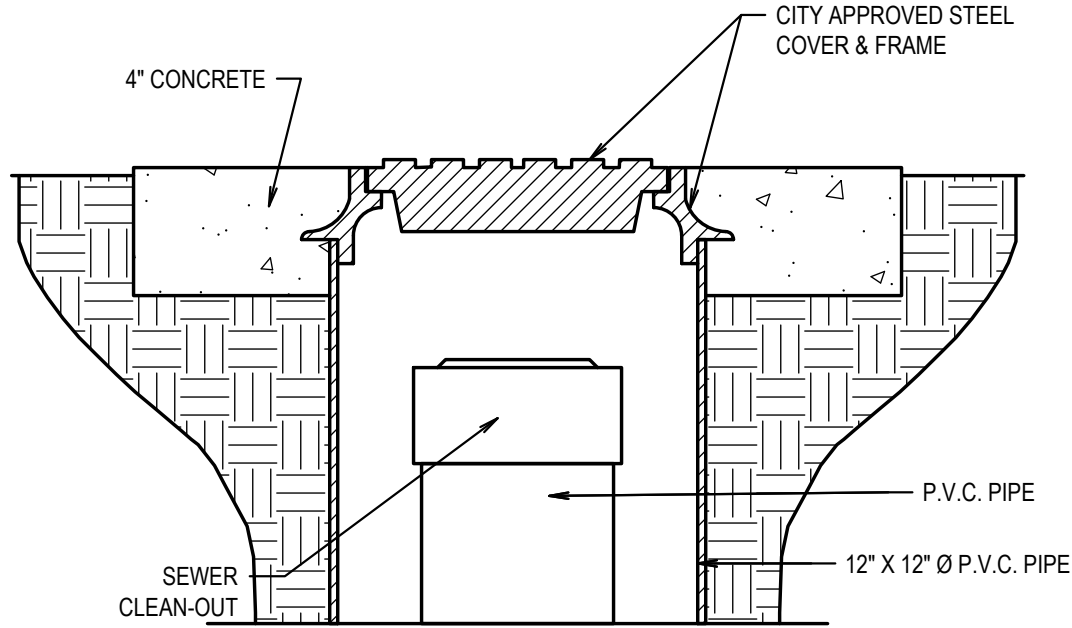
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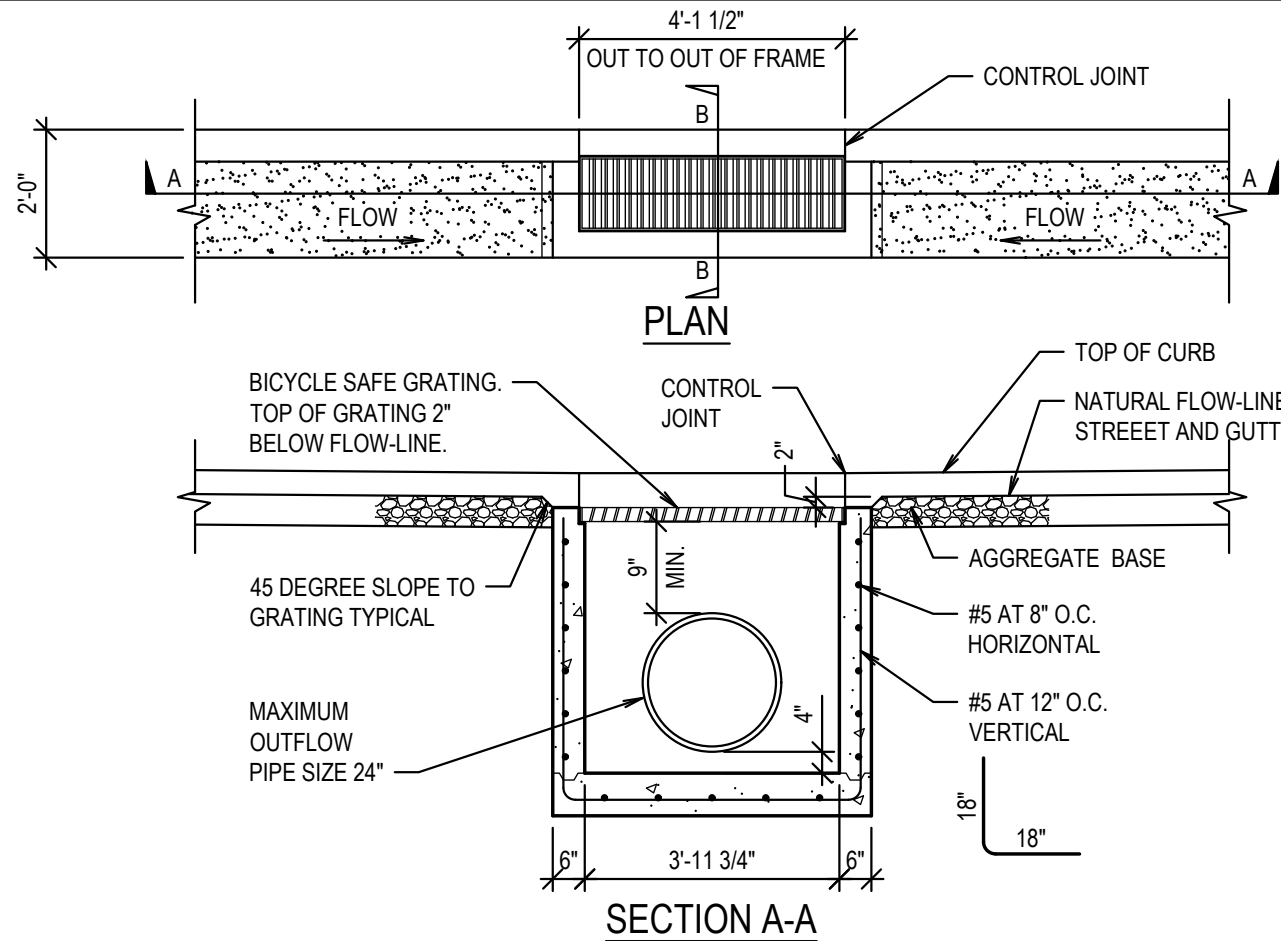
- ## GENERAL NOTES

1. SEE SITE PLAN FOR APRON, MOW STRIP AND SIDEWALK LOCATIONS AND WIDTHS.
2. 1" PRIOR TO SEEDING, 2" PRIOR TO SODDING AND 4" IN PLANTING AREAS.
3. EXPANSION JOINT MATERIAL SHALL BE RECESSED 1/4" WHERE SEALANT IS NOT APPLIED, AND 1/2" WHERE SEALANT IS APPLIED.
4. EXTERIOR CONCRETE :
USE 4500 PSI. MIN. IF EXPOSED TO FREEZE-THAW CYCLES AND/OR DE-ICER SALTS. USE 3,000 PSI MIN. OTHERWISE EXCEPT USE 4000 PSI AT CONCRETE PAVING.
5. CONTRACTOR TO INSTALL EXPANSION AND CONTROL JOINTS AS REQUIRED PER THE SPECIFICATIONS.
6. ALL AGGREGATES SHALL SATISFY ASTM AND DEPARTMENT OF TRANSPORTATION STRENGTH AND DURABILITY REQUIREMENTS. GRANITE AGGREGATES ARE PREFERRED BUT HIGH QUALITY LIMESTONE AGGREGATES ARE ACCEPTABLE. SEE SPECIFICATION.
7. ALL REINFORCING BARS ARE TO BE EPOXY COATED, IN CONCRETE CURBS, GUTTERS, SIDEWALKS, PAVING, BASINS.



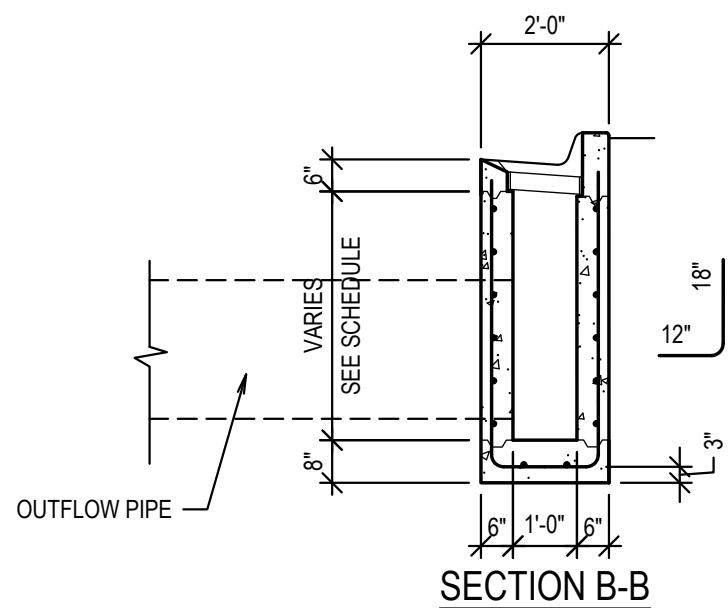
A SEWER CLEAN-OUT

SCALE: N.T.S.

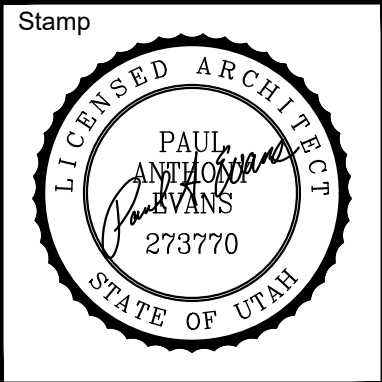


B SINGLE GUTTER INLET BOX

SCALE: N.T.S.



- NOTES:
1. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF "STATE STD. SPECS FOR ROAD AND BRIDGE CONST.", ADDENDUMS AND SPECIAL PROVISIONS THERETO.
 2. ALL STEEL SHALL HAVE A MINIMUM OF 2" CONCRETE COVER.
 3. GREY IRON CASTING; ASTM A48 CLASS 30 MINIMUM.
 4. 2"x4" SHEAR KEY REQUIRED BOTH WAYS.



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Revisions	Description	
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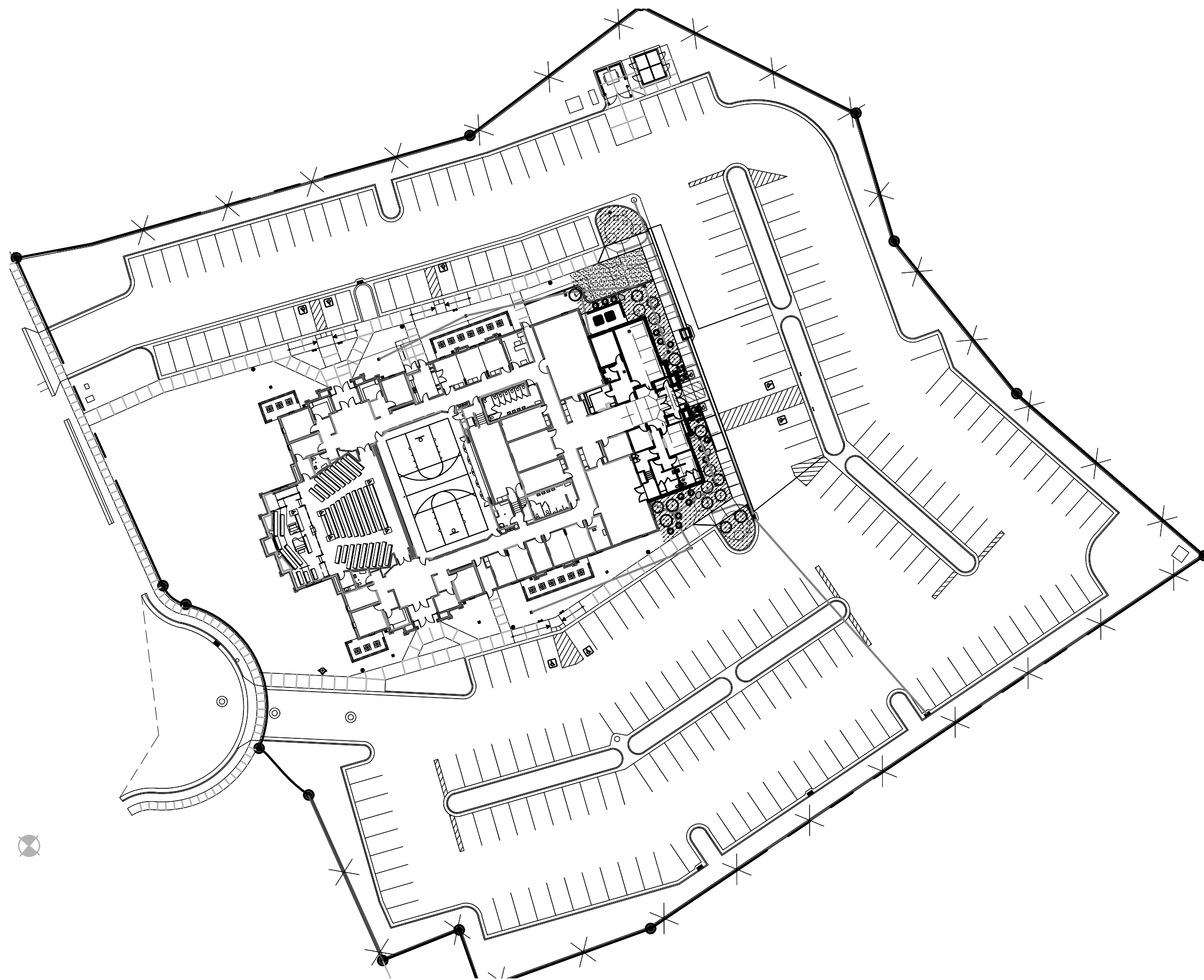
Project Number
22-28
Plan Series
Stake Suite Addition
Property Number
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Sheet Title

SITE DETAILS

Sheet

C502



PLANT LEGEND

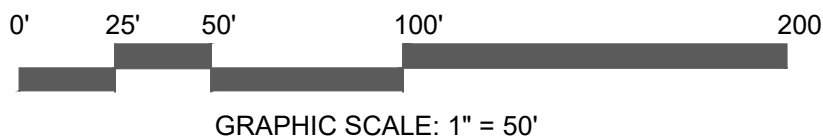
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	RTA	6	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac GV1; 1 x 6; AV 12.5; full to part sun; z4	5 gal
	VTA	4	Viburnum trilobum 'Alfredo' Alfredo Cranberrybush Viburnum low; full; sun to part sun; z3;	5 gal
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	JHT	7	Juniperus horizontalis 'Monter' TM Ice Blue Juniper GV1; 4" x 8"; AV 50; sun; z3; Utah Lake water tolerant	5 gal
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CAK	17	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	2 gal
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	HTSD	12	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily P3; 2x2; AV 1; full to part sun; z3; Utah Lake water tolerant	1 gal

SITE MATERIALS LEGEND

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1-01 SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL. ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4") DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	586 sf
	1-07 WOOD MULCH TO MATCH EXISTING. PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL IF TOPSOIL IS PRESENT ON SITE; PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF SHREDDED WOOD MULCH TOP DRESSING. REPLENISH ON A YEARLY BASIS TO A DEPTH OF 3".	2,236 sf
SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1-17 BOULDERS - 2 RELOCATED FROM SITE; SEE EXISTING PLAN; 2 NEW 2'-3" TO MATCH EXISTING	4
	1-18 6" CONCRETE MOW CURB	45 lf
	1-19 EXISTING CURB	27 lf

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Stamp

Eagle Mountain North Stake Suite Addition

Eagle Mountain UT North Stake

8732 North Desert Canyon Road
Eagle Mountain, Utah

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions		Description	
Mark	Date		

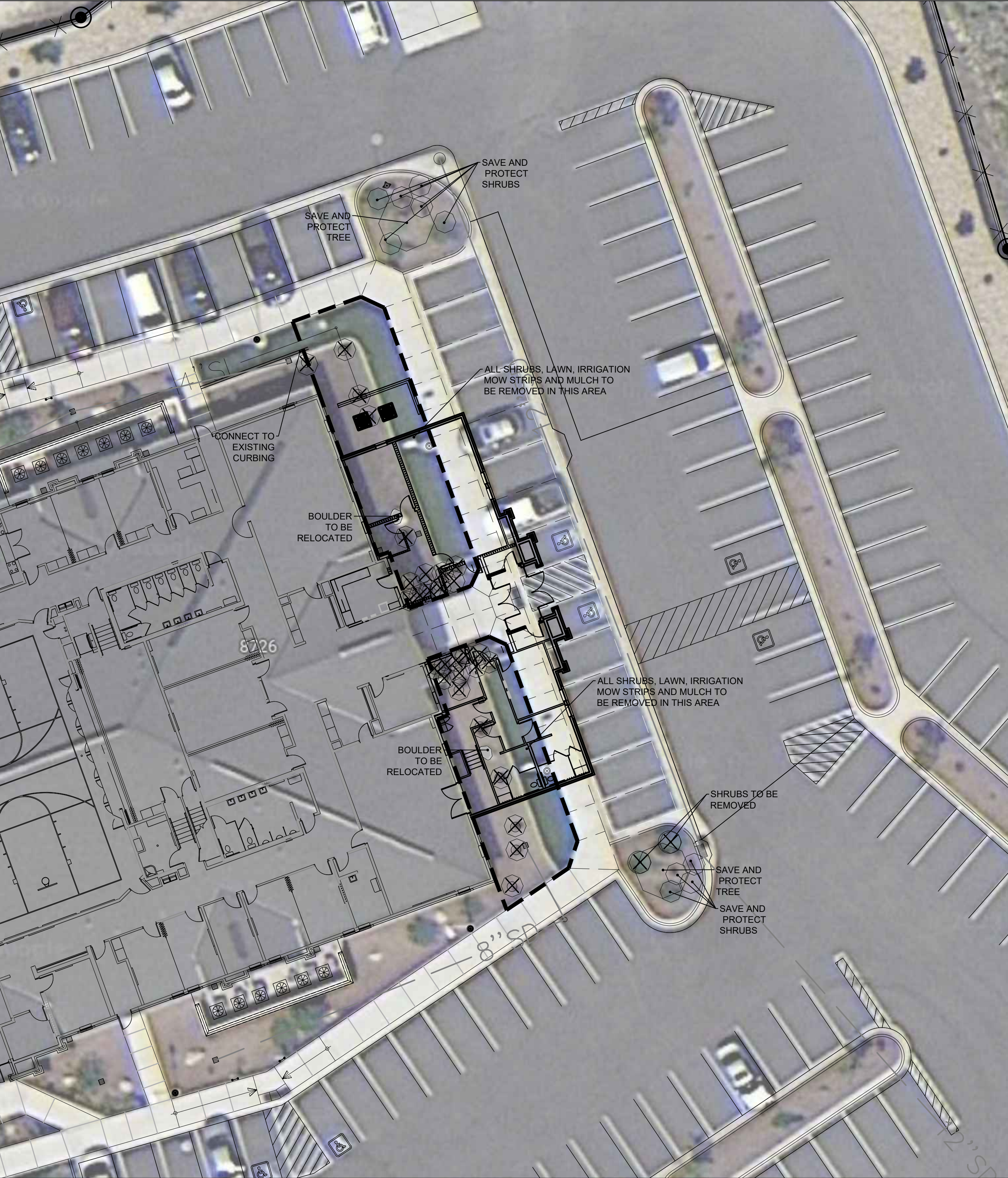
Project Number	UT222657
Plan Series	Stake Suite Addition
Property Number	500847321010101
Date	July 8, 2022

Sheet Title

LANDSCAPE PLAN

Sheet

L100



EXISTING AND NEW LANDSCAPE AREA

SYMBOL

SITE MATERIAL

EXISTING TREE OR SHRUB TO REMAIN AND TO PROTECT

EXISTING TREE OR SHRUB TO BE REMOVED

EXISTING TREE NOTES

TREE PROTECTION AND PRESERVATION

INTRODUCTION:

THIS IS INTENDED TO GUIDE THE GENERAL CONTRACTOR AND SUB-CONTRACTORS CREWS AND OWNER IN THE PROTECTION OF TREES LOCATED ON PROJECT SITE, AND SHALL BE IN COMPLIANCE WITH FOLLOWING SPECIFICATIONS. ALL PEOPLE THAT WORK AROUND TREES ARE RESPONSIBLE TO PROTECT THE TREES FROM UNNECESSARY INJURY THAT WOULD DECREASE THEIR VALUE. TREE ROOTS OFTEN SPREAD 2-3 TIMES WIDER THAN THE DRIP-LINE OF THE CANOPY AND 80% OF A TREE'S ROOTS ARE FOUND IN THE TOP 2 FEET OF SOIL. THESE FACTS ILLUSTRATE WHY IT IS SO IMPORTANT TO USE CARE WHEN WORKING NEAR EXISTING TREES.

A.

TREE PROTECTION GUIDELINES FOR CONSTRUCTION SITES

PRIOR TO INITIATION OF DEMOLITION AND CONSTRUCTION WORK THAT WILL AFFECT TREES ON PROPERTY, THE FOLLOWING TREE PROTECTION PLAN SHOULD BE IMPLEMENTED, WHICH PROVIDES FOR THE FOLLOWING INFORMATION:

1.

TREE PROTECTION PRACTICES MAY INCLUDE, BUT ARE NOT LIMITED TO: PRUNING BRANCHES AND ROOTS, TEMPORARILY FENCING OFF AREA AROUND THE ROOTING ZONE, WRAPPING TRUNKS TO PREVENT WOUNDS, SPREADING WOOD CHIPS OR GRAVEL TO REDUCE SOIL COMPACTION, ENSURING PROPER TREE IRRIGATION IS PROVIDED THROUGHOUT THE TERM OF THE PROJECT, AND ADDING WELL-COMPOSTED ORGANIC MATTER TO THE TREE'S GROWING LOCATION FOLLOWING CONSTRUCTION.

2.

TREE PLANTING WORK SHALL BE DONE IN ACCORDANCE WITH LATEST LOCAL CODES, I.E. BEST MANAGEMENT PRACTICES (BMP), ANSI Z153.1, AND ANSI A300. DIRECTIONS PROVIDED IN AUTHORIZING PERMITS SHALL BE FOLLOWED.

3.

ANY TREE TO REMAIN THAT IS IRREPARABLY DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE REMUNERATED AT COST TO CONTRACTOR RESPONSIBLE FOR DAMAGES. THE VALUE OF ALL TREES TO REMAIN SHALL BE ESTABLISHED IN WRITING AND AGREED UPON BY ALL PARTIES INVOLVED PRIOR TO CONSTRUCTION ACTIVITIES.

4.

ANY TREES TO REMAIN ON-SITE AND ON ADJACENT PROPERTIES THAT ARE DAMAGED DUE TO CONSTRUCTION ACTIVITIES THAT ARE REPLACEABLE SHALL BE REPLACED WITH TREE OF SAME SPECIES, CALIPER SIZE AND SIMILAR SHAPE AT THE EXPENSE OF CONTRACTOR RESPONSIBLE FOR DAMAGES.

5.

TREES BEING PRESERVED DURING ALL CONSTRUCTION ACTIVITIES SHALL HAVE A TREE PROTECTION ZONE (TPZ), WHICH IS NO LESS THAN THE WIDTH OF THE DRIP LINE OF THE TREES CANOPY, CLEARLY MARKED WITH A CONTINUOUS CHAIN LINK PROTECTIVE FENCE, OR OWNER APPROVED EQUAL. PRIOR TO ANY DEMOLITION, CLEARING, TRENCHING OR TUNNELING PROJECTS COMMENCEMENT.

6.

HEAVY EQUIPMENT SHALL NOT BE ALLOWED INSIDE THE TREE PROTECTION ZONE. ALL HEAVY EXCAVATIONS SHALL BE MADE BY EQUIPMENT FROM OUTSIDE OF THIS ZONE.

7.

BUILDING MATERIAL, TOPSOIL, CHEMICALS, OR FILL SHALL NOT BE STOCKPILED IN THE TREE PROTECTION ZONE OR IN THE DRIP-LINE OF ANY TREE THAT IS SCHEDULED FOR PRESERVATION.

8.

PRIOR TO CONSTRUCTION, THE TREE PROTECTION ZONE WILL BE DESIGNATED BY PLAN AND IN COORDINATION WITH BLUE STAKES, OWNER, LANDSCAPE ARCHITECT AND/OR CITY URBAN FORESTER. THE SIZE AND SHAPE OF THE ZONE WILL DEPEND ON THE TREE SPECIES SENSITIVITY TO IMPACT, THE HEALTH AND AGE OF THE TREE, AND ROOT AND CROWN CONFORMATION AND DEVELOPMENT CONSTRAINTS.

9.

TRENCHING SHOULD BE PERFORMED IN ACCORDANCE WITH THE STANDARDS LISTED ABOVE. WHEN LARGE SCAFFOLD ROOTS ARE ENCOUNTERED WHILE TRENCHING, HAND DIGGING AND BRIDGING OF THE ROOTS SHALL BE DONE. IN SITUATIONS WHERE A ROOT HAS BEEN DAMAGED, A CLEAN CUT SHALL BE MADE ON THE ROOT AT THE EDGE OF THE TRENCH CLOSEST TO THE TREE TRUNK.

10.

TUNNELING OR BORING SHOULD BE DONE WHENEVER WORK MUST BE DONE WITHIN THE TREE PROTECTION ZONE. TUNNELING OR BORING IN THE TREE PROTECTION ZONE MUST BE AT LEAST 2 FEET DEEP.

11.

EXCAVATION INVOLVING ROOT CUTS SHOULD BE DONE RAPIDLY. CUTS ON TREE ROOTS SHALL BE SMOOTH AND CLEAN. THE TRENCH SHOULD BE BACKFILLED AS QUICKLY AS POSSIBLE TO PREVENT THE EXPOSED ROOTS FROM DRYING OUT AND THE TREE SHOULD BE WATERED IMMEDIATELY. IF TREES ARE TO REMAIN EXPOSED FOR MORE THAN FOUR TO SIX HOURS, THEY MUST BE COVERED WITH BURLAP AND KEPT MOIST AT ALL TIMES.

12.

FOR TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX INCHES, TUNNELING OR BORING SHOULD REPLACE TRENCHING ACCORDING TO THE FOLLOWING MINIMUM DISTANCES FROM THE FACE OF THE TREE TRUNK IN ANY DIRECTION.

13.

THE BOOKLET "TRENCHING AND TUNNELING NEAR TREES" THAT IS PRODUCED BY THE NATIONAL ARBOR DAY FOUNDATION SHALL BE USED AS A GUIDE FOR ALL CONSTRUCTION AND EXCAVATION WORK AROUND TREES. THIS BOOKLET MAY BE OBTAINED BY CONTACTING THE NATIONAL ARBOR DAY FOUNDATION.

14.

TREE CARE CONTRACTOR PROVIDING SERVICES SHOULD BE CURRENTLY LICENSED TO DO BUSINESS IN THE STATE OF THE PROJECT, INSURED AGAINST PERSONAL INJURY AND PROPERTY DAMAGE, AND CERTIFIED AS AN ARBORIST BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. PRIOR TO BEGINNING WORK ON TREE(S) THE TREE CARE CONTRACTOR SHALL CONTACT THE CITY'S URBAN FORESTRY DIVISION TO RECEIVE AN AUTHORIZING PERMIT IF REQUIRED.

15.

TREES SHALL NOT BE USED TO SUPPORT ANY SCAFFOLDING, SIGNS, TEMPORARY UTILITY, OR ANY OTHER DEVICE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED WHENEVER POSSIBLE TO AVOID ROOT CUTTING. IF DAMAGE OCCURS TO A PROTECTED TREE, IMMEDIATE CONTACT SHALL BE MADE WITH THE CITY FORESTER IN ORDER THAT WOUNDS CAN BE TREATED.

16.

NO ELEVATION OR GRADE CHANGES CAN BE MADE AROUND THE DRIP ZONE OF THE TREES UNLESS WRITTEN APPROVAL IS GIVEN BY THE OWNER, LANDSCAPE ARCHITECT AND RECEPTION OF A ELEVATION/GRADE CHANGE PLAN.

17.

EXCEPTIONS TO THE ABOVE GUIDELINES SHALL BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION.

18.

TREES SHALL BE WATERED ACCORDING TO THE FOLLOWING GUIDELINES:

a.

ESTABLISHED TREES NEED DEEP WATERING ONCE A WEEK WITH LOW PRESSURE TO ENSURE THAT THE GROUND IS SOAKED TO A DEPTH OF AT LEAST 12 INCHES.

b.

YOUNG OR NEWLY PLANTED TREES NEED TO BE WATERED EVERY 3-4 DAYS.

c.

TO KEEP WATER FROM EVAPORATING FROM THE SOIL AROUND THE TREE, APPLY AT LEAST TWO OR MORE INCHES OF ORGANIC MULCH (WOOD CHIPS OR MULCH) AROUND THE BASE OF THE TREES UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.

B.

UNDERGROUND UTILITY WORK

1.

TRENCHING SHOULD BE PERFORMED IN A MANNER AND LOCATION LEAST DAMAGING TO TREE ROOTS.

2.

TUNNELING OR BORING SHOULD BE DONE WHENEVER POSSIBLE WHERE LARGE SCAFFOLD ROOTS ARE ENCOUNTERED, HAND DIGGING AND BRIDGING OF ROOTS SHALL BE DONE.

3.

ANY CUTTING OF TREE ROOTS, OTHER THAN WHEN IN THE PROCESS OF TREE REMOVAL, SHALL GIVE DUE CONSIDERATION TO FUTURE WELFARE OF THE TREE. PROPER ACTION SHALL BE TAKEN SO AS TO PROTECT, PRESERVE, OR CORRECT THE ROOT PROBLEM.

4.

THE "TRENCHING AND TUNNELING NEAR TREES" BOOK BY THE NATIONAL ARBOR DAY FOUNDATION SHALL BE USED AS A GUIDE FOR ALL CONSTRUCTION AND EXCAVATION WORK AROUND PROTECTED TREES.

5.

EXCAVATION INVOLVING ROOT CUTS SHOULD BE DONE RAPIDLY. CUTS ON TREE ROOTS SHALL BE SMOOTH AND CLEAN. BACKFILL BEFORE THE ROOTS HAVE A CHANCE TO DRY OUT, AND WATER TREE IMMEDIATELY. IF TREE ROOTS ARE TO REMAIN EXPOSED FOR ANY EXTENDED PERIOD OF TIME, THEY MUST BE COVERED WITH BURLAP AND KEPT MOIST AT ALL TIMES.

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N

0' 8' 16' 32' 64'

GRAPHIC SCALE: 1" = 16'

EXISTING LANDSCAPE PLAN

L101

Stamp

LANDSCAPE ARCHITECT

8128-21-5301

07/27/2022

UTAH

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions

Mark	Date	Description

Project Number

UT22057

Plan Series

Stake Suite Addition

Property Number

500847321010101

Date

July 8, 2022

Sheet Title

EXISTING LANDSCAPE PLAN

Sheet

L101

EVANS + ASSOCIATES architecture

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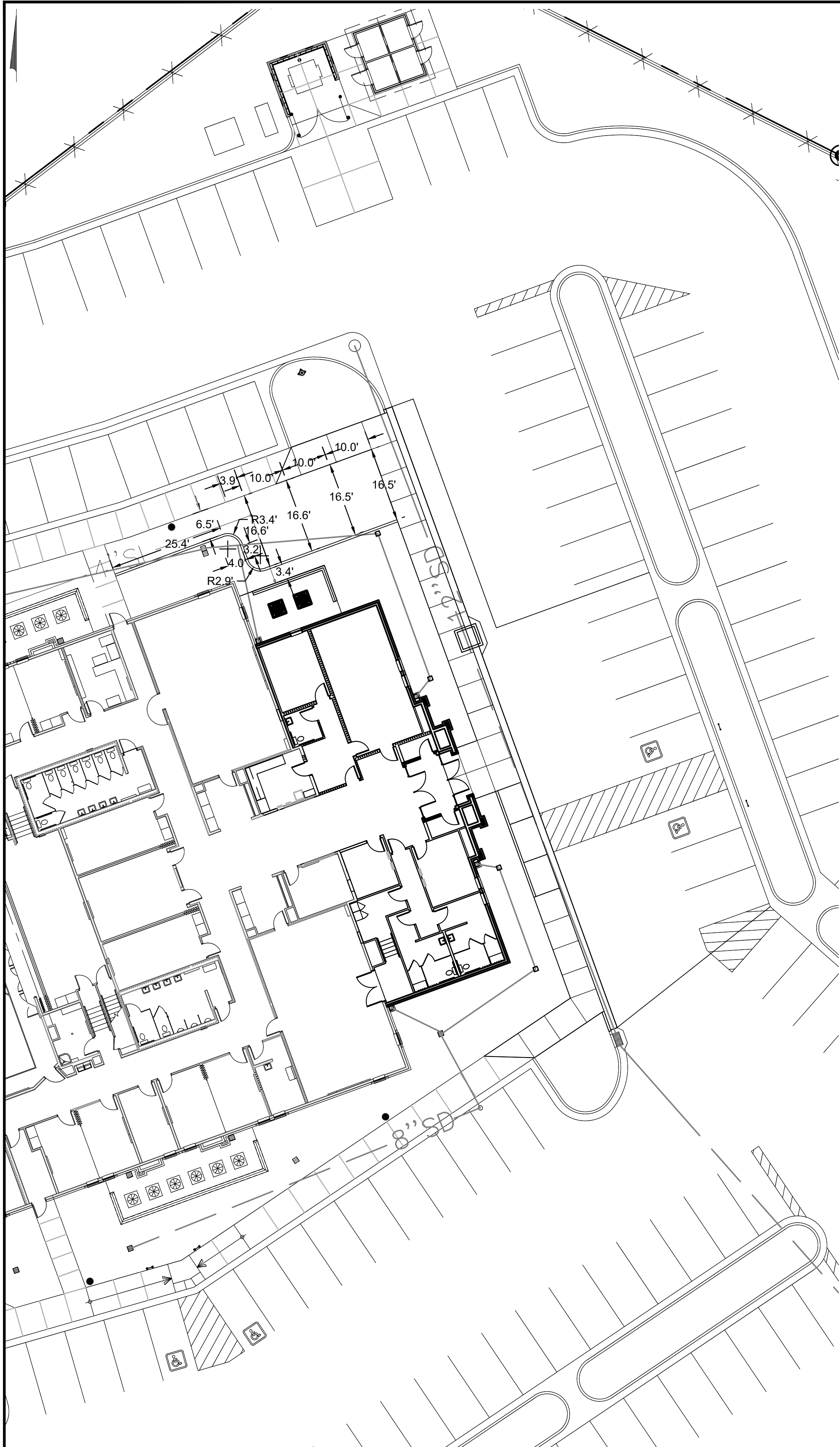
phone 801-553-8272 fax 801-553-8273

Eagle Mountain North Stake Suite Addition

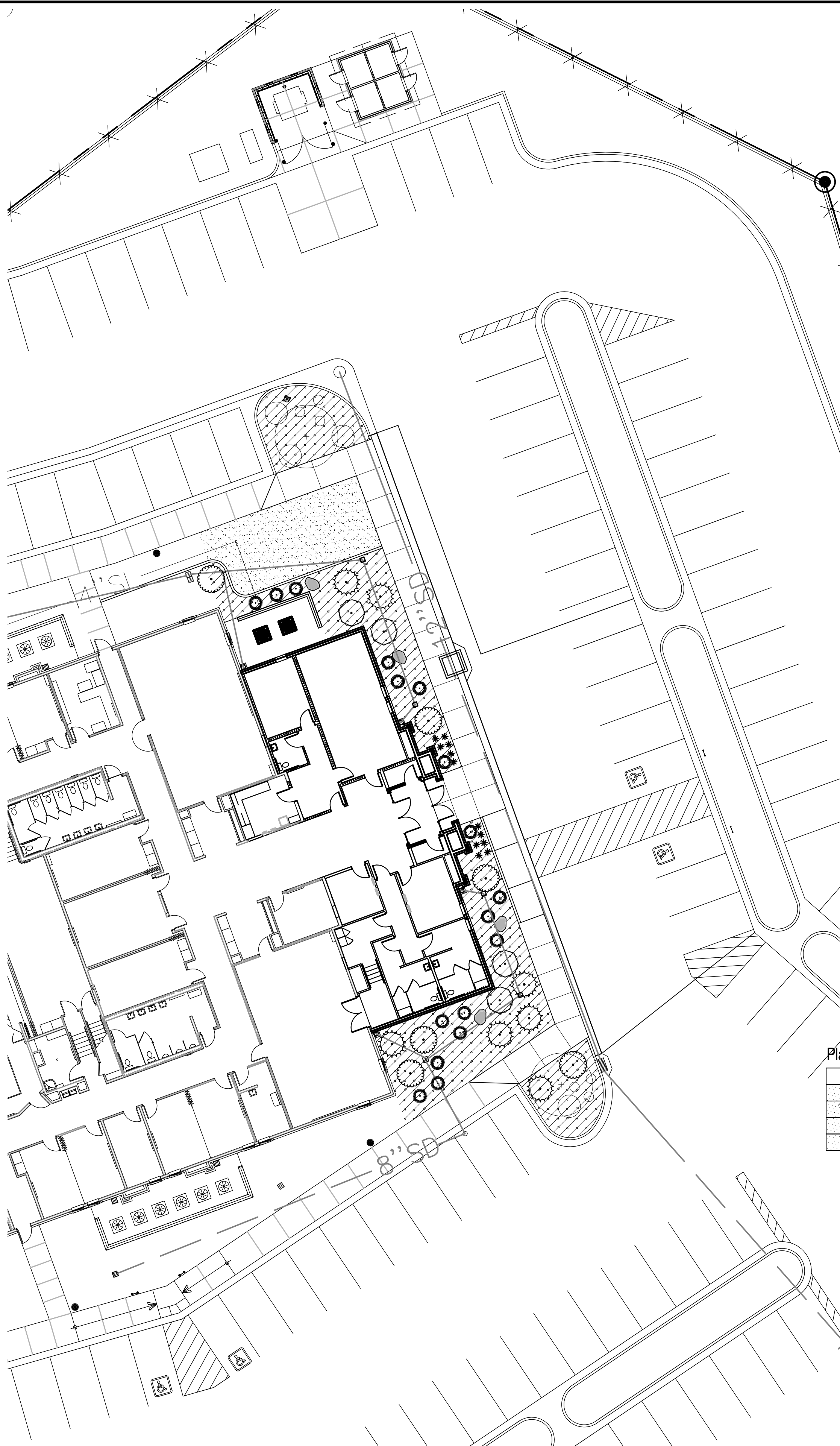
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Eagle Mountain, Utah



MOWSTRIP PLAN



LANDSCAPE PLAN

PLANT LEGEND

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	RTA	6	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac GV1; 1 x 6, AV 12.5; full to part sun; z4	5 gal
	VTA	4	Viburnum trilobum 'Alfreda' Alfreda Cranberrybush Viburnum low; 6x6; sun to part sun; z3;	5 gal
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	JHT	7	Juniperus horizontalis 'Monter' TM Icee Blue Juniper GV1; 4" x 8; AV 50; sun; z3; Utah Lake water tolerant	5 gal
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CAK	17	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	2 gal
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	HSD	12	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily P3; 2x2; AV 1; full to part sun; z3; Utah Lake water tolerant	1 gal

SITE MATERIALS LEGEND

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	L-01 SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 20 LBS. PER ACRE. FINE LEVEL. ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTATORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4") DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	586 sf
	L-07 WOOD MULCH TO MATCH EXISTING. PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF SHREDDED WOOD MULCH TOP DRESSING. REPLENISH ON A YEARLY BASIS TO A DEPTH OF 3".	2,236 sf
	L-17 BOULDERS - 2 RELOCATED FROM SITE; SEE EXISTING PLAN; 2 NEW 2'-3" TO MATCH EXISTING	4
	L-18 6" CONCRETE MOW CURB	45 lf
	L-19 EXISTING CURB	27 lf

Design Criteria

Eco-Region	10.1- Northern Cold Desert
Climate zone	7B
Zoning ordinance	Eagle Mountain City
Water availability	Site verify
Soil type	Moderately alkaline; 12" topsoil needed in planters and 6" in lawn
Slopes	flat
Wind	South
Setbacks/easements	No special easements in addition area
Microclimates	List any unique to site
Soil ph	Indicate per topsoil test report
Lawn Area Percentage	20.7% New lawn
Undeveloped property	N/A
Irrigation system	Yes Addition to existing

* Refer to AEC Design Guidelines

Plant Coverage

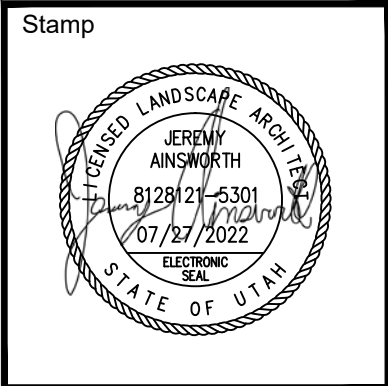
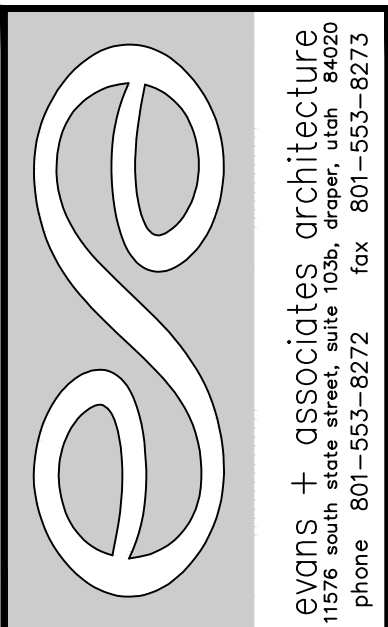
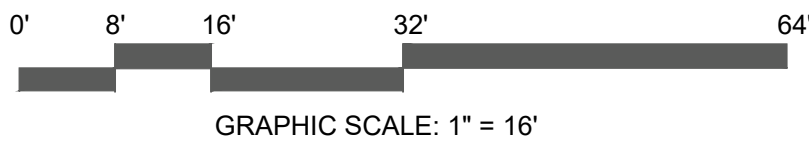
	Shrubs-Mature Coverage	Actual%	Tree Purpose	Actual#	% Required by Local Jurisdiction
Street Frontage	25% - 50%	N/A	Frame Building	(#)	N/A
Primary Entries	30% - 55%	30%	Frame Entry	(#)	N/A
Building Perimeter	25% - 45%	25%	Accent Building	(#)	N/A
Perimeter	5% - 15%	N/A	Screen Lot	(#)	N/A

LANDSCAPE DATA

Total Site Area	(Total Acres)	% of Site/Landscape	%/# Required by Local Jurisdiction
Total Landscape Area	.065 ac	Site percent	
Shrubs/Groundcover	761 new +210 exist	42.5%	
Lawn Area	586 sq ft	20.7%	
Trees on site	No new, 2 exist	N/A	
Additional jurisdictionally required lawn areas/infiltration, detention, retention, etc.	(Total sq. ft.)	Landscape percent	



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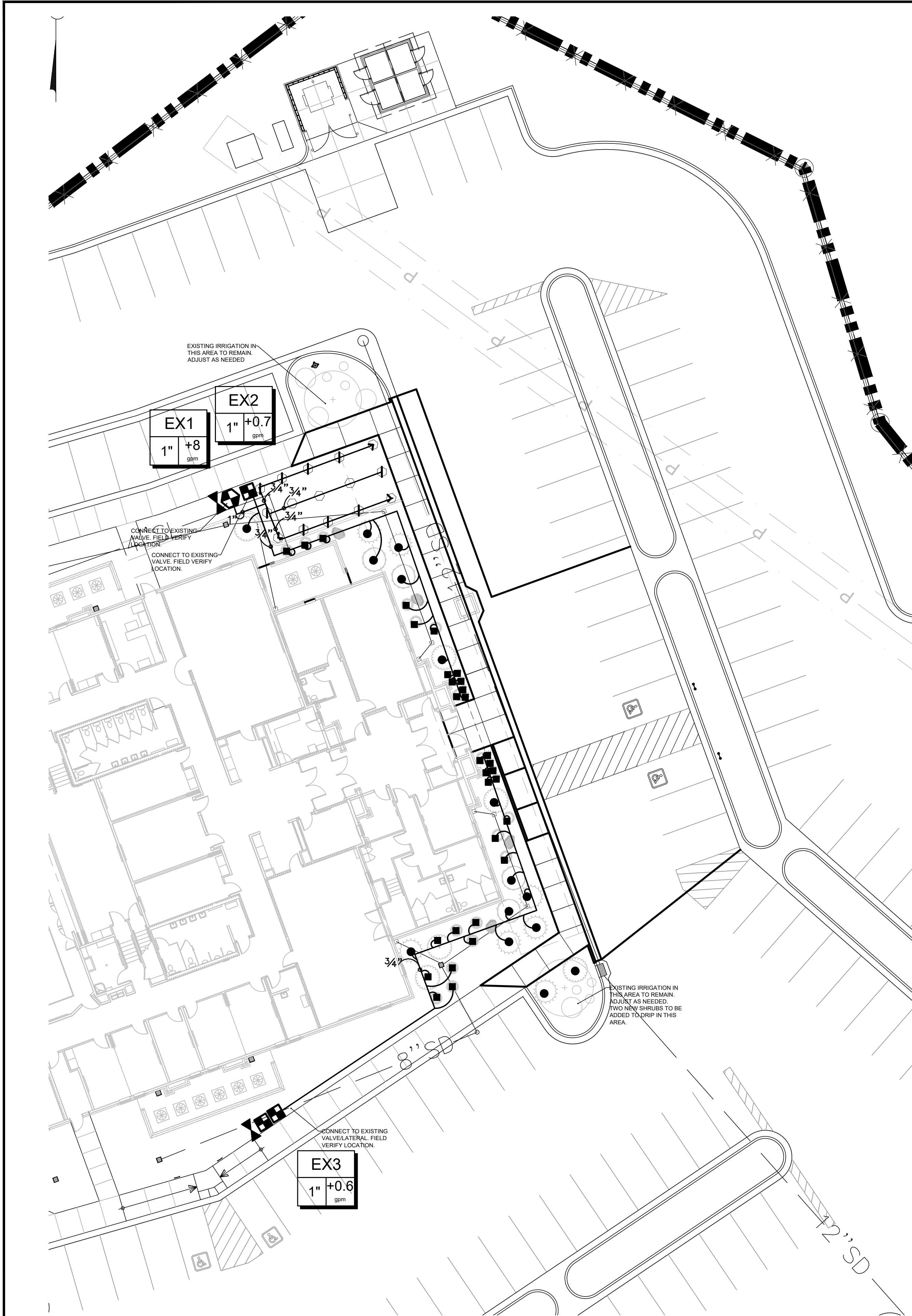
Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Revisions	Description
Mark	Date

Project Number UT22057
Plan Series Stake Suite Addition
Property Number 500847321010101
Date July 27, 2022

Sheet Title
LANDSCAPE & MOWSTRIP PLAN

Sheet
L102



IRRIGATION_LEGEND

SYMBOL	EQUIPMENT	SIZE
	Existing Automatic Control Valve	(See Valve ID Tag)
	Existing Drip Control Zone Valve	1"
	Existing 2" Isolation Valve	2"

SYMBOL	IRRIGATION HEADS	RADIUS
	8' Quarter Circle Pop-up Spray	7'
	8' Half Circle Pop-up Spray	7'
	8' Full Circle Pop-up Spray	7'
	10' Half Circle Pop-up Spray	9'
	12' Quarter Circle Pop-up Spray	11'

SYMBOL	IRRIGATION DRIP	
	2 GPH Emitter	
	4 GPH Emitter	

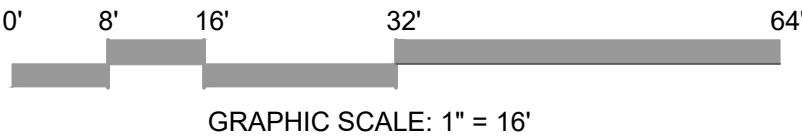
SYMBOL	IRRIGATION PIPE	SIZE
	Irrigation Lateral Line: PVC Schedule 40	3/4" - 1-1/2"
	Irrigation Mainline: PVC Schedule 40	2"
	Pipe Sleeve	(See Specifications)

Valve Callout	
	Valve Number
	Valve Flow
	Valve Size

- NOTE:
- This plan is diagrammatic. System components may be shown in paved areas and buildings for plan clarity. Contractor to locate in landscape areas wherever feasible.
 - Contractor to install Master Valve and Flow Sensor wires in 1" grey PVC conduit to controller.
 - Contractor to locate and verify Existing irrigation system has a POC, Stop & Waste, Hydrometer, Manual Drain Valve, Backflow Preventer connected and working properly. Contractor to install and provide items not found on system or not working correctly.
 - Contractor to verify smart controller can be installed and control both existing and new irrigation system and control the smart components on the system.
 - Locate all existing utilities on site prior to construction. Coordinate all excavation with General Contractor.
 - Connect drip emitter assembly's to nearest lateral line.
 - See details and specifications for additional information.

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Project for:
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Revisions	Description
Mark	Date

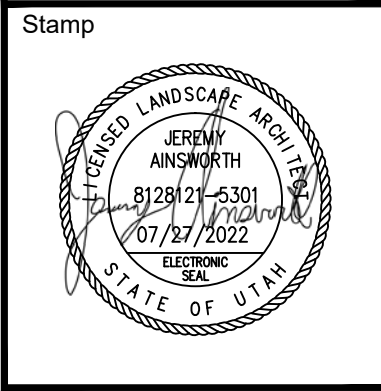
Project Number UT22057
Plan Series Stake Suite Addition
Property Number 500847321010101
Date July 27, 2022

Sheet Title

**IRRIGATION
PLAN**

Sheet

L103



Eagle Mountain North Stake Suite Addition
Eagle Mountain UT North Stake

8732 North Desert Canyon Road
Eagle Mountain, Utah

Project for:
THE CHURCH OF
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Revisions		Description	Date	Mark
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Plan Series
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Property Number
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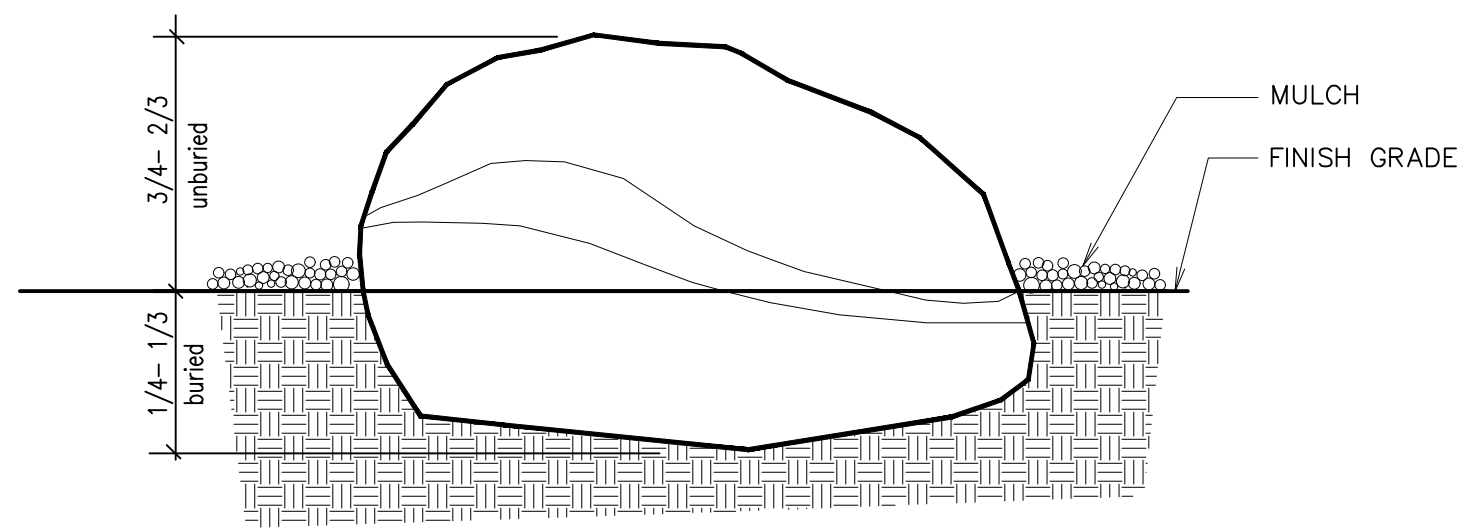
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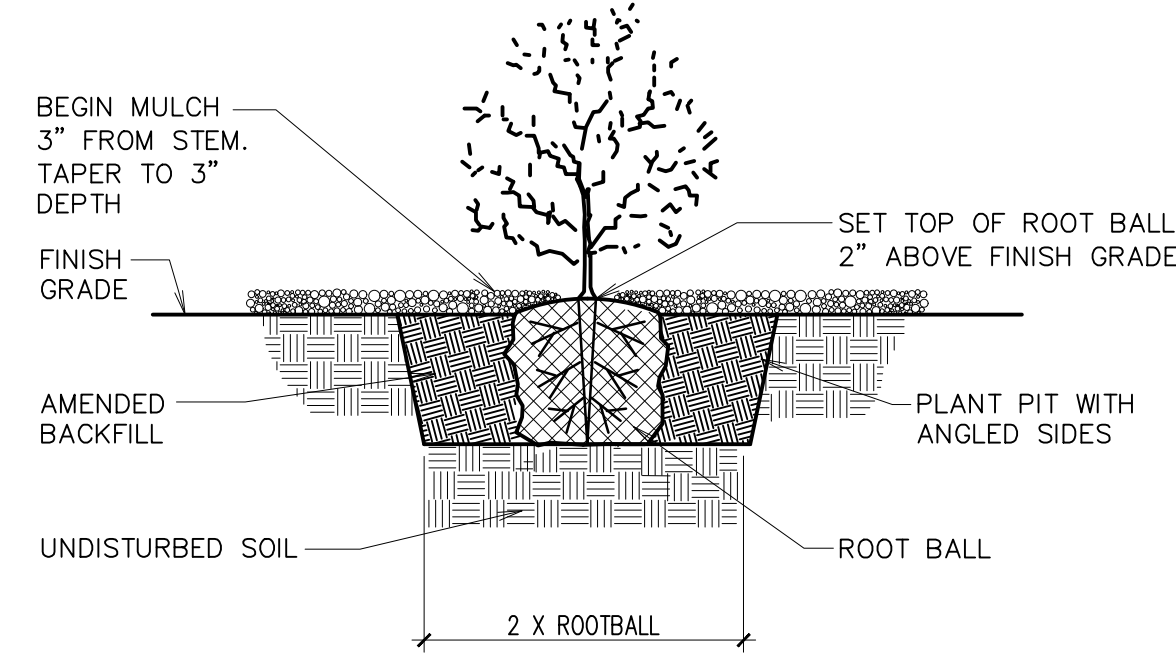
**LANDSCAPE
DETAILS**

Sheet

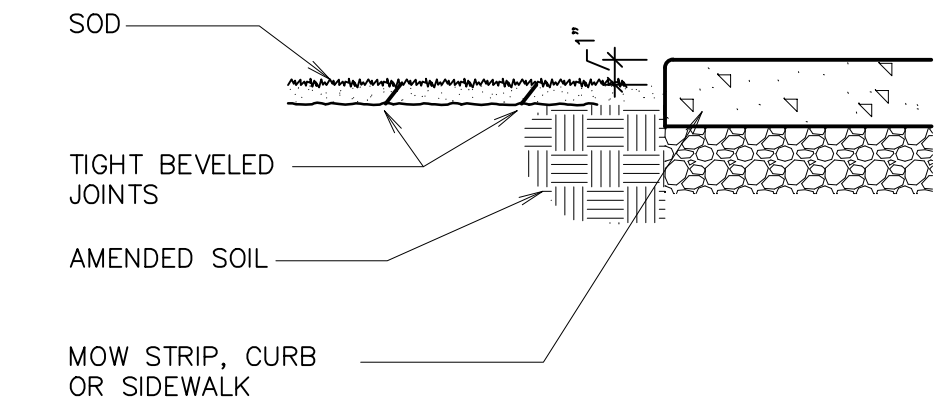
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A BOULDER PLACEMENT
DETAIL
NOT TO SCALE

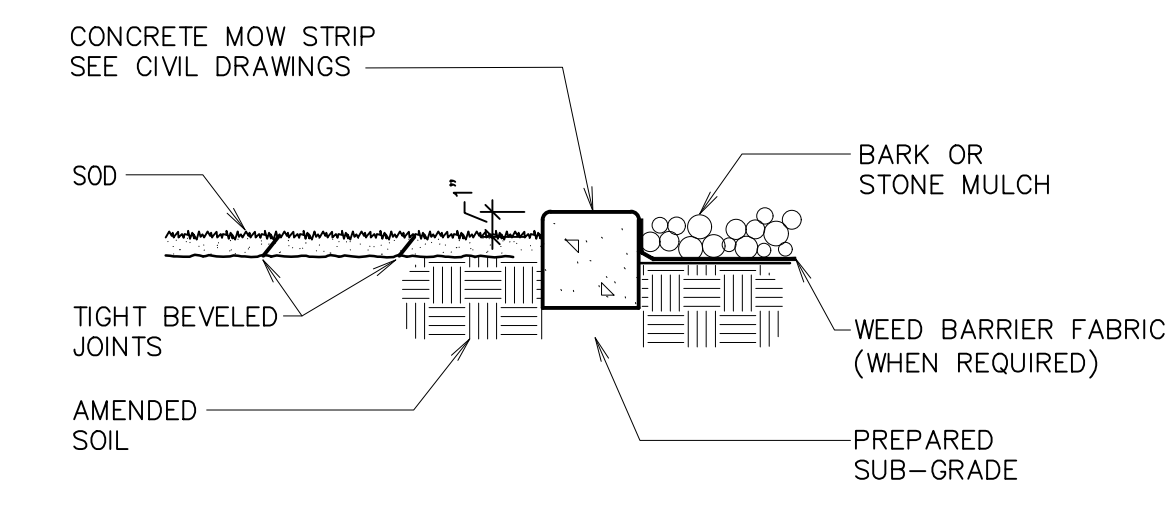


B SHRUB PLANTING DETAIL
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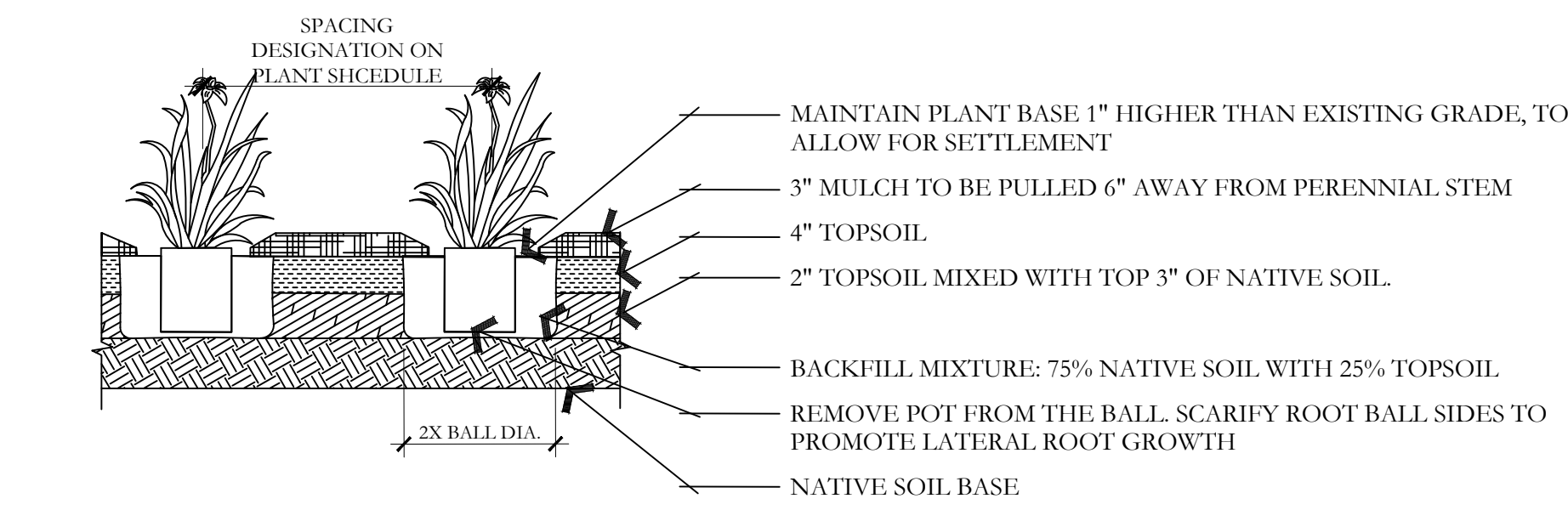


C SOD INSTALLATION
NOT TO SCALE

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



D CONCRETE MOW STRIP
NOT TO SCALE



E PERENNIAL PLANTING
NOT TO SCALE

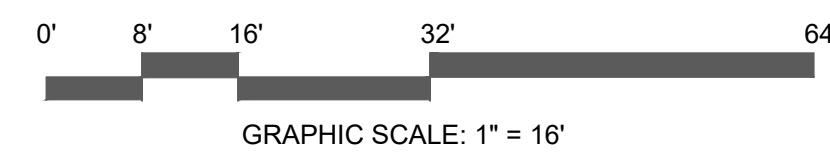


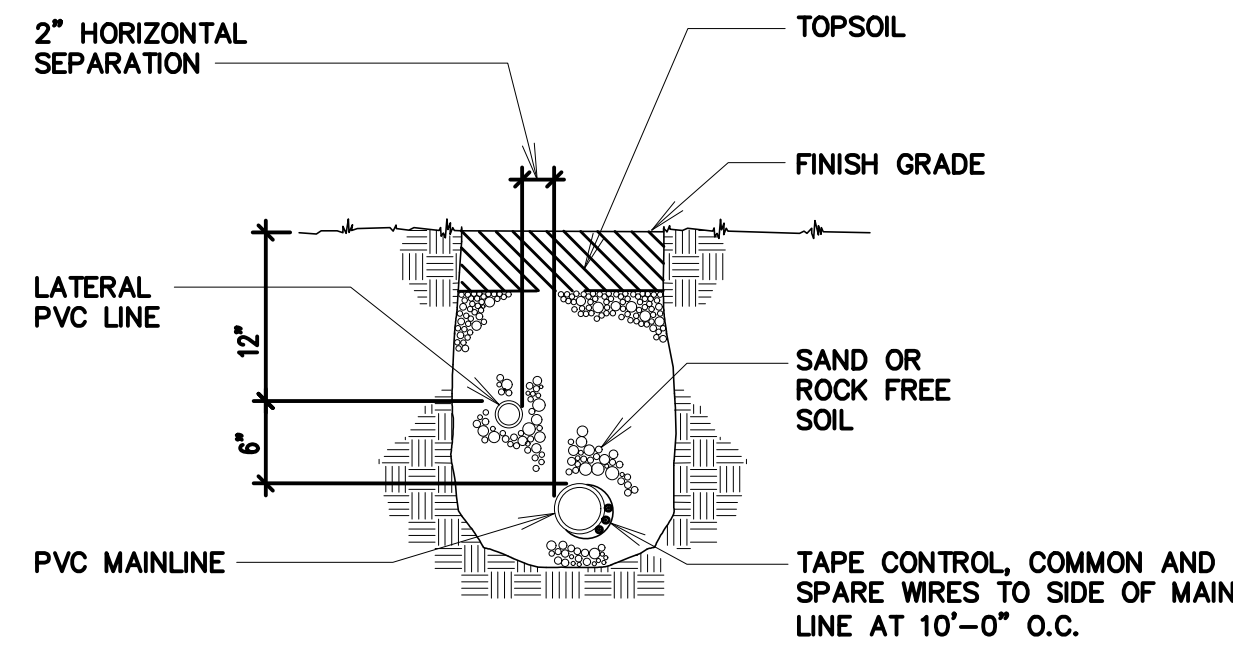
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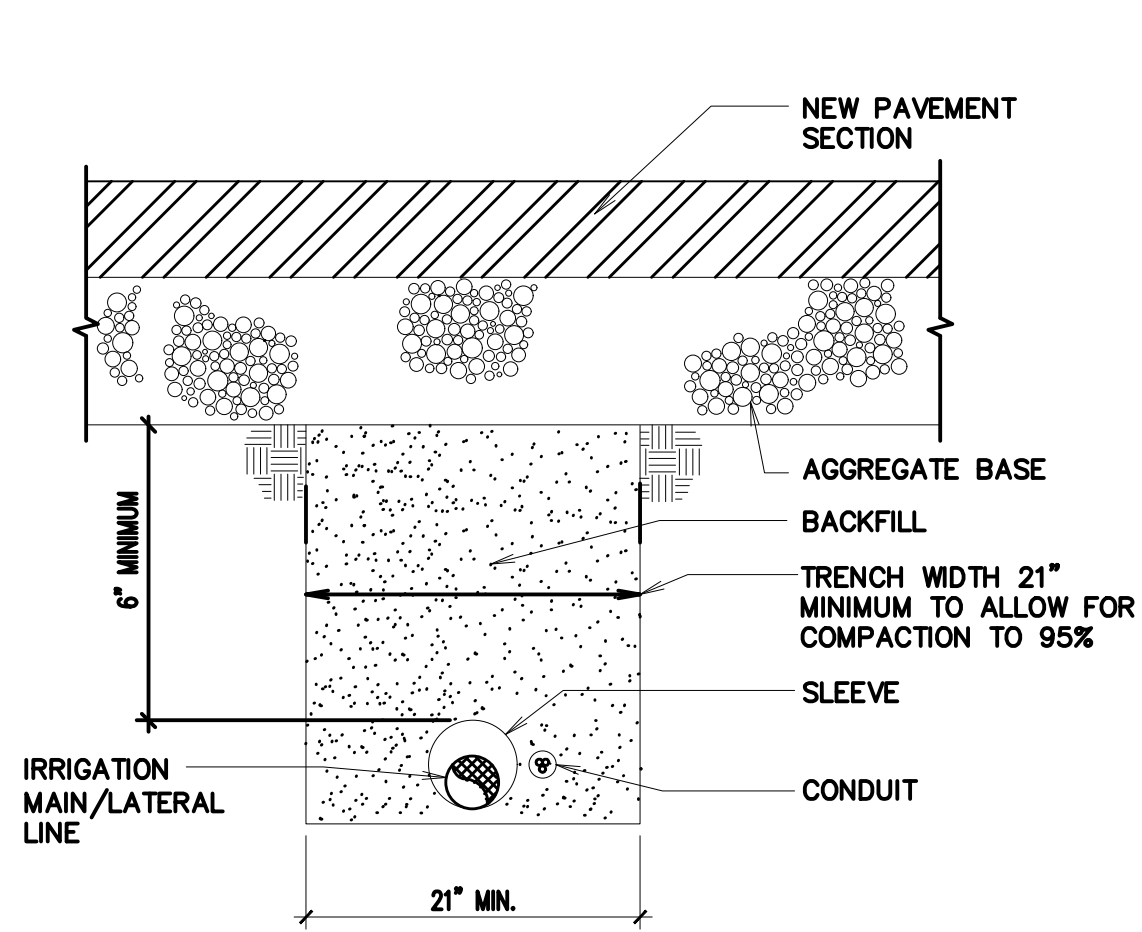






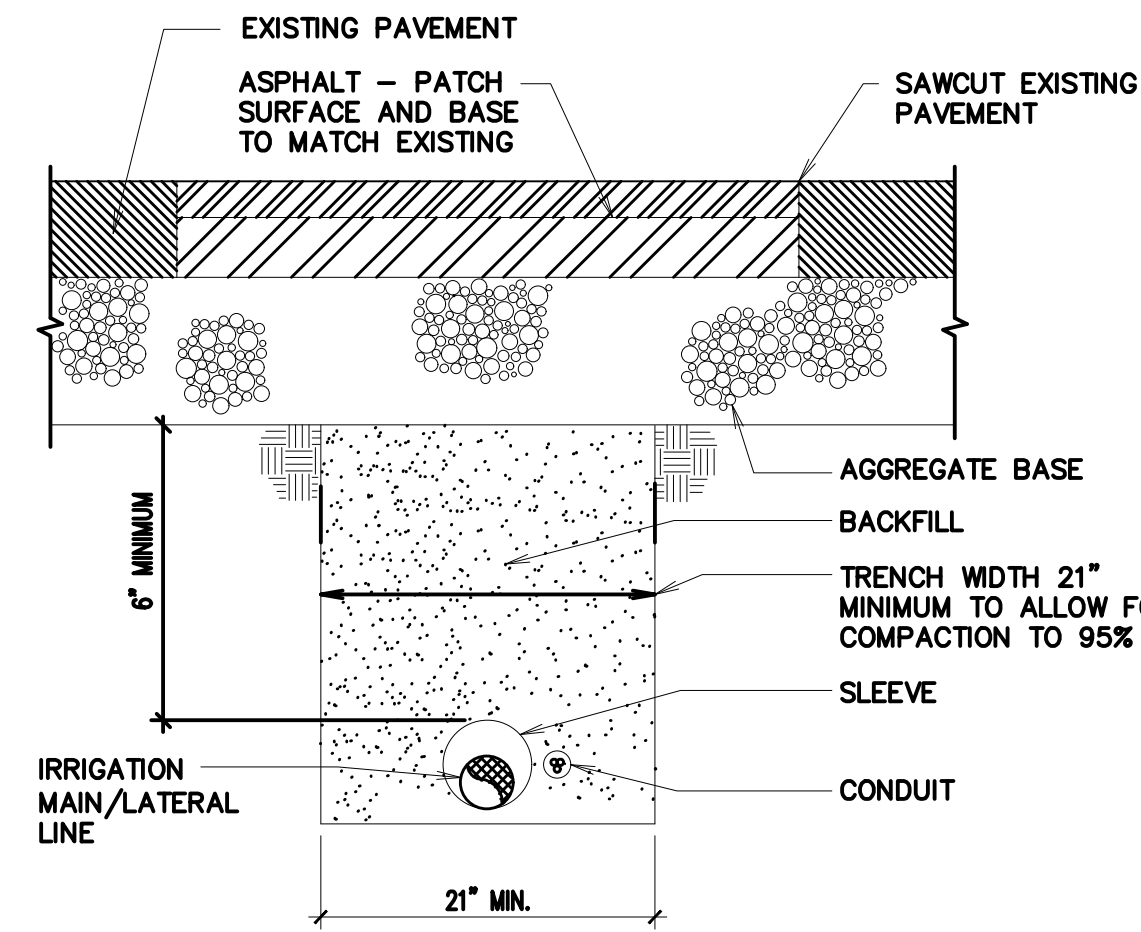
CONVENTIONAL WIRE SYSTEM

A TRENCH SECTION
NO SCALE



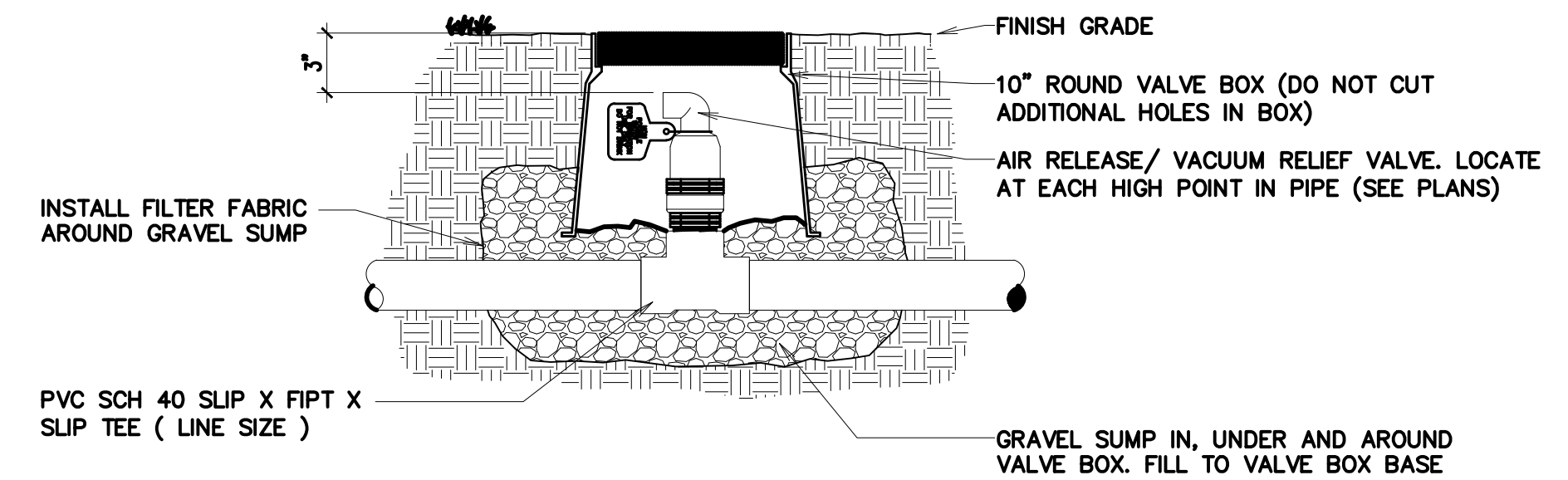
MISC. PIPE TRENCH DETAIL
NEW PAVEMENT AREAS

B NO SCALE



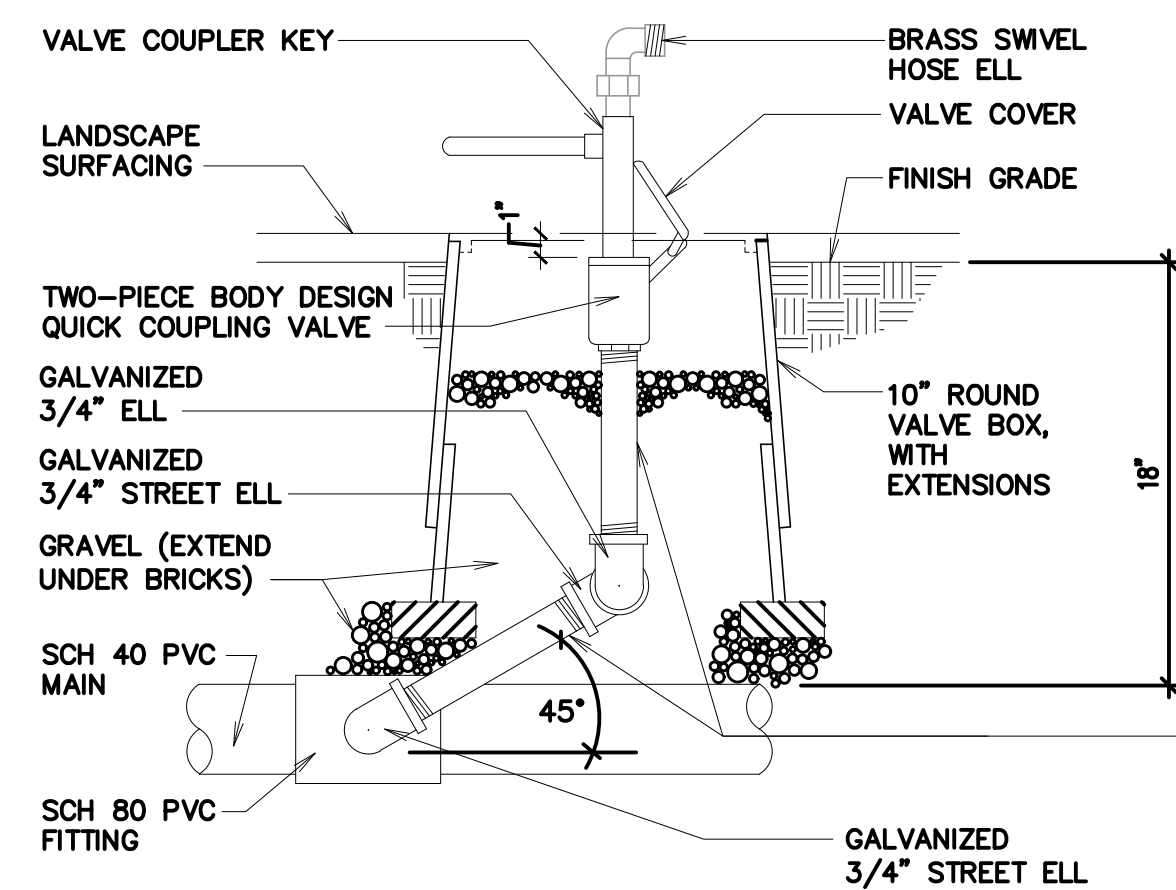
MISC. PIPE TRENCH DETAIL
EXIST. PAVEMENT AREAS

C NO SCALE



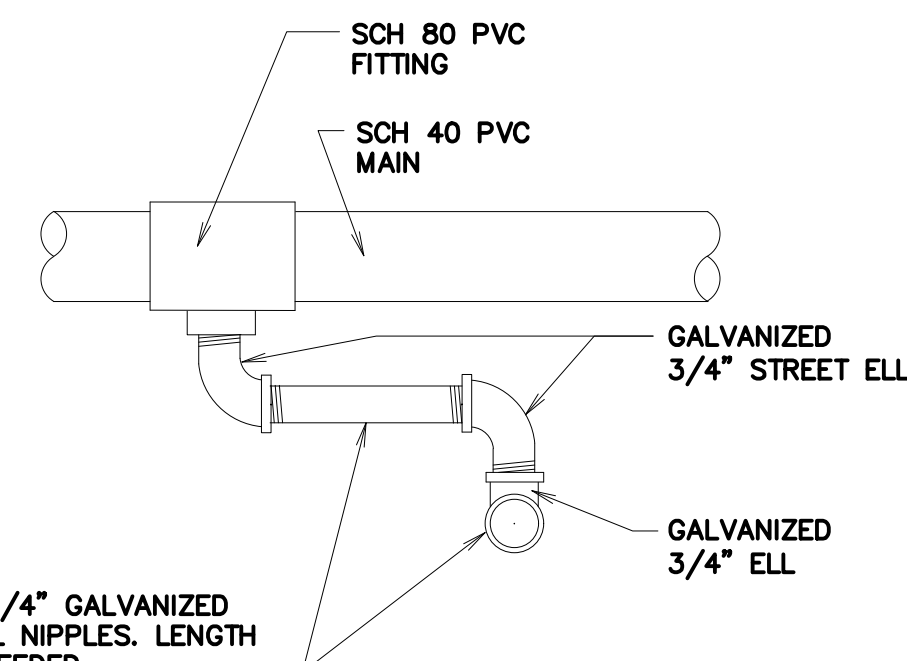
PRESSURE SUPPLY LINE
AIR RELEASE VALVE

D NO SCALE
USE AT EVERY HIGH SPOT

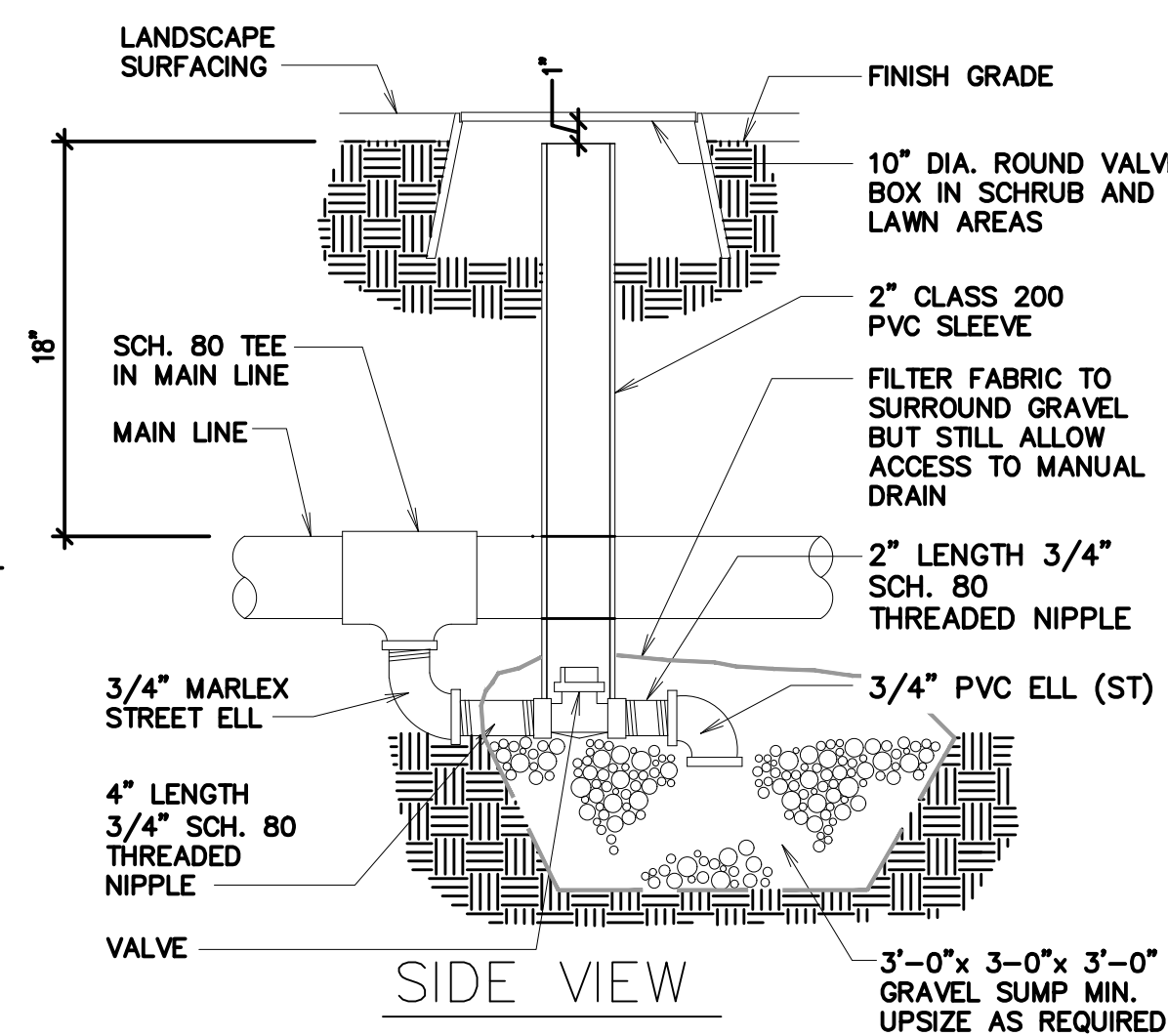


SIDE VIEW

E QUICK COUPLING VALVE
NO SCALE

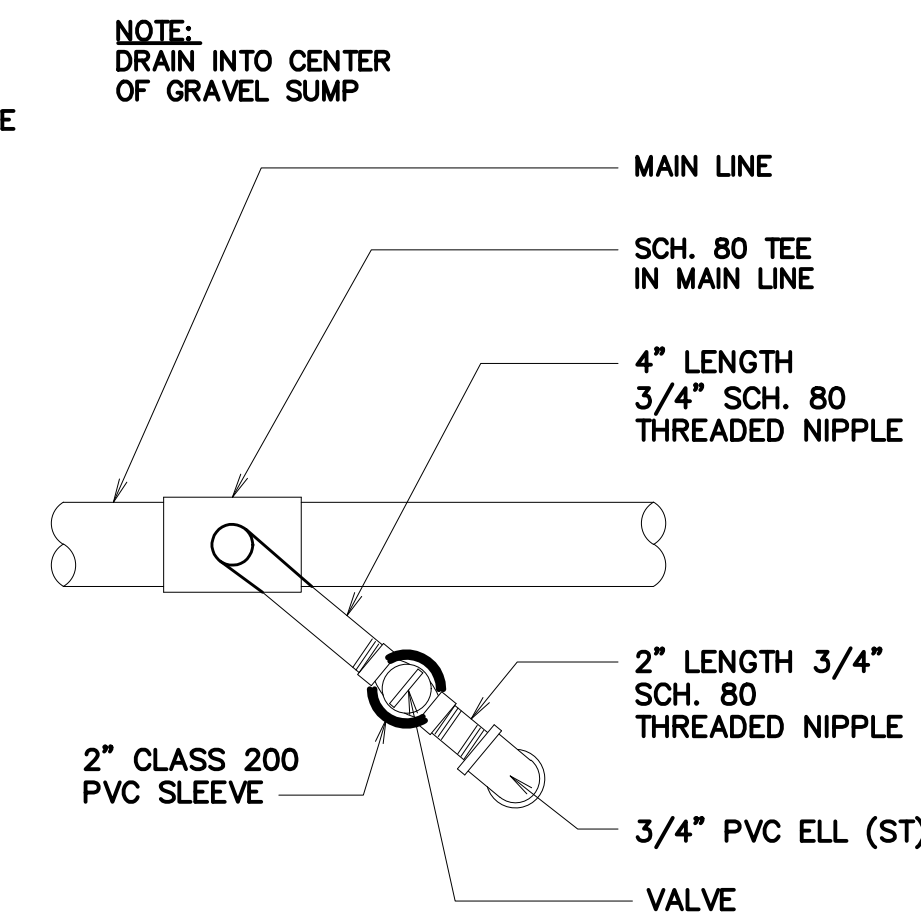


TOP VIEW



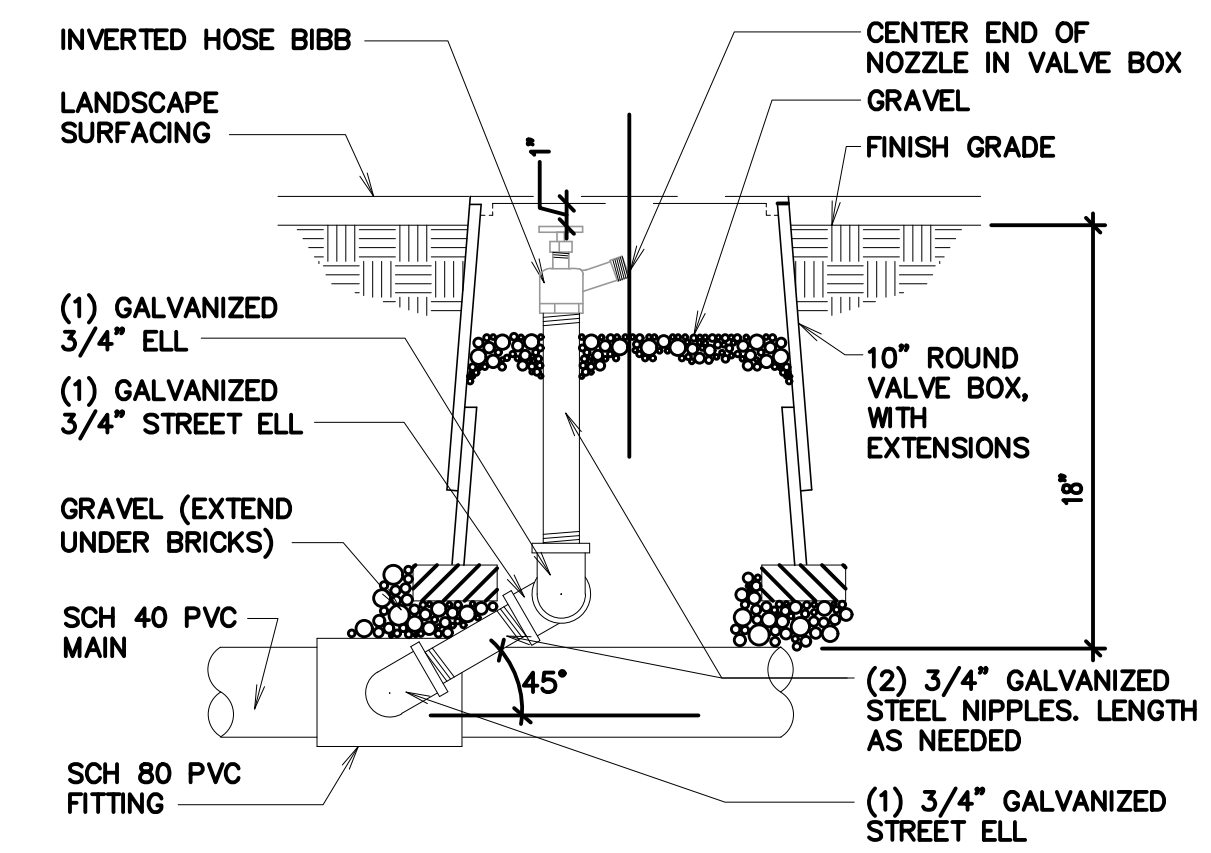
SIDE VIEW

F MAIN LINE
MANUAL DRAIN VALVE
NO SCALE



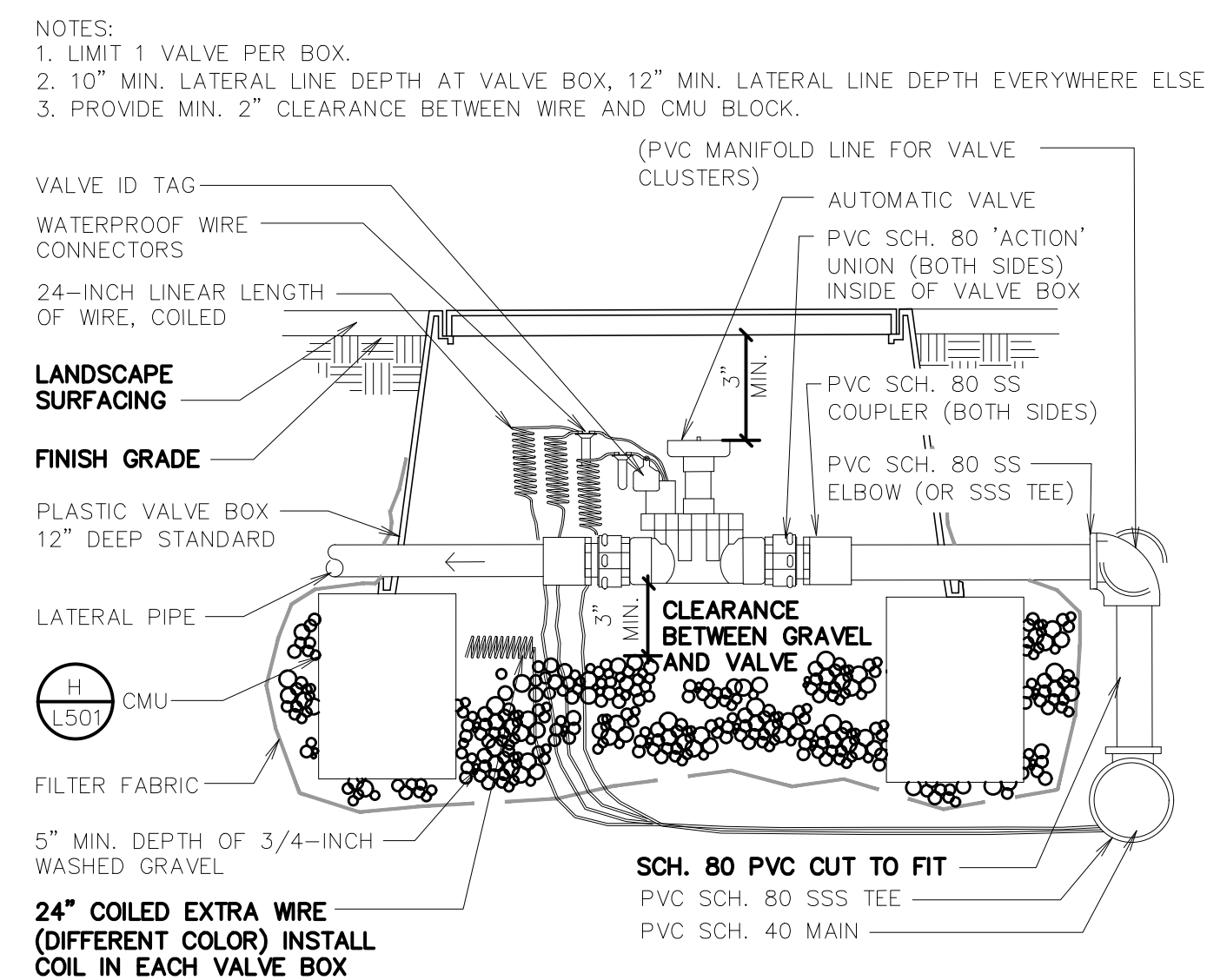
TOP VIEW

USE AT EVERY LOW SPOT
ON MAINLINE



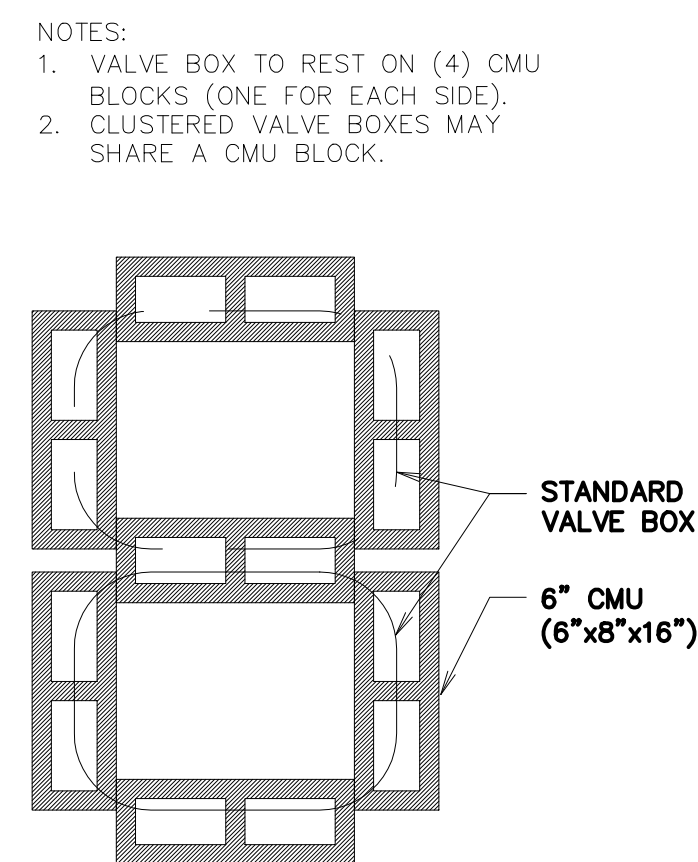
SIDE VIEW

G HOSE BIB VALVE
NO SCALE

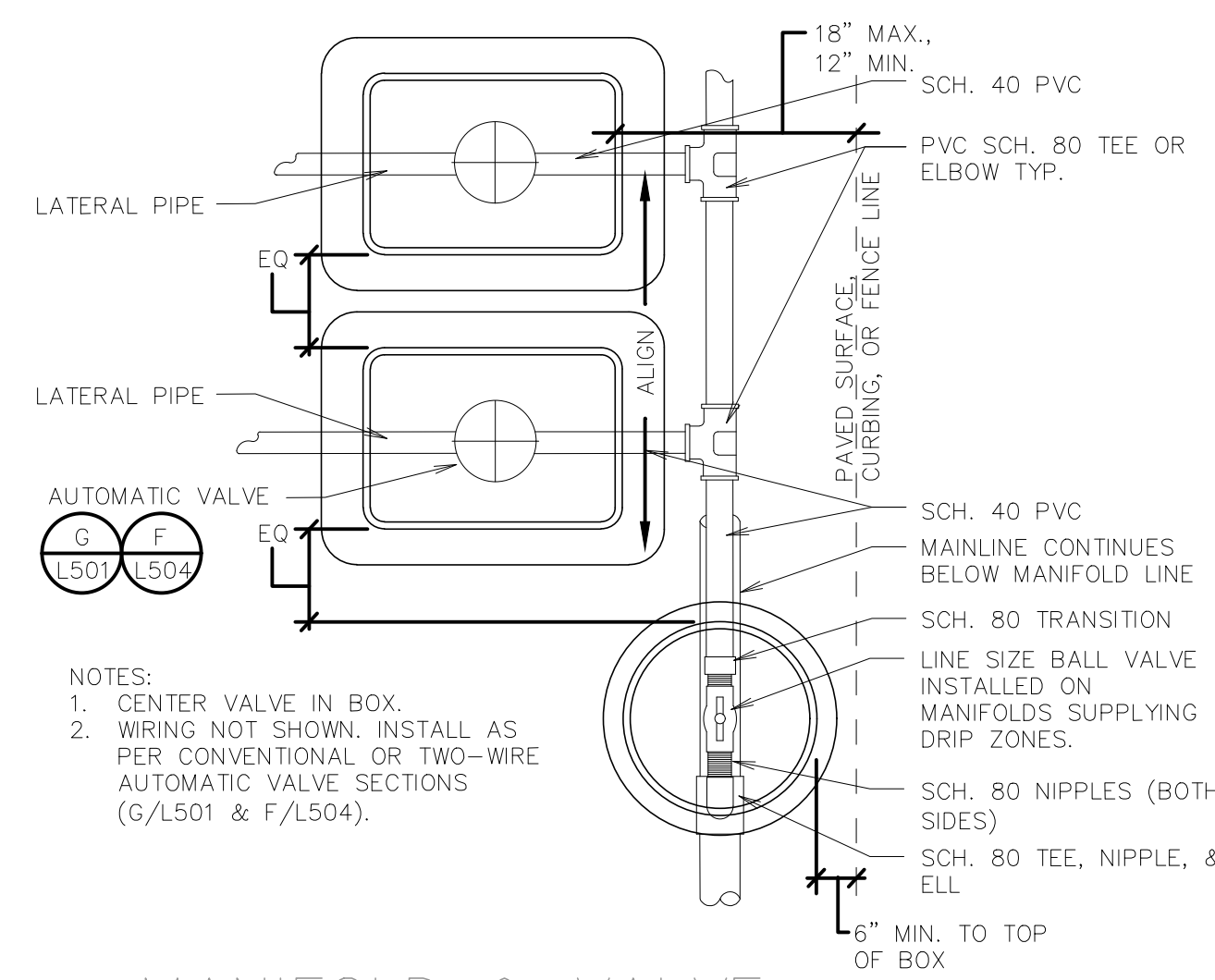


AUTOMATIC VALVE WITH
CONVENTIONAL WIRE SYSTEM

H NO SCALE



I CMU PLACEMENT
NO SCALE

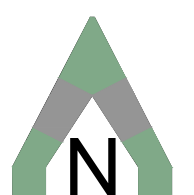


J MANIFOLD & VALVE
ASSEMBLY
NO SCALE

USE AT VALVE CLUSTERS

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Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

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www.bluestakes.org



Eagle Mountain North Stake Suite Addition
Eagle Mountain UT North Stake

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

Revisions	Description
Mark	Date

Project Number
UT22057
Plan Series
Stake Suite Addition
Property Number
500847321010101
Date
July 27, 2022

Sheet Title

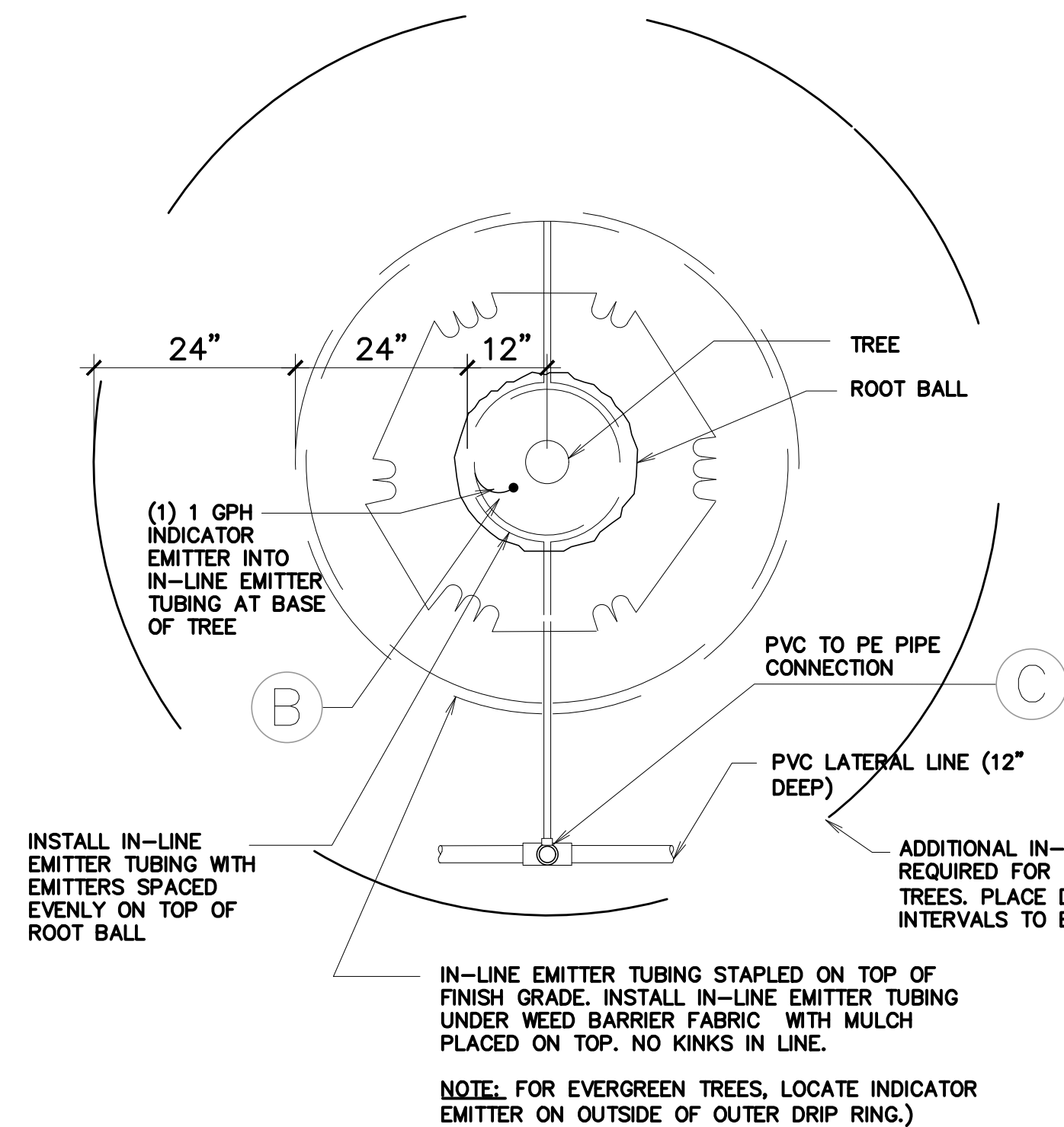
**IRRIGATION
DETAILS**

Sheet

L501

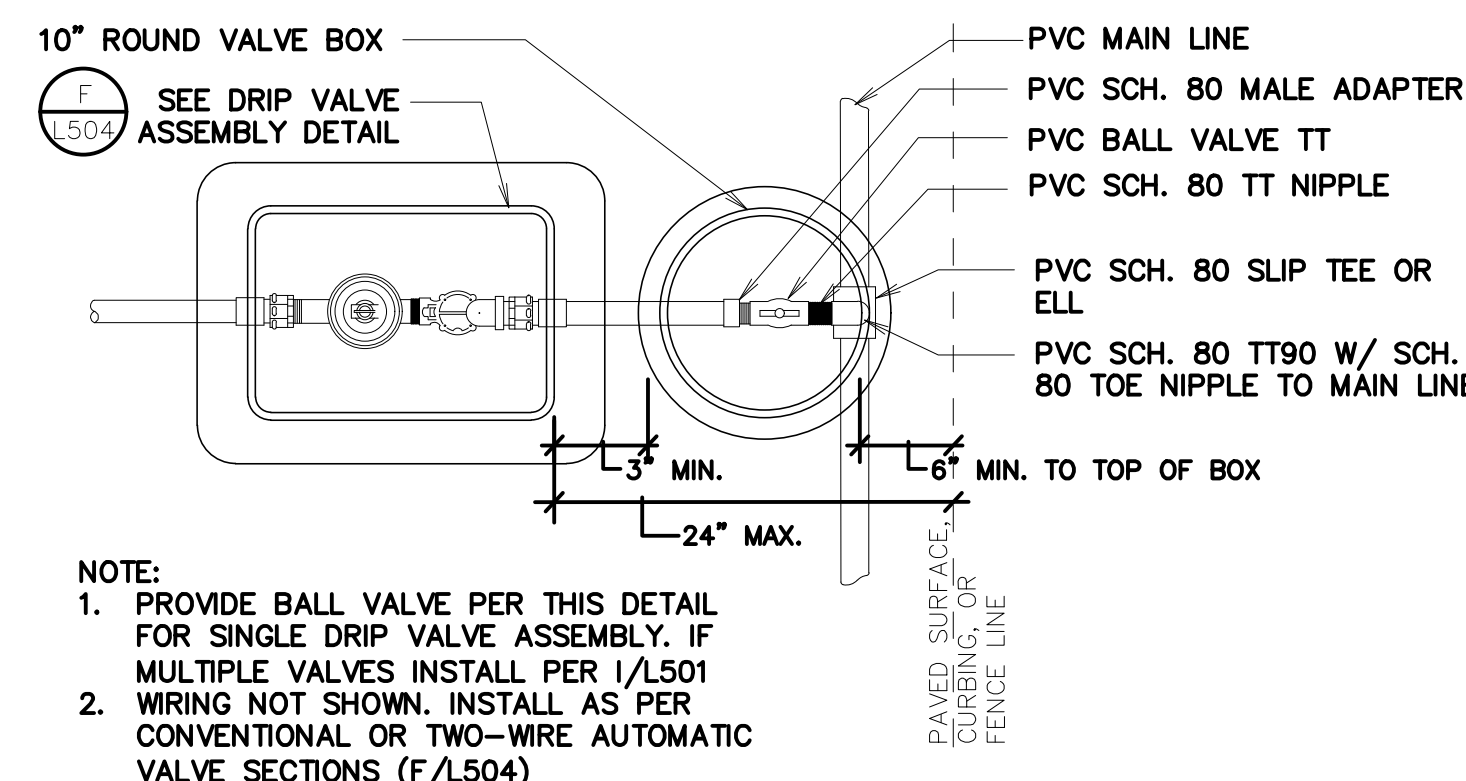
SS
SOCIETIES architecture
1176 South State Street, Suite 100, Lehi, Utah 84050
phone 801-553-8272 fax 801-553-8273



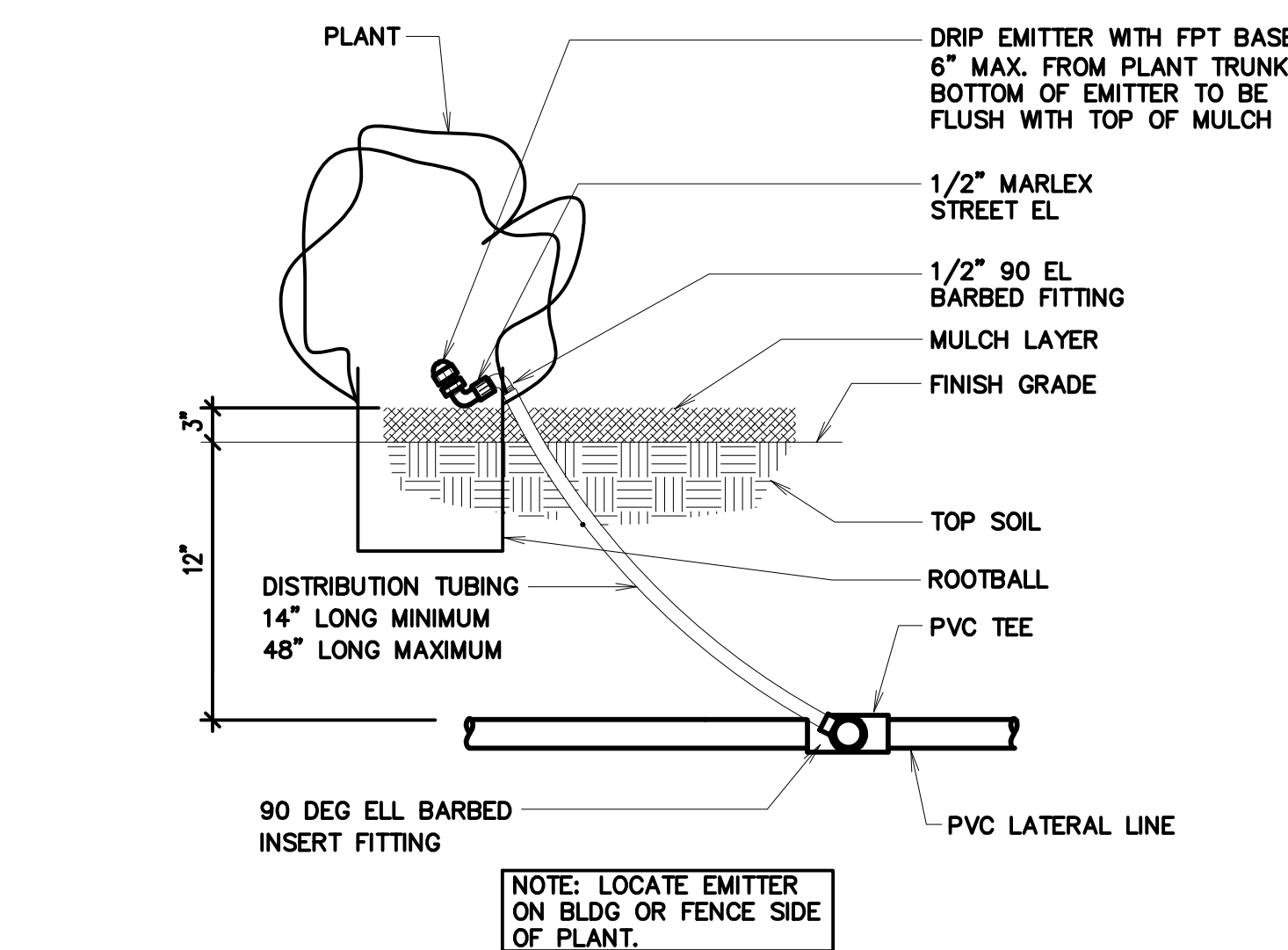


K TREE DRIP-PLAN VIEW (Planter Areas)
NO SCALE

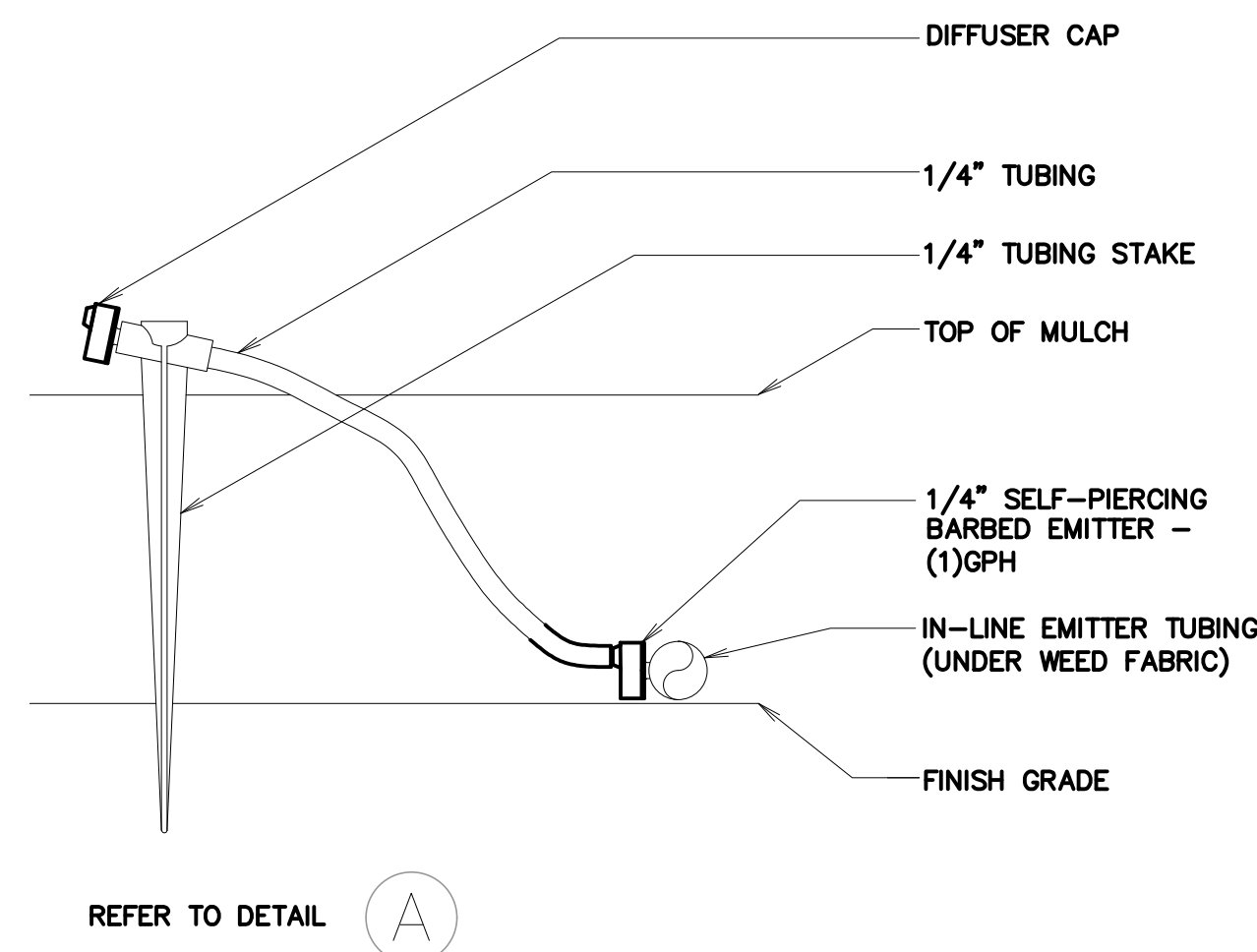
NOTE: ALL FITTINGS TO INLINE DRIP TUBING TO BE COMPRESSION FITTINGS. IF MALE INSERTS ARE NEEDED, INSTALL WITH OETICKER CLAMPS.



L DRIP VALVE ASSEMBLY
NO SCALE

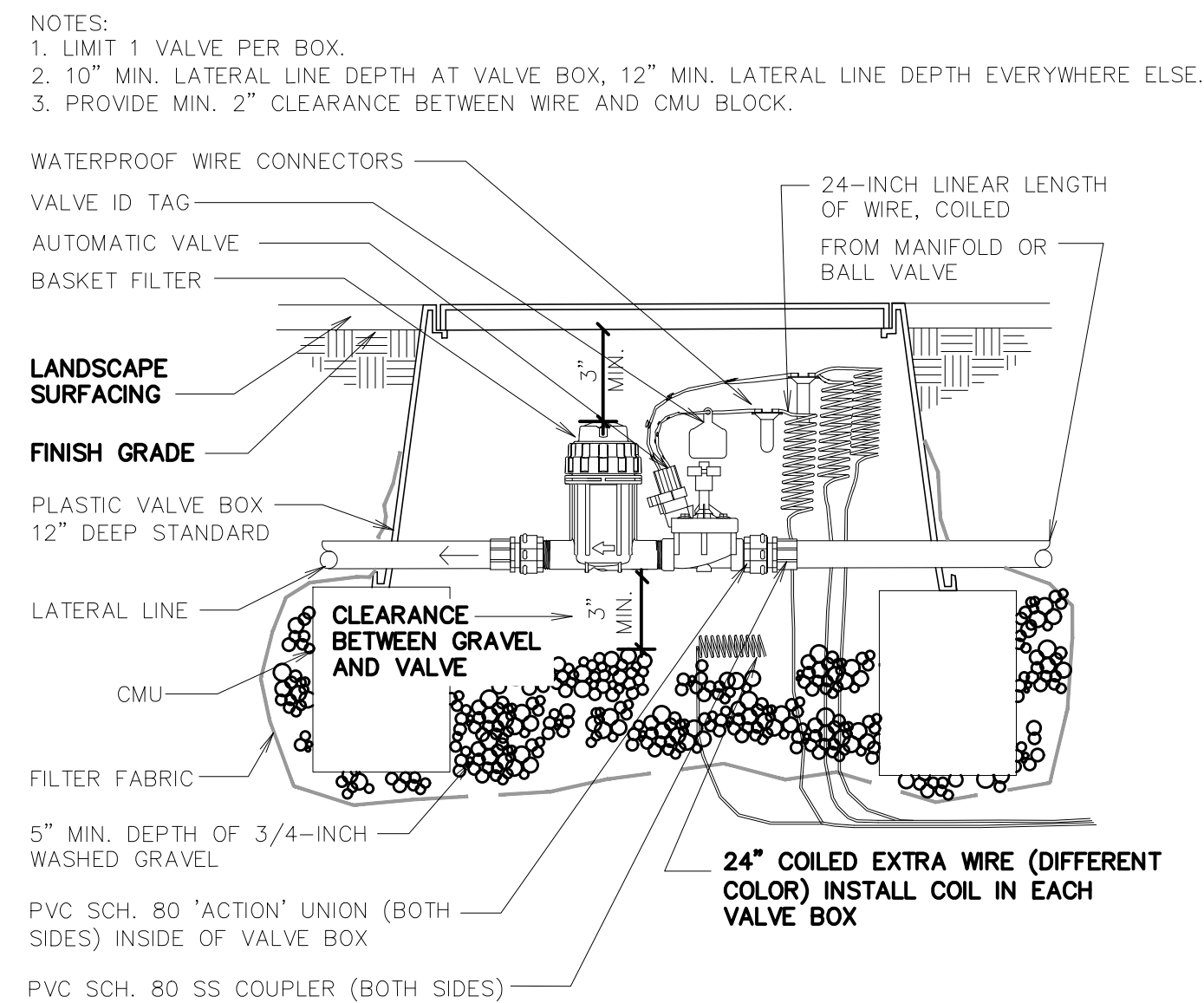


M DRIP EMITTER
1 1/2\"/>



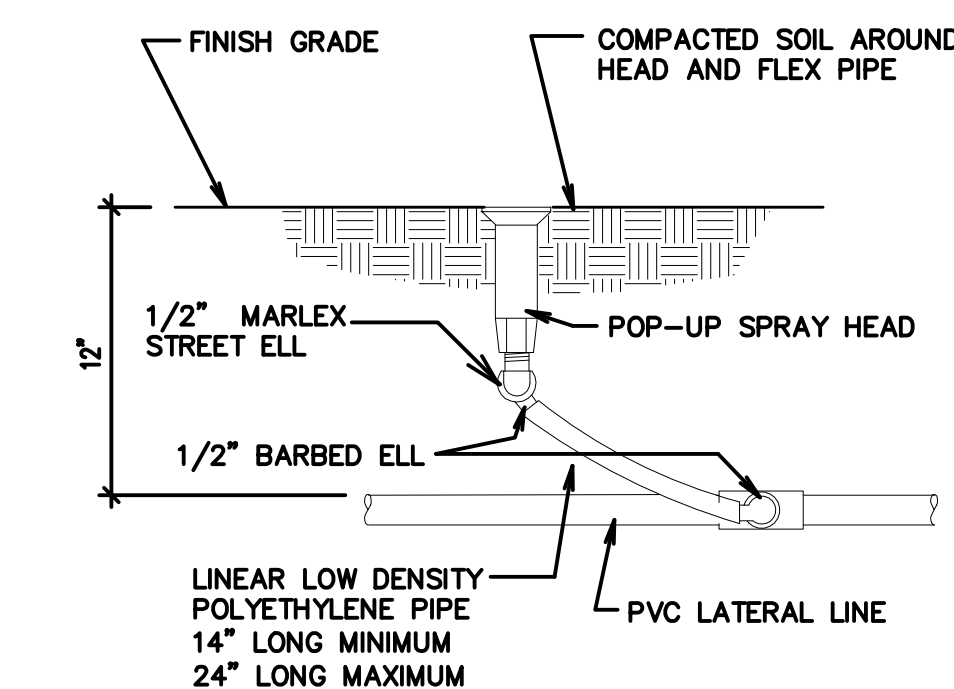
N INDICATOR EMITTER
NO SCALE

NOTE:
1. CONNECT SELF-PIERCING EMITTER DIRECTLY INTO IN-LINE EMITTER TUBING.
2. THIS IS AN INDICATOR ONLY EMITTER TO BE USED AT EACH TREE RING AND AREA WHERE IN-LINE EMITTER TUBING IS INSTALLED.
3. 1/4\"/>

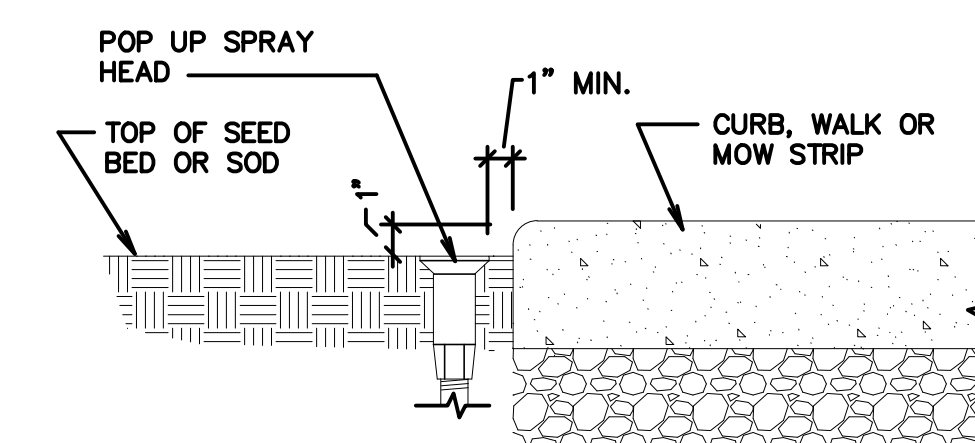


O CONVENTIONAL WIRE SYSTEM
NO SCALE

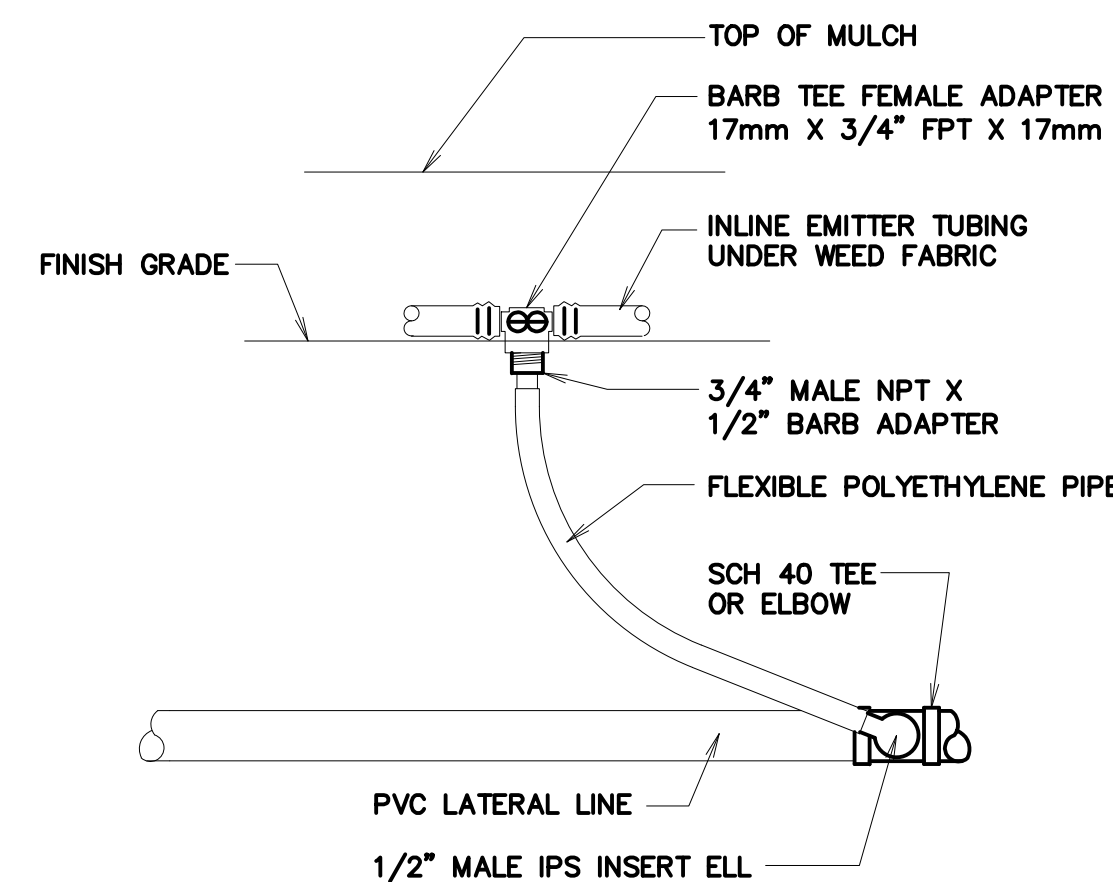
NOTES:
1. LIMIT 1 VALVE PER BOX.
2. 10\"/>



P SPRAY AND ROTARY HEAD ASSEMBLY
NO SCALE

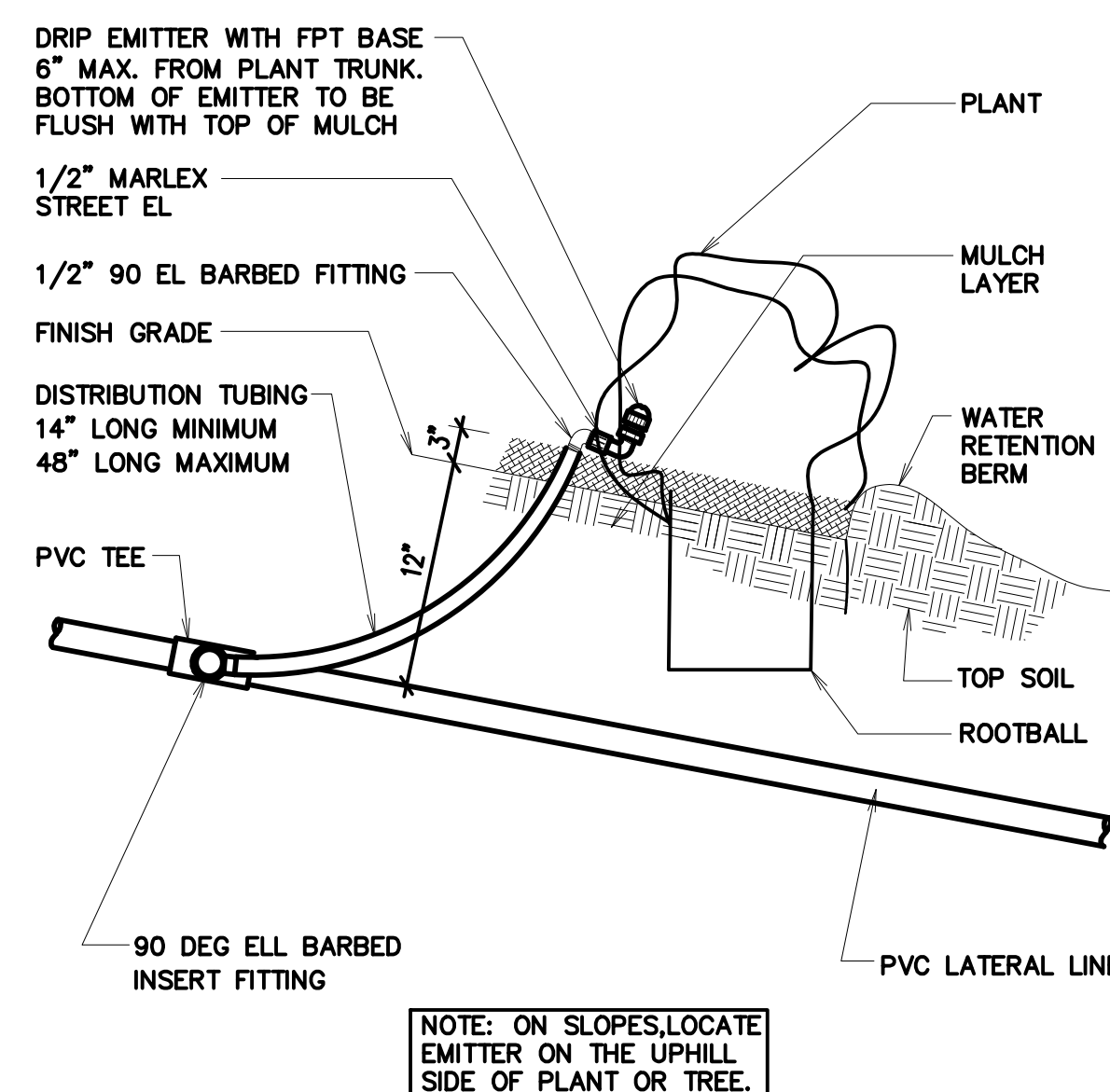


Q SPRAY HEAD OR ROTOR NEXT TO CURB OR WALK
NO SCALE

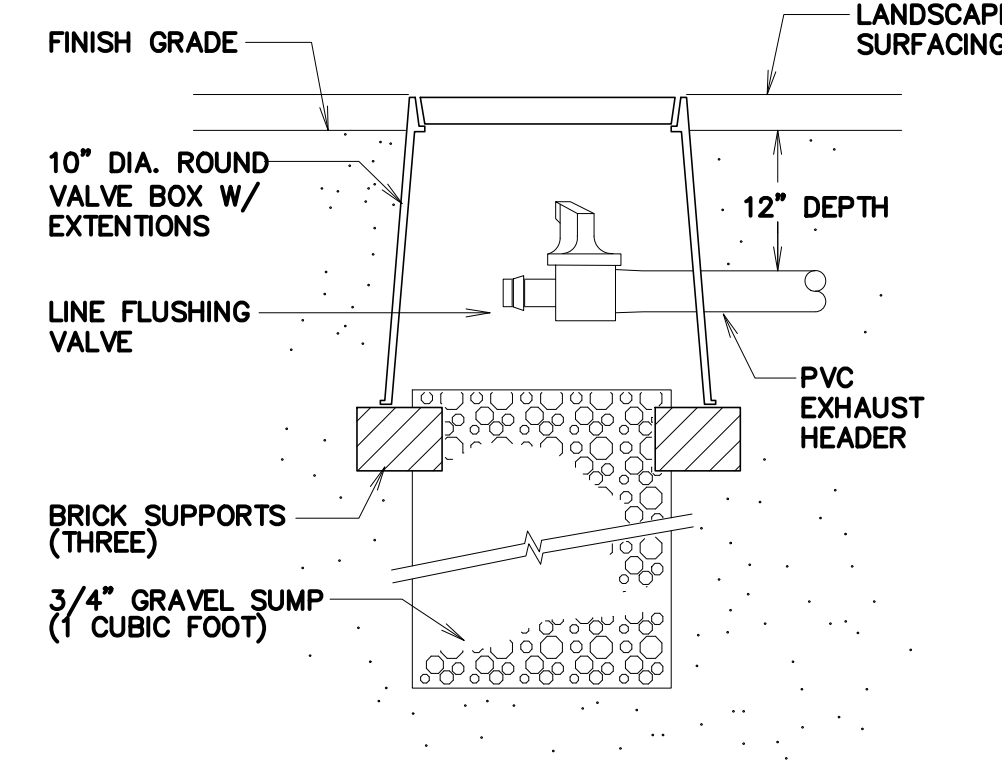


NOTE:
1. USE AT TREE RINGS ONLY.

R ROTOR POP-UP HEAD
NO SCALE

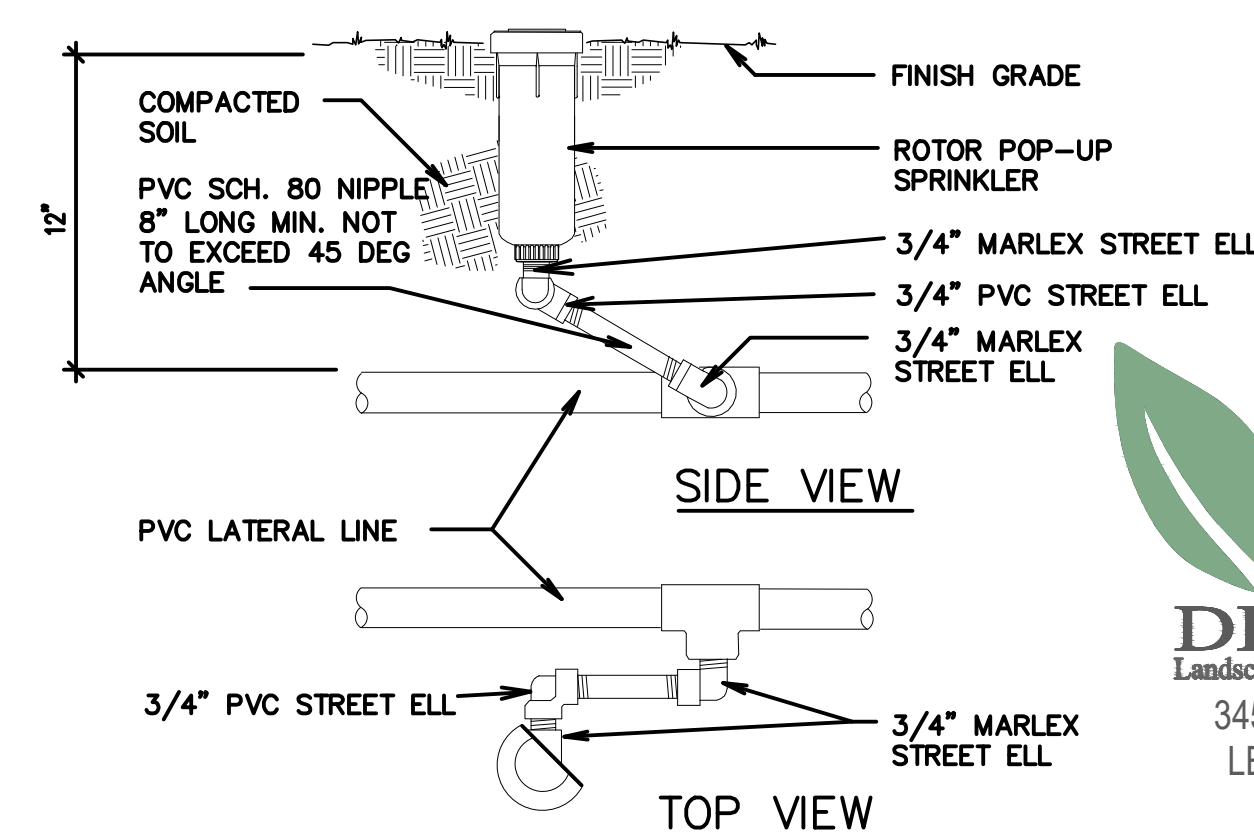


S PVC TO IN-LINE EMITTER
NO SCALE



T INLINE DRIP FLUSH VALVE
NO SCALE

NOTE:
INSTALL DRIP FLUSH VALVE ONLY AT LOW POINT OF EACH DRIP ZONE



U ROTOR POP-UP HEAD
NO SCALE

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Eagle Mountain North Stake Suite Addition
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Revisions	Description	Date	Mark

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Plan Series
Stake Suite Addition
Property Number
5008473210101
Date
July 27, 2022

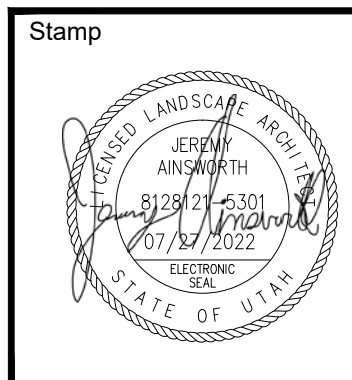
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**IRRIGATION
DETAILS**

Sheet

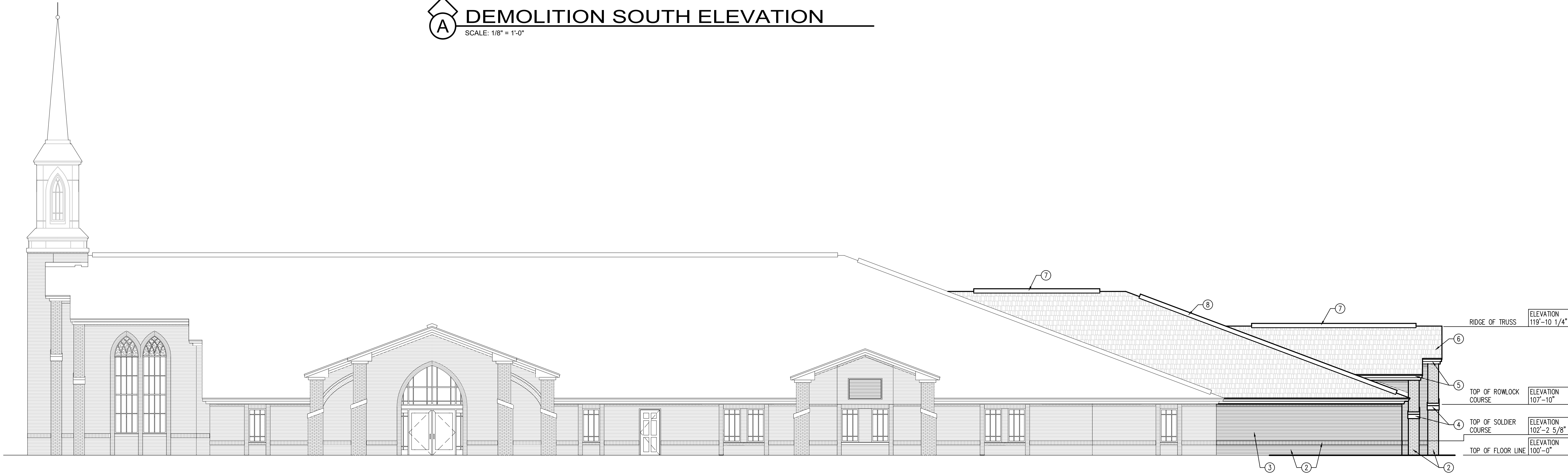
L502

PKJ ASSOCIATES architecture
11726 south state street suite 102, lehi, utah 84050
phone 801-553-8272 fax 801-553-8273





A DEMOLITION SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



B NEW SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES	KEYED NOTES
1. THIS AND ANY OTHER DEMOLITION DRAWINGS ARE NOT INTENDED TO BE ALL-INCLUSIVE, NOR TO DEFINE THE SCOPE OF ALL DEMOLITION WORK REQUIRED FOR THIS PROJECT. DEMOLITION DRAWINGS ARE SHOWN ONLY TO AID THE CONTRACTOR IN PREPARING THE BID AND PERFORMING THE WORK. CONTRACTOR SHALL EXAMINE ALL CONTRACT DOCUMENTS AND VISIT THE SITE DURING BIDDING TO DETERMINE THE TOTAL EXTENT AND SCOPE OF THE DEMOLITION PORTION OF THIS WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION WORK REQUIRED TO CARRY OUT THE WORK AS SHOWN IN THE CONTRACT DOCUMENTS.	1. REMOVE EXISTING WALL FRAMING AND FINISHES, ROOF FRAMING AND FINISHES; SHOWN DASHED
2. ALL ITEMS ARE EXISTING AND ARE TO REMAIN UNLESS NOTED OTHERWISE.	2. NEW ACCENT BRICK VENEER TO MATCH EXISTING
3. THE CONTRACTOR OR SUBCONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING ANY WORK. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING UPON DISCOVERY.	3. NEW BRICK VENEER TO MATCH EXISTING
4. ALL PROPERTY DAMAGED BY WORK UNDER THIS CONTRACT SHALL BE REPAIRED AND/OR REPLACED TO THE SATISFACTION OF THE OWNER.	4. NEW PRECAST CONCRETE TO MATCH EXISTING
5. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF RUBBISH AND WASTE MATERIALS FROM THE WORK.	5. NEW PREFINISHED METAL SOFFIT AND FASCIA TO MATCH EXISTING
	6. NEW ASPHALT SHINGLES TO MATCH EXISTING
	7. NEW PREFINISHED METAL RIDGE VENT TO MATCH EXISTING
	8. NEW PREFINISHED METAL HIP VENT TO MATCH EXISTING

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-933-9212 fax 801-933-9213

Stamp

Eagle Mountain North Stake Suite Addition
Eagle Mountain UT North Stake
8732 North Desert Canyon Road
Eagle Mountain, Utah

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

Revisions	Mark	Date	Description

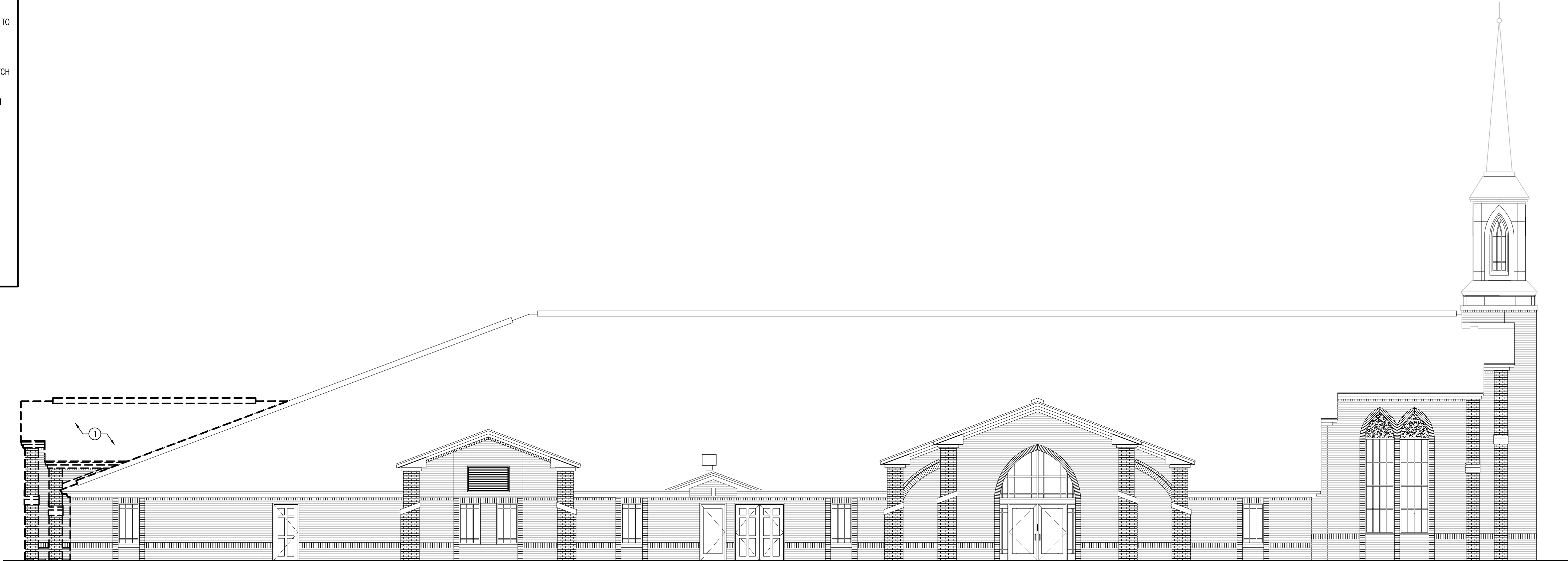
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Plan Series Stake Suite Addition
Property Number 500847321010101
Date May 2, 2022

Sheet Title

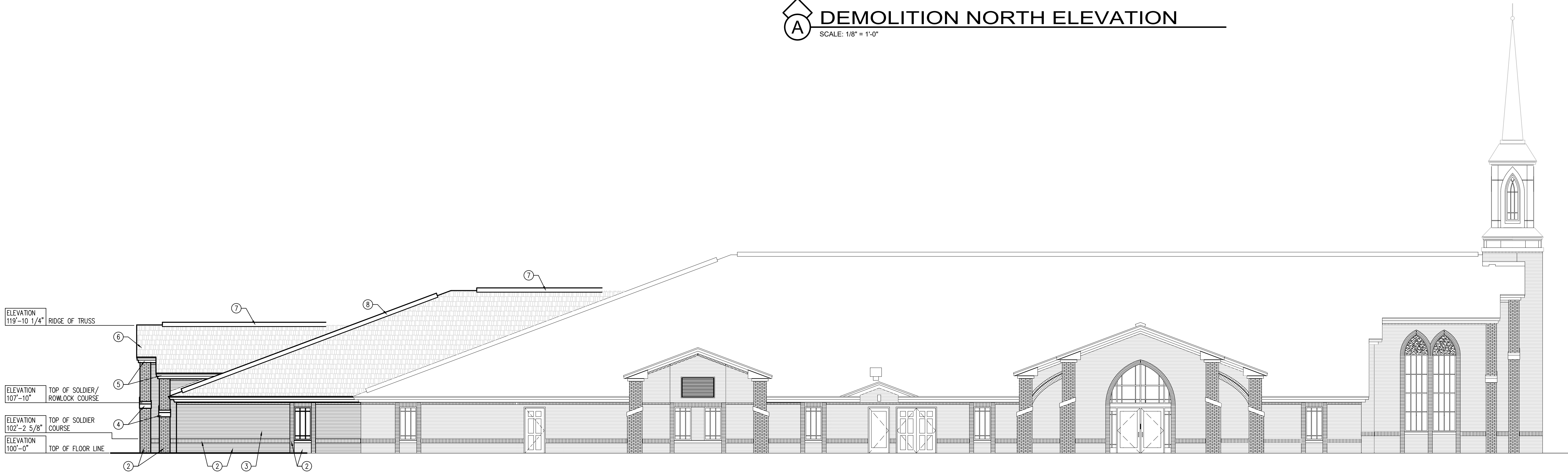
BUILDING
ELEVATIONS

Sheet
A201

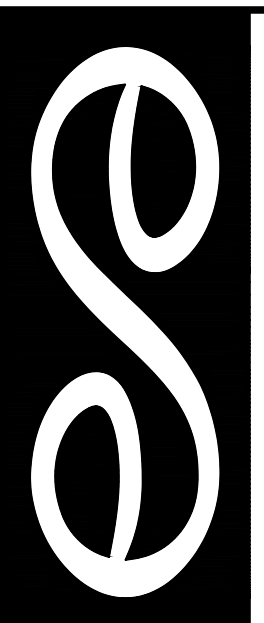
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A DEMOLITION NORTH ELEVATION
SCALE: 1/8" = 1'-0"

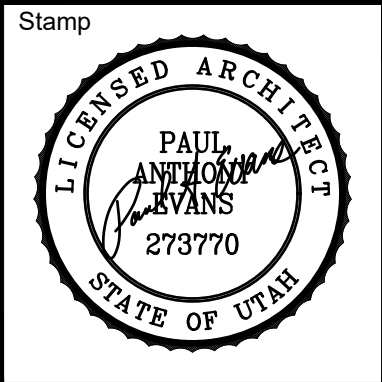


B NEW NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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phone 801-933-9212 fax 801-933-9213

Stamp



Eagle Mountain North Stake Suite Addition
Eagle Mountain UT North Stake
8732 North Desert Canyon Road
Eagle Mountain, Utah

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

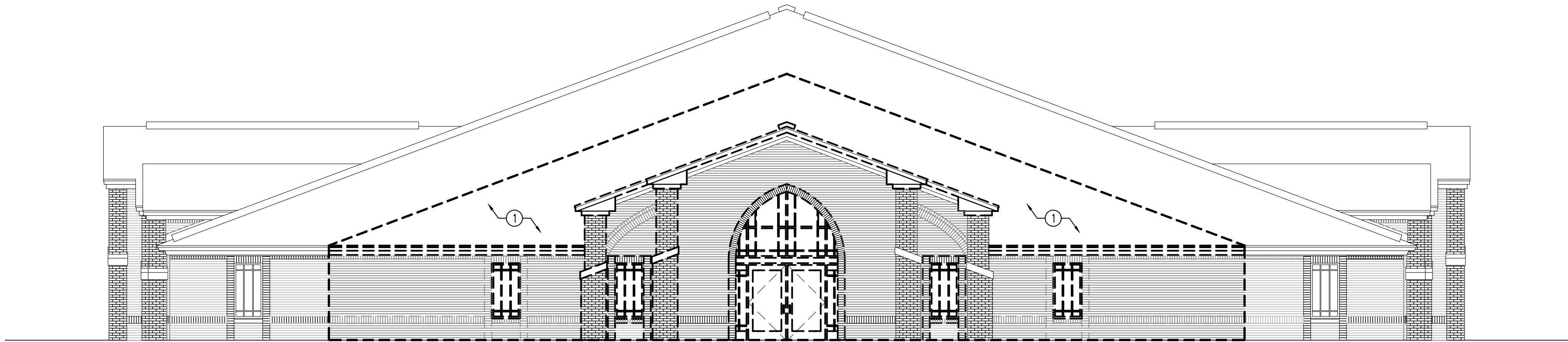
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	Mark	Date
		Description

Project Number
22-28
Plan Series
Stake Suite Addition
Property Number
500847321010101
Date
May 2, 2022

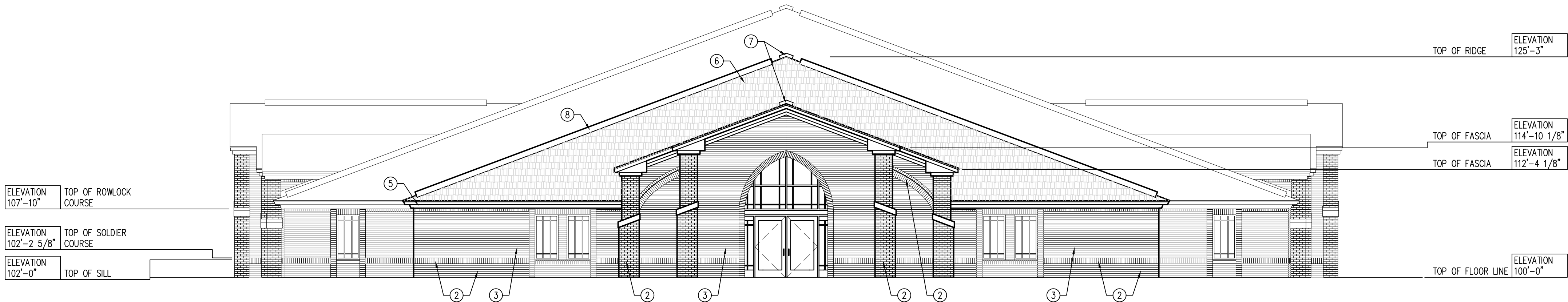
Sheet Title

BUILDING
ELEVATIONS

Sheet
A202



A DEMOLITION EAST ELEVATION
SCALE: 1/8" = 1'-0"



B NEW EAST ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES	KEYED NOTES
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evans + associates architecture

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phone 8019339612 fax 8019339613

Stamp

Eagle Mountain North Stake Suite Addition
Eagle Mountain UT North Stake

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Sheet Title

BUILDING ELEVATIONS

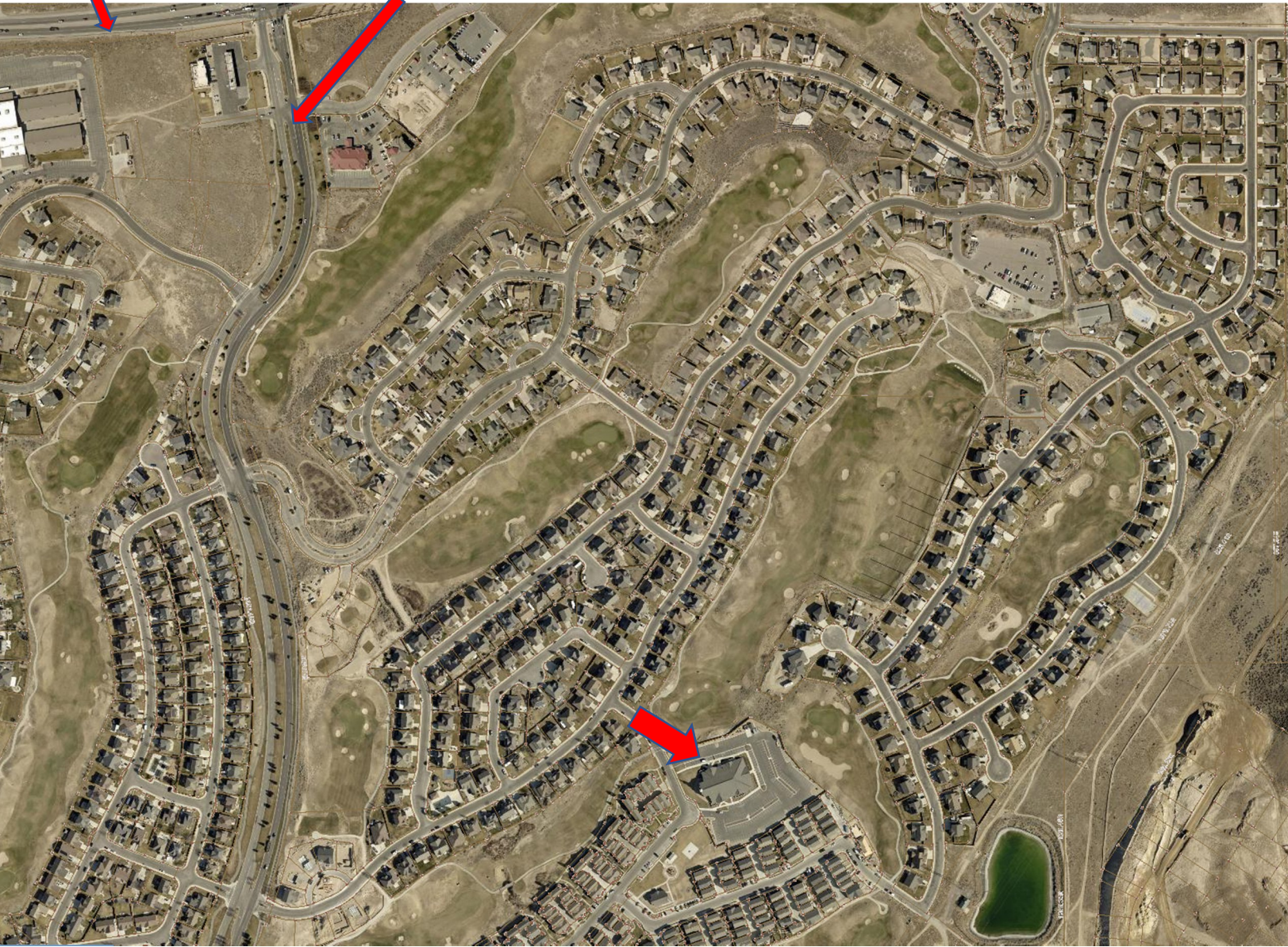
Sheet

A203

Vicinity Map
LDS Church
8732 N. Desert
Canyon Road

SR-73

Ranches Parkway





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 6, 2022**

TITLE:	SITE PLAN - LDS Overland Meetinghouse		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:			
APPLICANT:	Mike Davey, BHD Architects		
GENERAL PLAN DESIGNATION Neighborhood Residential One	CURRENT ZONE Residential	ACREAGE 4.20	COMMUNITY Overland

PUBLIC HEARING:

No

PREPARED BY:

David Stroud, Planning

PRESENTED BY:

David Stroud

RECOMMENDATION:

BACKGROUND:

Mike Davey, agent, representing The Church of Jesus Christ of Latter-day Saints, requests site plan approval to locate a church meetinghouse in the Overland Development. The site is located in Village 1 at 1407 E. Shep's Ridge Road and platted as Lot 306 of Overland Phase A Plat 3 Subdivision . The lot is 4.20 acres and is adjacent to existing single-family on the west, north, and east side. To the south, across Shep's Ridge Road, is single-family development. All infrastructure to the site has been installed.

ITEMS FOR CONSIDERATION:

Site plan approval is based on compliance with City Code and the Overland Master Development Agreement. The site plan approval criteria of a Religious or Meeting Hall can be found in EMMC 17.75.051 and the Overland Amended and Restated Master Development Agreement.

EMMC 17.75.051 requires additional standards:

Religious and cultural meeting halls may be permitted only where:

A. Parking. The development shall comply with Chapter 17.55 EMMC.

B. Outdoor Lighting. The development shall comply with Chapter

17.56 EMMC.

C. Landscaping. The development shall comply with Chapter 17.60 EMMC. The applicant states that native species trees are not available in 2" caliper but are available in 1.5" caliper.

Parking, landscaping, and outdoor lighting is compliant with the EMMC provided redlines are corrected to meet Code.

17.100.050 Site Plan Development Standards

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

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

C. Access Requirements. **Complies.**

1. Access onto a Public Street. Access onto public rights-of-way shall not be closer than 100 feet from an intersection or another driveway on the same side of the street. When a parcel has less than 200 feet of frontage on a public right-of-way, then all necessary efforts shall be made to work collaboratively with adjacent property owners to share a common ingress and egress straddling the common property line.

2. Access Dimensions. For each commercial lot, access shall be provided and shall meet the following requirements: each roadway shall not be more than 40 feet in width, measured at right angles to the centerline of the driveway except as increased by permissible curb return radii. The entire flare of any return radii shall fall within the right-of-way.

3. Interconnection. All parking and other vehicular use areas shall be interconnected with adjacent properties in order to allow maximum off-street vehicular circulation.

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

D. Off-Street Truck Loading Space. Every building or structure built, remodeled or occupied after the effective date of the ordinance codified in this chapter for manufacturing, commercial trade, or other uses similarly involving the receipt or distribution by vehicles or materials or merchandise shall have provided and maintained on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets or alleys. **N/A.**

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

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

G. Dedication of Water Shares. The applicant shall comply with

Chapter 13.25 EMMC and shall dedicate to the city the amount of water rights specified in that chapter or purchase sufficient water from the city prior to the issuance of any building permit. **Complies.**

H. Protection of Steep Slopes and Natural Drainages. Steep slopes and natural drainages shall be protected from development and erosion. It is encouraged that they be incorporated into the design of development. Development or construction near these features shall comply with Chapter 15.80 EMMC, Hillside Site Development. No building lot may have an average slope that exceeds 25 percent. **N/A.**

REQUIRED FINDINGS:

The City Council must find the proposed site plan is compliant with all applicable EMMC requirements and the Overland Master Development Agreement. Staff and Planning Commission has reviewed the plan and a redline draft of changes needed has been included with this staff report. The changes are not substantive but additional details are needed and the changes will not affect the proposed use or impact adjacent property in a negative manner. This lot has been planned as a meetinghouse location since early in the Overland approval process.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission held a public hearing on August 23, 2022, and reviewed the proposed amended Overland LDS Meetinghouse site plan and recommends approval (4-0) to the City Council with the following conditions:

1. Redlines corrected prior issuance of a building permit.
2. Native species trees may be 1.5" caliper if 2" caliper cannot be purchased.

ATTACHMENTS:

[Civil Plans](#)

[Vicinity Map](#)

DDeVoogd/JFA reviewed 7/11/2022 - No Comments
SMumford reviewed 7/11/2022 - Comments
RBallif EMC reviewed 7/11/2022 - No Comment
M BAHR 7-21-22 COMMENTS
S. Lehmitz reviewed 07-13-2022 - No Comments
BMcRae reviewed 7/13/2022 - No Comment
dstroud reviewed 7.14.22 comments
B. Hickman - Reviewed - 7.18.2022 - Comments

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

ALTA / NSPS LAND TITLE SURVEY
1407 EAST SHEPS RIDGE ROAD
LDS PROP ID:501-4025
EAGLE MOUNTAIN, UTAH 84005



File Number: 102780-JPF
Effective Date: September 7, 2018 at 7:30AM

To: Cottonwood Title Insurance Agency, Inc.
Fidelity National Title Insurance Company
Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, and a Utah corporation sole

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, 4, 5, 8, 11, and 13 of the Table A thereof. The field work was completed on May 9, 2018.

Legal Description

Lot 306, OVERLAND SUBDIVISION PHASE "A", PLAT 3, according to the official plat thereof as recorded in the office of the Utah County Recorder.

SCHEDULE B - SECTION 2

13. Easement in favor of The Telluride Power Company, a corporation of Colorado for rights of way for the erection, maintenance and operation of lines for the transmission of electric energy and for telephonic purposes and incidental purposes, by instrument recorded July 7, 1904, as Entry No. 2218, in Book 65, at Page 541. (exact location not disclosed)

Survey Findings: Unable to determine exact location. This item may or may not effect the property.

14. Reservations and exceptions as contained in Patent No. _____ from the State of Utah, recorded _____ as Entry No. _____, official Utah County Records.

Survey Findings: Unable to show graphically. This item may or may not effect the property.

17. Subject to the following matters disclosed on that certain survey prepared by Diamond Land Surveying, LLC, having been certified under the date of June 15, 2018, as Job No. 18-085, by Nathan B. Weber, a Registered Land Surveyor holding License No. 5152762:

a. Existing 10 foot Public Utility Easement

Survey Findings: The existing public utility easement is shown herein. This item effects the property.

19. Notes, conditions, restrictions and easements as set forth on the dedicated plat for Overland Subdivision Phase A, Plat 3, recorded September 27, 2018 as Entry No. 93080:2018: A 10 foot Public Utility Easement along all sides of the lot.

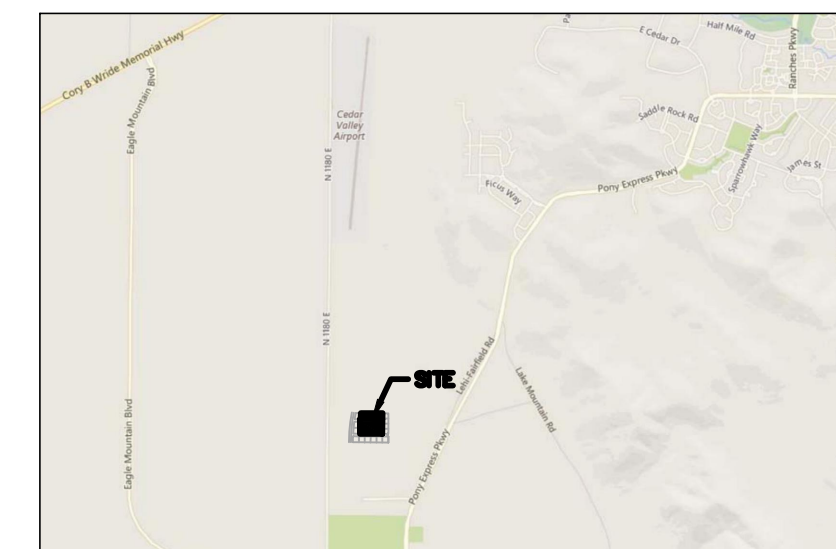
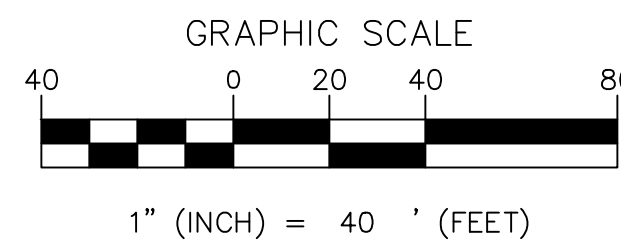
Survey Findings: The 10 foot Public Utility Easement along all sides of the lot is shown herein. This item effects the property.

Notes:

- The basis of bearing is North 89°12'34" West between the South quarter corner of Section 36, Township 5 South, Range 2 West, and the North Quarter Corner of Section 1, Township 6 South, Range 2 West Salt Lake Base and Meridian. The survey control was established with GPS from the Utah State VRS system. The GPS data was measured on the Utah State Plane Central USF NAD83 system and was then projected to a local ground system for this survey.
- The purpose of this survey is to retrace and monument the boundary of the described property according to the official records and the location of pertinent existing improvements located on the ground.
- This does not represent a title search by the surveyor. Title information was provided by others for the subject property.
- The location of underground utilities as shown hereon are base on above ground structures and blue stake locations. Additional maps were acquired from utility GIS and mapping departments for verification. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, please contact blue stakes and appropriate agencies.
- The property contains 183,181 square feet or 4.21 acres.
- The purported address for the site is 1407 East Sheps Ridge Road, Eagle Mountain, UT 84005.
- The property has access to Sheps Ridge Road.

LEGEND

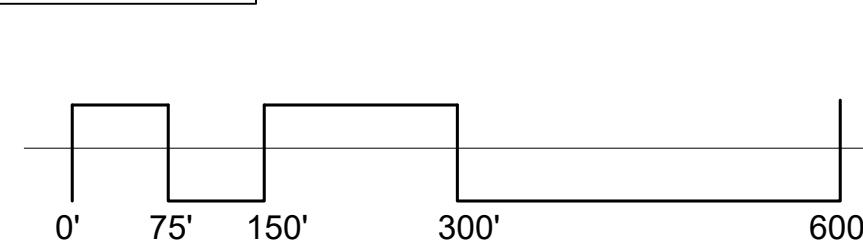
	Boundary Line
	Centerline
	Adjoiner Line
	Tie Line
	Easement Line
	Sanitary Sewer Line
	Storm Drain Line
	Fire Hydrant
	Property Corner
	Storm Drain Catch Basin (Square)
	Storm Drain Catch Basin
	Sewer Manhole
	Storm Drain Manhole



VICINITY MAP
NO SCALE

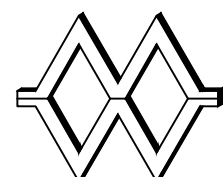
BENCHMARK:
NORTH QUARTER CORNER
SECTION 36, T6S, R2W,
S.L.B.&M. (TOP OF BRASS CAP)
ELEV. = 4905.58'

LOCATED IN THE SOUTHWEST CORNER
OF SECTION 36,
TOWNSHIP 5 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN



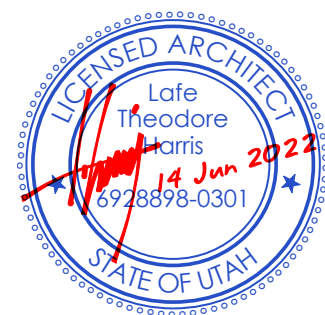
SOUTHWEST
CORNER
SECTION 36,
T5S, R2W,
S.L.B.&M.
(FOUND 3" BRASS
CAP MONUMENT)

DIAMOND
LAND SURVEYING, LLC



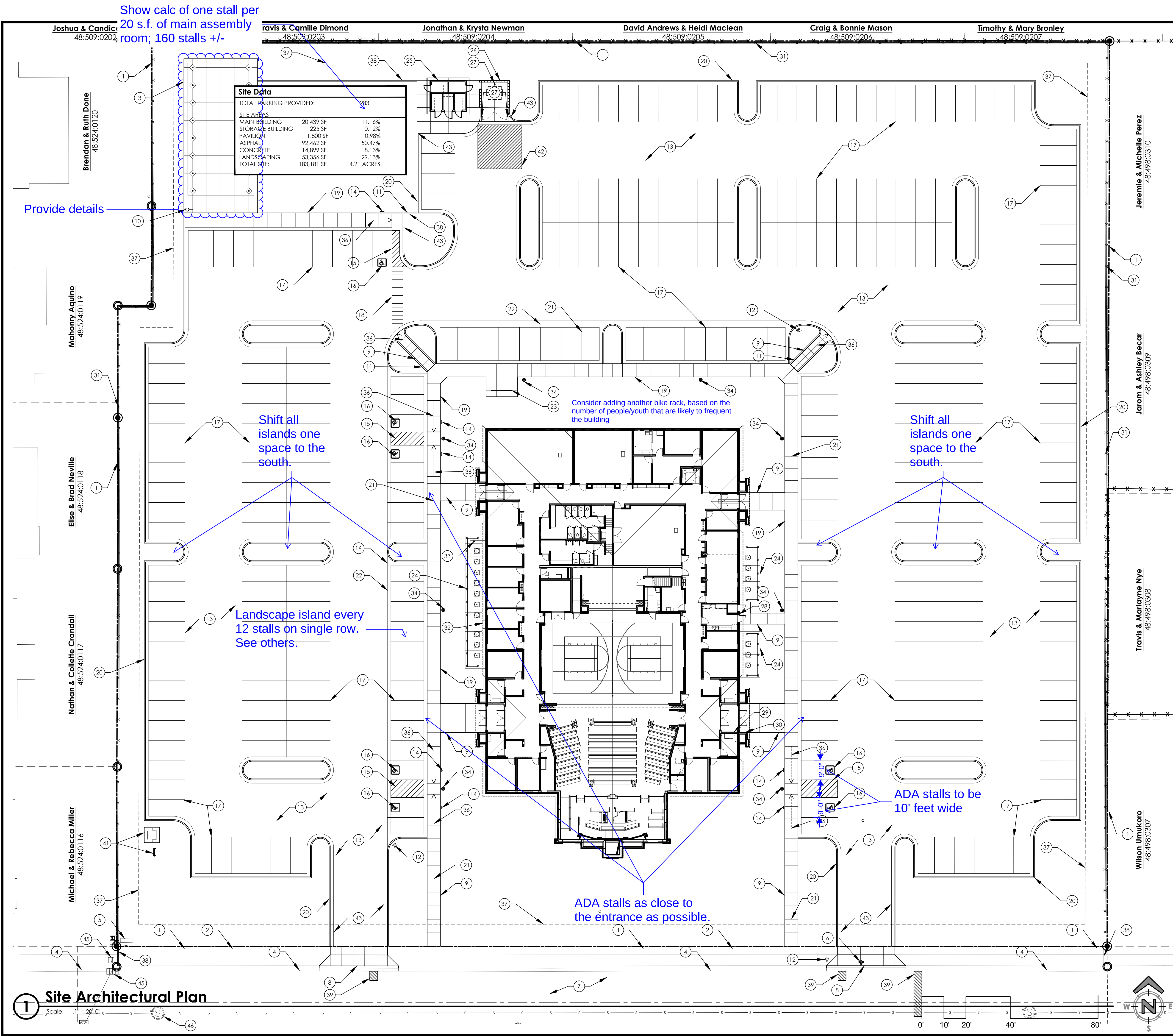
5243 South Greenpine Drive
Murray, Utah 84123
Phone (801) 266-5099 Fax (801) 266-5032
diamond@hdsurvey.com www.hdsurvey.com

Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
ALTA & A.C.S.M. Surveys



1 Site Survey Plan
Scale: 1" = 150'-0"

Printed: 13 Jun 2022 4:35 PM



General Notes

A. This and any other demolition drawings are not intended to be all-inclusive, nor to define the scope of all demolition work required for this project. Demolition drawings are shown only to aid the contractor in preparing his bid and performing the work. Contractor shall examine all contract documents and visit the site during bidding as required to determine the total extent and scope of the demolition portion of this work. All items that are not required to remain shall be of the demolition work whether shown specifically or not. Contractor shall be responsible for all demolition work required to carry out the work as shown in the contract documents.

B. All noted items are new unless noted otherwise.

C. The contractor shall verify all existing site conditions prior to bidding. Coordinate all work affecting adjacent properties with the respective property owners prior to any demolition or construction work. Repair and replace all existing items on adjacent properties damaged or affected during construction to the satisfaction of the property owner.

D. Contractor shall enclose the entire area of work with a temporary fence throughout construction - coordinate timing & location with the FM Group.

E. The building and parking lot are parallel or perpendicular to all property lines.

F. For mowstrips in landscaped areas / landscape edging, see Landscape Sheets.

G. See J/C501 for detail at exterior door landings.

H. All applicable elements of the Americans with Disabilities Act Accessibility Guidelines shall be adhered to in the design and construction of this Project.

Keyed Notes

- Existing property line.
- Existing sidewalk to remain.
- New pavilion. See pavilion sheets.
- Existing curb and gutter to remain. See site survey.
- Existing utility box to remain. See site survey.
- Remove existing fire hydrant.
- Existing street paving to remain. See site survey.
- New concrete drive approach per city standards. See civil details. Remove existing sidewalk, curb, and gutter for new drive approach.
- New concrete sidewalk. See A&H/C501.
- New drinking fountain. See utility sheets.
- New integral concrete curb at sloped sidewalk to retain the height of the adjacent landscaping.
- New fire hydrant per city standards. See Utility Plan.
- New asphalt paving - typical. See F/C501.
- New accessible parking sign. See A/C502.
- New accessible access aisle. Paint lines shall be 4' wide, at 45° angle, with 2'-0" spacing.
- New blue & white painted accessible parking symbol - typical.
- New 4' wide painted parking lines - typical.
- New painted access aisle.
- New integral sidewalk, curb, and gutter. See B/C501. See Grading and Drainage Plan for infill / outfall of gutter.
- New concrete curb & gutter - typical. See typical details C501 & infill / outfall notation on the Grading & Drainage Site Plans.
- New concrete control joint.
- New concrete waterway. See civil sheets and detail G/C501.
- New stainless steel bike rack. See L/C501.
- New mechanical enclosure. See F&G/C503 & structural sheets.
- New storage building. See C801.
- New 6'-0" tall masonry dumpster enclosure with solid metal gates. See 1, A, and B/C503.
- New bollard. See B/C502.
- New fire department connection with locking knox plugs - model 3050 or 3043 (verify with fire department).
- New fire alarm control panel location. See A101 and electrical sheets.
- New knox box 3200 series recessed in brick (verify with fire department).
- New 6'-0" tall white vinyl privacy fence. New 12" wide concrete mow strip under fence. See E/C503. Coordinate top elevation of concrete mow strip curb wall with architect.
- New electrical panel.
- New gas meter. See plumbing sheets.
- New pole light. See electrical sheets and D/C503.
- New roof drain box at downspout. See utility sheets and C/C502.
- Sloped section of sidewalk at 5% maximum slope. See grading plan.
- Public utilities easement. See site survey and utility plan.
- New concrete mow strip. See K/C501.
- New road cut and repair for utility work. Cut and repair paving per city standards. See utility plan.
- New Nyloplast yard drain or clean out box. See Grading & Drainage Site Plans and C/C502.
- New concrete transformer pad and CT can per power company requirements. See Electrical Sheets.
- In hatched area, install (2) 3" lifts of asphalt paving.
- Transition height of curb from full height to even with sidewalk and gutter in 5'-0". See E/C501.
- New Storm Drain catch basin, curb inlet box, or other storm drain structure. See civil sheets.
- Existing storm drain box to remain.
- Existing manhole to remain.
- New sewer cleanout. See civil sheets.
- 18" aggregate base at building entries. See J/C501.

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Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Overland 1, 2, &
Eagle Mountain UT Central Stake

1407 East Sheeps Ridge Road, Eagle Mountain, Utah 84005
40.334534, -112.016806

Date: 10 Jun 2022 BHD #: 2142 County Parcel: 48-4980306 Plan Series: Her 173C Custom Owner #: 501-4025

#	Date	Description
1	10 Jun 2022	City site Submittal

Site Architectural Plan

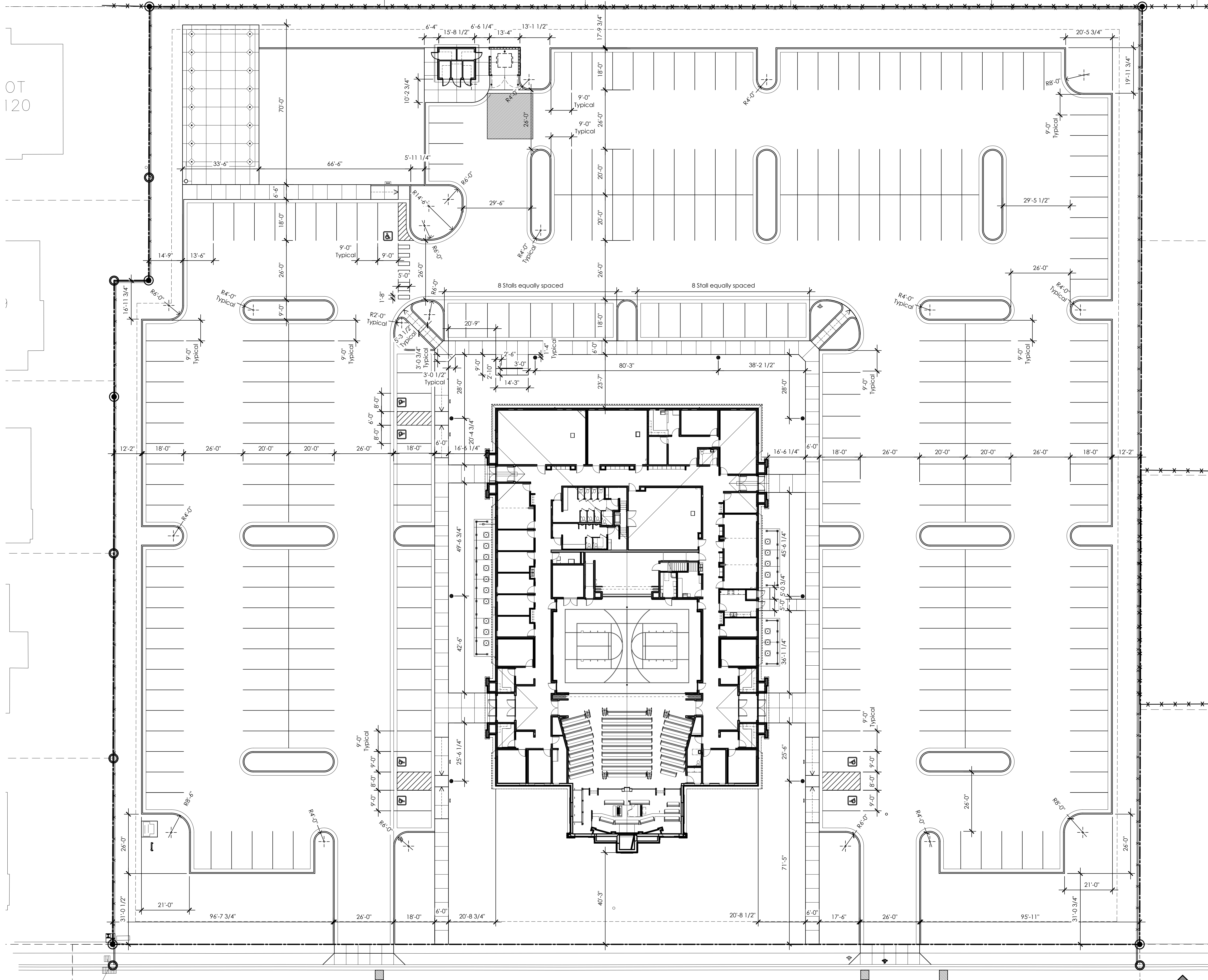
C111

1 Site Architectural Plan

Printed: 13 Jun 2022 4:36 PM

1 Site Dimension Plan

Scale: 1" = 20'-0"



11
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ARCHITECTS

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65 East Wadsworth Park Drive

Suite 205 Draper, Utah 84020

LICENSED ARCHITECT

Late Theodore Harris

14 Jun 2022

8728578-0301

STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Overland 1, 2, &
Eagle Mountain UT Central Stake

1407 East Sheeps Ridge Road, Eagle Mountain, Utah 84005

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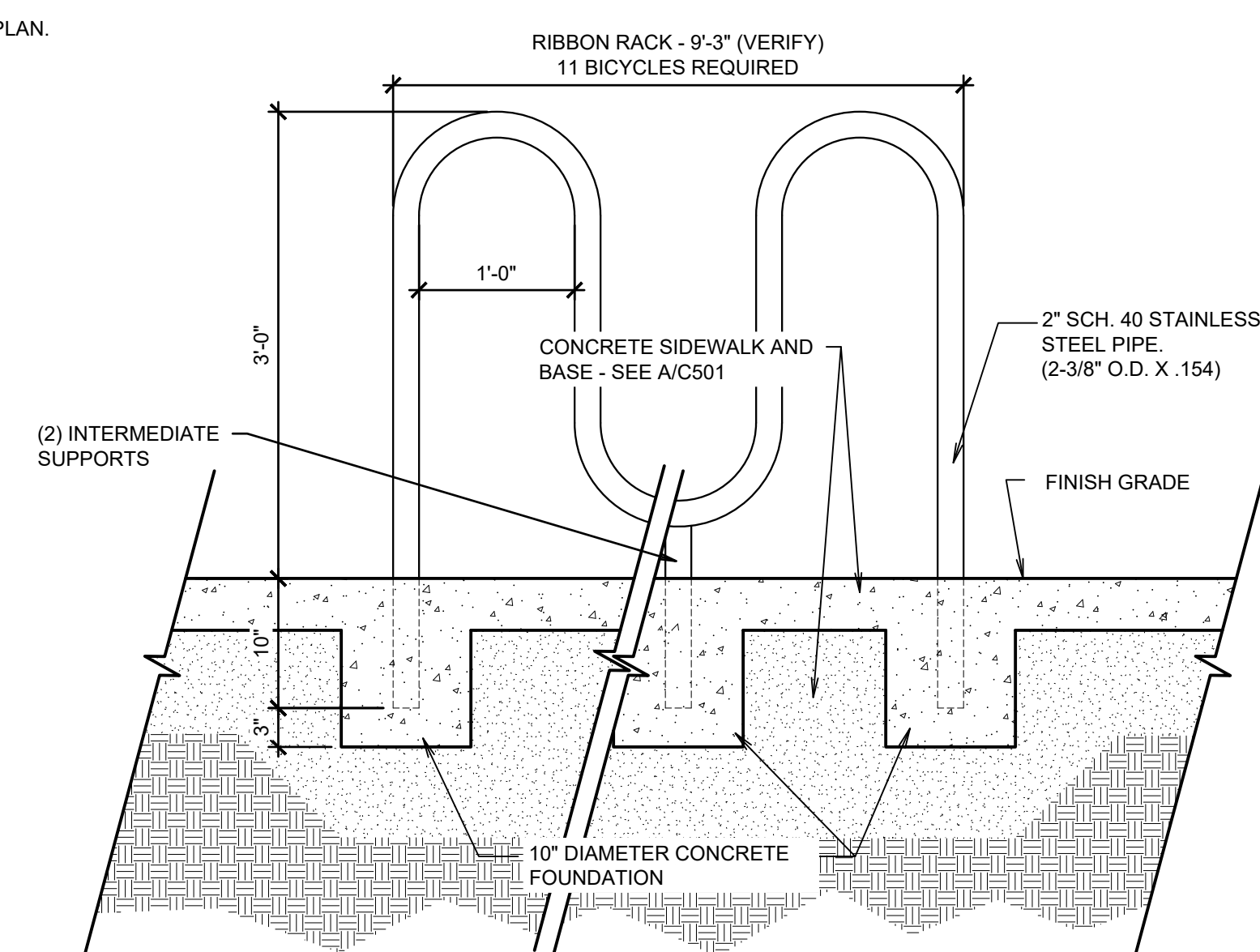
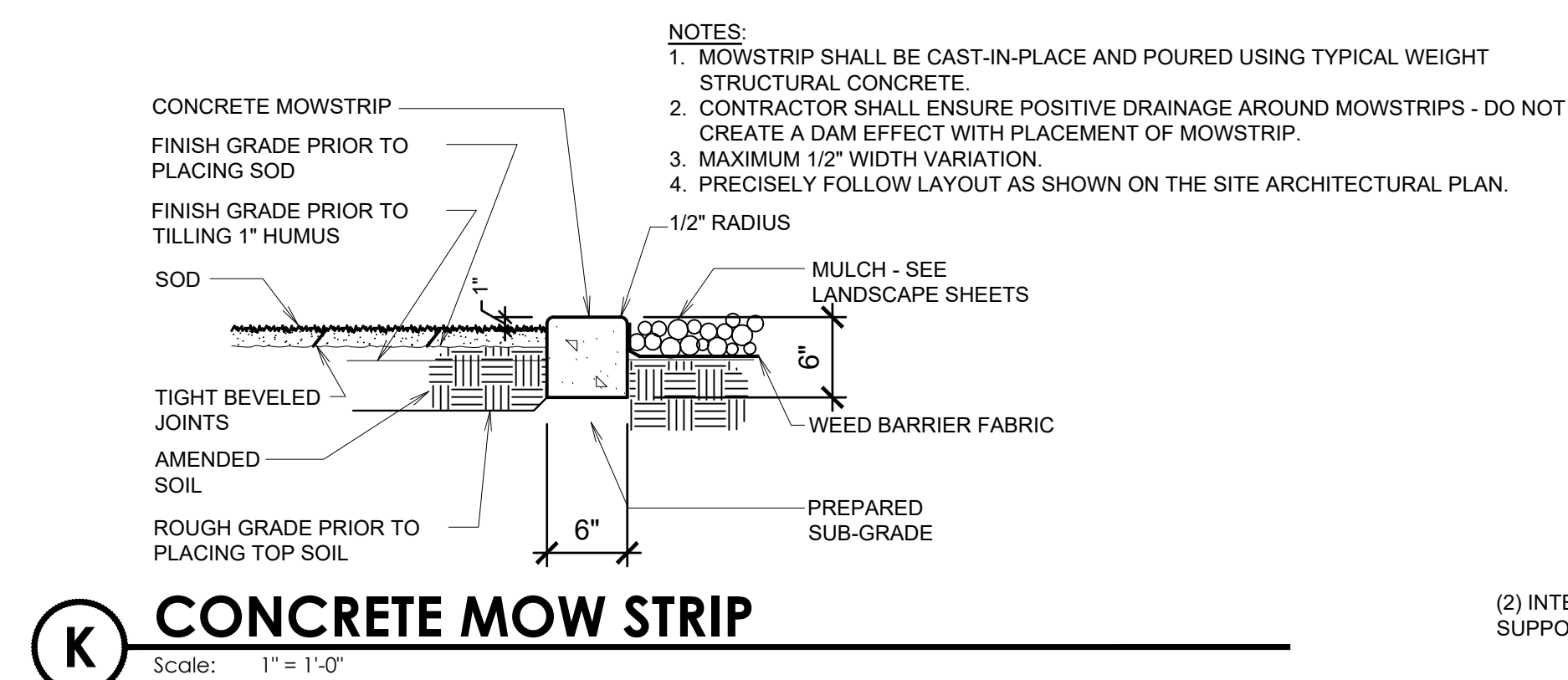
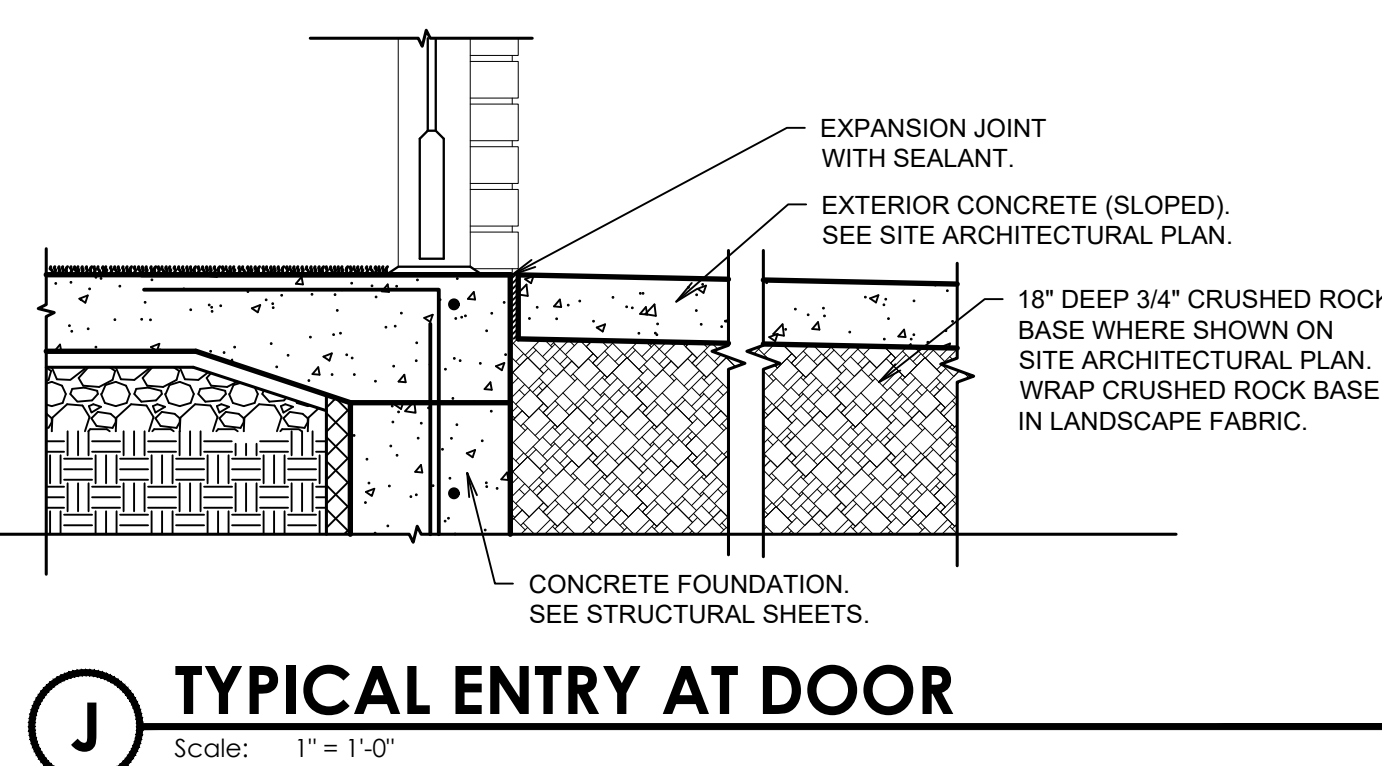
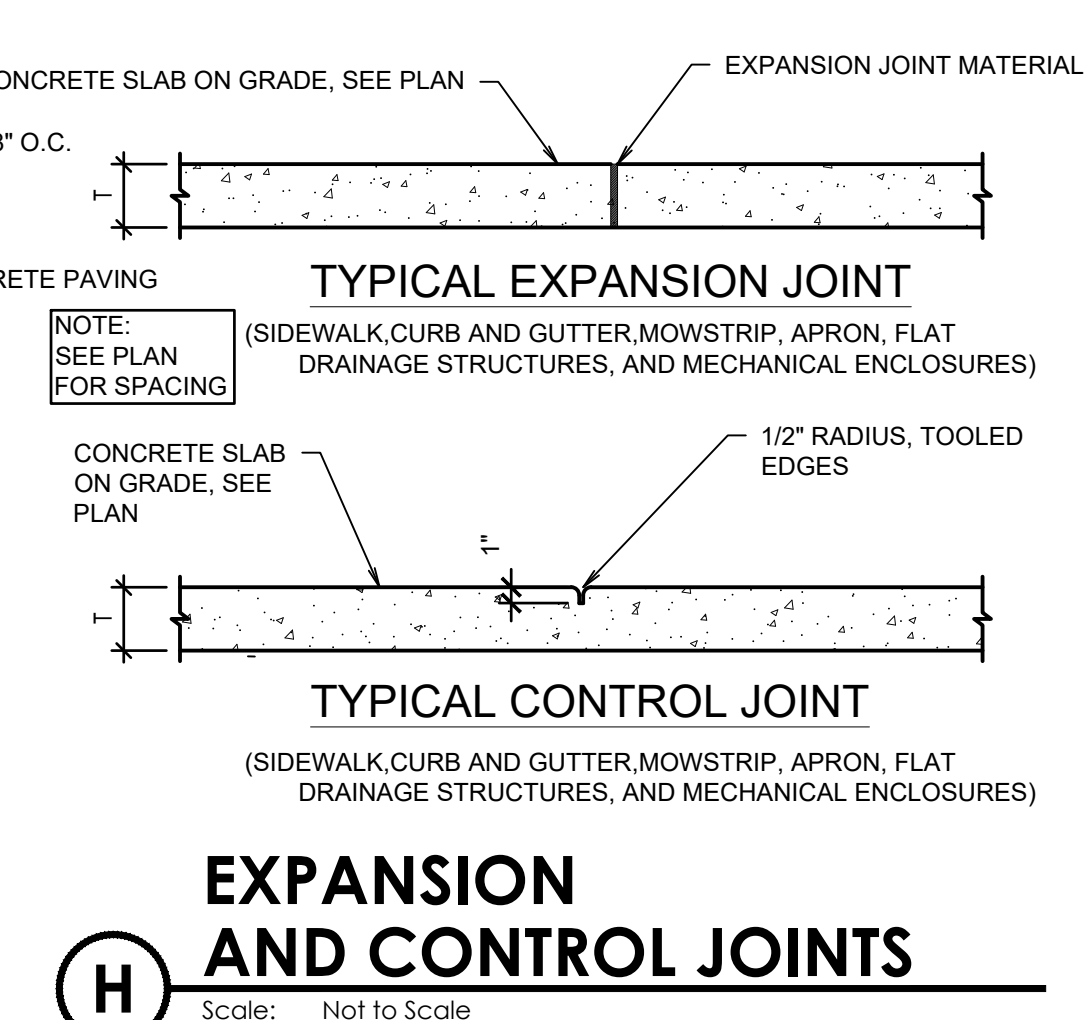
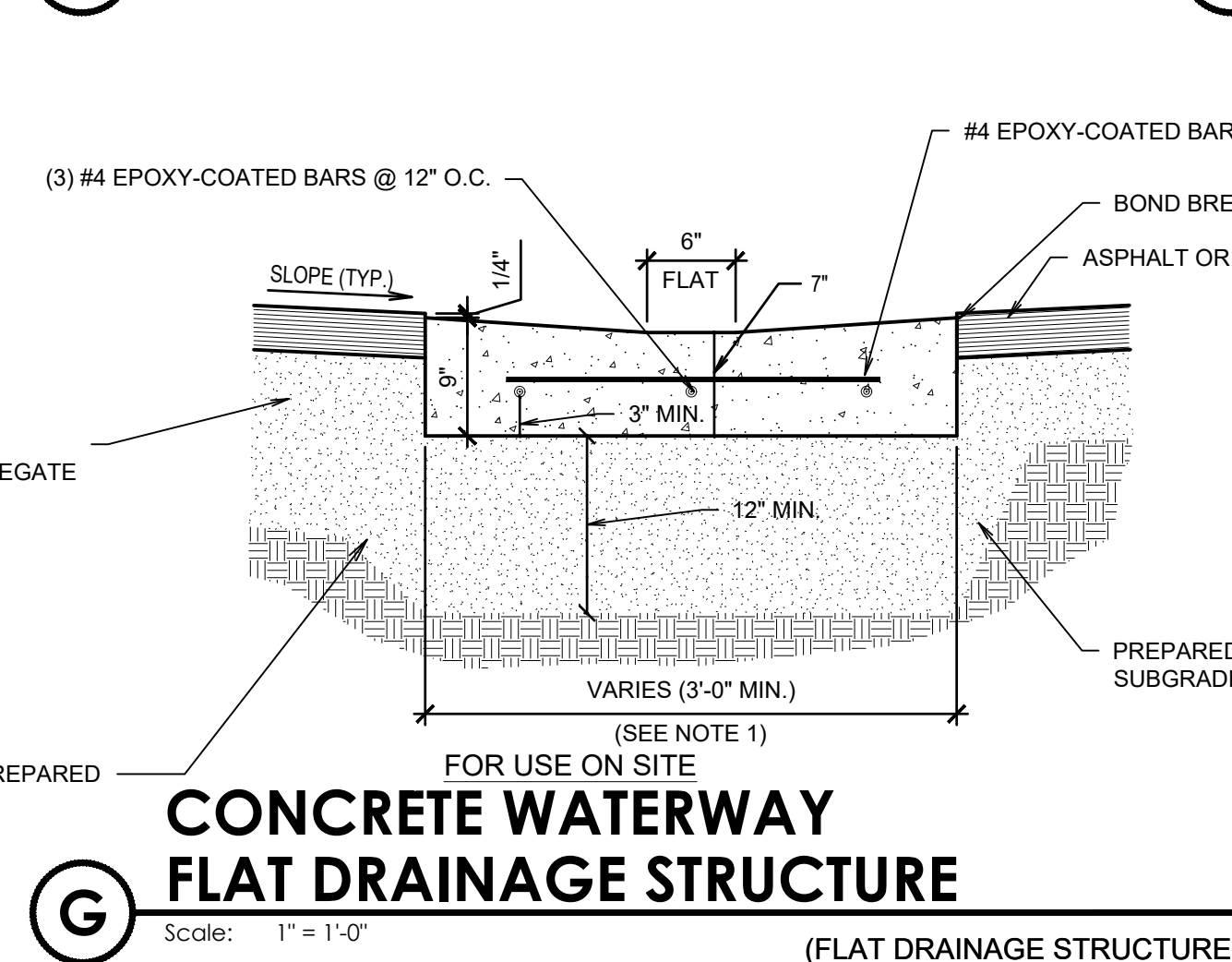
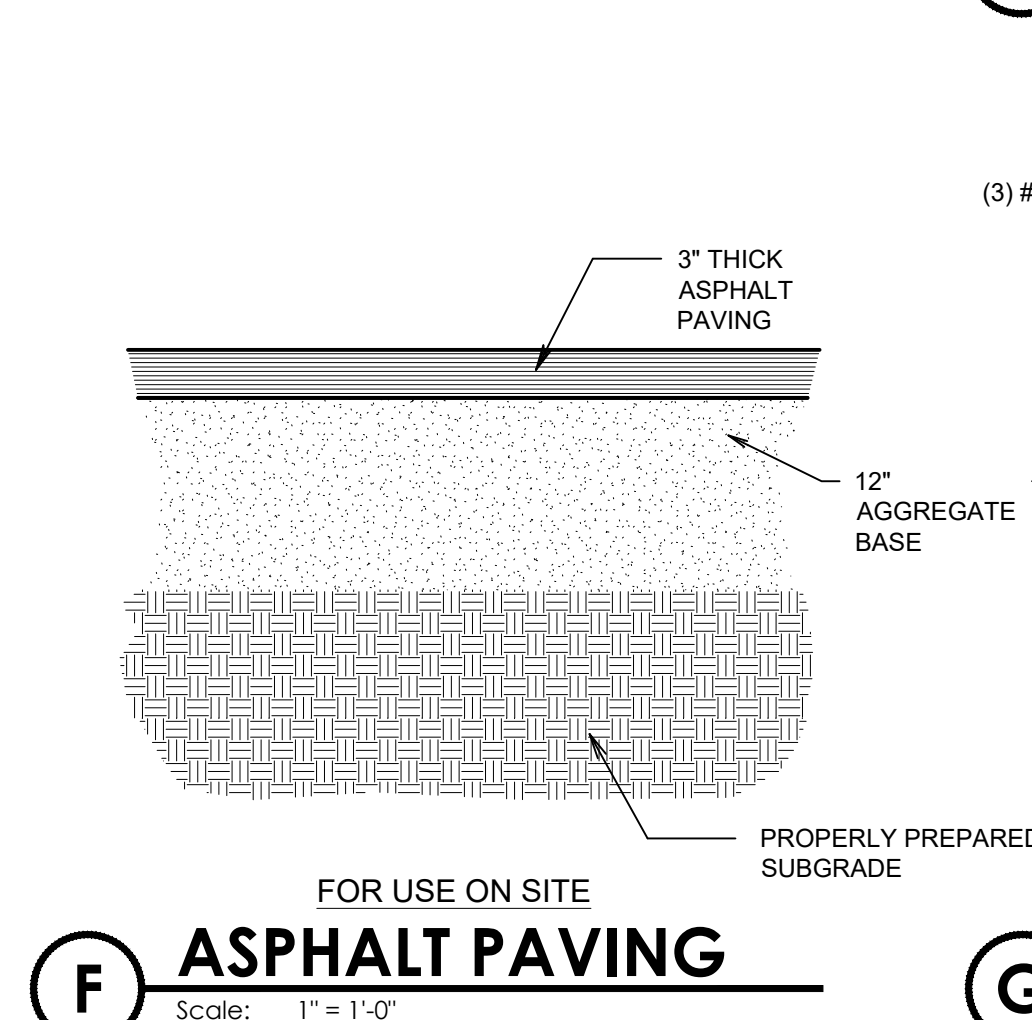
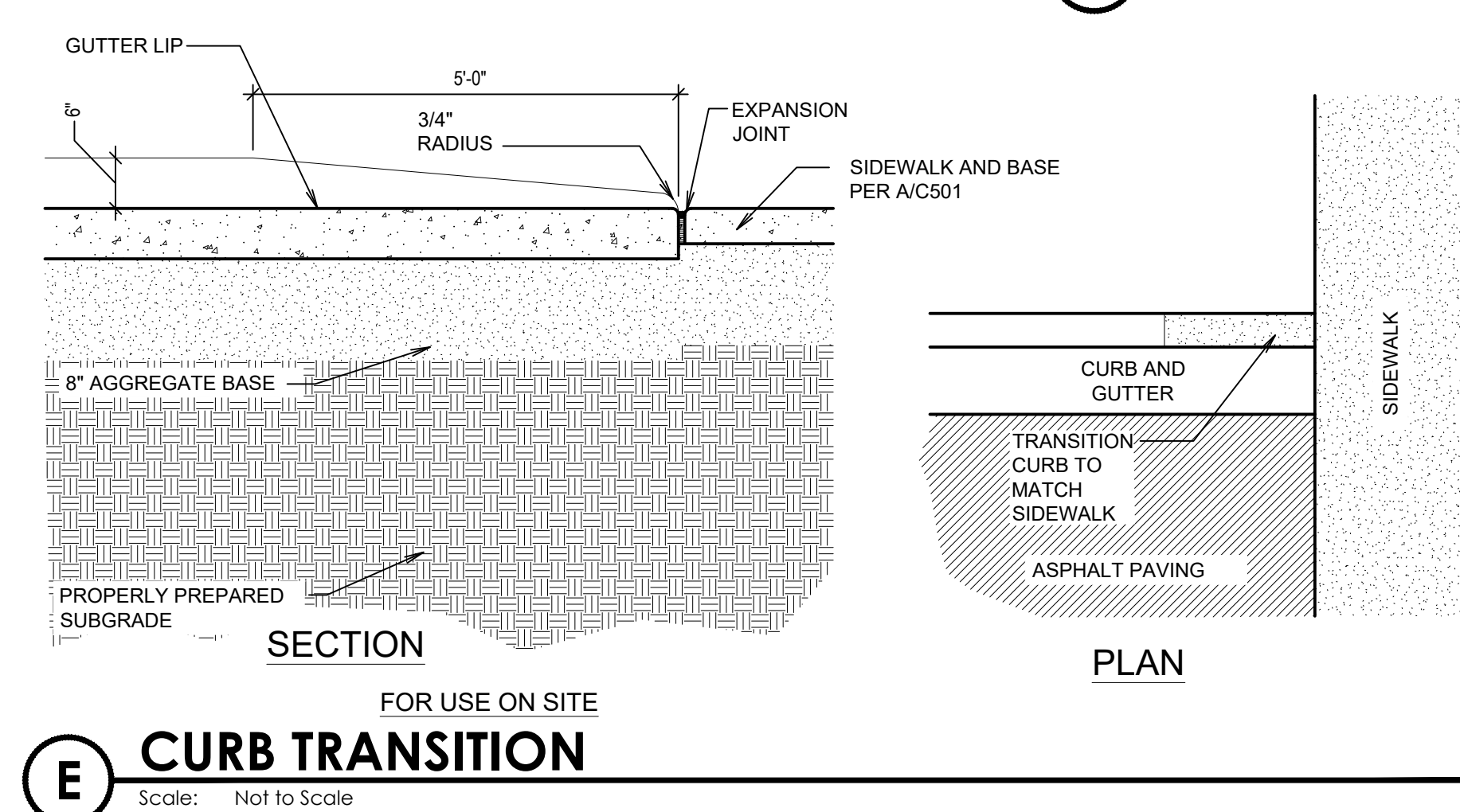
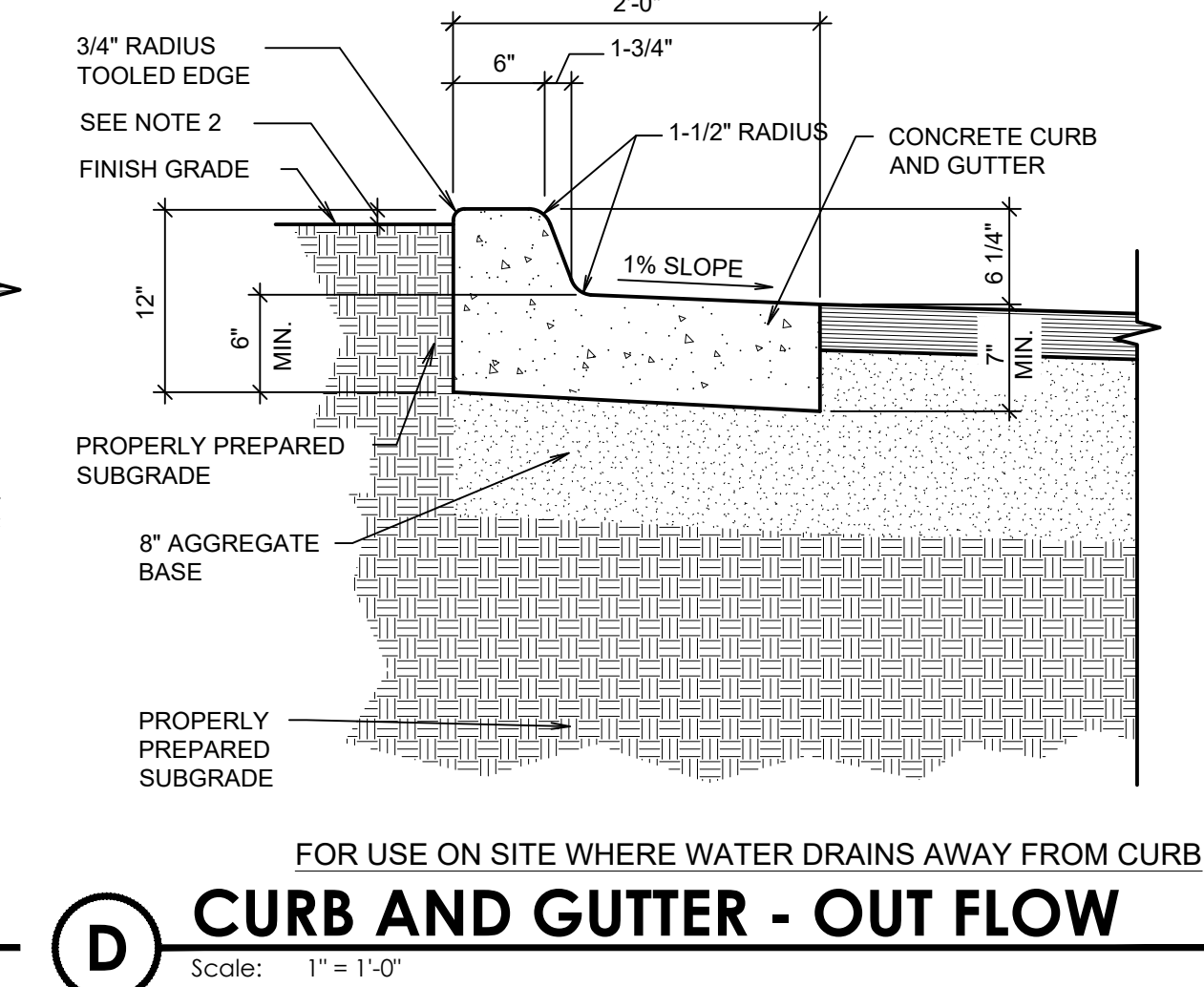
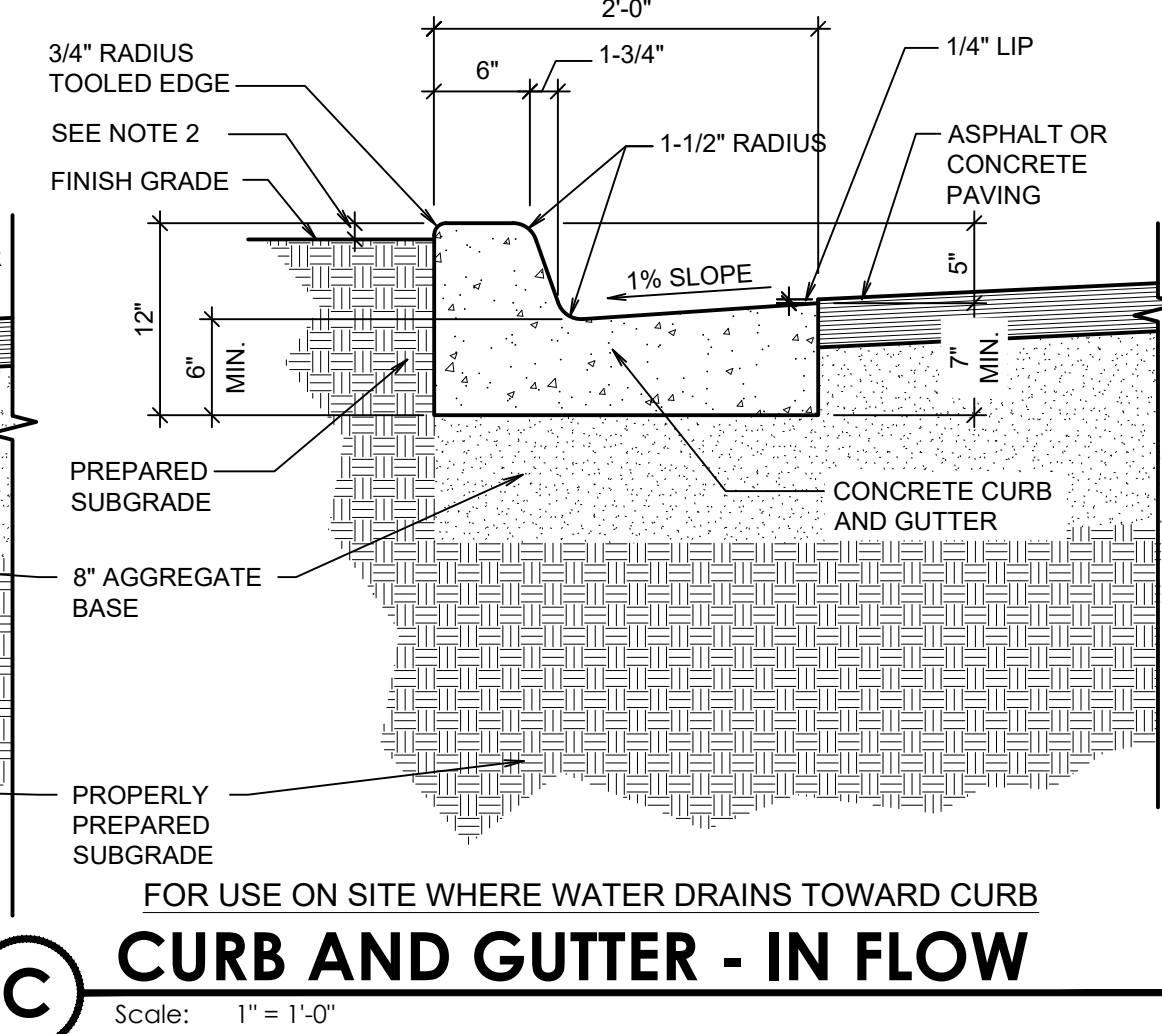
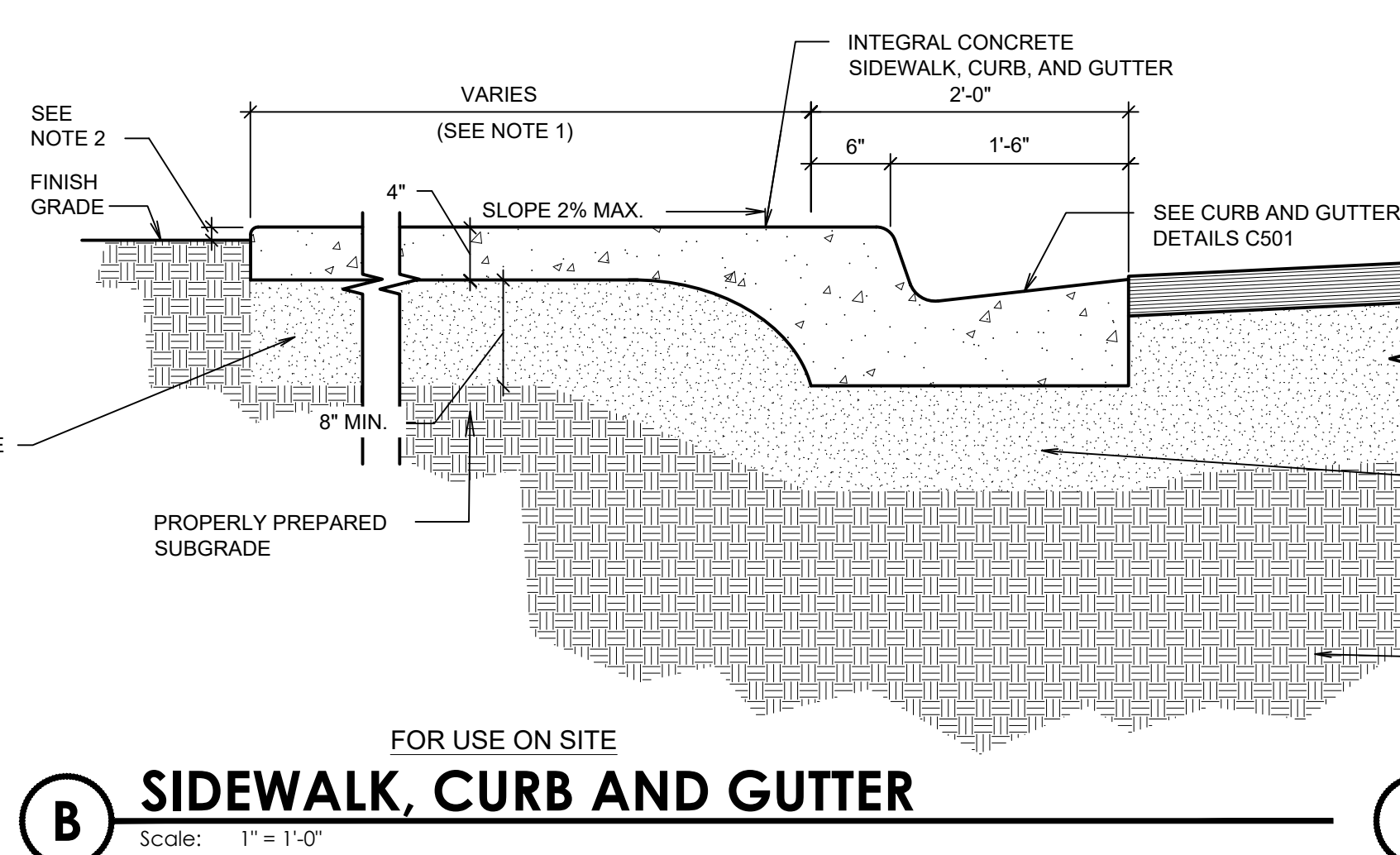
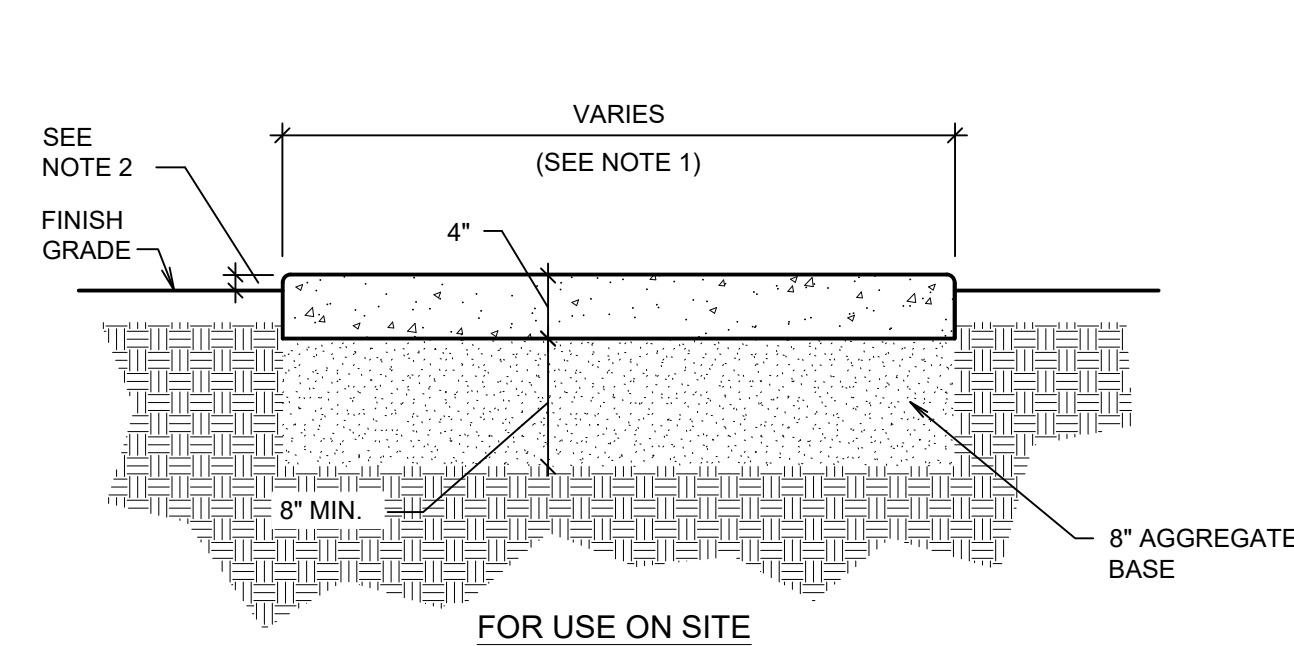
Plan Series: Her 17SC Custom

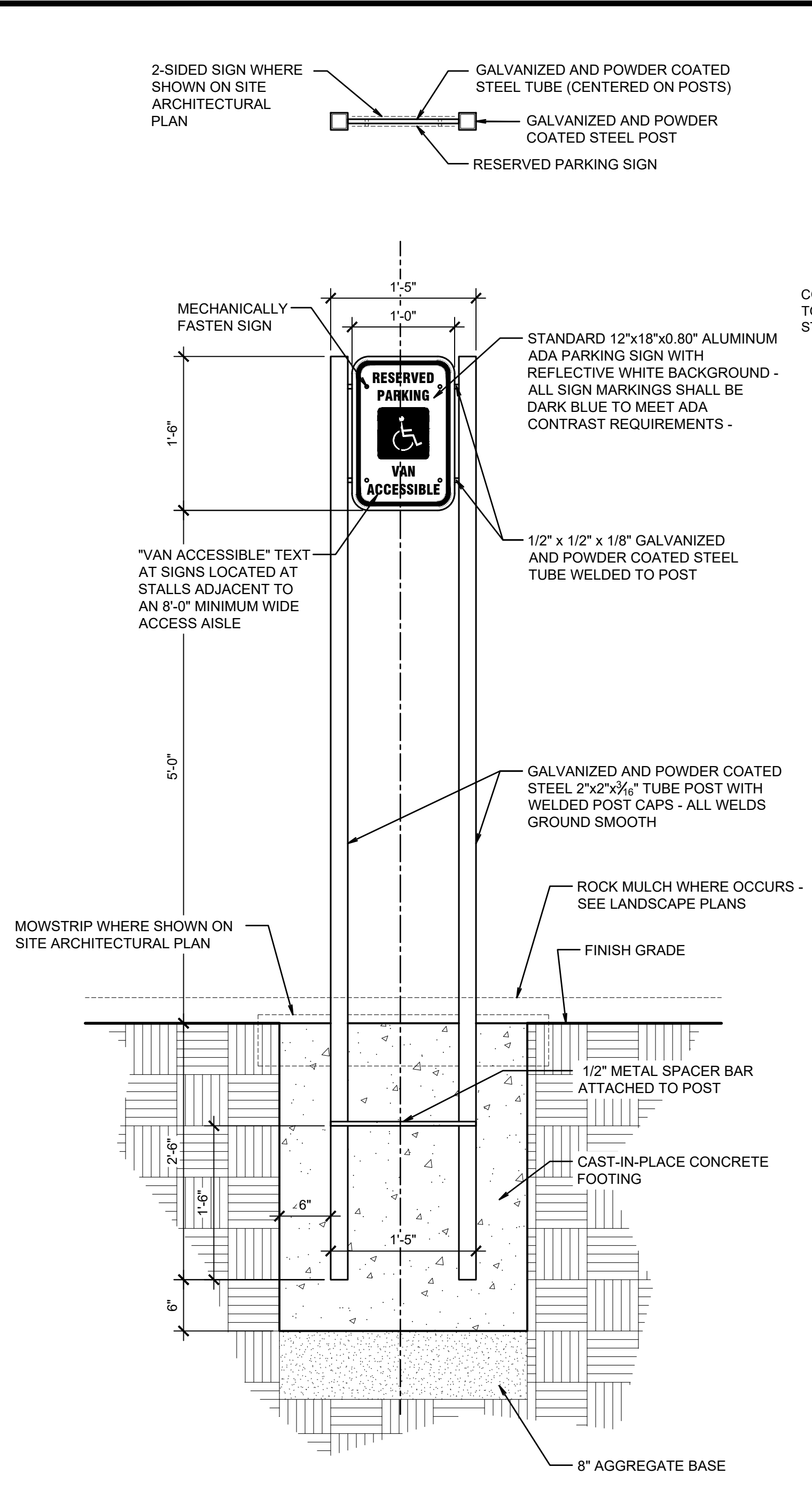
Owner #: 501-4025

Drawing Issue and Revision Schedule	
#	Description
1	City Site Submittal

Site Dimension Plan

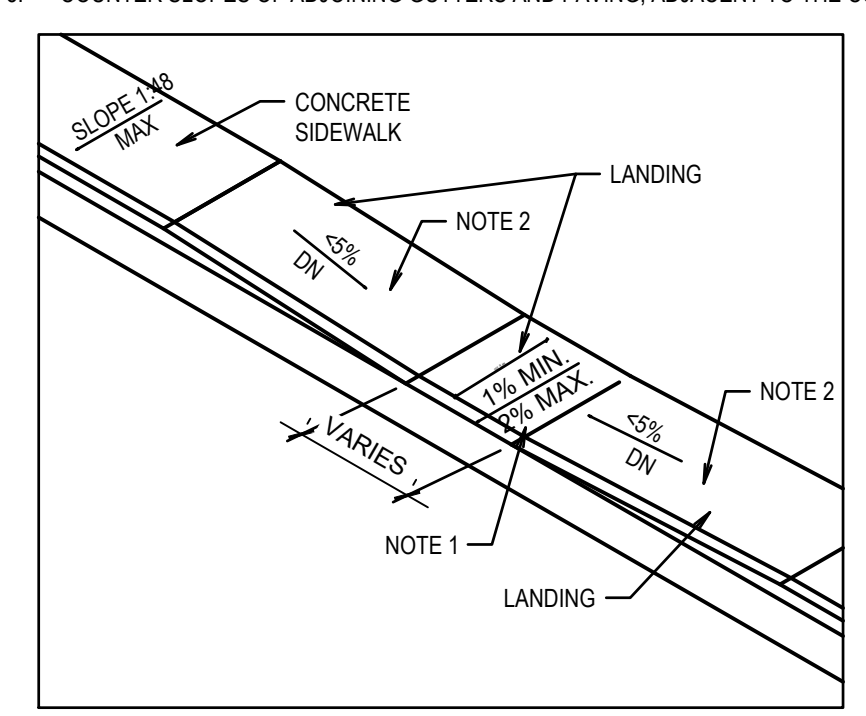
C112



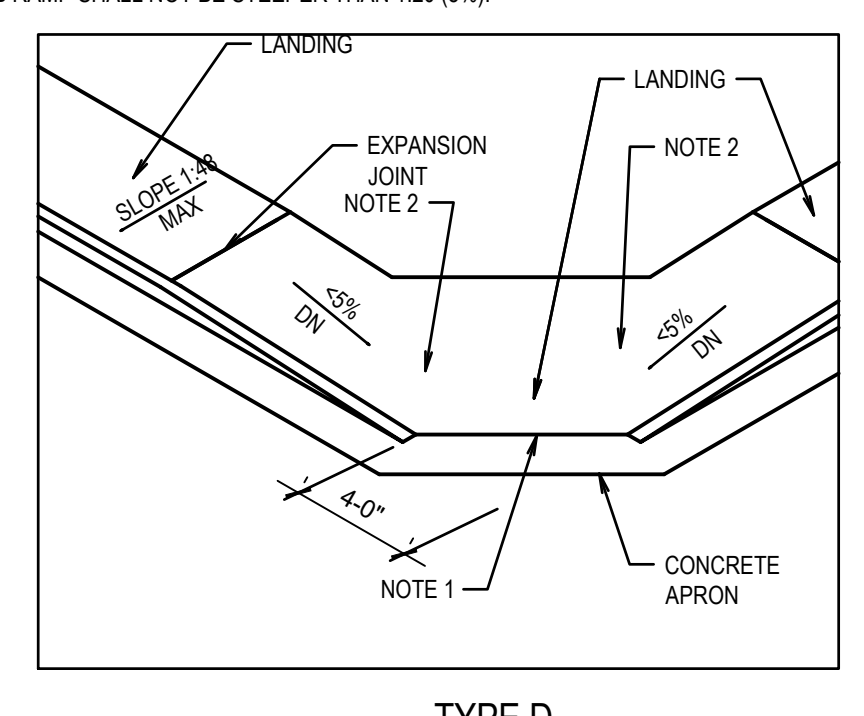


A ACCESSIBLE PARKING SIGN
Scale: 1" = 1'-0"

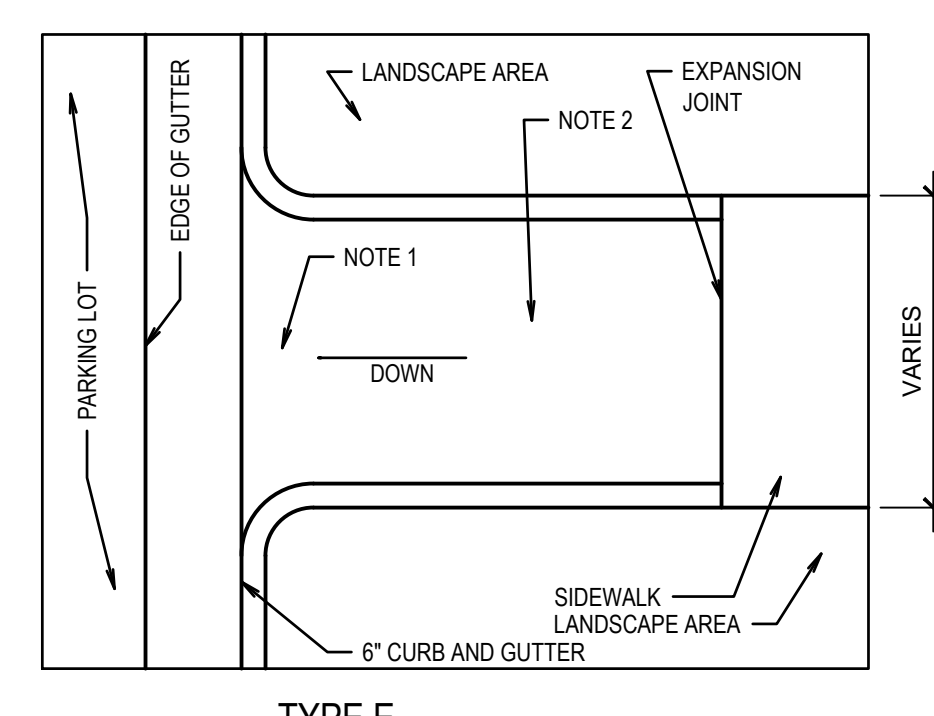
- NOTES:
- UNLESS REQUIRED OTHERWISE BY THE AUTHORITY HAVING JURISDICTION, USE A LIGHT BROOM FINISH ON RAMPS AND LANDINGS TO MATCH THE FINISHES ON THE SIDEWALKS.
 - 5% (MAXIMUM) IN DIRECTION OF TRAVEL. LIMIT CROSS SLOPE ON SIDEWALKS 2%.
 - ALL LANDINGS MUST HAVE 1:48 CROSS SLOPE AND RUNNING SLOPE. LANDING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



TYPE B

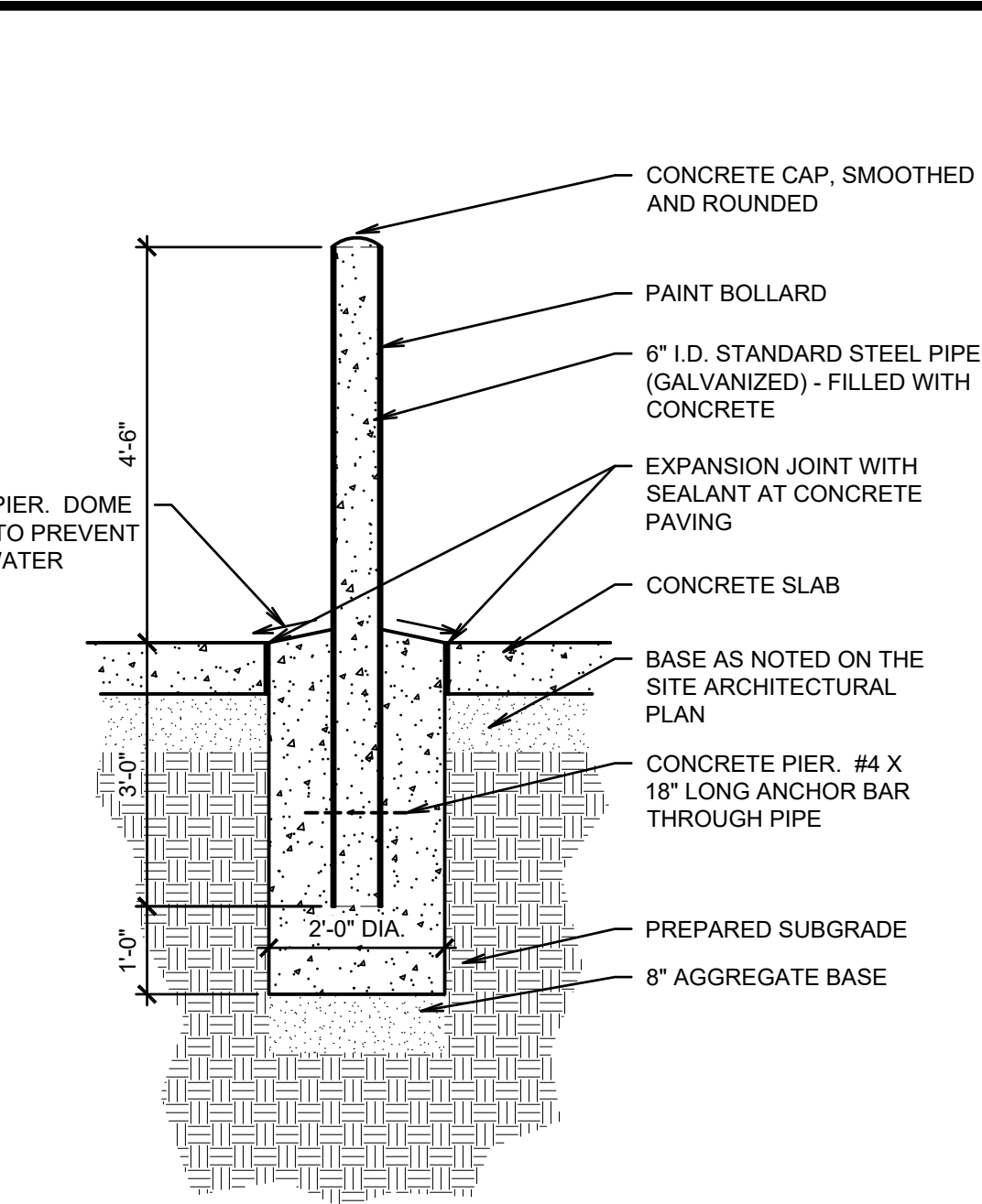


TYPE D

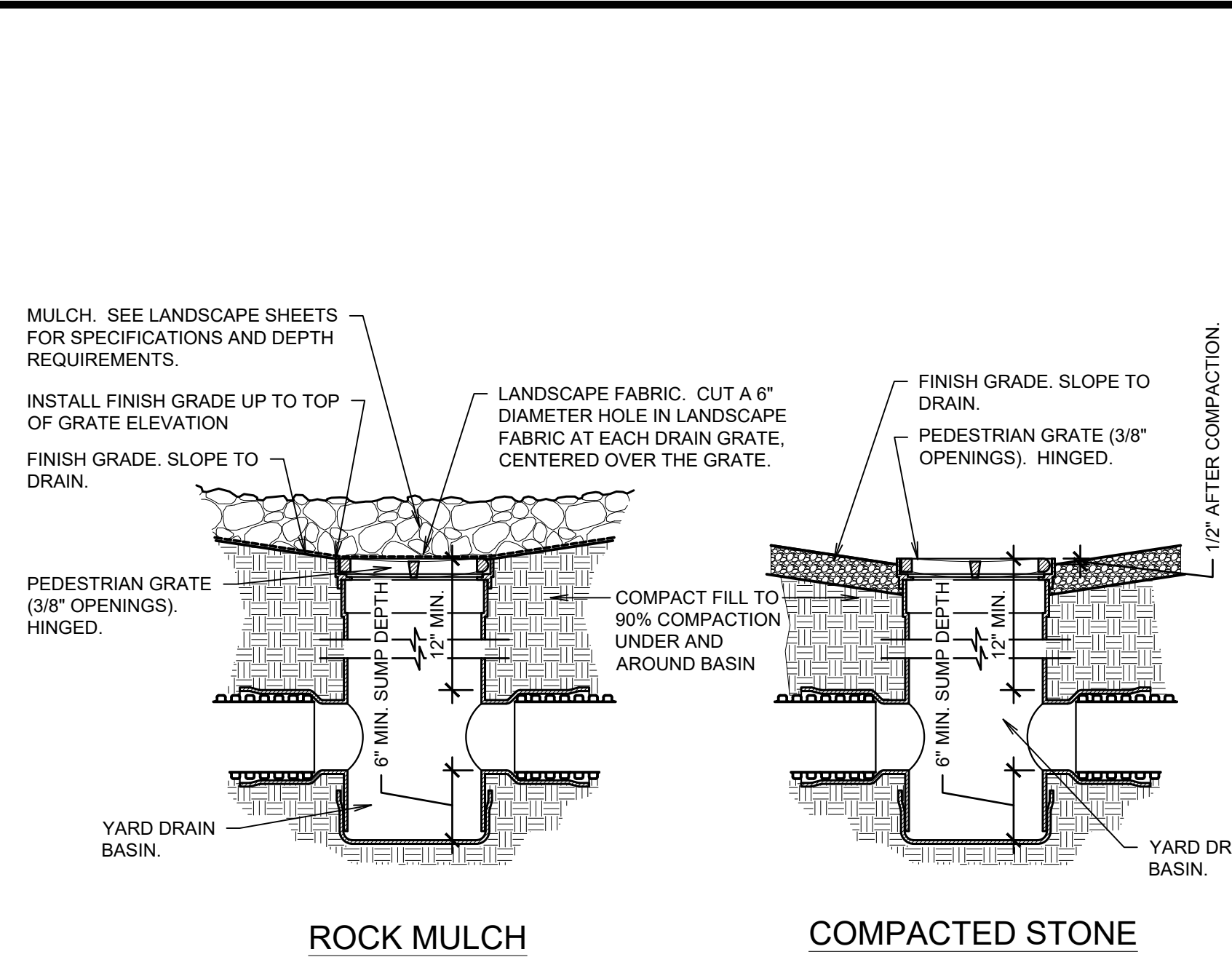


TYPE E

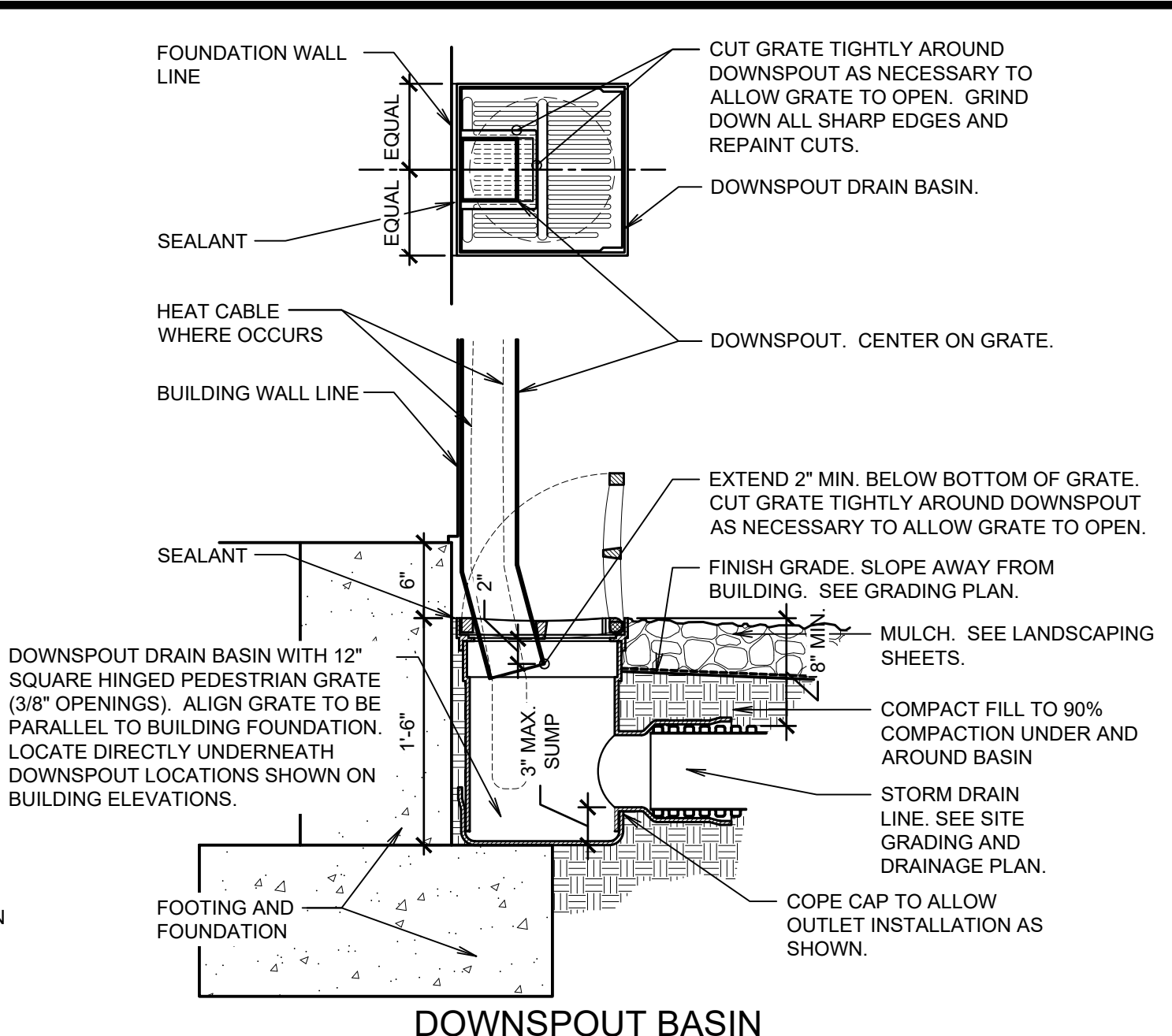
E ACCESSIBLE SLOPED SIDEWALKS
Scale: not to scale



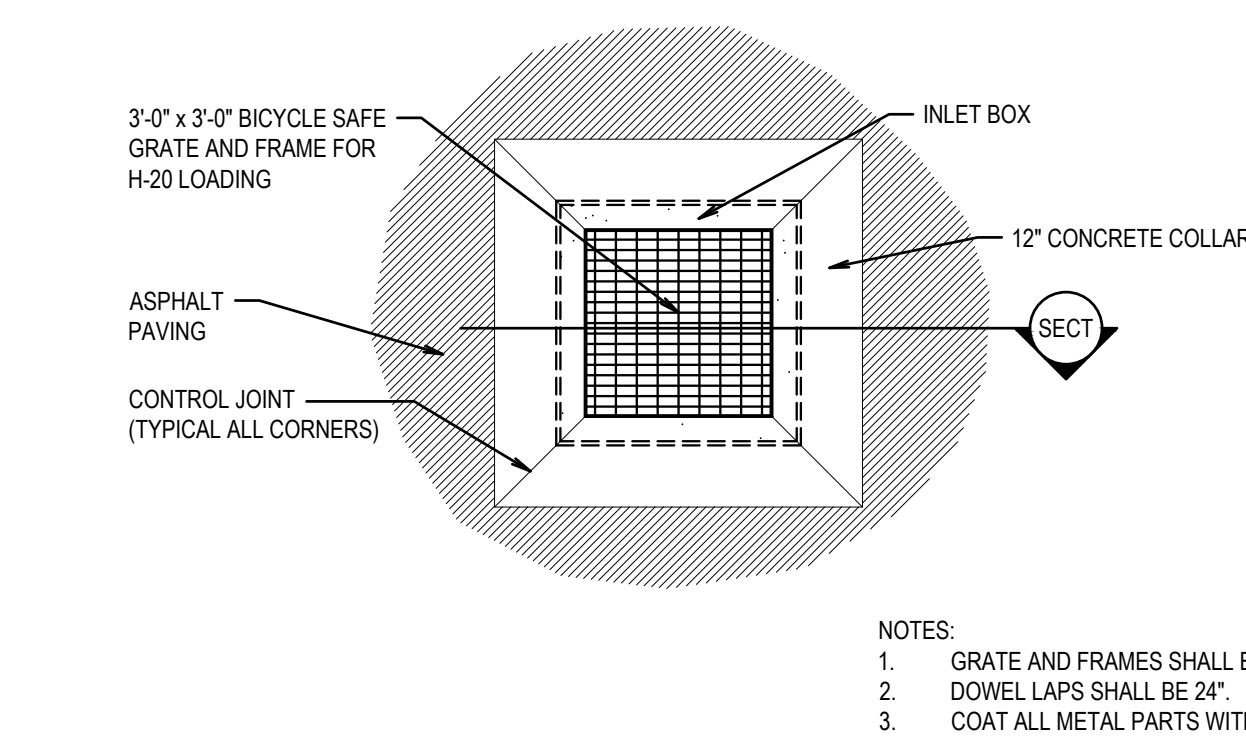
B BOLLARD DETAIL
Scale: 1/2" = 1'-0"



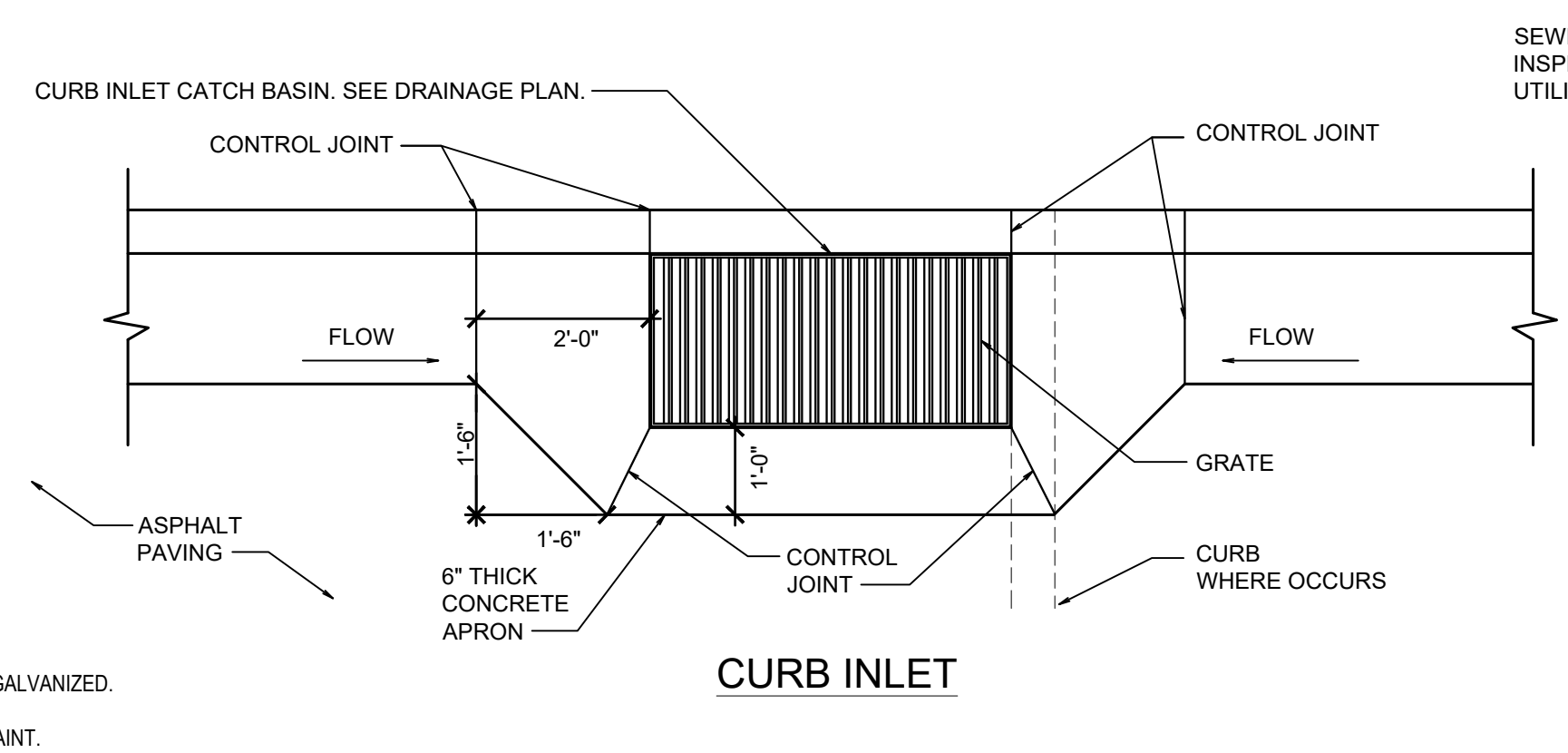
C DRAIN BASIN DETAIL
Scale: 1" = 1'-0"



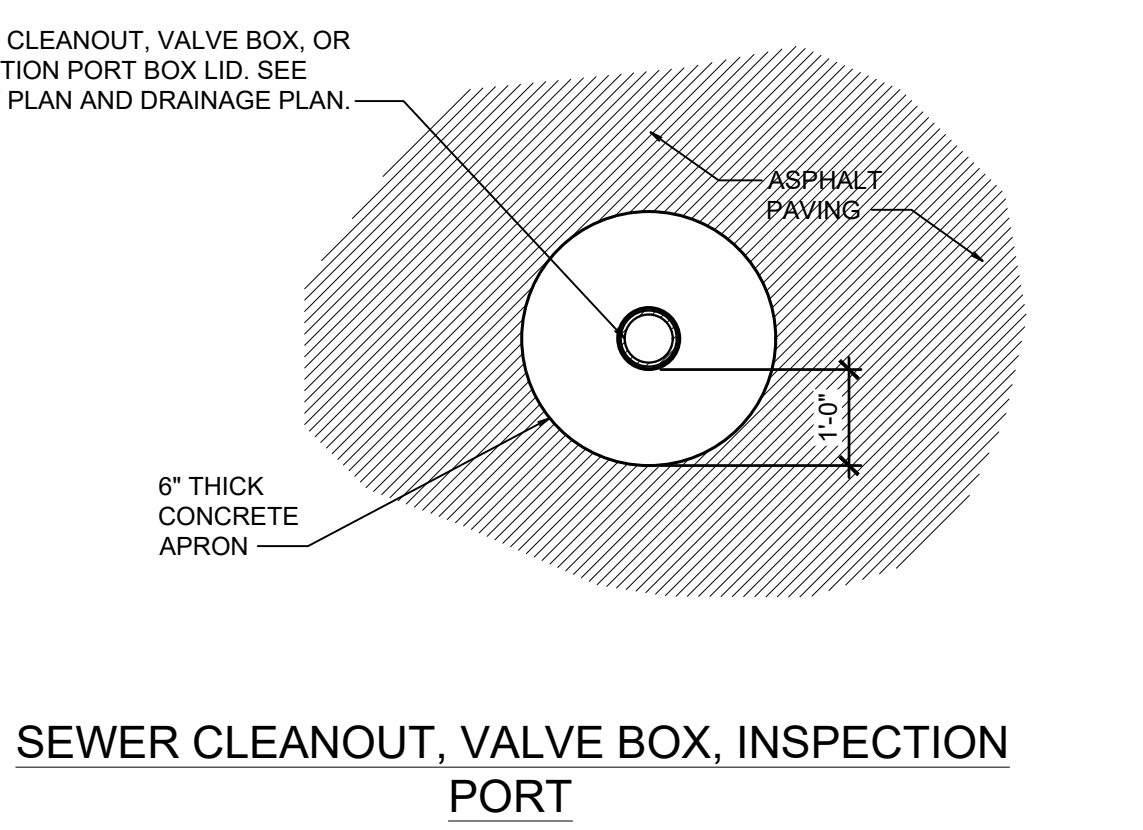
DOWNSPOUT BASIN



D CONCRETE COLLARS AND APRONS
Scale: NOT TO SCALE



CURB INLET



SEWER CLEANOUT, VALVE BOX, INSPECTION PORT

11 bnd ARCHITECTS

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8728898-0301

STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

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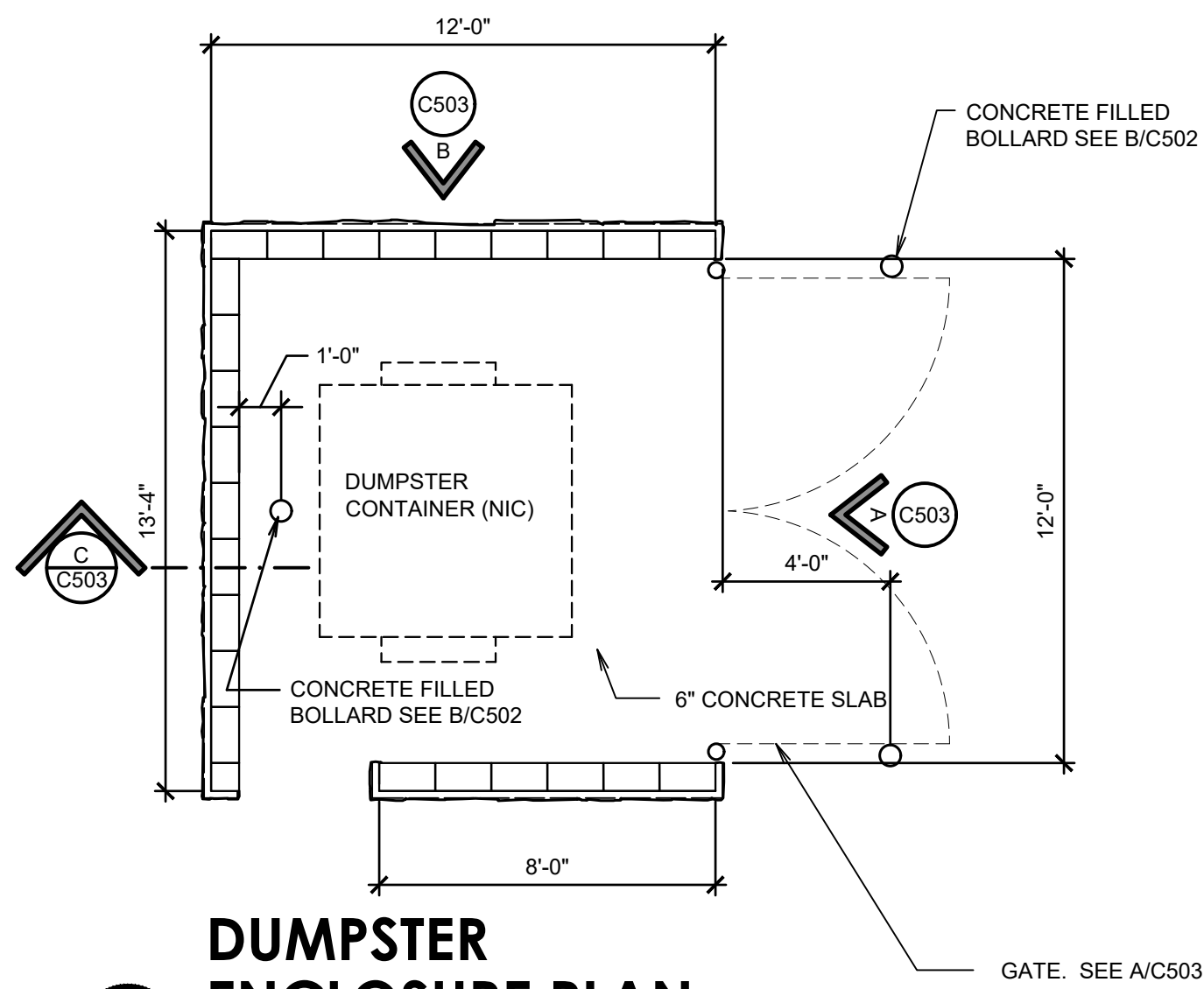
1407 East Sheeps Ridge Road, Eagle Mountain, Utah 84005
40.334534, -112.016806

Date: 6 Jun 2022
BHD #: 2142
County Parcel: 48-4980306
Plan Series: Her 17SC Custom
Owner #: 501-4025

Drawing Issue and Revision Schedule		
#	Date	Description
1	10 Jun 2022	City site Submittal

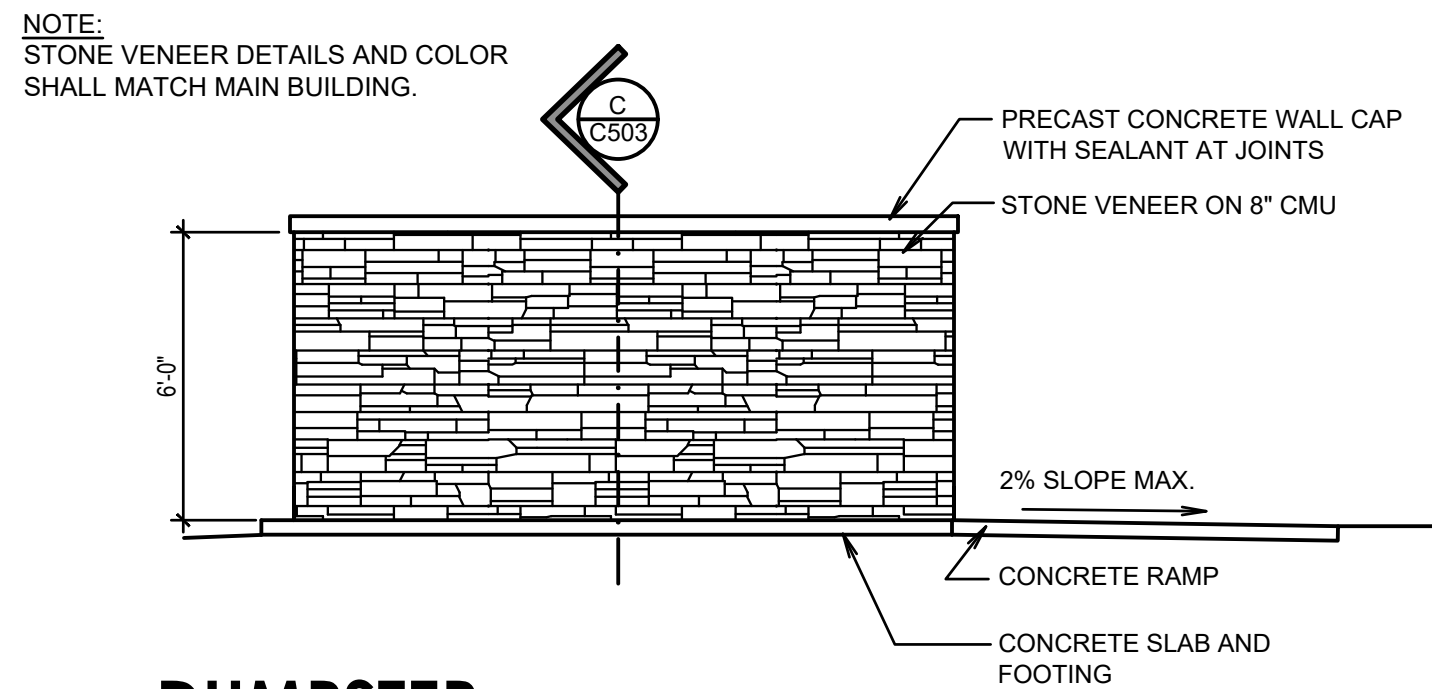
Site Details

C502



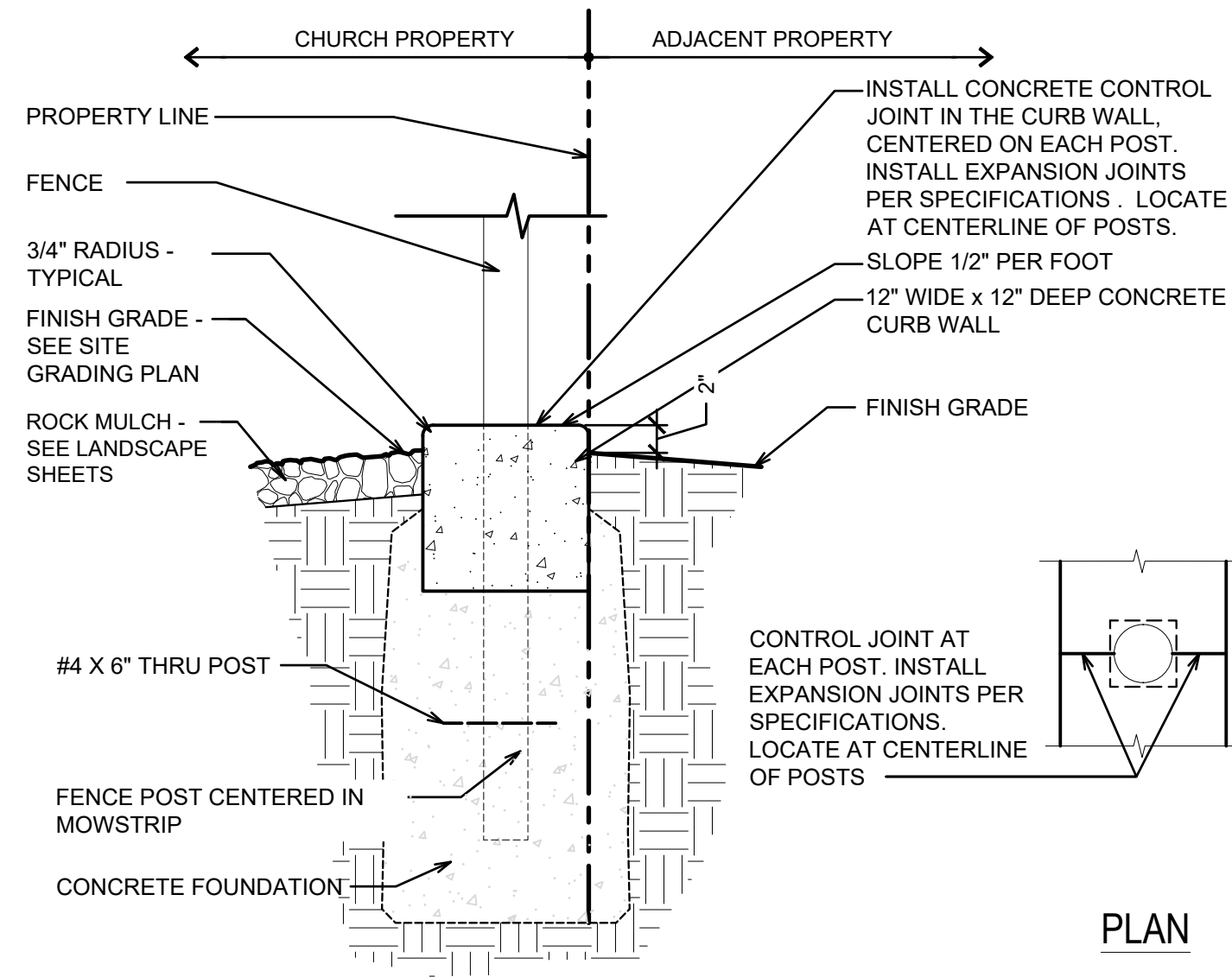
DUMPSTER ENCLOSURE PLAN

Scale: 1/4" = 1'-0"



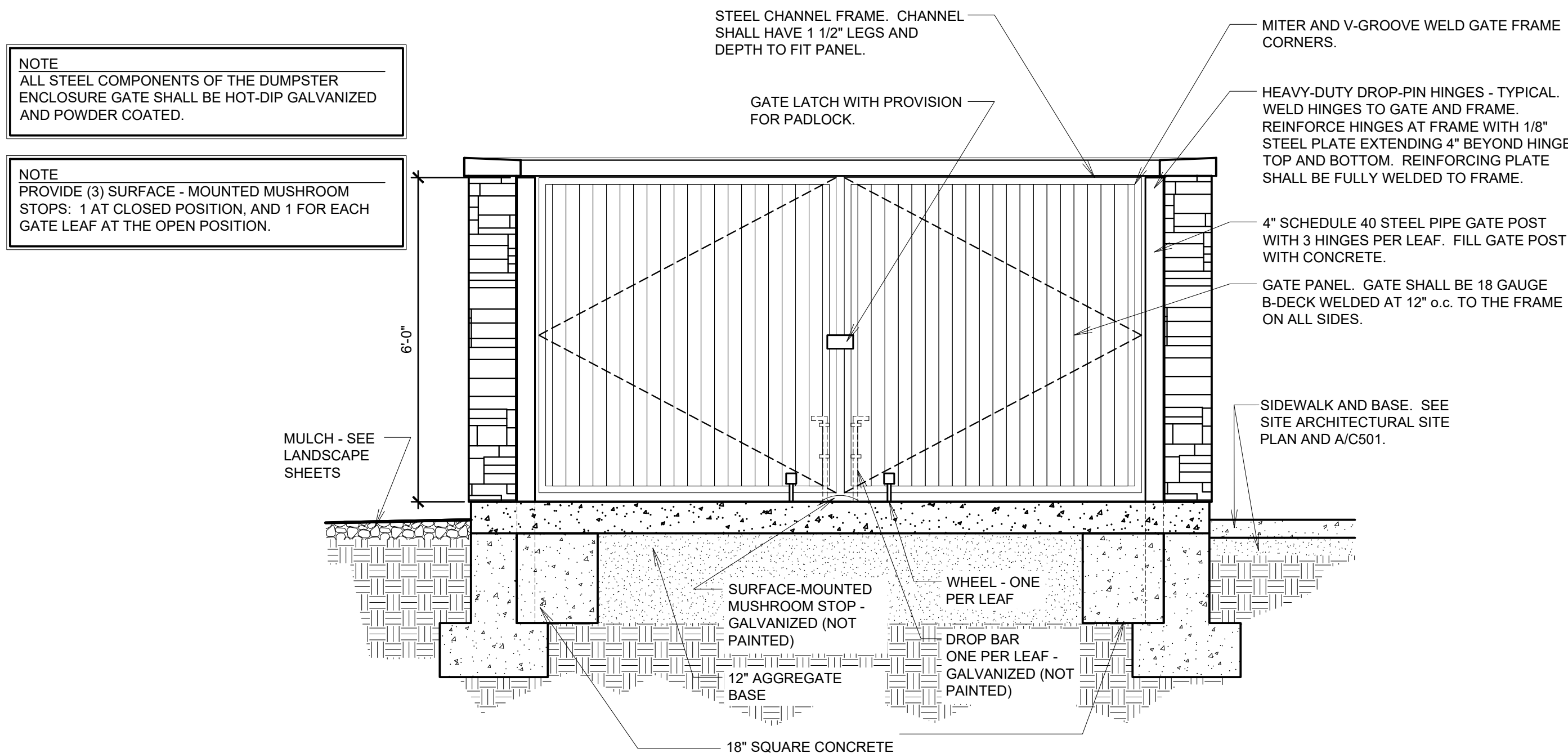
DUMPSTER ENCLOSURE ELEVATION

Scale: 1/4" = 1'-0"



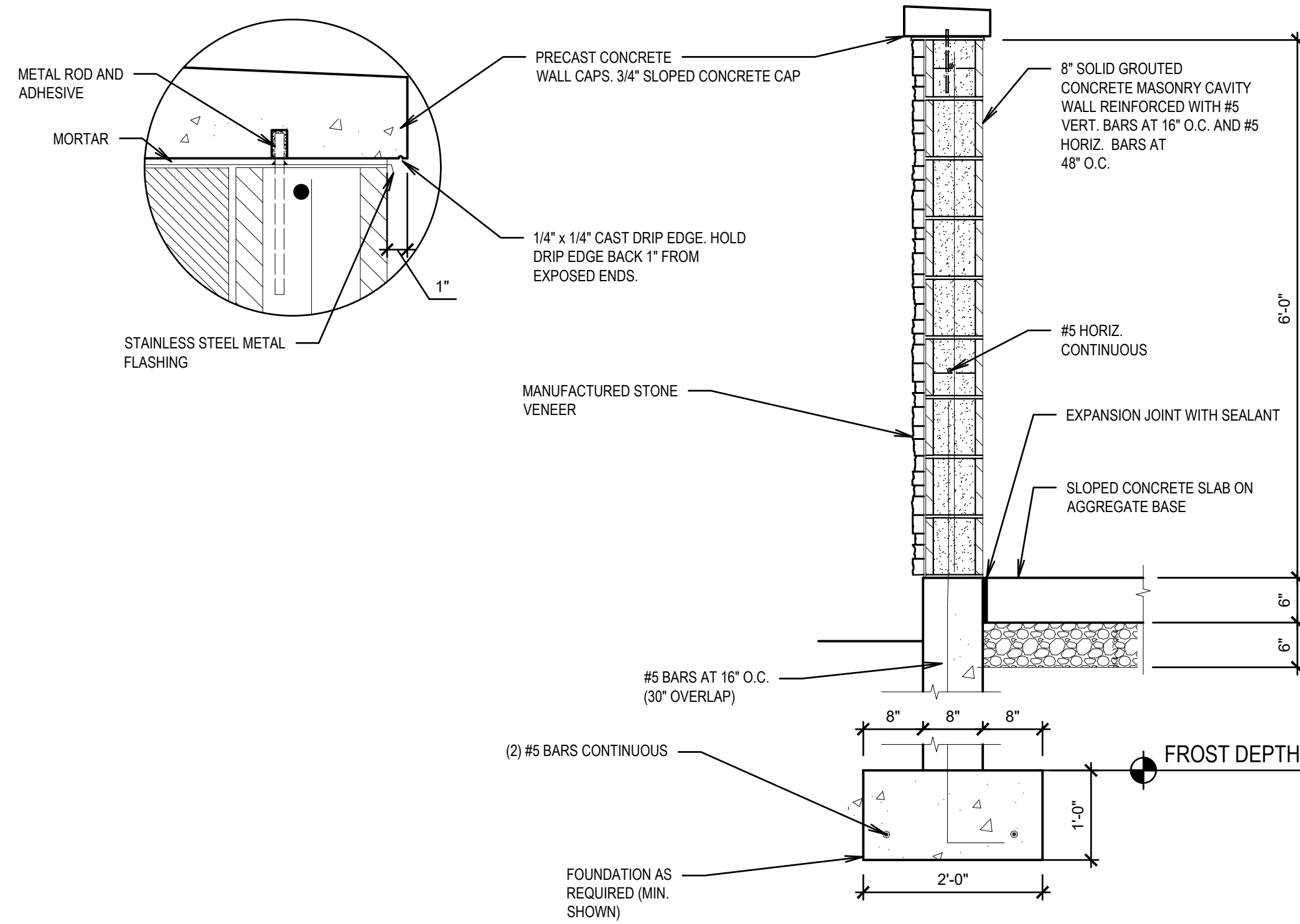
FENCE AND MOWSTRIP DETAIL

Scale: 1/4" = 1'-0"



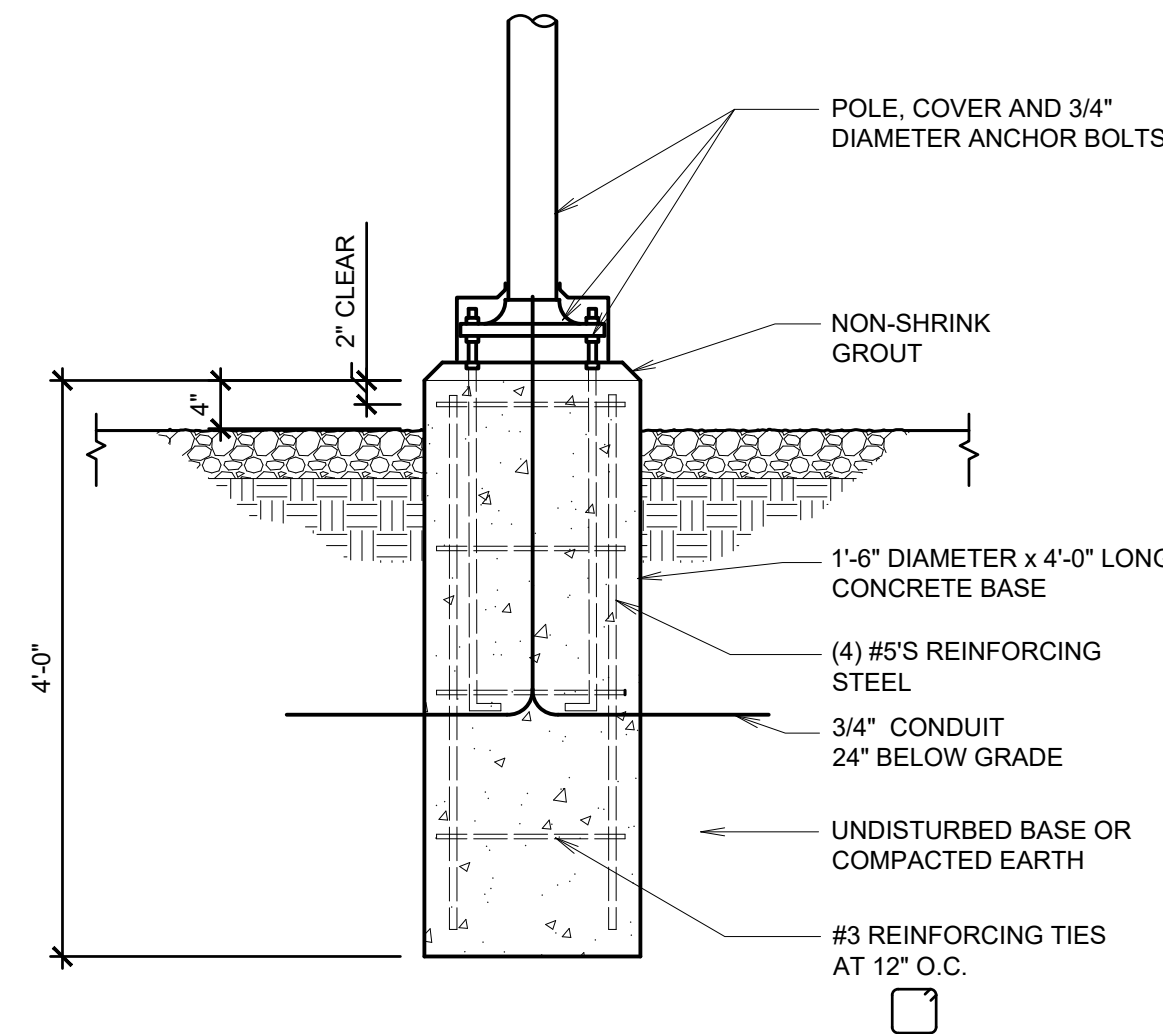
DUMPSTER GATE ELEVATION

Scale: 1/2" = 1'-0"



DUMPSTER ENCLOSURE WALL SECTION

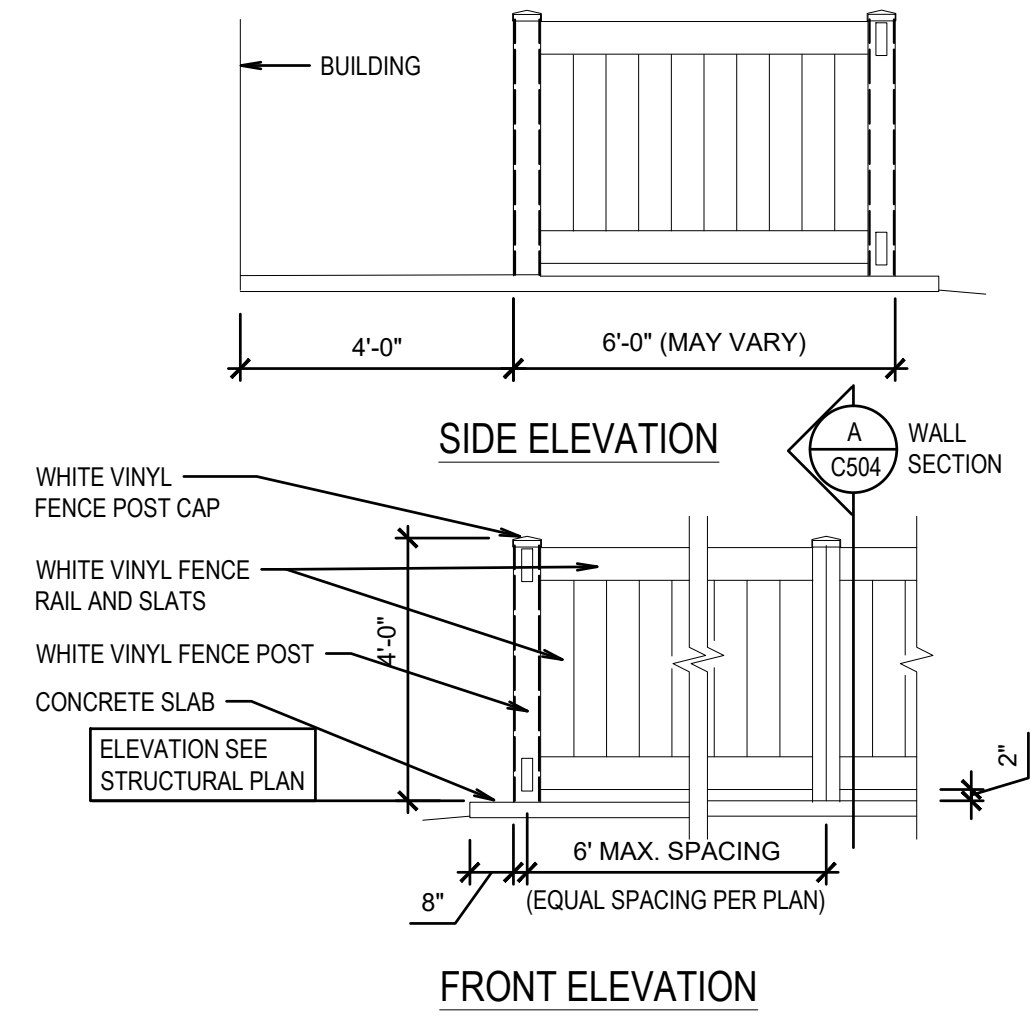
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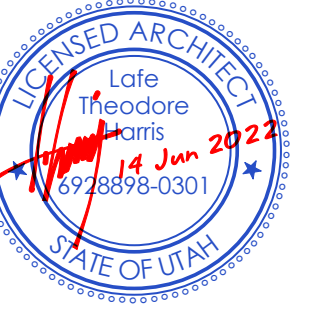
POLE LIGHT BASE IN LANDSCAPING AREAS

Scale: 3/4" = 1'-0"

#	Date	Description
1	10 Jun 2022	City Site Submittal



B VINYL MECHANICAL ENCLOSURE



**JESUS CHRIST
OF LATTER-DAY SAINTS**

40.336534, -112.016806

Date:	6 Jun 2022	BHD #:	2142	County Parcel:	48:498:0306	Plan Series:	Her 17SC Custom	Owner #:	501-4025
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[illegible]

Site Civil Details

C504

1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE ARCHITECT/ENGINEER FOR WORK OR REVISIONS TO THE PLANS. THE CONTRACTOR SHALL NOT CORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES AND UTILITY LOCATIONS AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.

THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL, SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, SITE PLAN FOR DISCREPANCIES, ACCESSIBLE ROUTES, ETC. NOT SHOWN ON CIVIL PLANS.

CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, WATER SERVICE, BUILDING, AND ALL OTHER SERVICES TO THE BUILDING(S).

CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF EXISTING AND ADJACENT PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS, DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HERS EXPENSE TO THE SATISFACTION OF THE OWNER. SAID DAMAGE SHALL BE REPAIRED PRIOR TO THE COMMENCEMENT OF THE PROJECT.
5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO: VEHICLE AND EQUIPMENT STAGING, STORAGE, ON-SITE OFFICE AND STORAGE, AND ALL OTHER ACTIVITIES.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR ALL ACTIVITIES OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRIERS, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL conform TO THE MANUAL ON Uniform Traffic Control Devices (MUTCD) AND ALL LOCAL REQUIREMENTS.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY REQUIREMENTS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH THE CONSTRUCTION, SURFACE OR SUBSURFACE, OF THE PROJECT.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE GENERAL PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW SURFACE.
13. ALL FINAL VERTICAL CURB AND GUTTER, AND SIDEWALKS, SHALL BE COMPLETED PRIOR TO FINAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO THE APPROACH ROAD TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTORS OPERATION SHALL BE REPAIRED OR SUBSTITUTED TO THE ENGINEER/OWNERS SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

1. SITE CORRECTIVE SHALL BE A MINIMUM 65 BAG MIX, 4000 P.S.F. @ 20 DAYS, 4" MAXIMUM SUMP WITH 5% OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. SEE SPECIFICATION FOR FURTHER INFORMATION. ON GRADE WELLS SHALL BE 12" DIA. MINIMUM. EXCEED THIS WIDTH OR 12 TIMES THE DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT ROOT CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FOSTERS, CHANGES IN DIRECTION AND AT EQUAL INTERVALS TO EXTERIOR WALLS.
2. CONCRETE WATERWAYS, CURBSWALLS, MONUMENTS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORING (14" THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND 1/4" FEET EXPANSION JOINTS SHALL BE PLACED AT 10' MAXIMUM INTERVALS).
3. UNLESS OTHERWISE NOTED, ALL SLABS ON-GRADE WILL HAVE A MINIMUM 6" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
4. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE AT PLACEMENT ON A MINIMUM 4" GRADE SHALL BE OVER A 4" MINIMUM (6%) SUBGRADE. UNLESS OTHERWISE NOTED, ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBLER OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
5. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.
6. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 5" OVER OF COMPACTED (65%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE. UNLESS OTHERWISE NOTED, SEE SPECIFICATIONS, AND DETAIL "D1" SHEET 5303.1.
- A. ASPHALTIC IMPACT PAVEMENT SHALL BE DESIGNED FOR:
1. SURFACE COURSE SHALL BE 1 1/2" MIN. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
2. C. PAVEMENT TO BE 1/2" ABOVE UP/LI OF ALL UTILITY AFTER LIFTING.
3. THICKNESS OVER 3" WILL BE LAD IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MIN. DESIGN.

1. SITE GRADINGS SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH IS ATTACHED AS PART OF THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDANCE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL MATERIALS FOR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE OR 3% BELOW OPTIMUM.
4. THE CONTRACTOR SHALL SUBMIT A PROPOSED SCHEDULE PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREAS AND AREAS TO BE PAVED, HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING UTILITIES, MANHOLES, ETC. SHALL BE RAISED OR NOTED TO GRADE AS REQUIRED.

UTILITIES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO OBTAIN PERMISSION FROM THE UTILITY COMPANY TO LOCATE THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POT-HOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO PROVIDE THE FIELD RECORD FOR ALL MECHANICAL UTILITY LINES. EXISTING DOWLED CONNECTION AT THE EXISTING MAN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF ALL NEW UTILITIES IN THE FIELD BY POT-HOLING A MINIMUM OF 300' FEET AHEAD. PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKES ARE ASSUMED AS APPROPRIATE. CONTRACTOR TO VERIFY ALL INFORMATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH GROUT THAT SLOPE DOWN THE OUTSIDE AND GROUDED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. THE SLOPE SHALL BE 1/4" PER FOOT.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND/OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
 "ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM CROSS SLOPE.
 "ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
 "RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM CROSS SLOPE.
 2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
 3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

Economic and Sustainable Designs, Professionals You Know and Trust

8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

EAGLE MOUNTAIN CENTRAL LDS 501-4025

PROJECT STREET ADDRESS

LOCATED IN THE SW CORNER OF SECT. 36, TOWNSHIP 5 S, RANGE 2 W, SLM&M

[illegible]

PROJECT NO: NUMBER

DRAWN BY: DRAWN B

CHECKED BY: CHECKED BY:

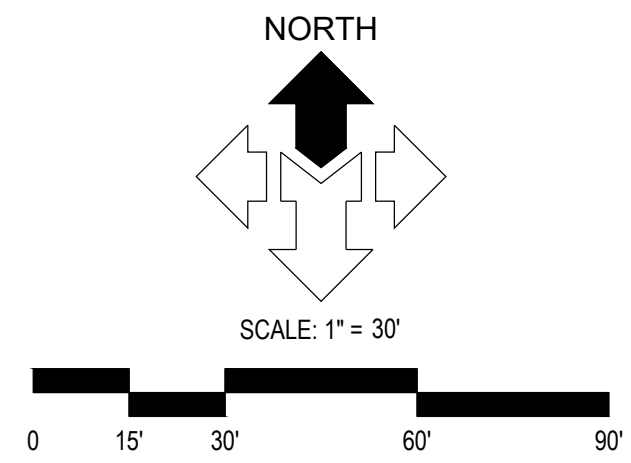
DATE: DAT

GENERAL NOTES, LEGEND AND ABBREVIATIONS

C0.01

NEW	EXISTING		NEW	EXISTING	
		MONUMENT LINE			SECTION CORNER (FOUND)
		CENTER LINE			SECTION CORNER (NOT FOUND)
		SUBJECT PROPERTY LINE			
		ADJACENT PROPERTY LINE			
		EASEMENT LINE			STREET MONUMENT
		DITCH FLOWLINE			BRASS CAP MONUMENT
		FENCE LINE			POWER POLE
		ATMS CABLE			UTILITY POLE
		CABLE TV LINE			GUY ANCHOR
		COMMUNICATIONS LINE			POWER TRANSFORMER
		FIBER-OPTIC CABLE			TRAFFIC SIGNAL CABINET
		FIRE LINE			LIGHT POLE
		IRRIGATION LINE			TELEPHONE RISER
		NATURAL GAS LINE			TELEPHONE MANHOLE
		OVERHEAD COMMUNICATIONS			TRAFFIC SIGNAL BOX
		OVERHEAD POWER LINE			WATER MANHOLE
		OVERHEAD TELEPHONE LINE			WATER VALVE
		OVERHEAD TELEVISION LINE			WATER METER
		POWER LINE			FIRE HYDRANT
		POWER/COMMUNICATIONS LINE			SANITARY SEWER MANHOLE
		POWER/TELEPHONE LINE			SANITARY SEWER CLEANOUT
		POWER/TELE/COMM LINE			STORM DRAIN MANHOLE
		ROOF DRAIN LINE			STORM DRAIN CURB INLET
		SECONDARY WATER LINE			STORM DRAIN CATCH BASIN
		SANITARY SEWER LINE			STORM DRAIN CLEANOUT
		STEAM LINE			STORM DRAIN COMBO BOX
		STORM DRAIN LINE			MAILBOX
		TELEPHONE LINE			SIGN
		TELEPHONE/COMM LINE			FLOW DIRECTION
		UNDERDRAIN			SPOT ELEVATION
		UNDERGROUND COMMUNICATIONS			CONIFEROUS TREE
		UNDERGROUND POWER LINE			DECIDUOUS TREE
		UNDERGROUND TELEPHONE LINE			
		UNDERGROUND TELEVISION			
		WATER LINE			
		CONTOUR LINE			
		CURB & GUTTER (STD)			
		CURB & GUTTER (OUTFALL)			

ADA	ACRE	DIP	DUCTILE IRON PIPE	GM	GAS METER	PCC	POINT OF COMPOUND CURVE	T	TOWNSHIP
ADA	AMERICANS WITH DISABILITIES ACT	DTRREE	DECIDUOUS TREE	GMH	GAS MANHOLE	PI	POINT OF INTERSECTION	TG	TOP BACK OF CURB
ABC	ADVANCED TRAFFIC MGMT. SYSTEM	DVFL	DUAL YELLOW LINE	GV	GRASS VALVE	PM	PARKING MANHOLE	TE	TELEPHONE
ABC	BAR & CAP	E	EAST	GV	GAS VALVE	PP	POWER POLE	TEF	TOP FACE OF CURB
BC	BUILDING CORNER	EB	ELECTRIC BOX	HDPE	HIGH DENSITY POLYETHYLENE	PRC	POINT OF REVERSE CURVE	TFC	TOP FINISH GRADE
BLU	BOTTOM GRADE	EG	ELECTRIC ENERGY	HC	HIGH CURVE	PRM	PARKING STRIPE	TH	THREE LINE
BLU	BLUE STAKED ELECTRIC	ELEV	ELEVATION	HGL	HYDRAULIC GRADE LINE	PCC	POINT OF CONNECTION	TMH	TELEPHONE MANHOLE
BLUFO	BLUE STAKED FIRE OPTIC	EM	ELECTRIC METER	HP	HIGH POINT	PT	POINT OF TANGENCY	TAA	TOP OF ASPHALT
BLU	BLUE STAKED NATURAL GAS	EMH	ELECTRIC MANHOLE	HW	HEADWALL & HIGH WATER	PWR	POWER	TOC	TOP OF CONCRETE
BLUR	BLUE STAKED IRRIGATION	EOA	EDGE OF ASPHALT	IC	IRIGATION CONTROL	RV	REVERT VALVE	TOF	TOP OF FORM
BLUS	BLUE STAKED STORM DRAIN	EOC	EDGE OF CONCRETE	ICR	IRRIGATION CLEAUNOUT	C	RANGE	TOG	TOP OF GRATE
BLUSS	BLUE STAKED SANITARY SEWER	EOG	EDGE OF GRAVEL	IRR	IRRIGATION CONTROL VALVE	RCP	REINFORCED CONCRETE PIPE	TOE	TOE OF SLOPE
BLU	BLUE STAKED TELEPHONE	EX	EXIST	IRV	IRVERT ELEVATION	RCP	REINFORCED CONCRETE PIPE	TOF	TOP OF SLOPE OR TOP OF PIPE
BLU	BLUE STAKED WATER	EX OR EXIST	EXISTING	IOV	IRRIGATION	REV	REVISION	TOW	TOP OF WALL
BM	BENCHMARK	F	FIRE	LF	LINEAR FEET	ROW	RIGHT-OF-WAY	TR	TELEPHONE RISER
BO	BOTTOM OF FOOTING	FC	FOUNDATION CORNER	LP	LP OF GUTTER	R	RAILROAD	TV	TELEVISION
BO	BOTTOM OF BOX	FD	FOUND. OR FOUNDATION DRAIN	LP	LOW POINT OR LIGHT POLE	S	SOUTH	FW	FINISH GRADE AT TOP OF WALL
BO	BOLLARD	FDC	FIRE DEPT. CONNECTION	MAX	MAXIMUM	SAD	SEE ARCHITECTURAL DRAWINGS	TS	TRANSFORMER
BOT	BOTTOM	FDNM	FOUND. MINIMUM	MON	MONUMENT	SD	STORM DRAIN	TSB	TRAFFIC SIGNAL POLE
BOV	BLOW OFF VALVE	FDSN	FOUND. SECTION CORNER	MOM	MONUMENT	SDR	STORM DRAIN CATCH BASIN	TSR	TRAFFIC SIGNAL BOX
BO	BACK OF WALK	FFE	FINISHED FLOOR ELEVATION	MP	METAL PIPE	SDCO	STORM DRAIN CLEAUNOUT BOX	UD	UNDERDRAIN
BW	FINISH GRADE AT BOTTOM OF WALL	FG	FINISHED GRADE	MP	MONITORING WELL	SDM	STORM DRAIN MANHOLE	UGC	UNDERGROUND COMMUNICATIONS
CB	CENTERLINE	FH	FIRE HYDRANT	MS	METAL SCHED	SG	STORM DRAIN	UGP	UNDERGROUND POWER
CATV	CABLE TELEVISION	FL	FLOW LINE	NG	NATURAL GROUND	SPECS	SPECIFICATIONS	UGT	UNDERGROUND TELEPHONE
CNB	CABLE TELEVISION BARRIER	FNCL	FENCE LINE	NGRT	NG AT RETAINING WALL	SLBM	SALT LAKE BASE & MERIDIAN	UGV	UNDERGROUND TELEVISION
CC	CURB CUT	FNCI	CHAIN LINK FENCE	NL	NAIL & WASH	SQ	SQUARE	UL	UNDERGROUND LIGHT
CC	COLUM	FNCRN	IRON FENCE	NL	NAIL & WASH	SOFT	SQUARE FEET	UP	UTILITY POLE
CC	COMMUNICATIONS	FNCRYL	VINYL FENCE	NTS	NOT TO SCALE	SOYD	SQUARE YARD	VCP	VITRIFIED CLAY PIPE
CC	CONCRETE	FNCW	WOOD FENCE	OH	ORIGINAL GROUND	SQ	SQUARE	VP	VERTICAL CURVE
CC	CONSTRUCTION	FNCRW	WIRE FENCE	OH	OVERHANG	SSCO	SANITARY SEWER CLEANOUT	W	WEST
CNC	CORRUGATED METAL PIPE	FO	FIBER OPTIC	OH	OVERHEAD COMMUNICATIONS	SSMH	SANITARY SEWER MANHOLE	WM	WATER METER
CNC	CONCRETE	FOW	FRONT OF WALK	OH	OVERHEAD POWER	ST	STEAM	WMH	WATER MANHOLE
CP	CONFIDENTIAL	FT	FEET	OHT	OVERHEAD TELEPHONE	STN	STATION	WTR	WATER SURFACE
CTREE	CORNER TREE	G	NATURAL GAS	OHTV	OVERHEAD TELEVISION	STD	STANDARD	WTR	WATER
CU	CUBIC FOOT	GA	GARAGE	P	PROPERTY LINE	STM	STORM	WW	WATER VOLUME
CYD	CUBIC YARD	GB	GRADE BREAK	PC	POWER BOX	SVL	SOLID YELLOW LINE	WW	WATERWAY
DEL	DELTA	GL	GROUND LIGHT	R	POINT OF CURVATURE	SWL	SOLID WHITE LINE		



- ① GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- ② 3" x 3" STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE, PER STANDARD CHURCH DETAIL.
- ③ STORM DRAIN CURB INLET WITH HEAVY DUTY BICYCLE SAFE GRATE, PER STANDARD CHURCH DETAIL. SEE DETAIL "M", SHEET C5.01.
- ④ STORM DRAIN GUTTER INLET WITH NO HOOD, WITH HEAVY DUTY BICYCLE SAFE GRATE.
- ⑤ 12" SQUARE SECURABLE NYLOPLAST YARD DRAIN, PER STANDARD CHURCH DETAIL. SEE DETAILS "L", SHEET C5.01.
- ⑥ STORM DRAIN PIPE PER EAGLE MOUNTAIN CITY STANDARDS. SEE PLAN FOR LENGTH, SIZE, TYPE AND SLOPE.
- ⑦ DOWNSPOUT DRAIN BASIN AND 6" HDPE PIPE FROM DOWNSPOUT BASIN. SLOPE AT 0.50% MINIMUM FROM BASIN.
- ⑧ TAPER LAST 3' OF CURB TO MATCH SIDEWALK HEIGHT, PER STANDARD CHURCH DETAIL.
- ⑨ STORM DRAIN OIL/WATER SEPARATOR PER CITY OF EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS.

STORMTECH MC-7200 CHAMBERS OR EQUIVALENT SYSTEM APPROVED BY CONTRACTOR. SYSTEM TO INCLUDE CONTROL STRUCTURE AS SHOWN ON PLANS ALL PROVIDED BY THE BIDDING. STORMTECH CHAMBER HAS DETENTION CAPACITY OF 13.655 CF. TOTAL REQUIRED STORAGE = 13.621 CF. WITH THE FIRST 8.025 CF. BEING RETAINED TO MEET L.I.D. REQUIREMENTS. SEE DETAIL "AS", SHEET C5.01. SHOP DRAWINGS PROVIDED BY MANUFACTURER PRIOR TO BIDDING AND CONSTRUCTION. L.I.D. RETENTION HIGH WATER = 4909.57.
- ⑩ LANDING AREAS TO HAVE 2% MAXIMUM SLOPE AWAY FROM BUILDING
- ⑪ 4" x 4" OUTLET CONTROL STRUCTURE WITH ORIFICE AND OVERFLOW WEIR. SEE DETAIL "AS", SHEET C5.01 AND DETENTION CALCULATIONS. HIGH WATER/ OVERFLOW = 4513.00. ORIFICE SIZE = 4" x 4"
- ⑫ ADA PARKING SALL, TOA (TOP OF ASPHALT) SPOT GRATES ARE TO BE STRIKED TO ENSURE SLOPE WITHIN ADA PARKING SALL REMAINS UNDER 2.0% MAX. SLOPE.
- ⑬ DRAINAGE SWALE TO DIRECT WATER TO AN AREA DRAIN AND NOT ONTO NEIGHBORS PROPERTY.

- BFE	BASEMENT FLOOR ELEVATION
- BW	FINISH GRADE AT BOTTOM OF WALL
- EX or EXIST	EXISTING
- EOA	EDGE OF ASPHALT
- EOC	EDGE OF CONCRETE
- FFE	FINISH FLOOR ELEVATION
- FG	FINISH GRADE
- FL	FLOW LINE
- GB	GRADE BREAK
- HP	HIGH POINT
- LP	LOW POINT
- NG	NATURAL GROUND
- SDCB	STORM DRAIN CATCH BASIN
- SDCR	STORM DRAIN CLEANOUT BOX
- SDRB	STORM DRAIN DRAIN BASIN
- SDMH	STORM DRAIN MANHOLE
- TCB	TOP BACK OF CURB
- TOK	TOP OF ASPHALT
- TOC	TOP OF CONCRETE
- TOG	TOP OF GRATE
- TOP	TOP OF WALL
- TW	FINISH GRADE AT TOP OF WALL
- WW	WATERWAY

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

**Preliminary -
Not for
Construction**

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Overland 1, 2, & Eagle Mountain UT Central Stake

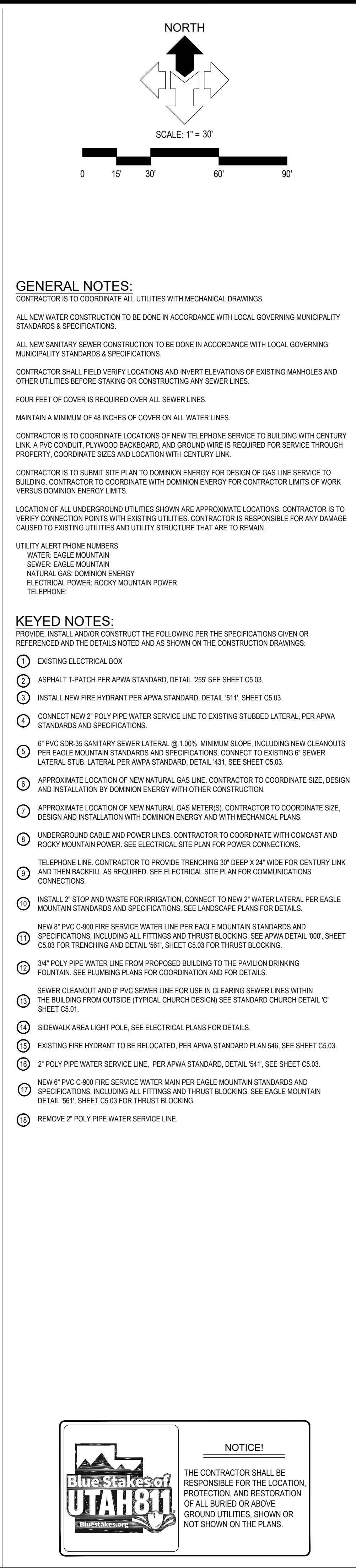
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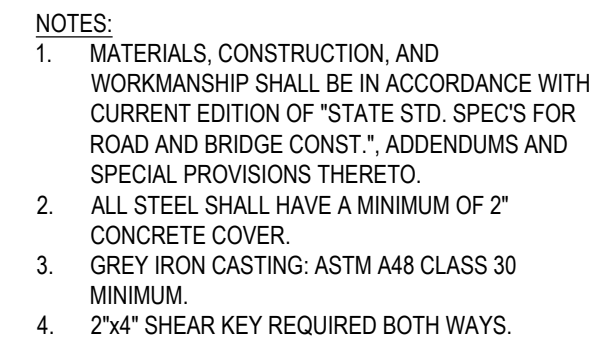
Date:	BHD #:	County Parcel:	Plan Series:	Owner #:
4 Apr 2022	2142	48-498-0306	Her 17SC Custom	501-4025

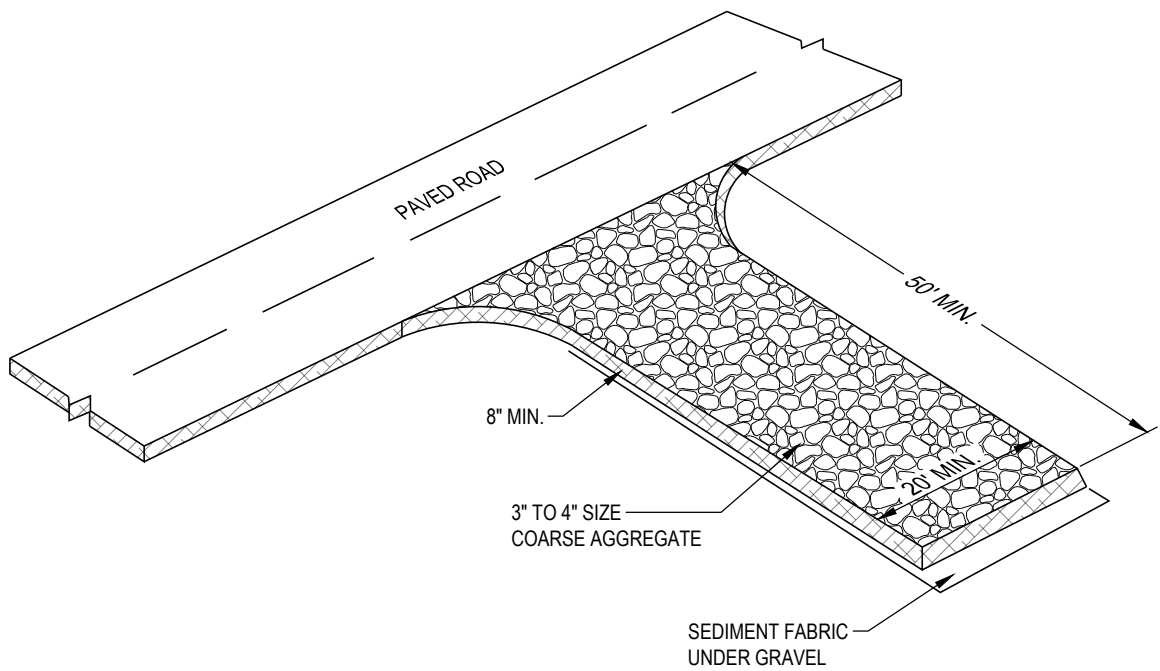
Drawing Issue and Revision Schedule

GRADING AND DRAINAGE PLAN

C2.01







DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

APPLICATIONS:
AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED. GENERALLY APPLIES TO SITES OVER 2 ACRES UNLESS SPECIAL CONDITIONS EXIST.

INSTALLATION/APPLICATION CRITERIA:
• CLEAR GRUB AREA AND GRAD TO PROVIDE MAXIMUM SLOPE OF 2%.
• COMPACT SUB GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS).
• PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:
• REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
• SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
• INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
• INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
• REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
• EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

OBJECTIVES

- HOUSEKEEPING PRACTICES
- CONTAIN WASTE
- MINIMIZE DISTURBED AREA
- STABILIZE DISTURBED AREA
- PROTECT SLOPES/CHANNELS
- CONTROL SITE PERIMETER
- CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW

STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S.

C1

FILTERSOCK SPECIFICATION:

FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS
1. COMPOST, COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC TMECC GUIDELINES FOR LABORATORY PROCEDURES:

- A. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04-11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
- B. PARTICLE SIZE - 99% PASSING A 1" SIEVE, 90% PASSING A 1/2" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 98 % SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH TMECC 02-02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
- C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
- D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS. E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

- 3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:
- FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL.
 - FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA.
 - INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
 - STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
 - FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
 - IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
 - THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE

FILTERSOCKS. SEE ATTACHED SCHEMATIC FOR FILTREXX FILTERSOCK INSTALLATION.
8. FOR AREAS WHERE FILTERSOCKS ARE TO BE LEFT AS A PERMANENT PART OF THE LANDSCAPE, FILTERSOCKS MAY BE SEEDD DURING TIME OF MANUFACTURE TO CREATE A LIVING SOCK. FOR SEEDING OPTIONS, THE ENGINEER MAY SIMPLY REPLACE ALL LANGUAGE ABOVE WITH "LIVING FILTREXX FILTERSOCKS"

- 4.0 MAINTENANCE:
- THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
 - WHERE THE FILTERSOCK REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
 - THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTERSOCK WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTERSOCK, OR AS DIRECTED BY THE ENGINEER.
 - THE FILTREXX FILTERSOCK WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER. THE NETTING MATERIAL WILL BE DISPOSED OF IN NORMAL TRASH CONTAINERS OR REMOVED BY THE CONTRACTOR.
 - REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING UNDER THEM AS SEDIMENT COLLECTS.

- 5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS "FILTREXX FILTERSOCK PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER."
- 6.0 PERFORMANCE:
- CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
 - WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
 - CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (402-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

- 7.0 APPLICATION GUIDELINES:
- FILTREXX FILTERSOCKS SHALL EITHER BE MADE ON SITE OR DELIVERED TO THE JOBSITE USING A 3 MIL TUBULAR HDPE KNITTED MESH NETTING MATERIAL FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.
 - FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING FILTREXX PRODUCTS ON SITE OR AS DELIVERED TO THE JOB SITE. STANDARD FILTREXX COLOR CODING SYSTEMS INCLUDE YELLOW AND BLACK STRIPED MESH NETTING WITH 3/8" MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.
 - CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (402-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

- 8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS:

WINDSWEEP ORGANIX INC.
WORK: 480-963-4638
FAX: 408-940-4261
850 SOUTH DOOLE AVE, SUITE 2
CHANDLER, AZ 85225



SEDIMENT BARRIER / FILTER SOCK PROTECTION

SCALE: N.T.S.

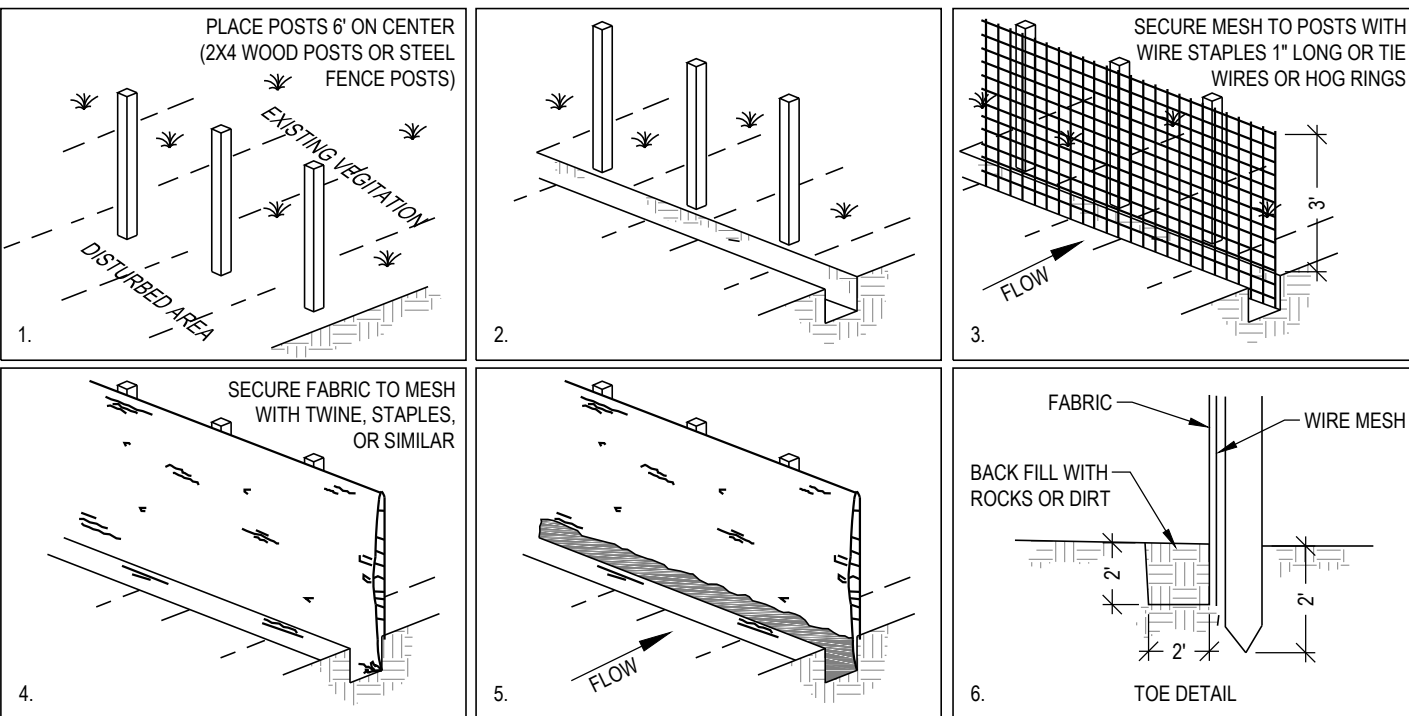
© REPLENISH

A1

SILT FENCE

SCALE: N.T.S.

C3



DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:

- PERIMETER CONTROL: PLACE BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
- SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
- PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK.
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS.

INSTALLATION/APPLICATION CRITERIA:

- PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS.
- SECURE WIRE MESH (14 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.
- OUT FABRIC TO REQUIRED WIDTH UNROL A LONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL OVER FILTER FABRIC TO ANCHOR.

LIMITATIONS:

- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.
- RECOMMENDED MAXIMUM UPGRADE SLOPE LENGTH OF 150 FEET.
- RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (60%).
- RECOMMENDED MAXIMUM FLOW RATE OF 0.5 CFS.
- PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

MAINTENANCE:

- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS. REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

OBJECTIVES

- HOUSEKEEPING PRACTICES
- CONTAIN WASTE
- MINIMIZE DISTURBED AREA
- STABILIZE DISTURBED AREA
- PROTECT SLOPES/CHANNELS
- CONTROL SITE PERIMETER
- CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

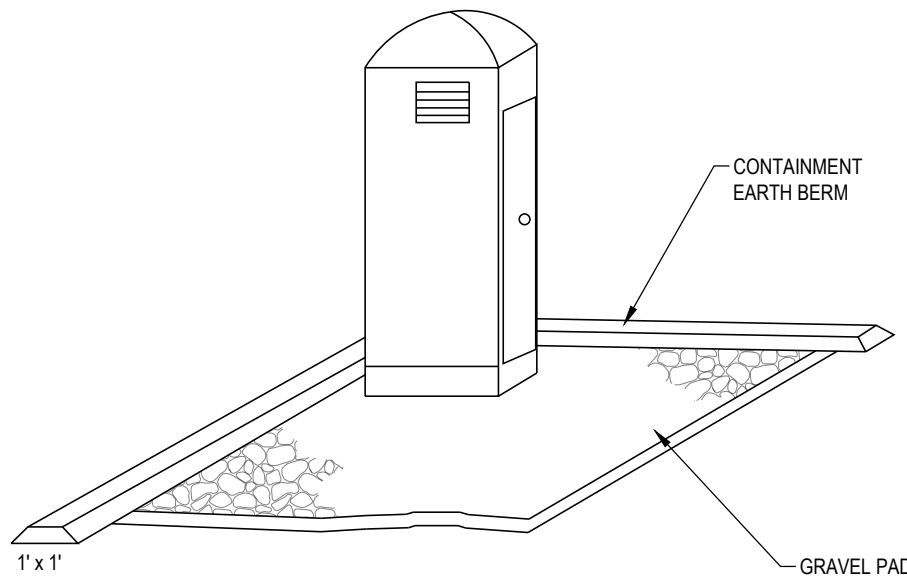
- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:

- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TOO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:

- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
- PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

LIMITATIONS:

- NO LIMITATIONS

MAINTENANCE:

- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
- ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

OBJECTIVES

- HOUSEKEEPING PRACTICES
- CONTAIN WASTE
- MINIMIZE DISTURBED AREA
- STABILIZE DISTURBED AREA
- PROTECT SLOPES/CHANNELS
- CONTROL SITE PERIMETER
- CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

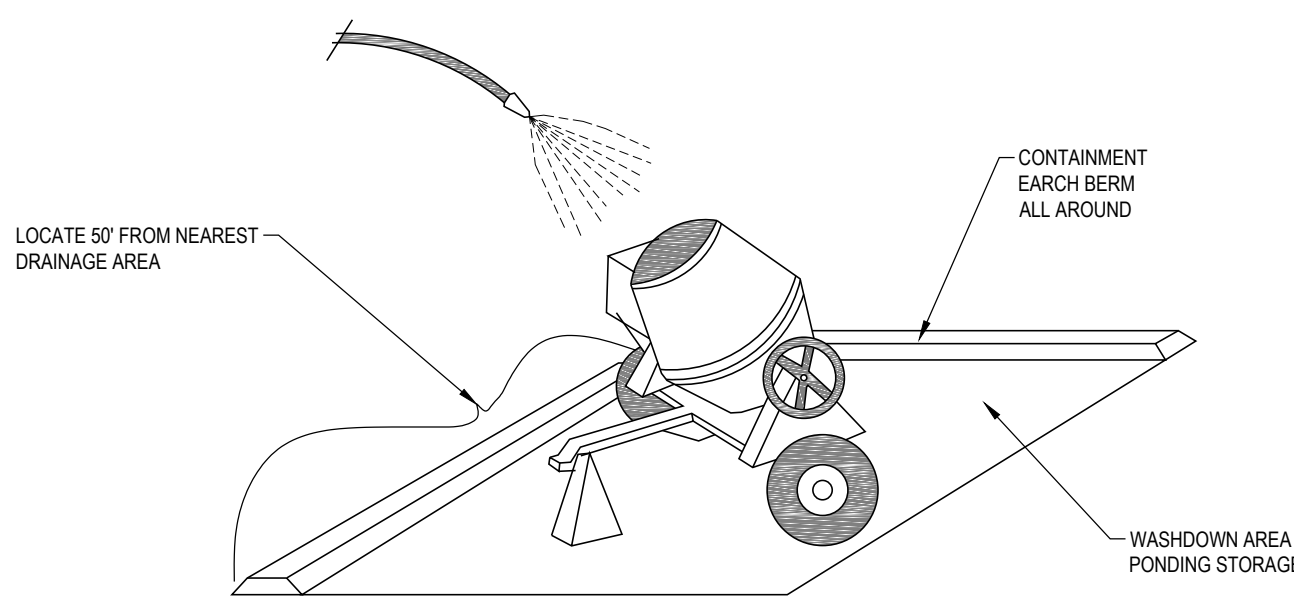
- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW



DESCRIPTION:
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

APPLICATIONS:

- THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:

- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
- PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
- WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITHIN A BERNED OR LEVEL AREA (SEE EARTH BERM BARRIER INFORMATION SHEET).
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.

LIMITATIONS:

- OFF-SITE WASHOUT OF CONCRETE WASTES MAY NOT ALWAYS BE POSSIBLE.

MAINTENANCE:

- INSPECT SUBCONTRACTORS TO ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
- IF USING A TEMPORARY PPT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

OBJECTIVES

- HOUSEKEEPING PRACTICES
- CONTAIN WASTE
- MINIMIZE DISTURBED AREA
- STABILIZE DISTURBED AREA
- PROTECT SLOPES/CHANNELS
- CONTROL SITE PERIMETER
- CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- HIGH IMPACT
- MEDIUM IMPACT
- LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH
- MEDIUM
- LOW

CONCRETE WASTE MANAGEMENT

SCALE: N.T.S.

A5

Preliminary -
Not for
Construction

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Overland 1, 2, &
Eagle Mountain UT Central Stake

1407 East Shaps Ridge Road, Eagle Mountain, Utah 84005
40.336534, -112.016806

Owner #:
501-14025

County Parcel:
48-4980306

BID #:
2142

Date:
14 Apr 2022

Drawing Issue and Revision Schedule

#	Date	Description

CIVIL DETAILS

C5.02

Plan
431

January 2011

Plan
511

February 2011

Plan
541

August 2001

Plan
546

February 2011

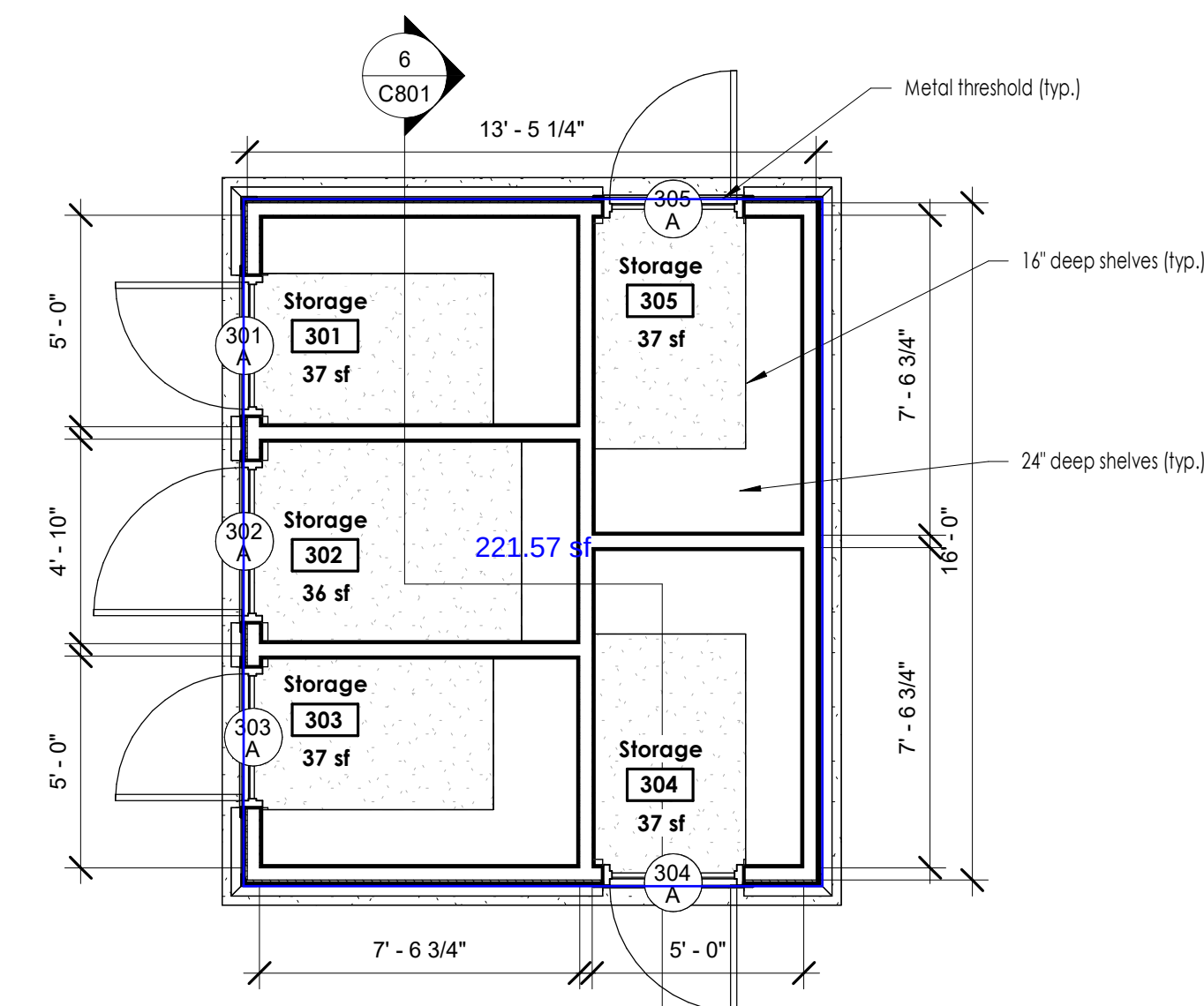
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August 2010

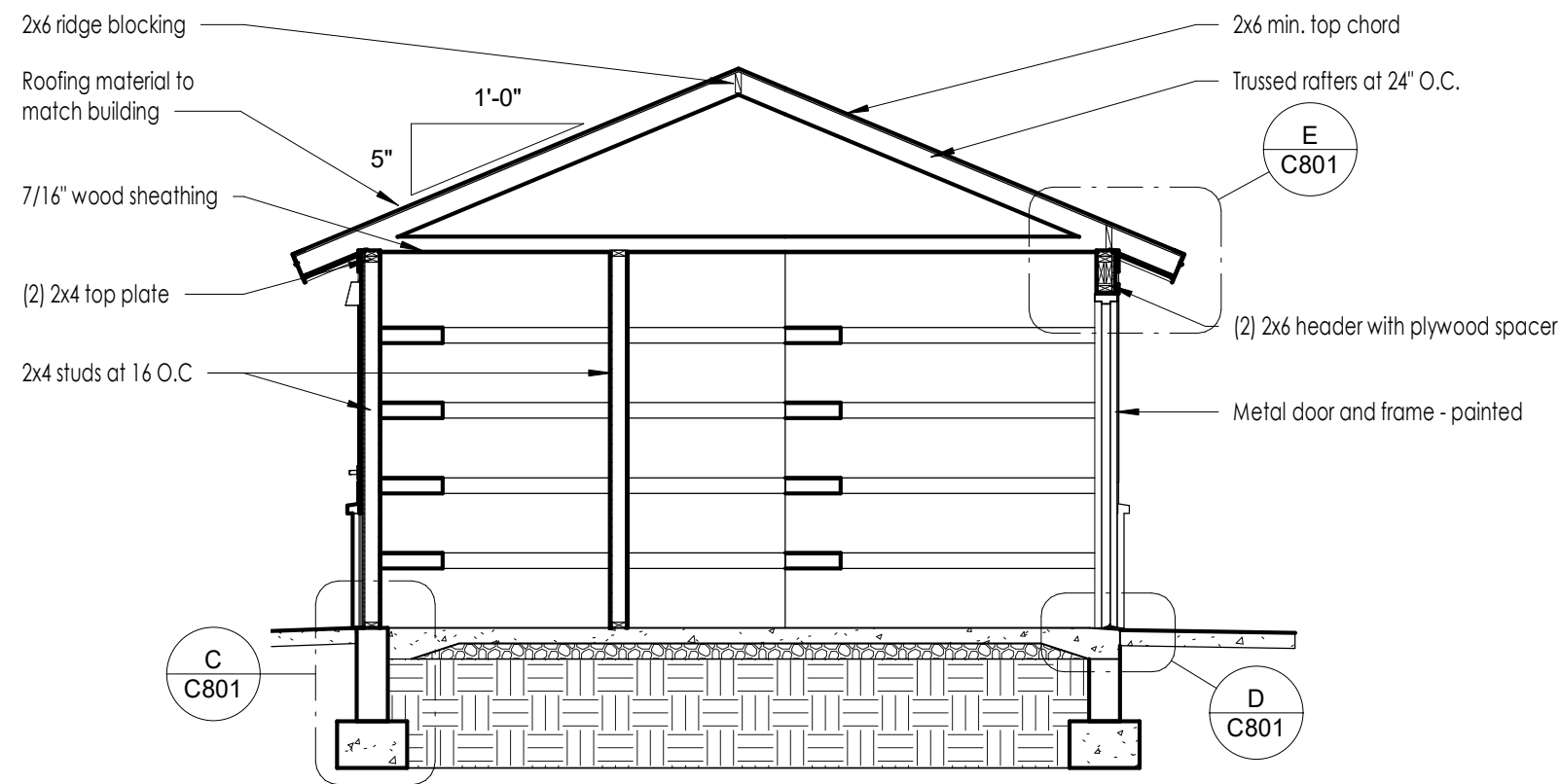
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November 2015

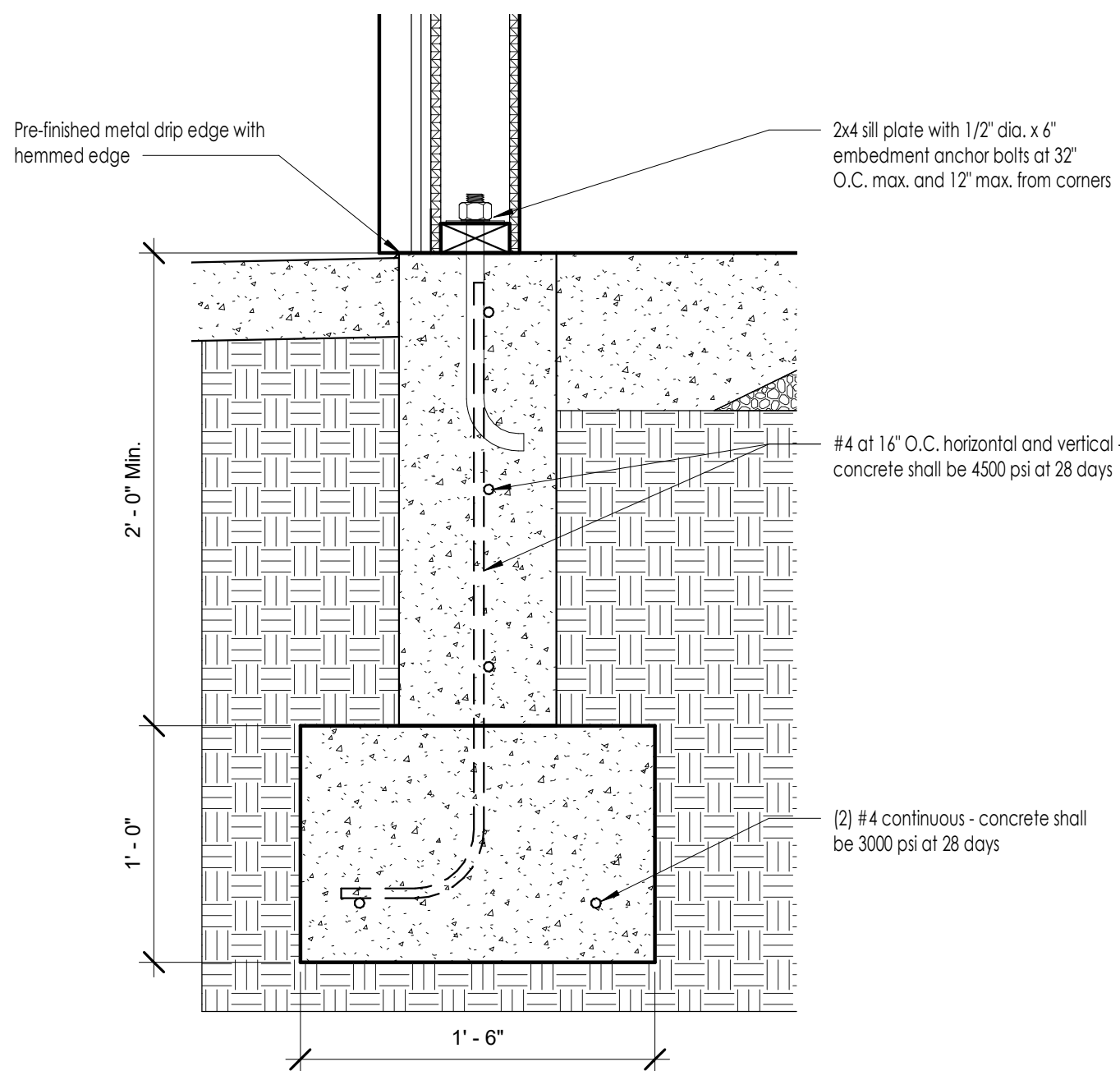
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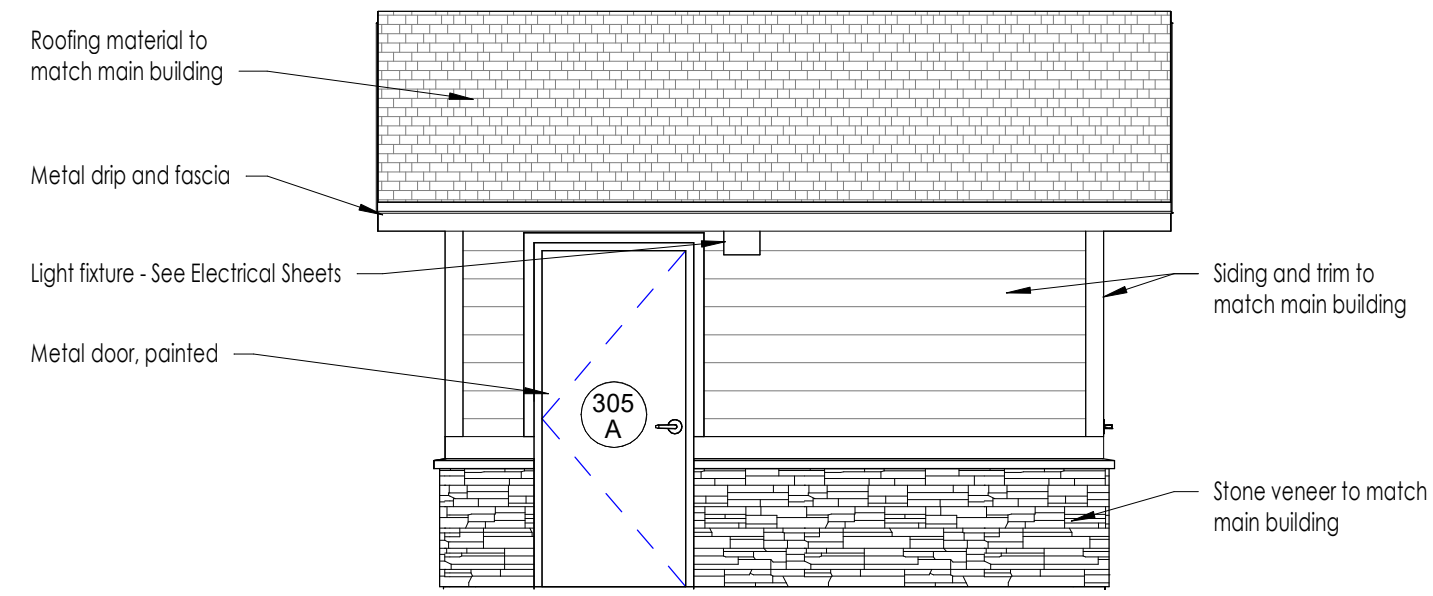
1 Floor Plan
Scale: 1/4" = 1'-0"



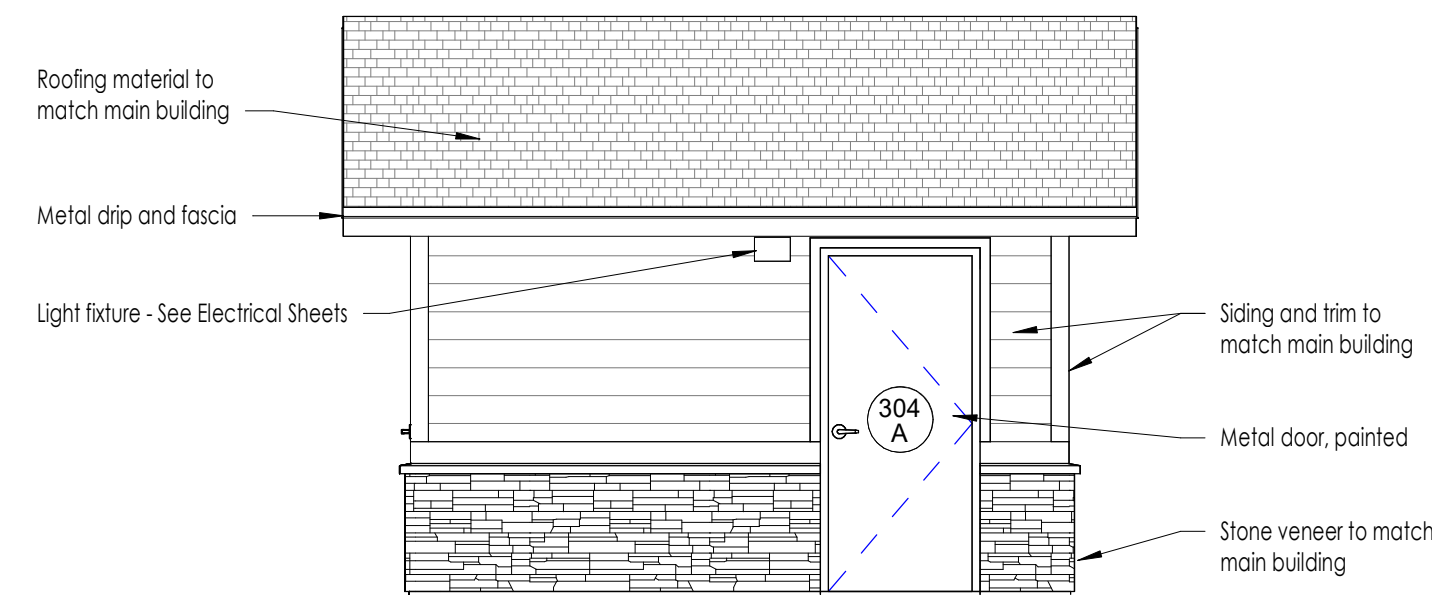
6 Section 1
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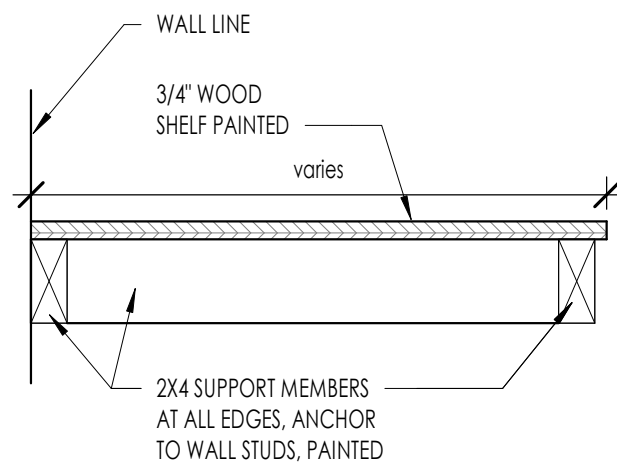
C Wall Base Detail
Scale: 1 1/2" = 1'-0"



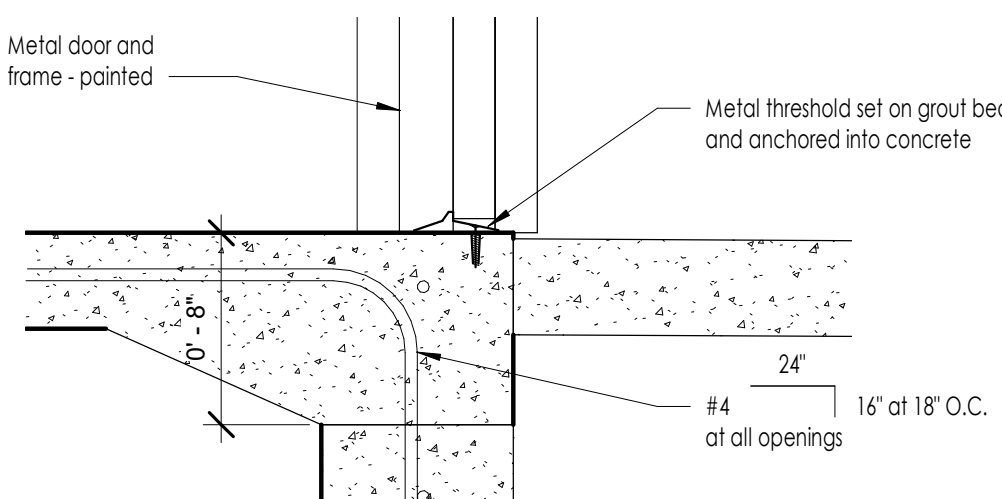
2 Building Elevation
Scale: 1/4" = 1'-0"



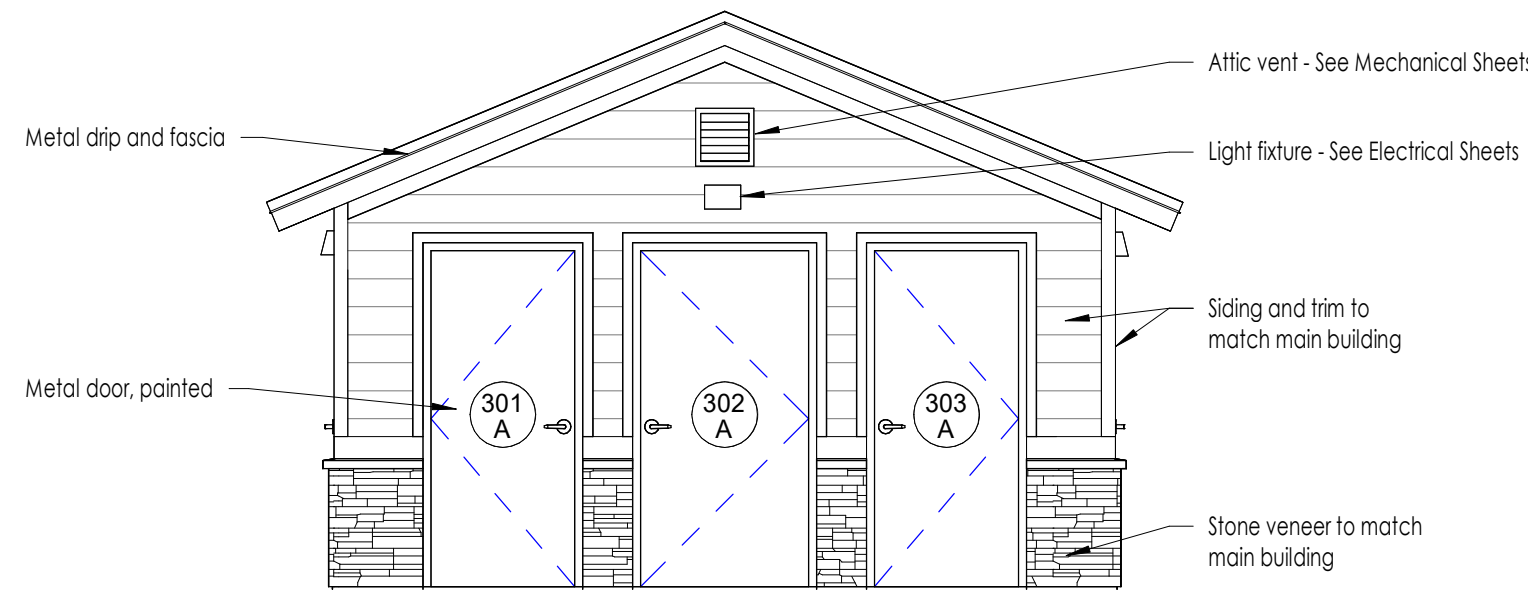
4 Building Elevation
Scale: 1/4" = 1'-0"



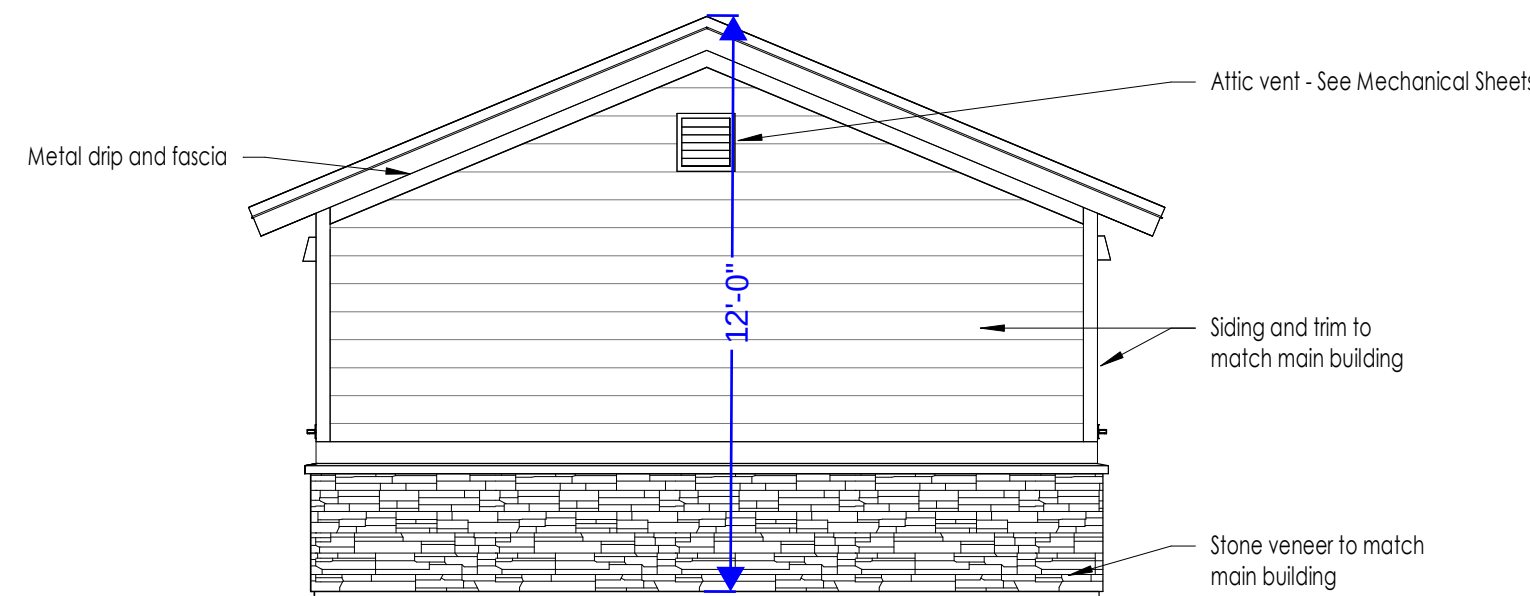
A Shelf Detail
Scale: 1 1/2" = 1'-0"



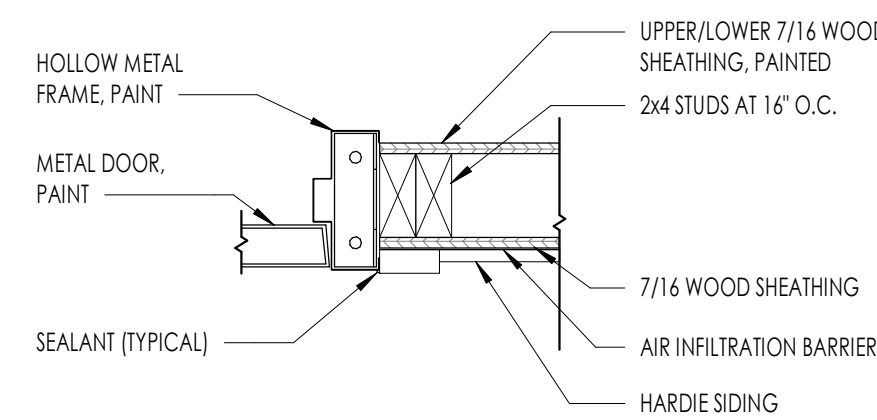
D Door Threshold Detail
Scale: 1 1/2" = 1'-0"



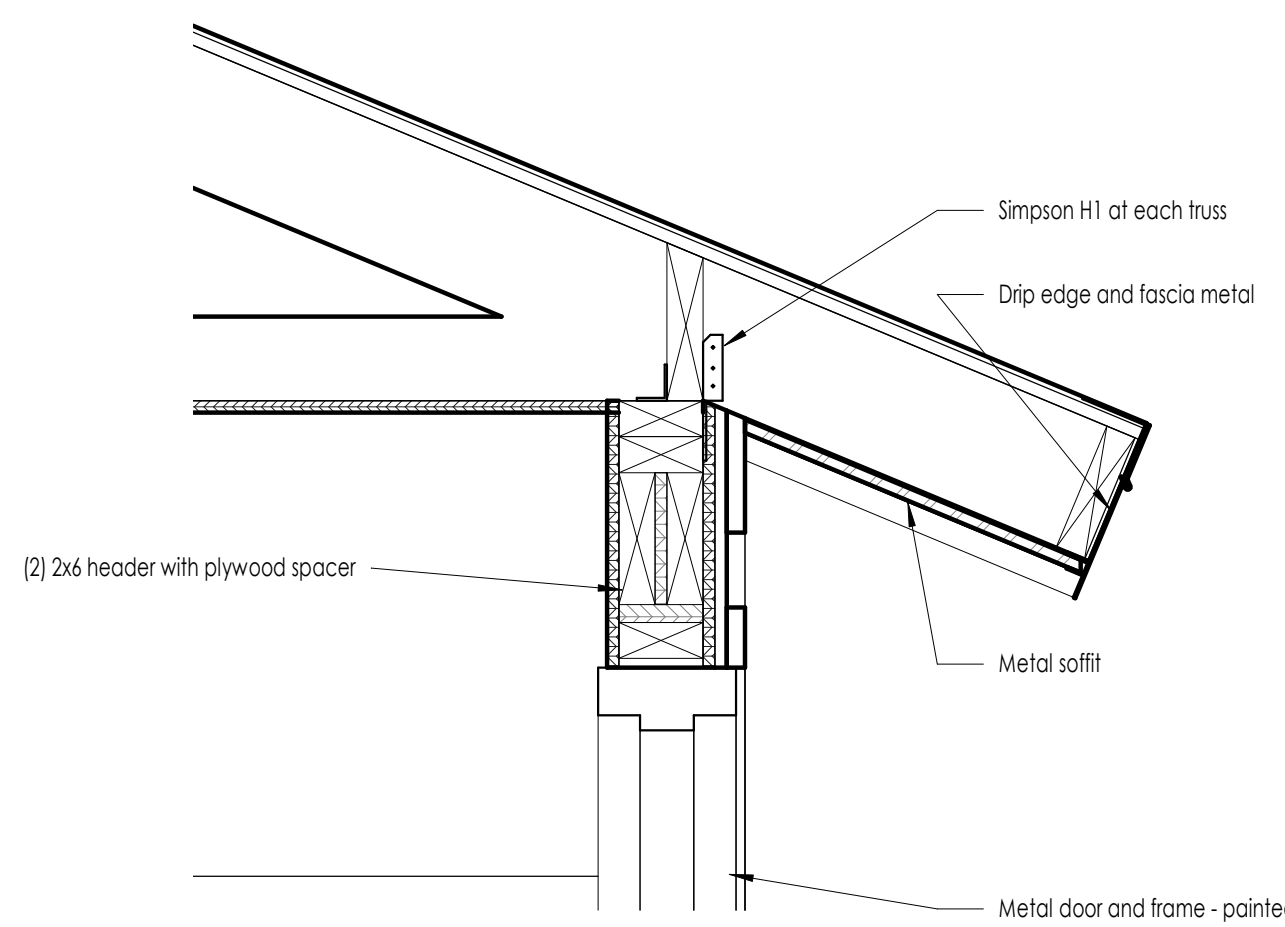
3 Building Elevation
Scale: 1/4" = 1'-0"



5 Building Elevation
Scale: 1/4" = 1'-0"



B Jamb Detail
Scale: 1 1/2" = 1'-0"



E Head Detail
Scale: 1 1/2" = 1'-0"

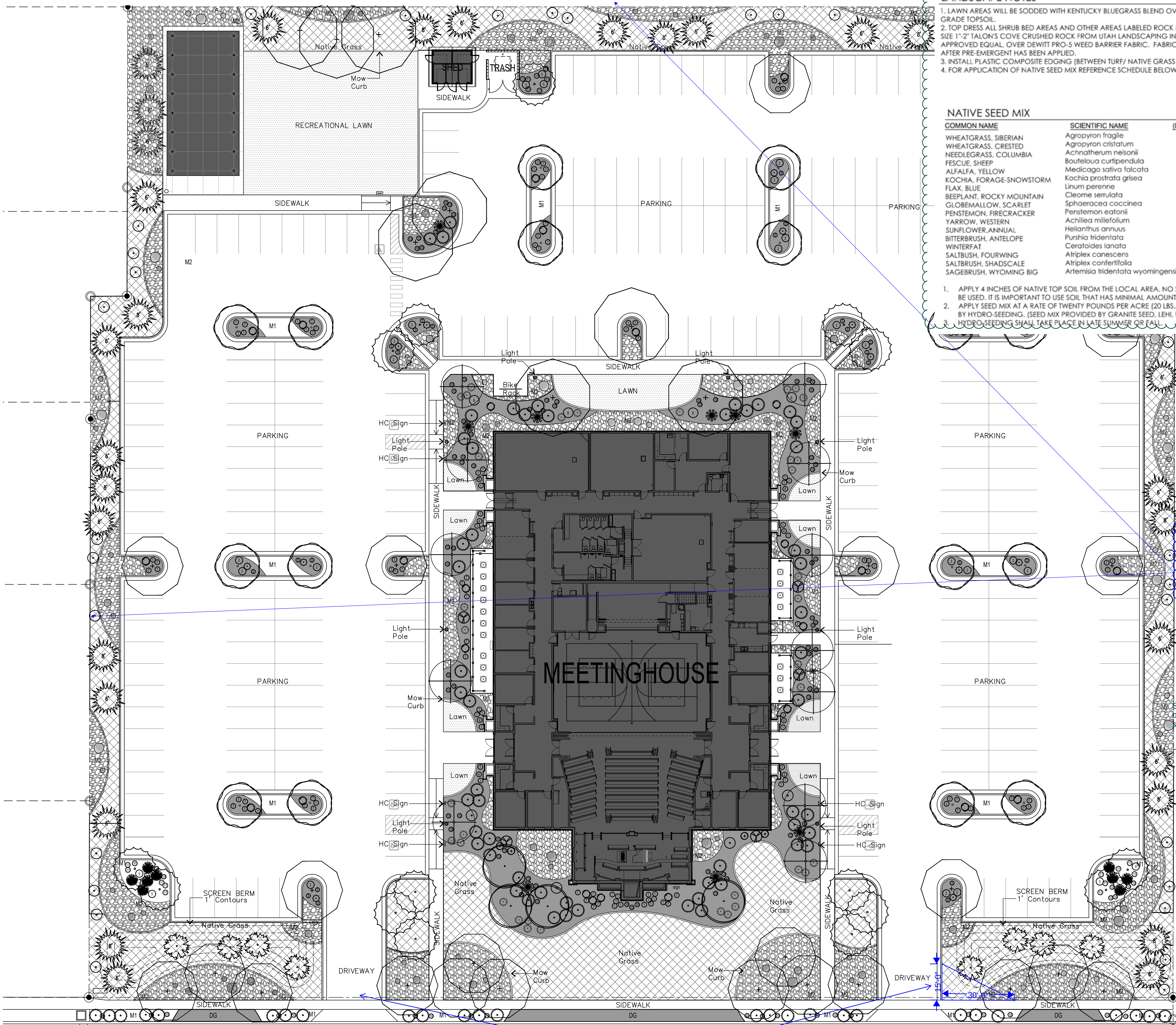
#	Date	Description
1	10 Jun 2022	City Site Submittal

Printed: 13 Jun 2022 12:05 PM

1 Landscape Plan

Scale: 1" = 20'-0"

Show all clear sight triangles. No parking, building, structure, berming, or landscaping over three feet in height above the street shall be permitted. Single-trunk trees may be planted within such areas, but only where the tree will be pruned to eliminate all branches and foliage below eight feet.



LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEPTH SIZE 1"-2" TALON'S COVE CRUSHED ROCK FROM UTAH LANDSCAPING IN NEPHI, UTAH OR APPROVED EQUAL. OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL PLASTIC COMPOSITE EDGING (BETWEEN TURF/ NATIVE GRASS & PLANTING BEDS)
4. FOR APPLICATION OF NATIVE SEED MIX REFERENCE SCHEDULE BELOW.

NATIVE SEED MIX

COMMON NAME	SCIENTIFIC NAME	(LBS. PER ACRE)
WHEATGRASS, SIBERIAN	Agropyron fragile	2 LBS
WHEATGRASS, CRESTED	Agropyron cristatum	2 LBS
NEEDLEGRASS, COLUMBIA	Achnatherum nelsonii	2 LBS
FESCUE, SHEEP	Bouteloua curtipendula	0.5 LBS
ALFALFA, YELLOW	Medicago sativa falcata	1 LBS
KOCHIA, FORAGE-SNOWSTORM	Kochia prostrata grisea	1 LBS
FLAX, BLUE	Linum perenne	0.5 LBS
BEEPLANT, ROCKY MOUNTAIN	Cleome semialata	1 LBS
GLOBEMALLOW, SCARLET	Sphaerocaea coccinea	0.25 LBS
PENSTEMON, FIRECRACKER	Penstemon eatonii	0.25 LBS
YARROW, WESTERN	Achillea millefolium	1 LBS
SUNFLOWER, ANNUAL	Helianthus annuus	1 LBS
BITTERBRUSH, ANTELOPE	Purshia tridentata	1 LBS
WINTERFAT	Ceratoides lanata	2 LBS
SALTBRUSH, FOURWING	Atriplex canescens	2 LBS
SALTBRUSH, SHADSCALE	Atriplex confertifolia	2 LBS
SAGEBRUSH, WYOMING BIG	Artemisia tridentata wyomingensis	0.5 LBS

1. APPLY 4 INCHES OF NATIVE TOP SOIL FROM THE LOCAL AREA. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED.
2. APPLY SEED MIX AT A RATE OF TWENTY POUNDS PER ACRE (20 LBS./AC.). APPLY SEED MIX BY HYDRO-SEEDING. (SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH)
3. HYDRO-SEEDING SHALL TAKE PLACE IN LATE SUMMER OR FALL

Landscape Notes

1. TOPSOIL: ALL LAWN AREAS AND NATIVE GRASS AREAS TO RECEIVE FIVE (5) INCHES OF IMPORTED APPROVED TOPSOIL. IMPORTED TOPSOIL MUST MEET THE CONTRACT DOCUMENTS SPECIFICATIONS. SUBMIT A RECENT, WITHIN 60 DAYS, TOPSOIL ANALYSIS ON PROPOSED IMPORTED TOPSOIL FOR REVIEW AND APPROVAL. ADD AMENDMENTS, IF REQUIRED, AS PER ARCHITECTS RECOMMENDATIONS. M1, M2 COBBLE ROCK AND DG AREAS DO NOT NEED TOPSOIL. USE IN PLACE OR STOCKPILED SITE SOILS. DO NOT INSTALL ANY TOPSOIL UNTIL THE SUB-GRADE HAS BEEN CHECKED AND APPROVED FOR PROPER DEPTH BY THE LANDSCAPE ARCHITECT.
2. ALL COBBLE ROCK TO BE INSTALLED THREE (3) INCHES DEEP MINIMUM AND DEEP ENOUGH TO COMPLETELY COVER THE FABRIC. ALL COBBLE ROCK TO BE FINISH GRADED ONE (1) INCH BELOW ADJACENT CONCRETE EDGES. SUBMIT ROCK PRODUCT SAMPLES FOR APPROVAL BEFORE INSTALLATION. ALL COBBLE ROCK TO BE WASHED BEFORE DELIVERY.
3. WEED BARRIER FABRIC TO BE PLACED UNDER ALL M1 AND M2 ROCK MULCH. OVERLAP 6" AT JOINTS AND ADHERE TO GROUND USING 1" BY 6" STEEL WIRE STAKES PLACED 4' O.C.
4. LAWN SHALL BE A BLEND OF AT LEAST THREE KENTUCKY BLUEGRASS VARIETIES. LAWNS SHALL BE INSTALLED IN THE FORM OF SOD FROM A LOCAL GROWER. THE SOD SUPPLIER MUST BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE DELIVERY AND INSTALLATION.
5. INSTALL TOP OF DRAIN CATCH BASINS FLUSH WITH FINISH GRADE ELEVATIONS TO ALLOW WATER TO DRAIN IN. REMOVE THE WEED BARRIER FABRIC FROM COVERING THE GRATE OPENINGS. MAKE SURE LOCATIONS ARE NOTED ON RECORD DRAWINGS.
6. BOULDERS TO BE SIZES INDICATED ON THE DRAWINGS. BOULDERS TO BE OF A NATURAL APPEARANCE, QUARTZ OR OTHER HARD ROCK, OF A BROWN COLOR. SUBMIT A FULL SIZED SAMPLE FOR APPROVAL BEFORE USE. STANBURY ISLAND BROWN BOULDERS FROM MAX AT ERDA, UTAH 435-849-1111 ARE ACCEPTABLE. PARTIALLY BURY AND PLACE BOULDERS SO THEY HAVE A NATURAL LOOKING APPEARANCE. SEE DETAIL "K" ON DRAWING L501.
7. CONCRETE MOW CURB INSTALLATION IS DESCRIBED ON THE SITE PLAN, DETAILS AND CONCRETE SPECIFICATIONS.
8. DECOMPOSED GRANITE IS TO BE INSTALLED 2.5" THICK. MOISTEN DG AFTER SPREADING AND COMPACT WITH A WALK BEHIND VIBRATORY COMPACTOR, OR A STEEL PLATE HAND COMPACTOR IN NARROW AREAS. DO NOT PLACE WEED BARRIER FABRIC UNDER DG. LEVEL, MOISTEN AND COMPACT SUB-GRADE BEFORE INSTALLING DG. FINISHED GRADE TO BE 1" LOW ADJACENT TO CONCRETE CURBS OR SIDEWALK.
9. MAKE SURE ALL LANDSCAPE AREAS HAVE POSITIVE DRAINAGE OUT OF PLANTERS FOLLOWING FINISH GRADING AS PER GRADING AND DRAINAGE DRAWINGS.
10. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
11. MOST NATIVE PLANT MATERIALS ARE NOT READILY AVAILABLE AND SOME HAVE A LONG LEAD TIME TO PROCURE. PLANT MATERIALS WILL NEED TO BE LOCATED AND ORDERED WITHIN THIRTY DAYS OF THE BID BEING AWARDED. BID PLANT SIZES BASED ON AVAILABILITY. INCLUDE THESE: LISTS OF AVAILABLE PLANT SIZES WITH BID. A WRITTEN REPORT, INCLUDING ANY PROPOSED SUBSTITUTIONS, WILL NEED TO BE SUPPLIED TO THE ARCHITECT DETAILING THAT THE PLANT MATERIALS HAVE BEEN PROCURED WITHIN THIS THIRTY DAYS. PROGRESSIVE PLANTS, TRICITY NURSERY AND THRIVE NURSERY WILL HAVE MOST IF NOT ALL OF THE SPECIFIED PLANT MATERIALS. OTHER SUPPLIERS WILL BE CONSIDERED.
12. NATIVE GRASSES TO BE DRILL SEEDDED AT PRESCRIBED RATE. A HYDROSEED SLURRY OF SILVAFIBER TO BE APPLIED OVER THE SEEDDED GRASS AREAS AT SPECIFIED RATE.
13. NATIVE GRASS IS MEANT TO BE LEFT LONG, INFREQUENT OR NO MOWING.

Landscape Objects Legend

M1	CRUSHED ROCK 1.5-2" Dia. Stoker - Tan Copper Canyon
DG	CRUSHED ROCK 3-6" Dia. Stoker - Burgandy Grey Colored
DG	D.G. Substitute 1/2" Minus Geneva Tan Crusher Fines
LAWN	Sod Kentucky Blue Grass
18"x2'@3'@4'	BOULDERS 1" minimum in parkstrip
CONCRETE MOW CURB 6"x6"	CONCRETE MOW CURB 6"x6" See Civil Drawings
CONTOUR LINES 1' INTERVAL	CONTOUR LINES 1' INTERVAL
NATIVE GRASSES Buffalo or Similar	NATIVE GRASSES Buffalo or Similar

Site Data

TOTAL PARKING PROVIDED:	283
SITE AREAS	
MAIN BUILDING	20,439 SF 11.16%
STORAGE BUILDING	225 SF 0.12%
PAVILION	1,800 SF 0.98%
ASPHALT	92,462 SF 50.47%
CONCRETE	14,899 SF 8.13%
LANDSCAPING	53,356 SF 29.13%
TOTAL SITE:	183,181 SF 4.21 ACRES
TOTAL LAWN	6,936sf
TOTAL LANDSCAPE	53,356sf
LAWN PERCENTAGE	13%
ADDITIONAL RECREATIONAL LAWN	4,312sf

50% landscape coverage at maturity



www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
45 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020



DESIGN
earthwise
LANDSCAPE - IRRIGATION - PLANNING
801-619-4040
greg@earthwisedesign.com

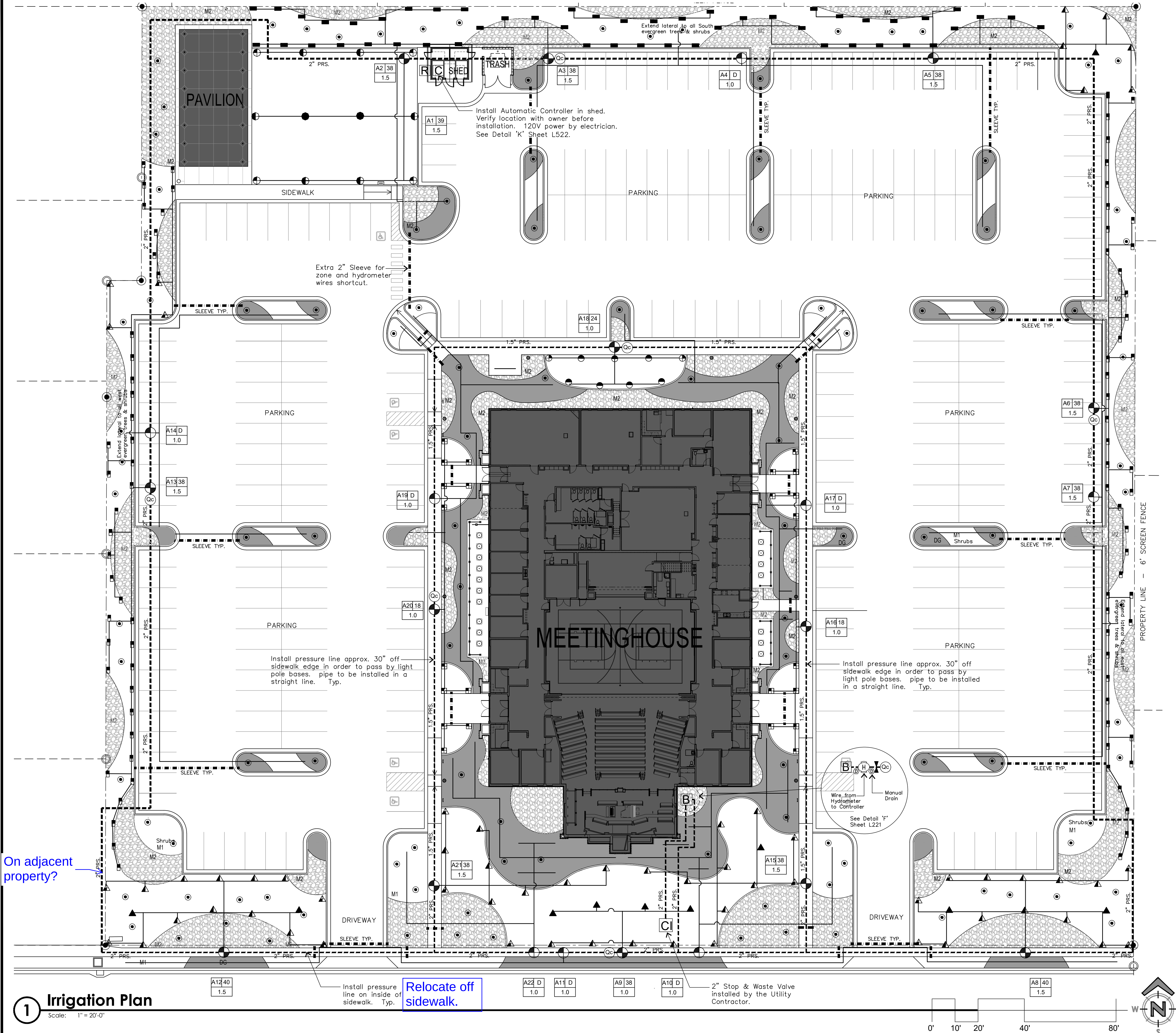
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Overland 1, 2, &
Eagle Mountain UT Central Stake
1407 East Sheps Ridge Road, Eagle Mountain, Utah 84005
40.336534, -112.016806
Owner #: 501-4025
Plan Series: Her 17SC Custom
County Parcel: 48-498-0306
BHD #: 2142
Date: 14 Apr 2022

#	Date	Description
1	10 Jun 2022	Site Submittal

Landscape Plan

L101

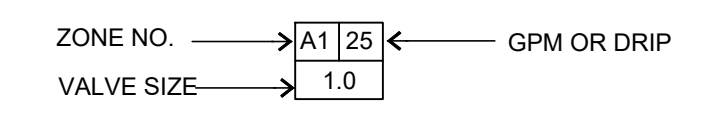


1 Irrigation Plan
Scale: 1" = 20'-0"

Irrigation Notes

1. THIS SYSTEM IS BASED UPON AN AVAILABLE STATIC PRESSURE OF 75 P.S.I. MINIMUM AND 40 G.P.M. AND 1.5" P.I. WATER CONNECTIONS. PRIOR TO CONSTRUCTION, CONFIRM STATIC PRESSURE OF THE IRRIGATION WATER AND SIZE OF CONNECTION. NOTIFY LANDSCAPE ARCHITECT IF PRESSURE AND P.S.I. ARE INADEQUATE.
2. THE STOP AND WASTE VALVE AND STAND PIPE WILL BE INSTALLED BY THE SITE UTILITY CONTRACTOR. SEE DETAIL "K" SHEET L521.
3. THIS PLAN IS SOMEWHAT DIAGRAMMATIC. SYSTEM COMPONENTS MAY BE SHOWN IN PAVED AREAS OR OUT OF LANDSCAPE AREAS FOR PLAN CLARITY. ALL PIPING AND COMPONENTS TO BE INSTALLED IN LANDSCAPE AREAS. COORDINATE WITH LANDSCAPE DRAWING TO AVOID CONFLICTS WITH PLANT MATERIALS ESPECIALLY TREES.
4. LOCATE ALL VALVES AND BOXES NO MORE THAN 12" FROM CURB OR SIDEWALK FOR EASY ACCESS AND MAINTENANCE. USE TAN VALVE BOXES AND LIDS WHEN LOCATED IN MULCH AREAS, GREEN IN LAWN AREAS. USE JUMBO VALVE BOXES FOR DRIP VALVE ASSEMBLIES.
5. LOCATE SLEEVES UNDER ALL PAVED SURFACES WHERE PIPE OR WIRE CROSS UNDER. INSTALL SLEEVES AT ALL NECESSARY LOCATIONS WHETHER DRAWN OR NOT. SLEEVE SIZE SHALL BE MINIMUM 2 PIPE SIZES LARGER THAN THE PIPE. CONTROL WIRES SHALL BE PLACED IN SEPARATE SLEEVES. INSTALL MORE THAN ONE SLEEVE PER LOCATION IF NECESSARY. EXTEND SLEEVES 6" BEYOND PAVED SURFACE ON EACH SIDE.
6. CONNECT TREE, SHRUB, GRASS & PERENNIAL DRIP EMITTER ASSEMBLIES TO NEAREST LATERAL LINE. THE INTENT IS FOR ALL PLANT MATERIALS TO RECEIVE AN APPROPRIATE EMITTER AS PER DOCUMENTS. MORE DROUGHT TOLERANT PLANTS TO RECEIVE THE 1 GPH EMITTER, OTHERS A 2 GPH EMITTER. DETERMINE EXACT LOCATION AND QUANTITY OF EMITTERS FROM THE LANDSCAPE PLAN.
7. THE SHRUBS AND THE TREES SHALL BE ON SHARED ZONE VALVES.
8. VERIFY LOCATION OF ELECTRIC CONTROLLER WITH OWNER. INSTALL AS PER MANUFACTURERS RECOMMENDATIONS. COORDINATE WITH ELECTRICIAN EARLY IN PROJECT TO ASSURE CONTROLLER SLEEVES ARE INSTALLED PROPERLY. SEE DETAIL "K" SHEET L522.
9. CONTROL CABLE TO THE HYDROMETER TO BE CAGE ELECTRICAL: EV-CAB-SEN #18 OR APPROVED EQUAL.
10. INSTALL (3) GROUNDING RODS ADJACENT TO CONTROLLER AS PER MANUFACTURES RECOMMENDATIONS.
11. THIS SYSTEM IS DESIGNED TO BE PURGED OF WATER WITH COMPRESSED AIR IN THE FALL. DO NOT INSTALL AUTOMATIC DRAINS.
12. INSTALL BACKFLOW 30' FROM THE BUILDING WALL. INSTALL A STEEL LOCKING ENCLOSURE OVER THE BACKFLOW. SEE DETAIL "C" SHEET L521.

Valve Key



Landscape Objects Legend

- M1 CRUSHED ROCK 1.5-2" Dia. Staker - Tan Copper Canyon
- M2 CRUSHED ROCK 3-5" Dia. Staker - Burgandy Grey Colored
- DG D.G. Substitute 3/4" Minus Geneva Tan Crusher Fines
- LAWN Sod Kentucky Blue Grass
- 18"x2'x3' BOULDERS
- CONCRETE MOW CURB 6"x6" See Civil Drawings
- CONTOUR LINES 1' INTERVAL
- NATIVE GRASSES Buffalo or Similar

Site Data

TOTAL PARKING PROVIDED:		283
SITE AREAS		
MAIN BUILDING	20,439 SF	11.16%
STORAGE BUILDING	225 SF	0.12%
PAVILION	1,800 SF	0.98%
ASPHALT	92,462 SF	50.47%
CONCRETE	14,899 SF	8.13%
LANDSCAPING	53,356 SF	29.13%
TOTAL SITE:	183,181 SF	4.21 ACRES
TOTAL LAWN		6,936sf
TOTAL LANDSCAPE		53,356sf
LAWN PERCENTAGE		13%
ADDITIONAL RECREATIONAL LAWN		4,312sf



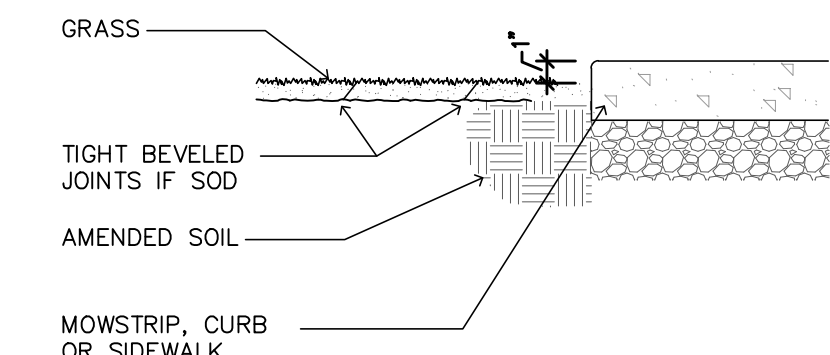
earthwise
DESIGN
LANDSCAPE - IRRIGATION - PLANNING
801-619-4040
greg@earthwisedesign.com

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

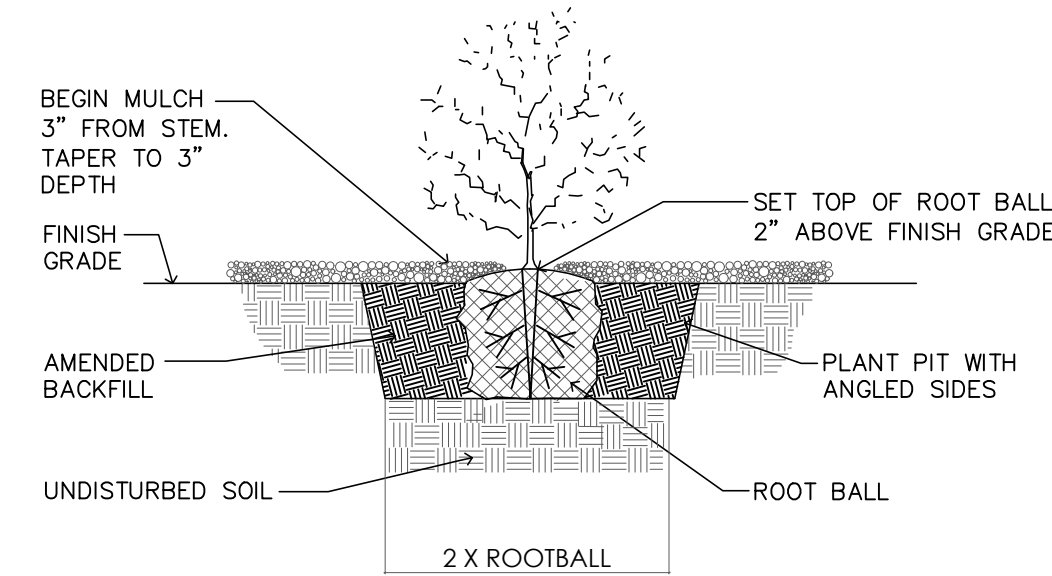
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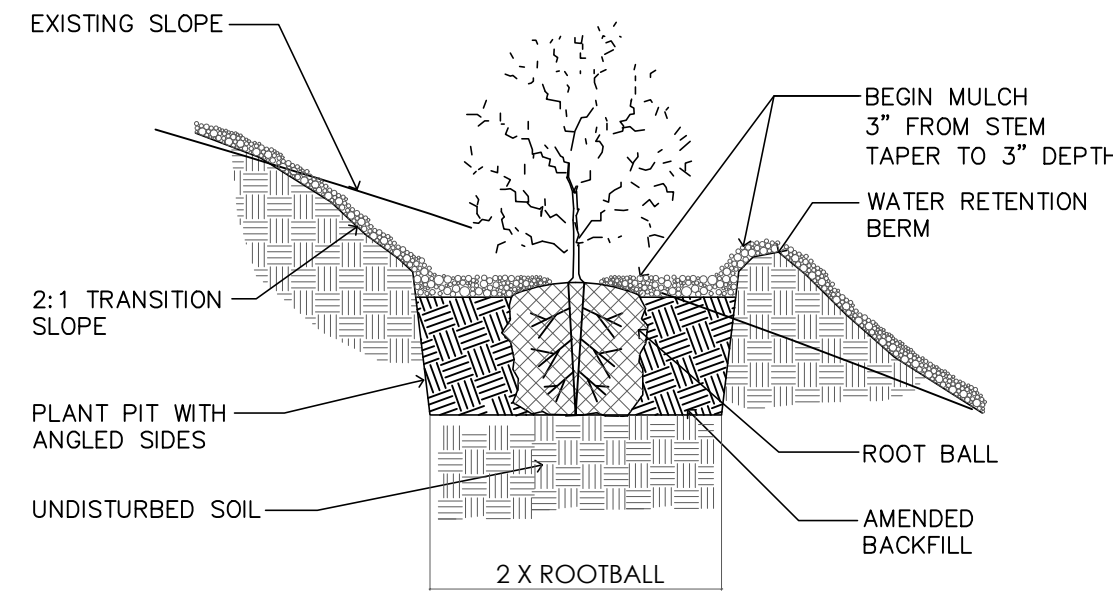
Irrigation Plan



A LAWN / NATIVE GRASS
NOT TO SCALE

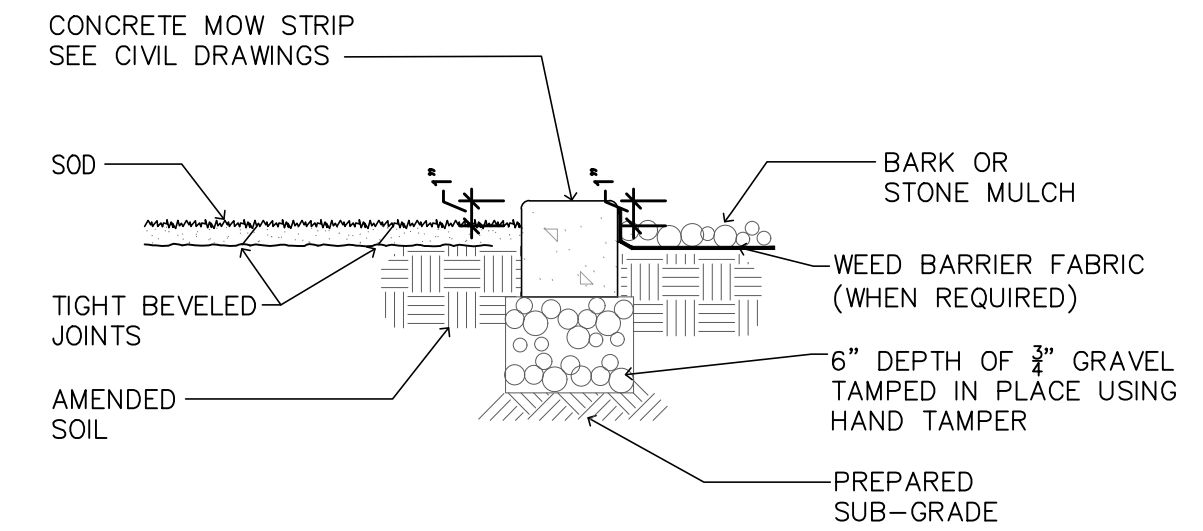


B SHRUB PLANTING DETAIL
NOT TO SCALE

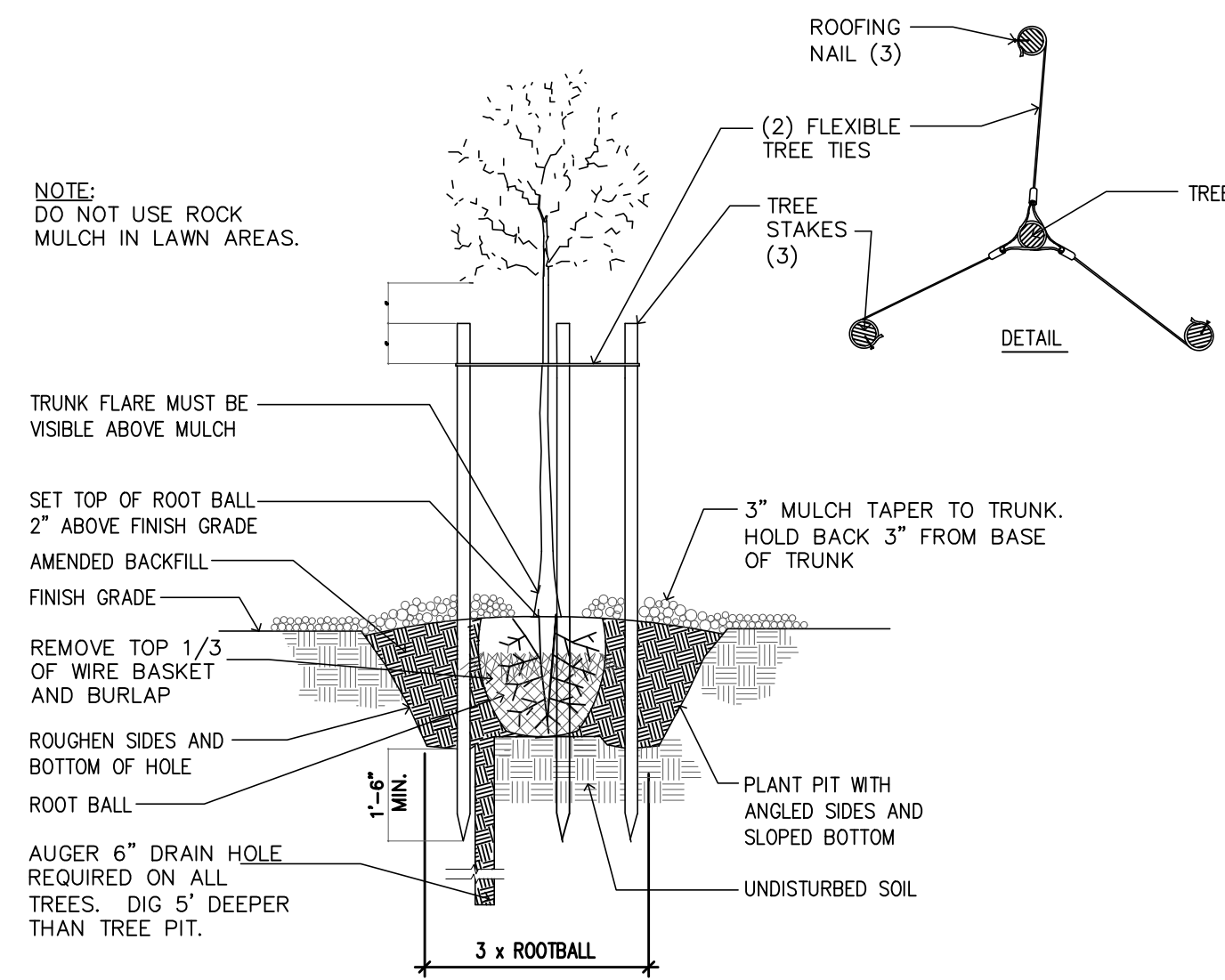


C SLOPE PLANTING
NOT TO SCALE

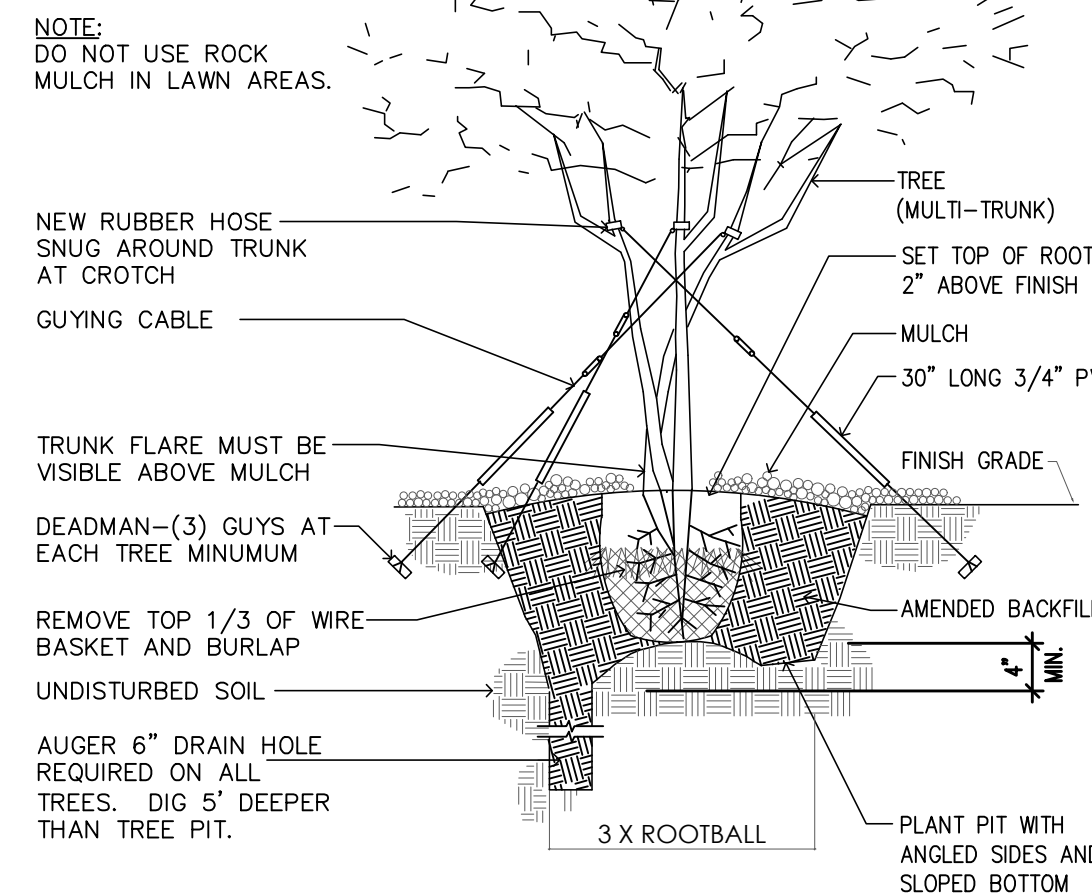
- NOTES:
1. MOW STRIP TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
 2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOW STRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOW STRIP.
 3. MAXIMUM 1/2" WIDTH VARIATION.
 4. PRECISELY FOLLOW LAYOUT AS SHOWN ON MOW STRIP/EDGING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



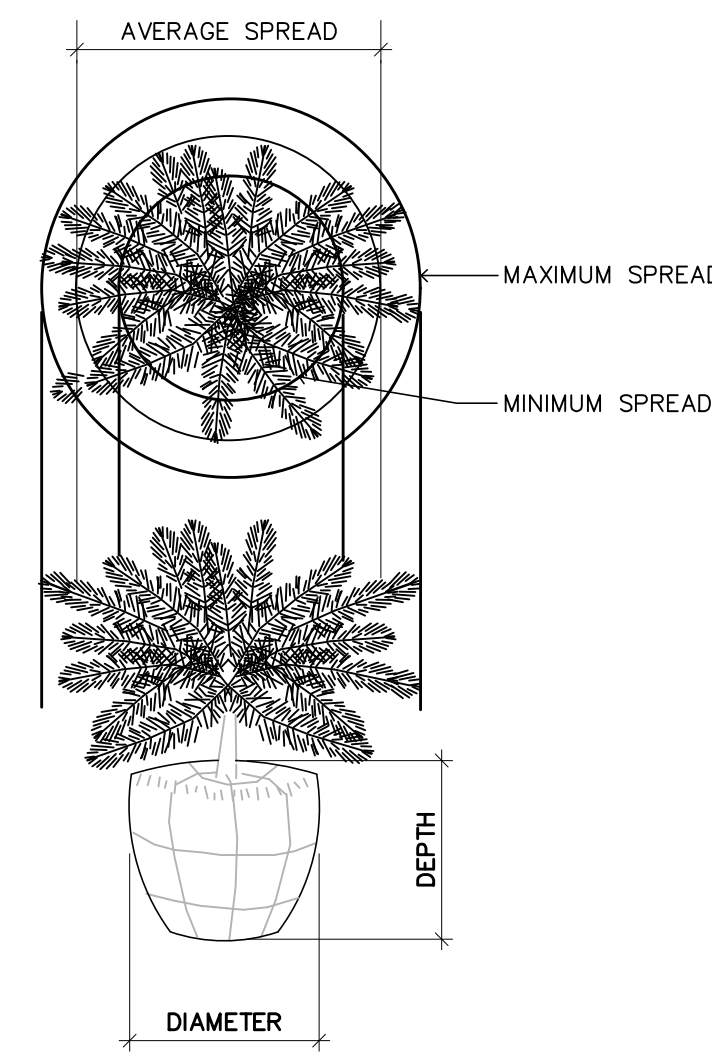
K CONCRETE MOW CURB
NOT TO SCALE



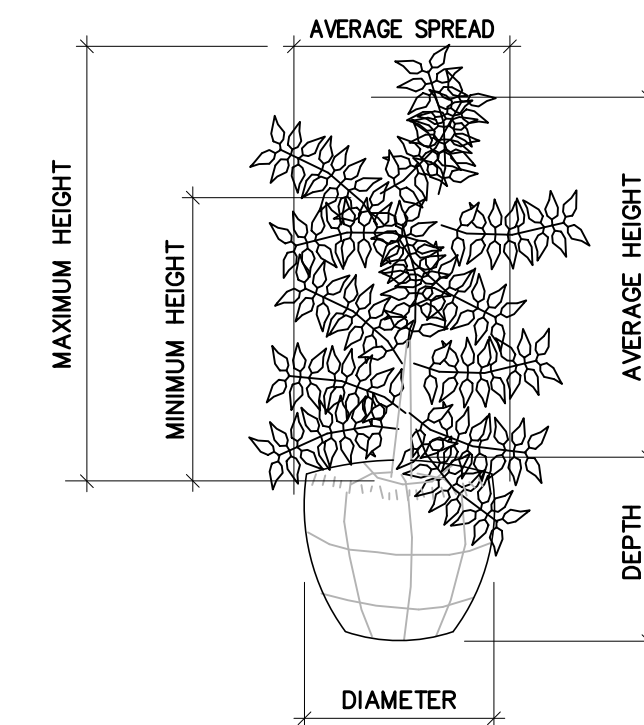
E TREE PLANTING & STAKING
NOT TO SCALE



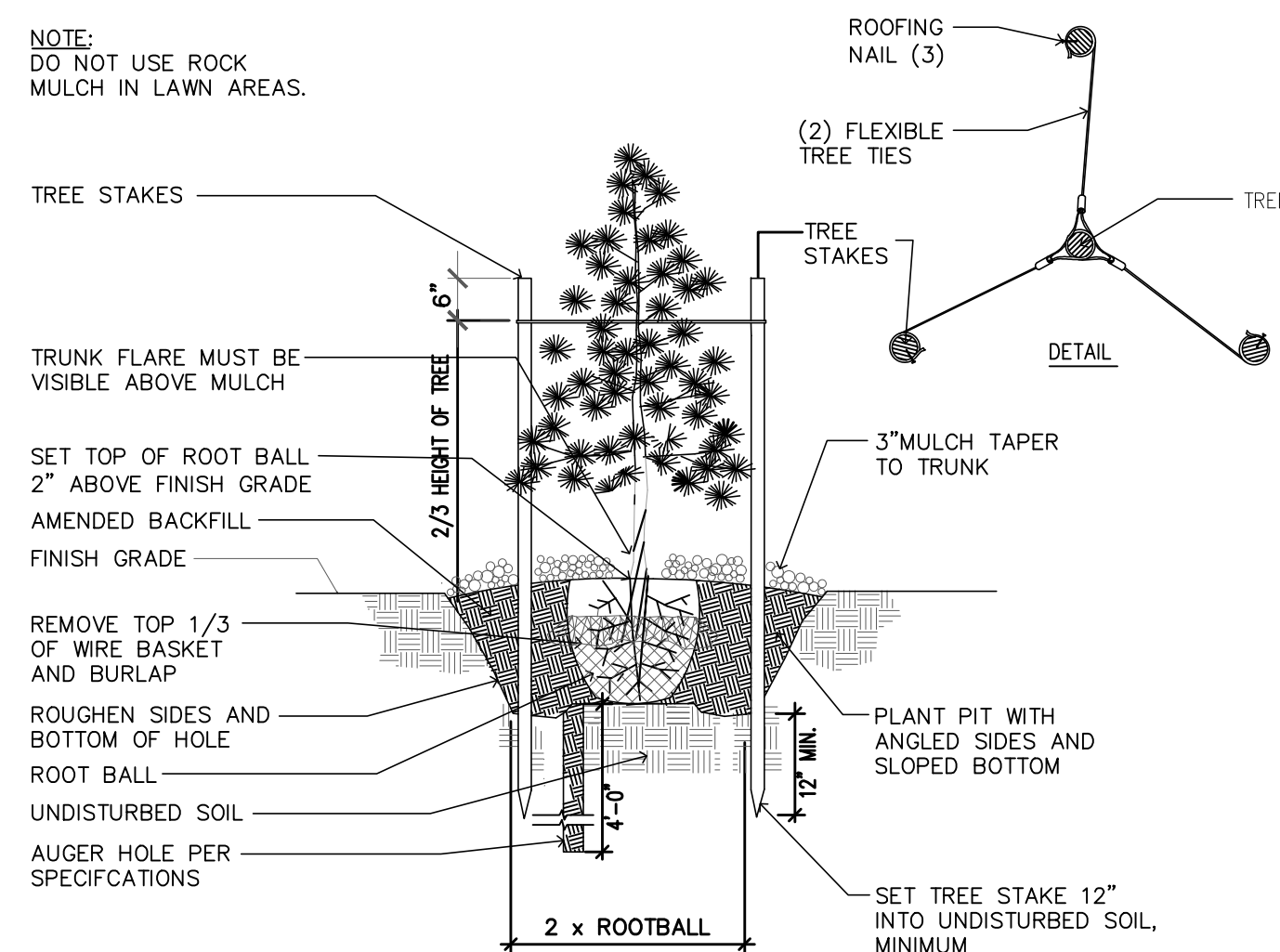
F TREE GUYING (MULTI-TRUNK TREE)
NOT TO SCALE



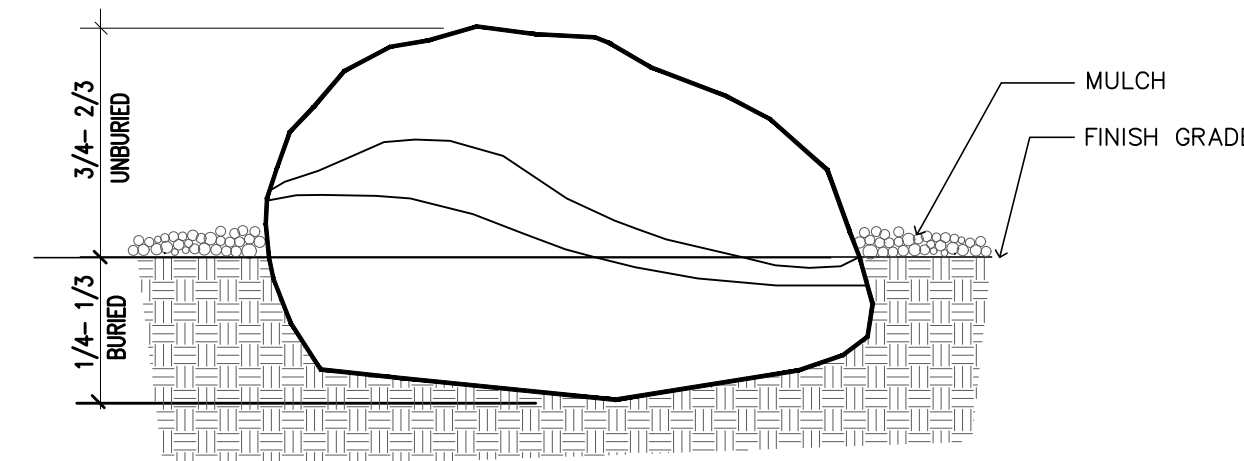
G TYPICAL MEASUREMENT FOR PROSTRATE TYPE PLANTS
NOT TO SCALE



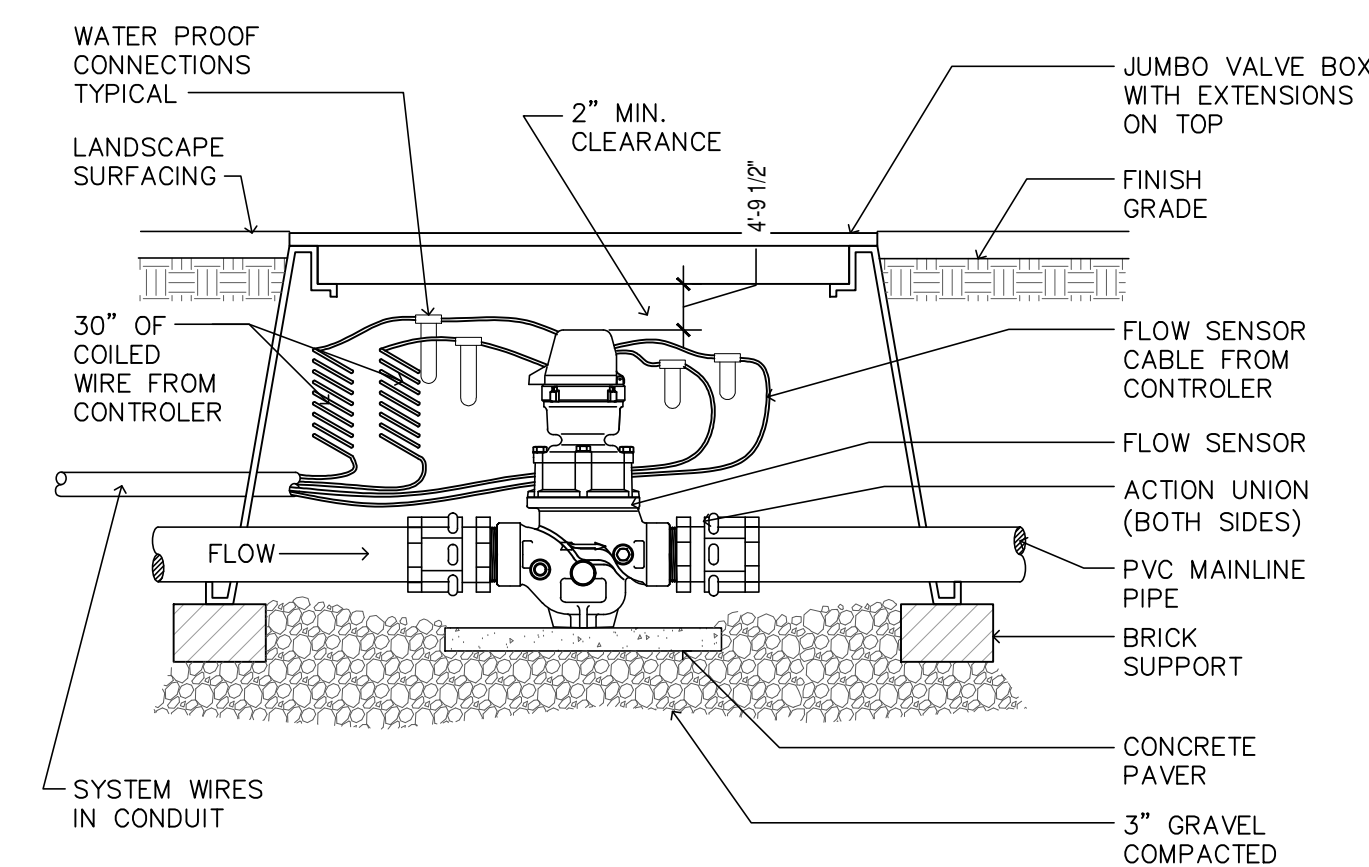
G TYPICAL MEASUREMENT FOR BROAD UPRIGHT TYPE
NOT TO SCALE



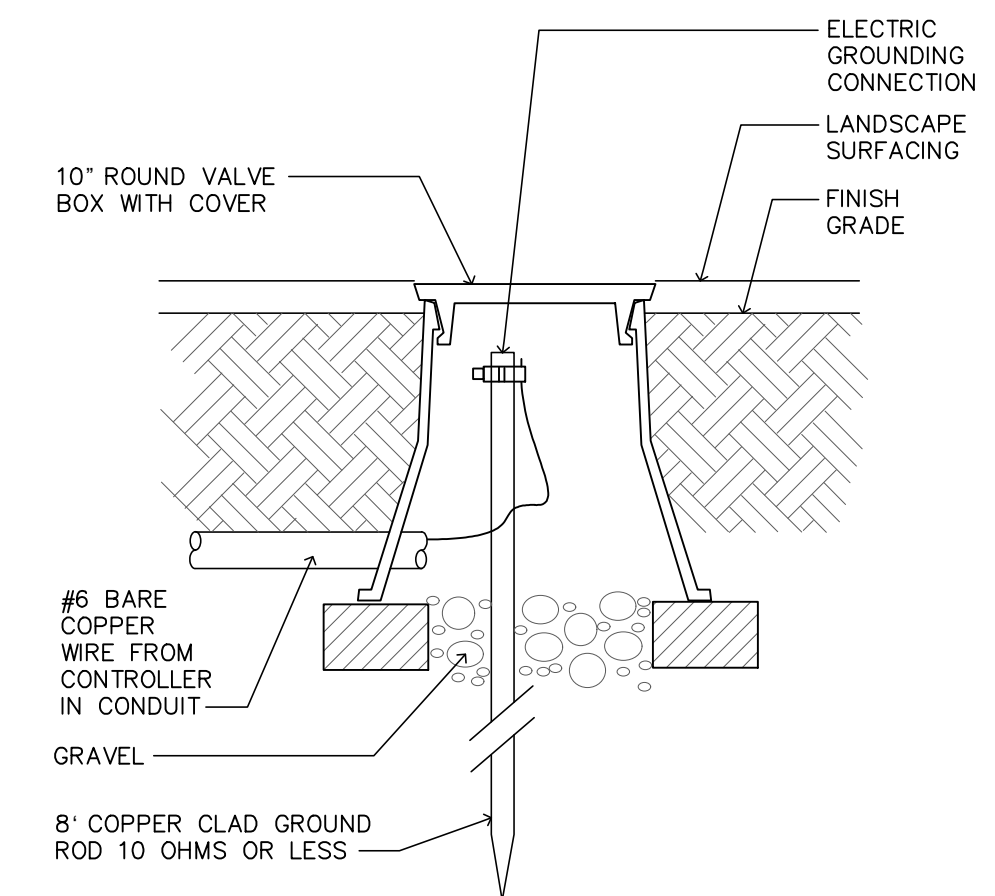
H CONIFER PLANTING AND STAKING
NO SCALE



J BOULDER PLACEMENT DETAIL
NOT TO SCALE



A FLOW SENSOR
NO SCALE

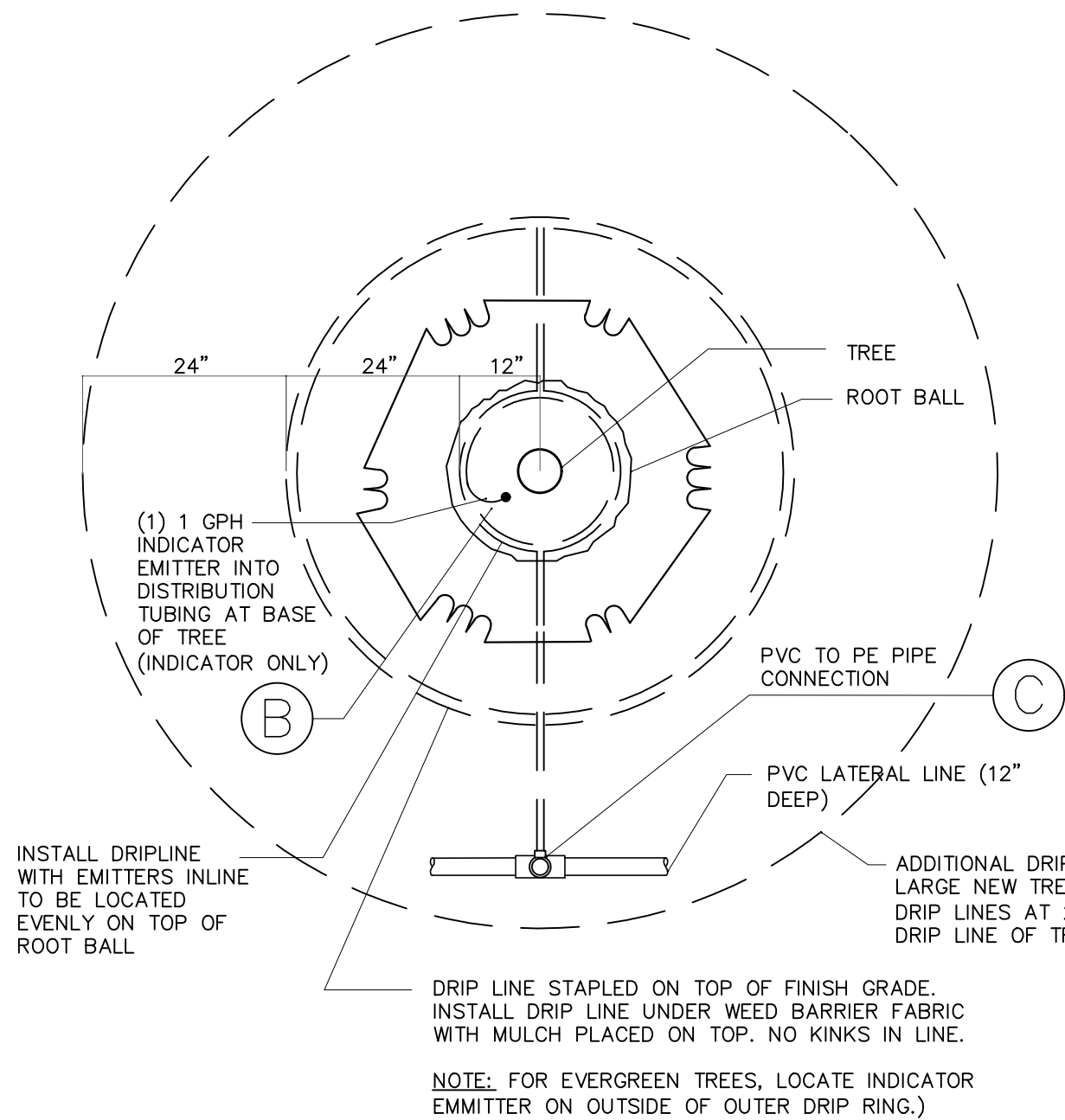


L LIGHTNING GROUNDING ROD
NO SCALE

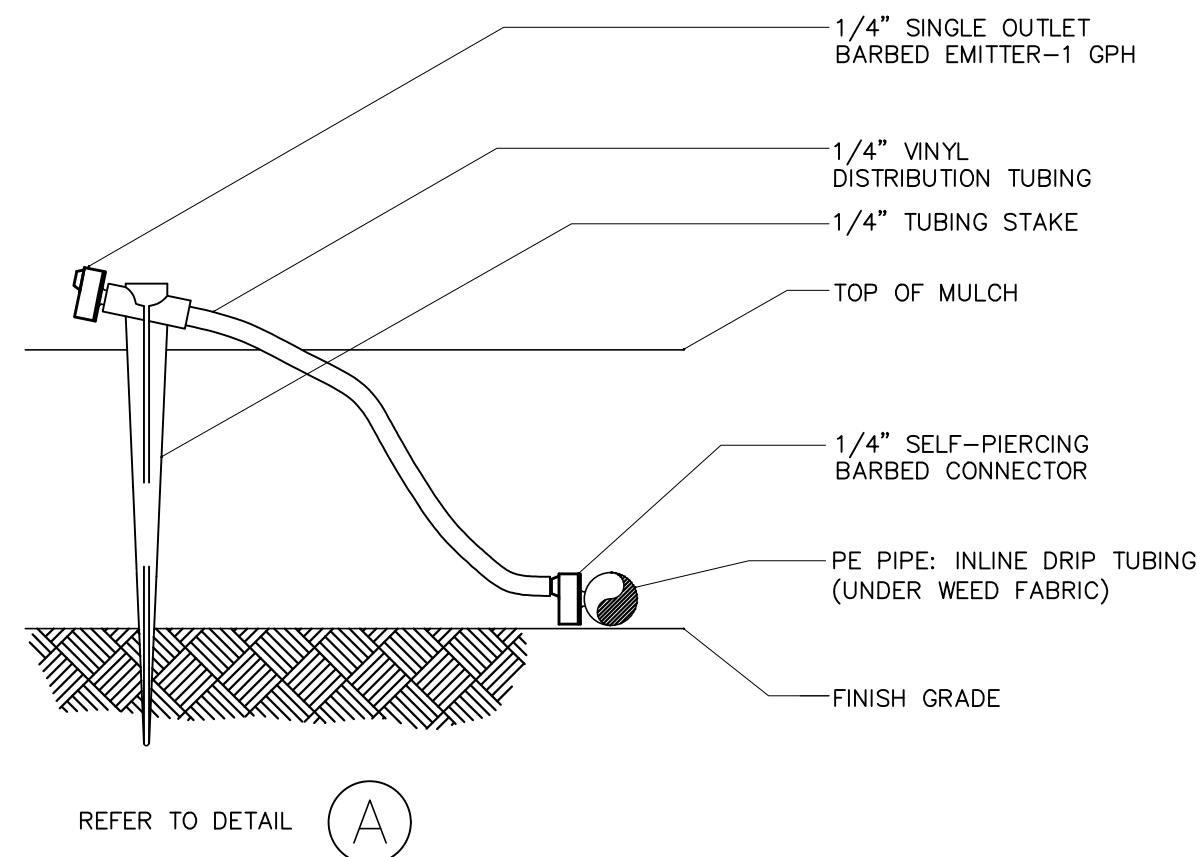
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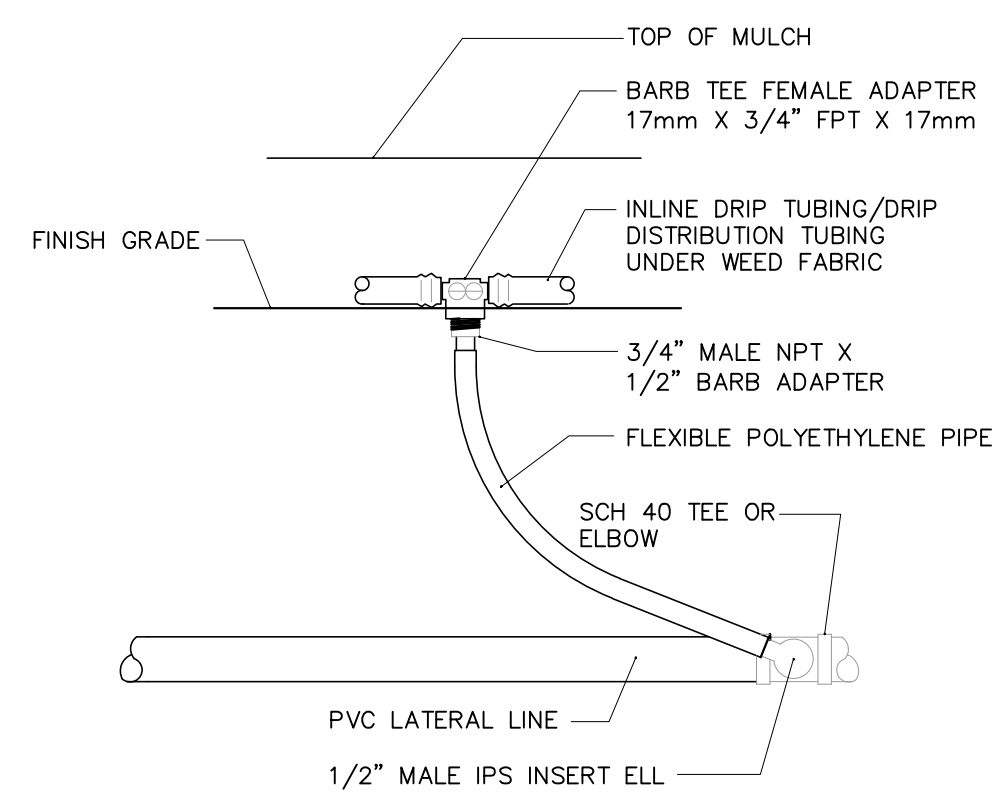
Irrigation
Details



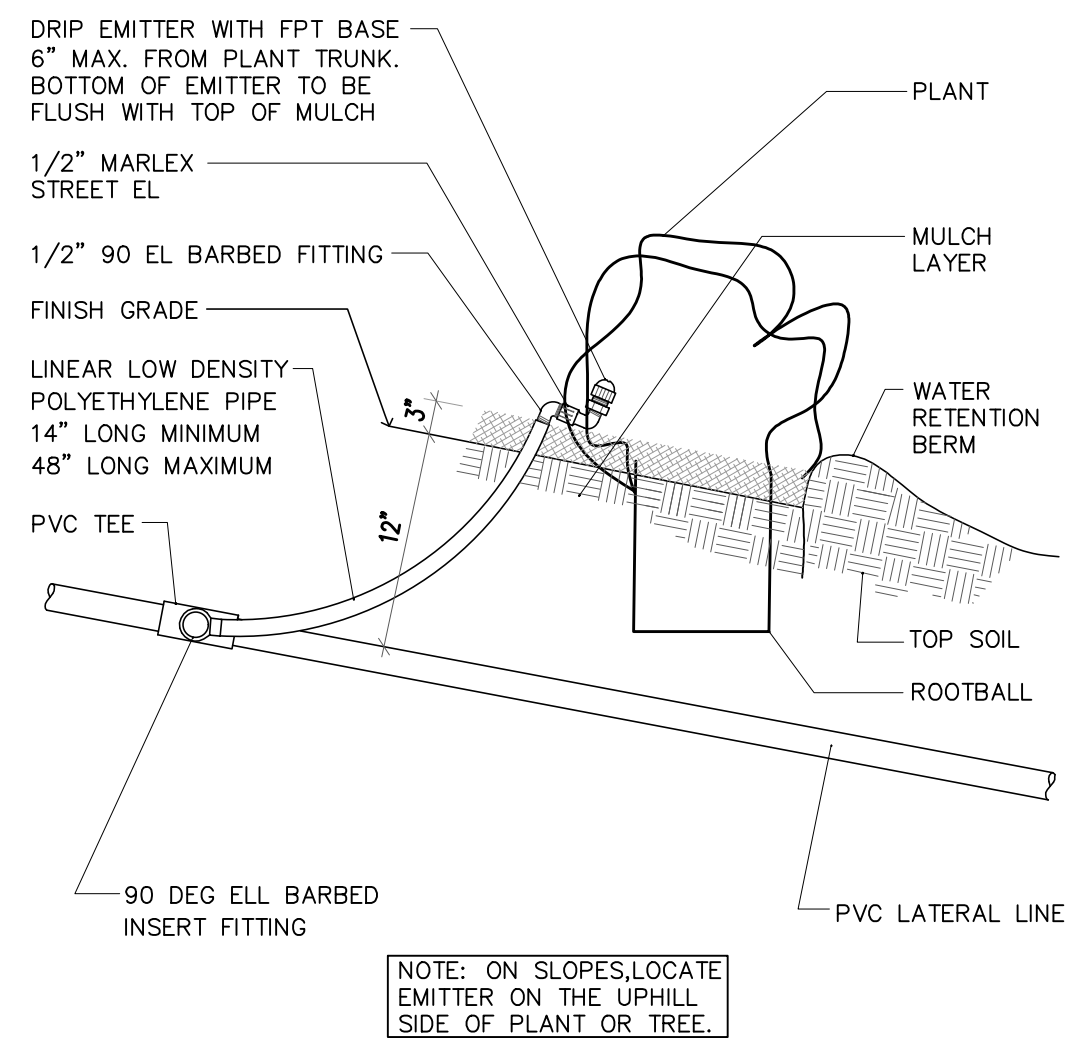
A TREE DRIP-PLAN VIEW (Planter Areas)
NO SCALE
NOTE: ALL FITTINGS TO IN-LINE DRIP TUBING TO BE COMPRESSION FITTINGS. IF MALE INSERTS ARE NEEDED, INSTALL WITH OETICKER CLAMPS.



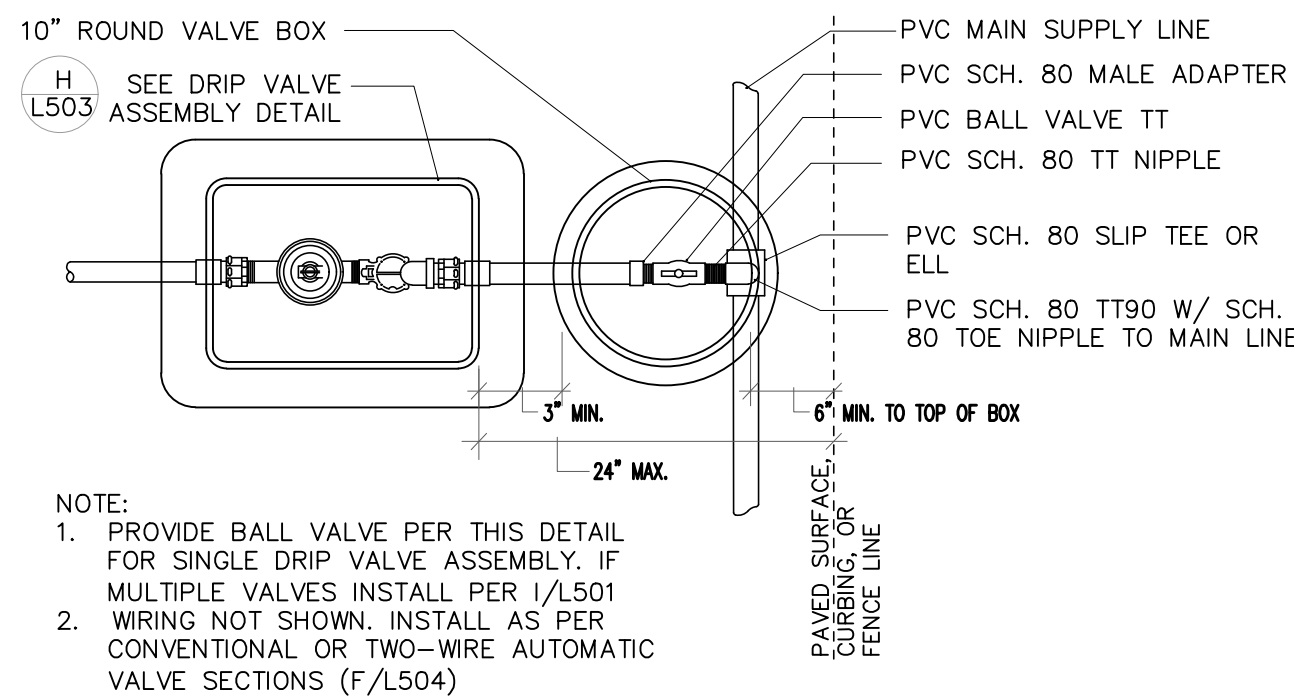
B INDICATOR EMITTER
NO SCALE
NOTE:
1. CONNECT EMITTER DIRECTLY INTO IN-LINE DRIP TUBING.
2. THIS IS AN INDICATOR ONLY EMITTER TO BE USED AT EACH TREE RING AND AREA WHERE IN-LINE TUBING IS INSTALLED.
3. 1/4" TUBING LENGTH: MINIMUM 14", MAXIMUM 24".



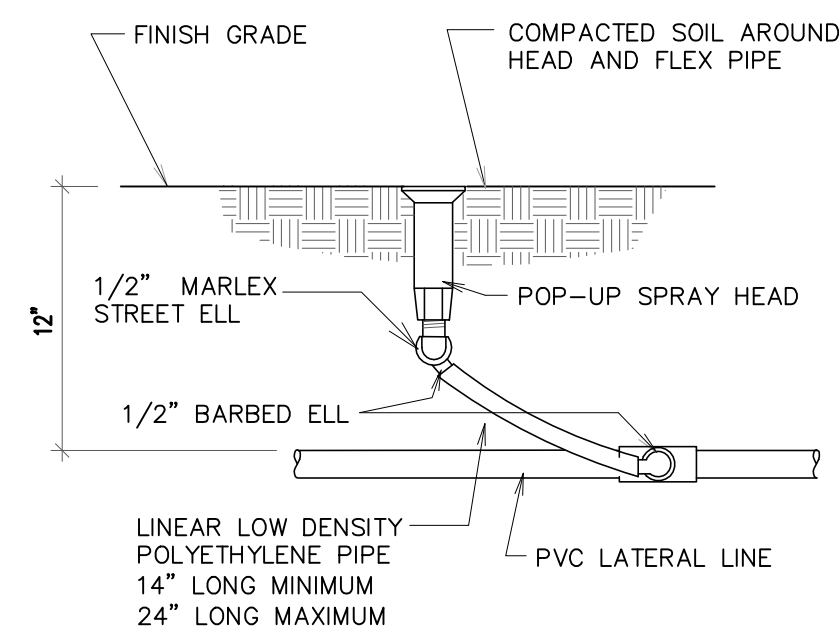
C PVC TO PE PIPE CONNECTION
NO SCALE
NOTE:
1. USE AT TREE RINGS ONLY.



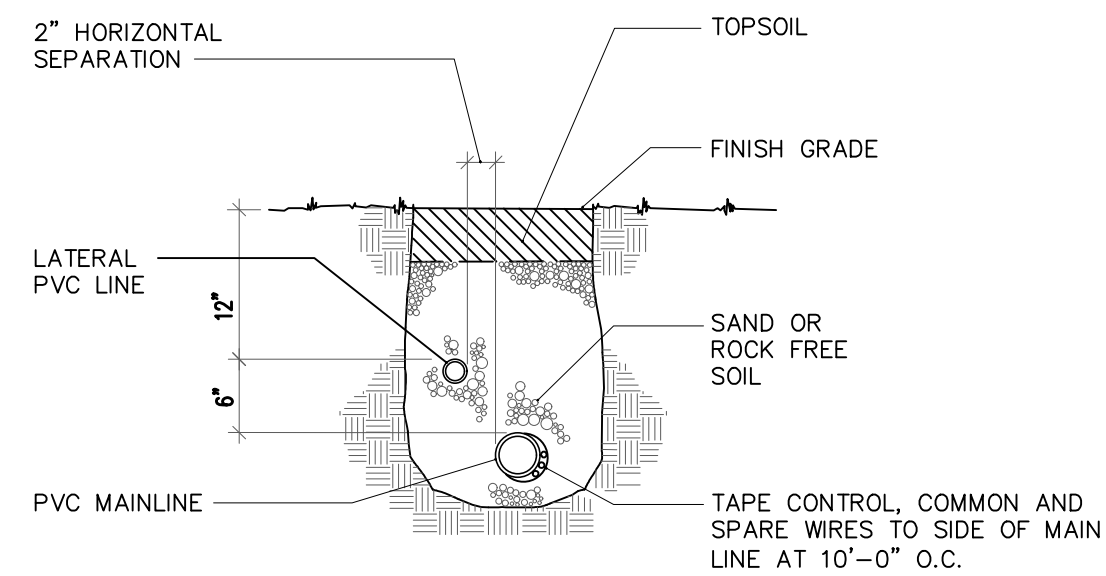
D DRIP EMITTER
NO SCALE



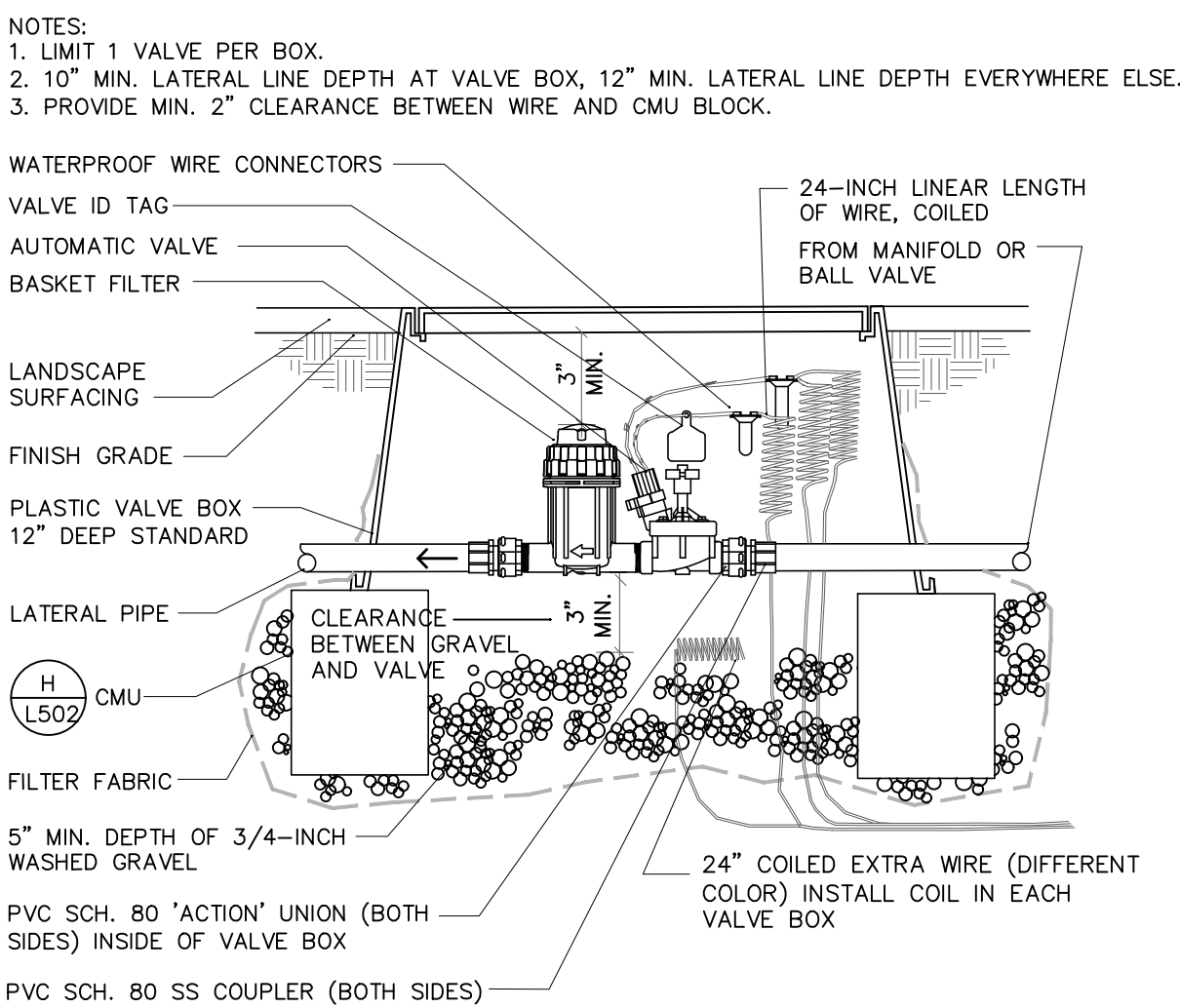
**E SPRAY HEAD OR ROTOR
NEXT TO CURB OR WALK**
NO SCALE



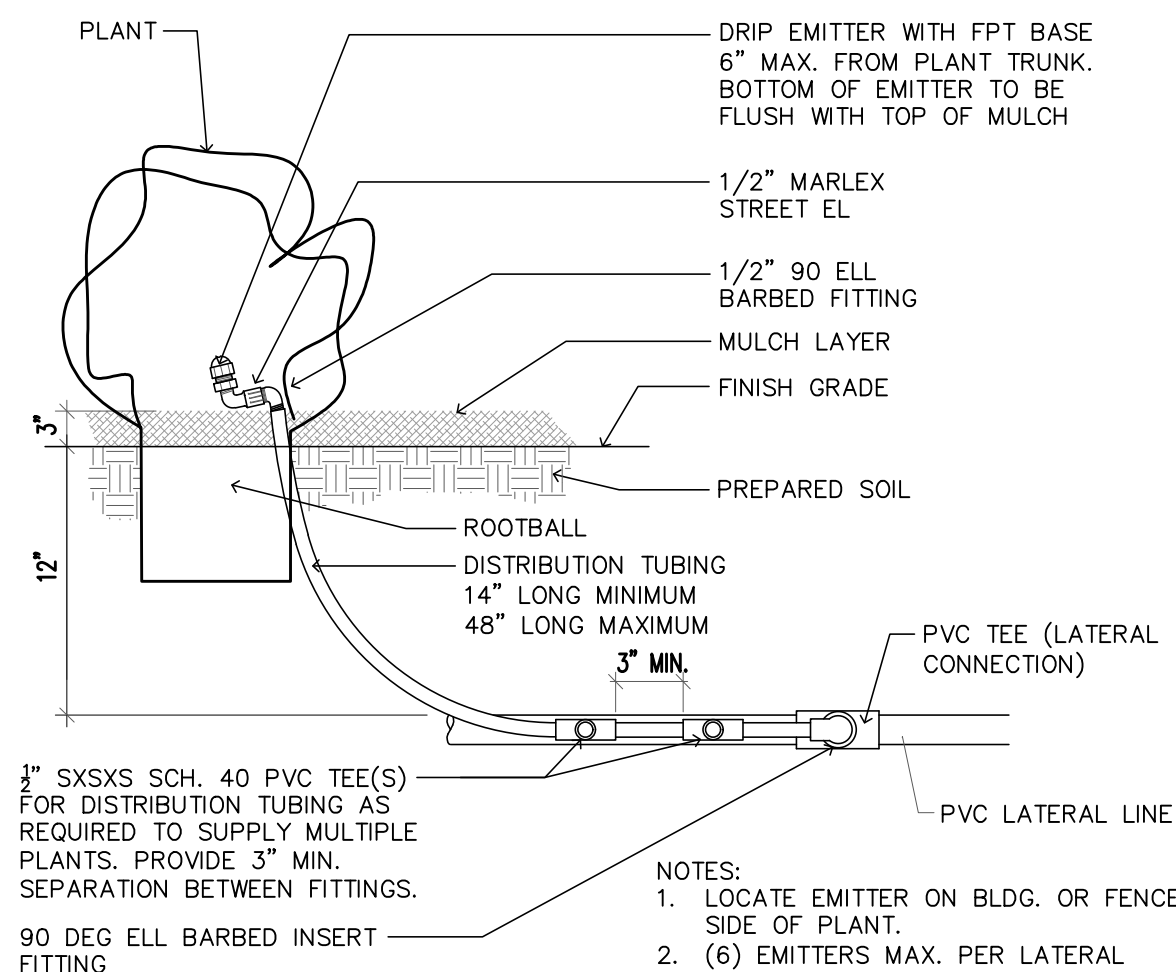
**F SPRAY AND ROTARY
HEAD ASSEMBLY**
NO SCALE



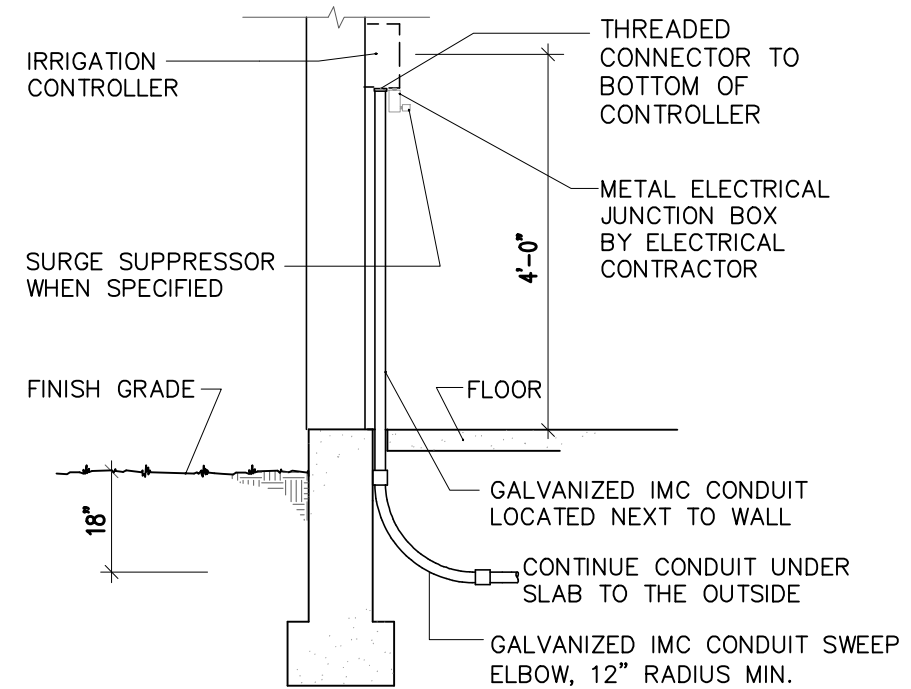
G TRENCH SECTION
NO SCALE



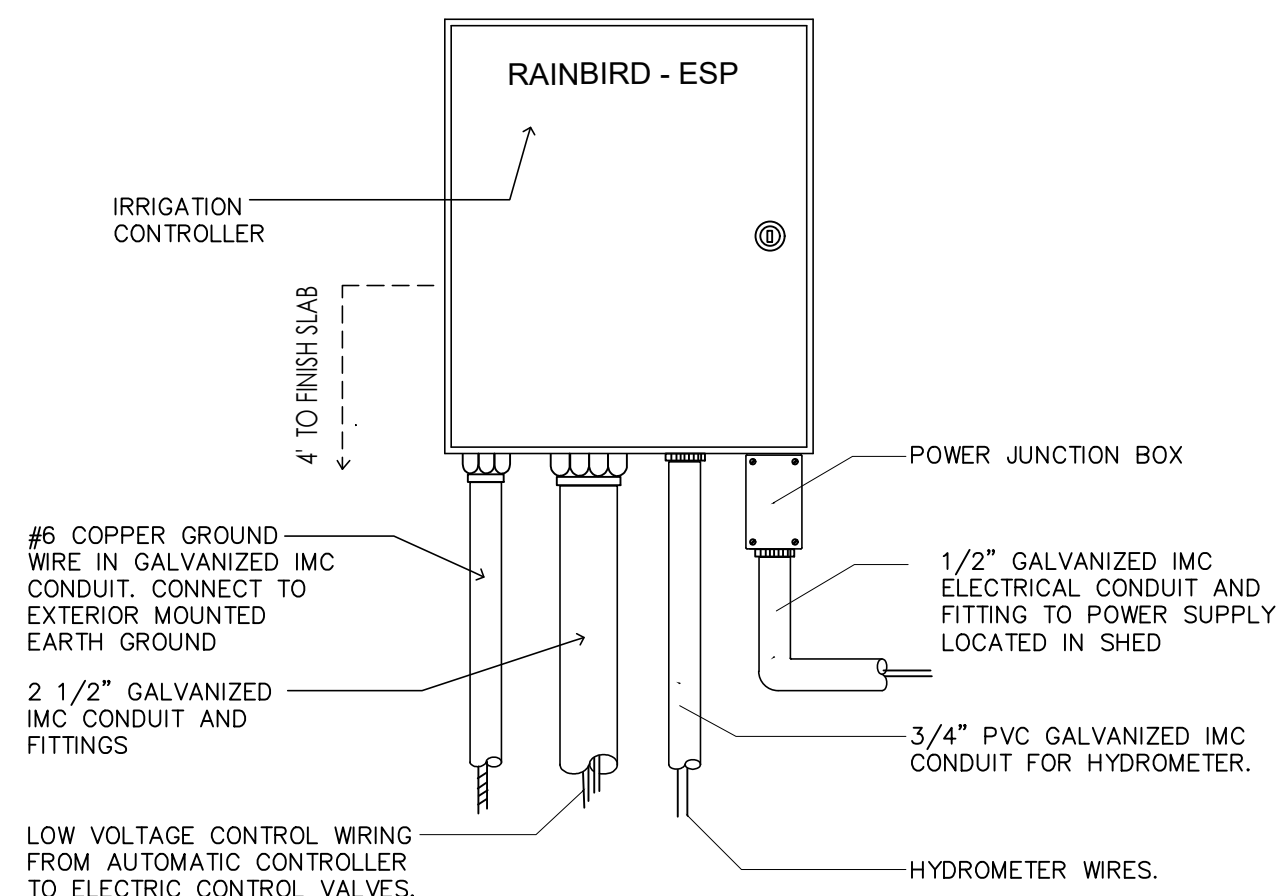
H DRIP VALVE ASSEMBLY
NO SCALE



I DRIP EMITTER
1 1/2" = 1'-0"



J IRRIGATION CONTROLLER
NO SCALE



K CONTROLLER
NO SCALE

1.5" minimum

6' minimum

Austrian Pine

SHRUB LEGEND

Most of these shrubs are water using shrubs. Consider using shrubs that use less water. Ex: Cotoneaster, Common Juniper

Suggest planting
Fernbush in its place

1 gallon
minimum

— 24" minimum at maturity

SYMBOL	PLANT TYPE	SCIENTIFIC NAME / COMMON NAME	DESCRIPTION	PLANT SIZE		MATURE SIZE		DROUGHT TOLERANT	COMMENTS
				HT.	WD.	HT.	WD.		
○	Native	<i>Penstemon strictus</i> Riding Hood or Bloom Beard Tongue	1 Gallon Container	12"	12"	3'	2'	Yes	
○	Native	<i>Salvia pachyphylla</i> Mojave Sage	1 Gallon Container	18"	18"	18"	24"	Yes	
○	Native Variety	<i>Ratibida columnifera</i> "Yellow" Mexican Hat	1 Gallon Container	18"	18"	24"	24"	Yes	
○	Native	<i>Ericameria nauseosus</i> Dwarf Rabbitbrush	1 Gallon Container	18"	18"	24"	24"	Yes	
○	Native	<i>Asclepias tuberosa</i> Butterfly Weed	1 Gallon Container	18"	18"	3'	3'	Yes	
○	Native	<i>Gallardia x grandiflora</i> "Burgandy" Blanket Flower	1 Gallon Container	18"	18"	24"	24"	Yes	
○	Native	<i>Fallugia paradoxa</i> Apache Plum	1 Gallon Container	18"	18"	4-5'	4-5'	Yes	
○	Native	<i>Heuchera guacamole</i> PINK PLUM Green coral bells	Seed	12"	12"	2'	3'	Yes	
○	Native	<i>Fectuca idahoensis</i> Idaho fescue	1 Gallon Container	12"	6"	18"	18"	Yes	
○	Native	<i>Bouteloua gracilis</i> Blue Gramma	1 Gallon Container	12"	6"	18"	24"	Yes	
	Native	<i>Bouteloua dactyloides</i> Buffalo Grass	Seed	-	-	12"	-	Yes	To be drill seeded and hydro-mulched over.

IRRIGATION LEGEND - Heads

IRRIGATION LEGEND - Controller & Valves

IRRIGATION LEGEND - Pipe & Drip

PIPE SIZES

0-8	GPM	=	0.75" PVC PIPE
9-16	GPM	=	1.0" PVC PIPE
17-26	GPM	=	1.25" PVC PIPE
27-36	GPM	=	1.50" PVC PIPE

NOTE: DO NOT EXCEED THESE RATES

2022.06.13 3:52:03 PM

#	Keynote Legend
Key	Description
07-18	Composite Asphalt Shingle & Underlayments Roof System
07-22	Parapet Cap Flashing Assembly
07-24	Metal Soffit Panels
07-25	Aluminum Fascia
07-26	Prefinished Rain Gutter
07-27	Prefinished Downspout
08-7	Aluminum Storefront Door; Refer to Door Schedule & Details
10-25	Aluminum Steeple Assembly; Refer to Elevations & Detailing

11bnd

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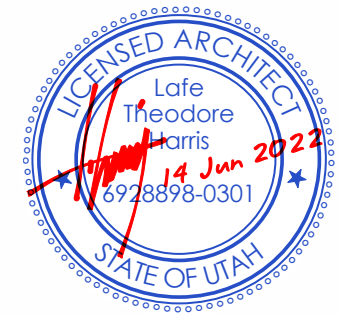
Phone 801.571.0010

Fax 801.571.0303

Toll Free 888.571.0010

45 East Wadsworth Park Drive

Suite 205 Draper, Utah 84020



THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Overland 1, 2, &
Eagle Mountain UT Central Stake

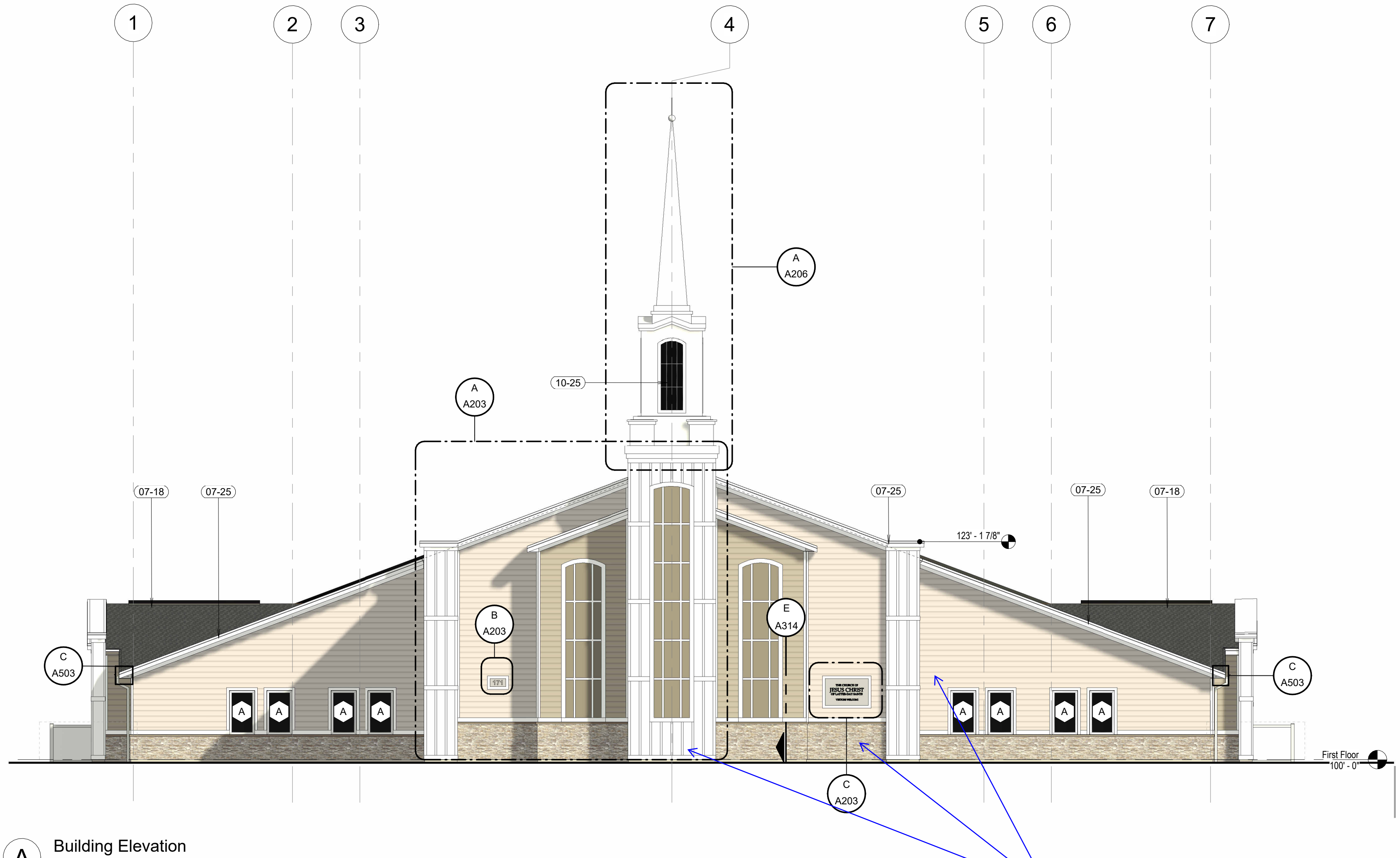
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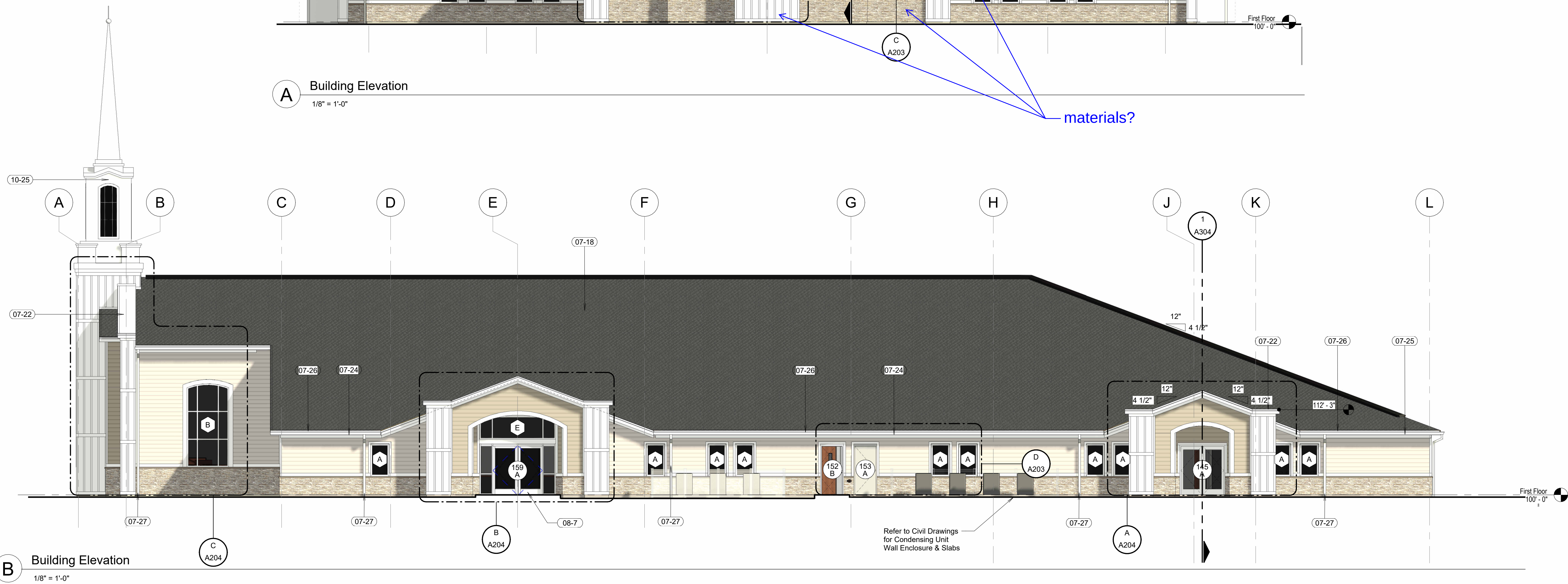
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Exterior
Elevations

A201

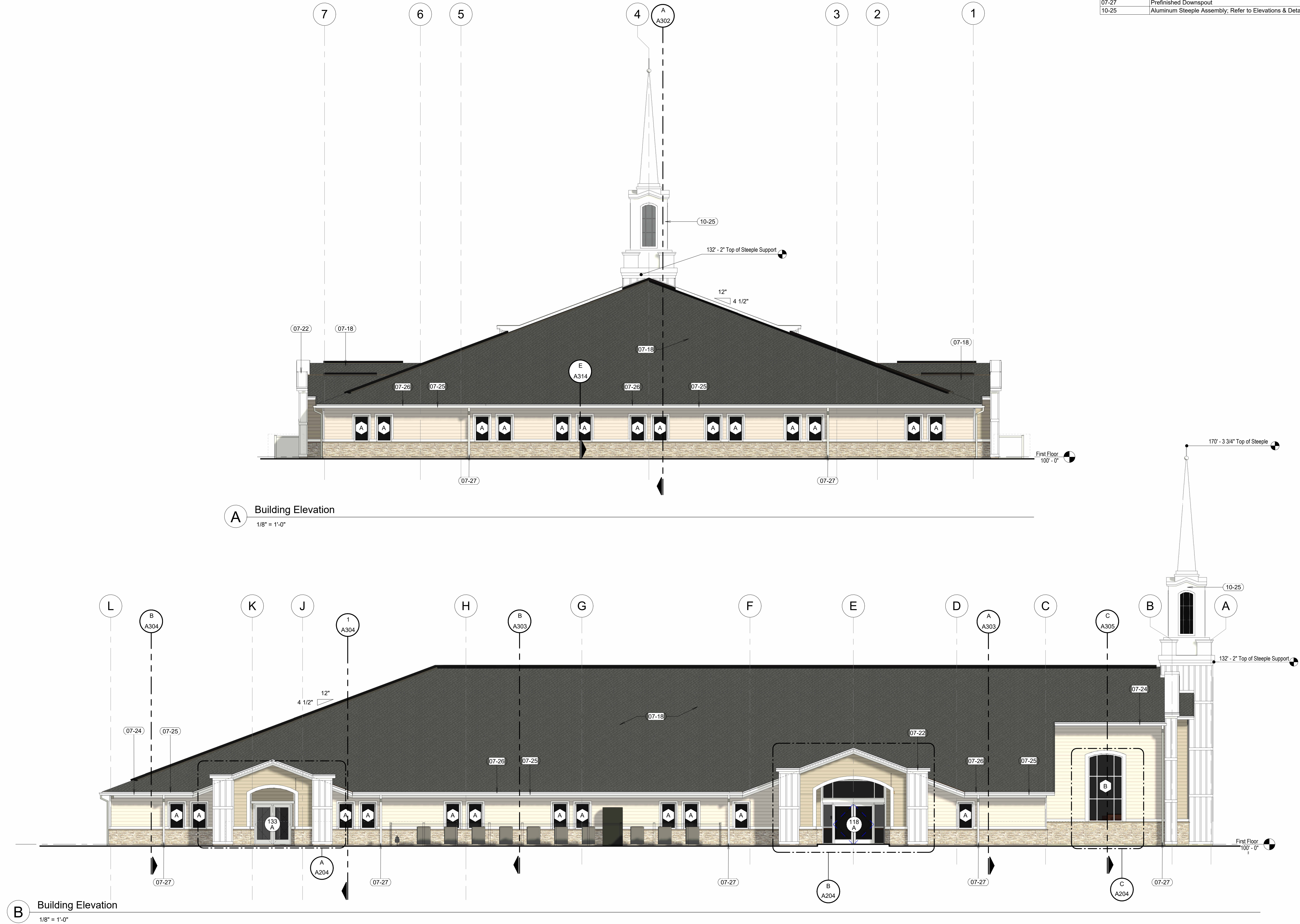


A Building Elevation
1/8" = 1'-0"



B Building Elevation
1/8" = 1'-0"

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07-26	Prefinished Rain Gutter
07-27	Prefinished Downspout
10-25	Aluminum Steeple Assembly; Refer to Elevations & Detailing

11bnd1

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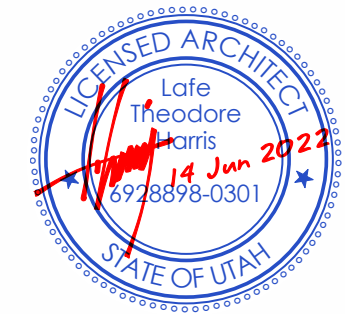
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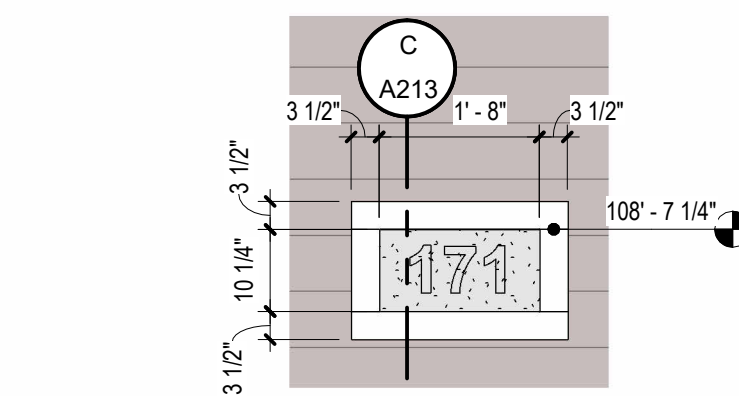
Exterior
Elevations

A202

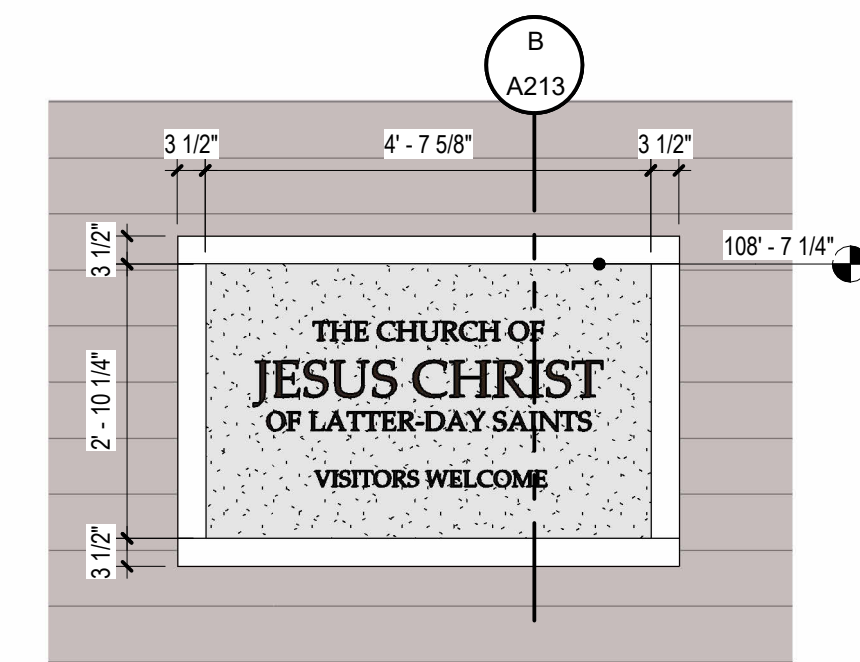
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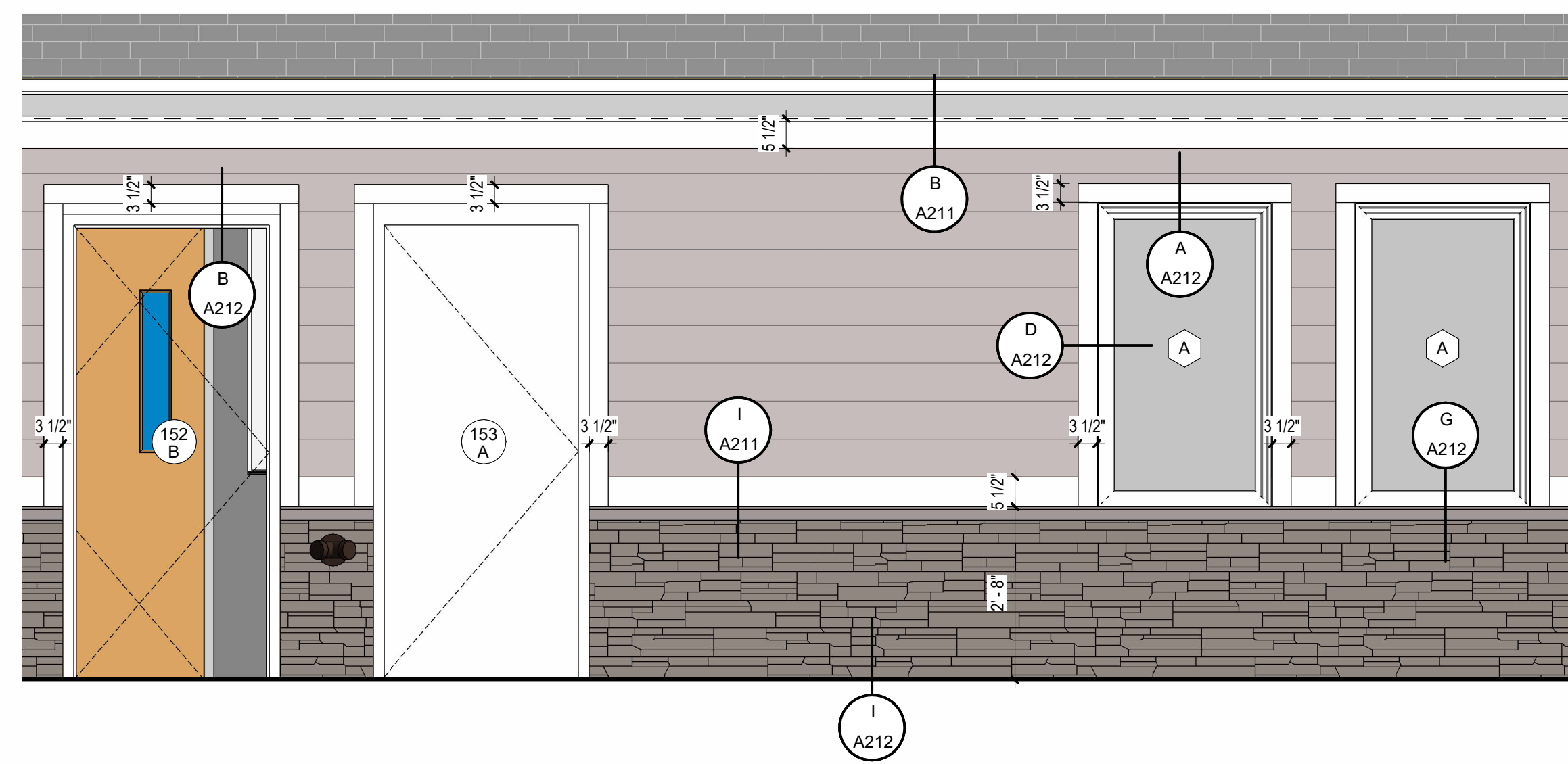
A Steeple Wall Elevation
1/2" = 1'-0"



B Meetinghouse Stone Address Sign
1/2" = 1'-0"



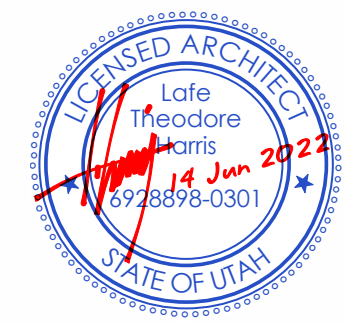
C Meetinghouse Stone Sign Elevation
1/2" = 1'-0"



D Door and Window Elevation
1/2" = 1'-0"

#	Keynote Legend
Key	Description

bhd
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www.bhdarchitects.com
Phone 801.571.0010
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Enlarged Exterior
Elevations

No lights?

Provide lighting cut sheets

Total outdoor light output shall not exceed 100,000 lumens per net acre

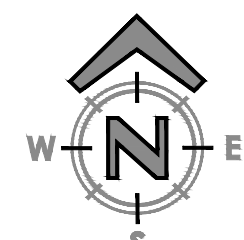
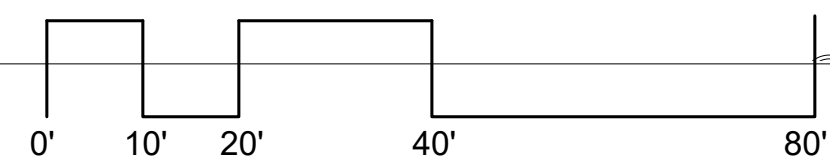
All lights to be full cutoff and down light only.

Low pressure sodium lights preferred.

Freestanding luminaries within a residential zone shall be mounted at a height no greater than 12 feet from ground level to the top of the luminaries.

1 Site Photometric Plan
Scale: 1" = 20'-0"

SHEPS RIDGE RD.



11
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65 East Wadsworth Park Drive
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Site Photometric Plan

E111





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 6, 2022**

TITLE:	A Resolution of Eagle Mountain City, Utah, Approving the Third Amendment to Amended and Restated Master Development Agreement for Overland Development and Pony Express Parcel.		
ITEM TYPE:	Amended Master Development Agreement		
FISCAL IMPACT:	N/A		
APPLICANT:	Ivory Homes		
GENERAL PLAN DESIGNATION Neighborhood Residential One	CURRENT ZONE Residential	ACREAGE 1,115.14	COMMUNITY Overland

PUBLIC HEARING:

No

PREPARED BY:

David Stroud, Planning

PRESENTED BY:

David Stroud

RECOMMENDATION:

Please see the attached proposed "Third Amendment to the Amended and Restated Master Development Agreement for Overland Development and Pony Express Parcel" for details of the proposal.

BACKGROUND:

Ivory Development requests a Third Amendment to the Amended and Restated Master Development Agreement for Overland Development and Pony Express Parcel. This amendment would change the timing of the construction of the Village 2 construction of Parks and Amenities for a Medium Park or Club Ivory from 200th residential dwelling unit occupancy to the 500th residential dwelling unit occupancy. The reason for the proposal is due to the location of the proposed park area as shown on the approved Village 2 plan. The approved and planned park location is upstream from all of the sanitary sewer, water infrastructure, storm drain system, and several road connections that will be required to be made to facilitate this improvement of the park.

ITEMS FOR CONSIDERATION:

The applicant has requested two previous amendments to the MDA. The first approved amendment was in regard to construction of a

"Club Ivory" in Village 1 after the 350th building permit. The original MDA required construction after the 150th building permit. The second amendment was in regard to dates when parks and amenities in Village 1 were to be completed.

REQUIRED FINDINGS:

16.10.090 Master development amendments.

1. Amendments. After a master development is approved and prior to completion of the full buildout of the project, an amendment to the master development approval will require an approval for any proposed change to the MDP or MDA.

A proposed amendment may include, but is not limited to, changes that:

1. Alter the amount of land area for any use(s);
2. Require a rezoning of property;
3. Require an amendment to the general plan's future land use map and/or transportation plan;
4. Require a plat amendment; or
5. Alter the timing of benchmarks or other terms in the MDA.
6. Amendment Review and Approval Process.
7. Application. An application for amendment must be submitted to the planning department. The application requirements will follow those outlined in EMMC 16.10.040, but will only require documents that are directly related to the particular amendment request.
8. Review. A review of the amendment request will follow EMMC 16.10.060.
9. Action. The city council shall take the final action on the amendment request.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission held a public hearing on August 23, 2022, and reviewed the proposed Third Amendment to the Amended and Restated Master Development Agreement for Overland Development and Pony Express and recommends approval (4-0) to the City Council.

ATTACHMENTS:

RES--Overland Amended and Restated MDA - 3rd Amendment

Overland Amended and Restated MDA - Proposed 3rd Amendment

Overland Amended and Restated MDA

Overland Amended and Restated MDA - 1st Amendment

Overland Amended and Restated MDA - 2nd Amendment

Club Ivory and Home Exhibit

RESOLUTION NO. R- -2022

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING THE THIRD AMENDMENT TO THE AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT FOR OVERLAND DEVELOPMENT AND PONY EXPRESS PARCEL

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the Third Amendment to the Amended and Restated Master Development Agreement for Overland Development and Pony Express Parcel, as set forth more specifically in Exhibit A.

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

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the Third Amendment to the Amended and Restated Master Development Agreement for Overland Development and Pony Express Parcel, as set forth in Exhibit A.
2. The Third Amendment to the Amended and Restated Master Development Agreement for Overland Development and Pony Express Parcel is hereby approved, as set forth more specifically in Exhibit A.
3. This Resolution shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 6th day of September, 2022.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 6th day of September, 2022.

Those voting aye:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting nay:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

**THIRD AMENDMENT TO AMENDED AND RESTATED MASTER
DEVELOPMENT AGREEMENT FOR
OVERLAND DEVELOPMENT AND PONY EXPRESS PARCEL**

This Third Amendment to Amended and Restated Master Development Agreement for Overland Development and Pony Express Parcel (“Third Amendment”) is entered into this ____ day of August, 2022 (“Effective Date”), by and between Eagle Mountain City (“City”), a political subdivision of the State of Utah, the State of Utah, School and Institutional Trust Lands Administration (“Owner”), and Ivory Homes, Ltd. (“Master Developer”), a Utah limited partnership, sometimes referred to jointly herein as “Parties.”

RECITALS:

WHEREAS the Parties previously entered into that certain Amended and Restated Master Development Agreement for Overland Development and Pony Express Parcel dated December 5, 2017 and two prior amendments (collectively, the “Agreement”) with respect to real property located in Eagle Mountain City, State of Utah (“Property”);

WHEREAS the Parties have cooperated in the preparation of this Third Amendment and desire to enter into this Third Amendment to modify and add certain terms to the Agreement;

NOW, THEREFORE, in consideration of the promises, covenants, representations, and warranties hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. Definitions. All capitalized terms used but not otherwise defined herein shall have the same meanings assigned such terms in the Agreement.

2. Timing for Village 2 Construction of Parks and Amenities. Section 11.4.4. shall be deleted and restated as follows:

11.4.4. A Medium Park or Club Ivory (at Master Developer’s discretion) shall be constructed and dedicated to the City (if that is required pursuant to Section 11.5) prior to recordation of a plat containing the 500th Residential Dwelling Unit in Village 2.

3. Subordination of Conflicting Terms. In the event of a conflict in the terms and conditions of this Third Amendment with the terms and conditions of the Agreement, the terms and conditions of this Third Amendment shall be binding and govern the conduct of the parties.

4. No Other Changes. All provisions in the Agreement as it may have been previously amended not specifically amended by this Third Amendment shall remain in full force and effect.

5. Counterparts. This Third Amendment may be executed in any number of counterparts, each of which when so executed and delivered, shall be deemed an original, but with all such counterparts being taken together to constitute a single original.

MASTER DEVELOPER
Ivory Homes, Ltd.

By: _____
Its: _____

MASTER DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
)
) ss.
)
COUNTY OF SALT LAKE)

On the _____ day of August, 2022 personally appeared before me _____, the _____ of Ivory Homes, Ltd. a Utah limited partnership, who acknowledged that he/she, being duly authorized, did execute the foregoing instrument on behalf of Ivory Homes, Ltd.

NOTARY PUBLIC
Residing at: _

CITY
EAGLE MOUNTAIN CITY

By: Tom Westmoreland
Its: Mayor

Approved as to form and legality: Attest:

City Attorney

City Recorder

CITY
ACKNOWLEDGMENT

STATE OF UTAH)
 :ss.
COUNTY OF UTAH)

On the_____day of August, 2022, Tom Westmoreland personally appeared before me who being by me duly sworn, did say that he is the Mayor of Eagle Mountain City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its governing body and said Mayor acknowledged to me that the City executed the same.

NOTARY PUBLIC

OWNER
STATE OF UTAH,
through the School and
Institutional Trust Lands
Administration

By: David Ure
Its: Director

Approved as to Form:

Special Assistant Attorney General

OWNER ACKNOWLEDGMENT

STATE OF UTAH)
 :SS.
COUNTY OF SALT LAKE)

On the day of August, 2022, personally appeared before me David Ure, the Director of the School and Institutional Trust Lands Administration, who acknowledged that he, being duly authorized, did execute the foregoing instrument on behalf of the School and Institutional Trust Lands Administration.

NOTARY PUBLIC
Residing at: _



ENT 62737:2018 PG 1 of 86
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Jul 03 2:27 pm FEE 266.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

WHEN RECORDED, RETURN TO:

Ivory Homes, Ltd.
Attn: Eagle Mountain Project
978 Woodoak Lane
Salt Lake City, UT 84117

(Space above for Recorder's use only.)

DEVL 1112

**AMENDED AND RESTATED
MASTER DEVELOPMENT AGREEMENT
FOR
OVERLAND DEVELOPMENT AND PONY EXPRESS PARCEL**

DATED: December 5, 2017

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**AMENDED AND RESTATED
MASTER DEVELOPMENT AGREEMENT
FOR
OVERLAND DEVELOPMENT AND PONY EXPRESS PARCEL
A MASTER PLANNED COMMUNITY**

THIS AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT is made and entered as of the 5th day of December, 2017, by and between Eagle Mountain City, a political subdivision of the State of Utah, the State of Utah, School and Institutional Trust Lands Administration, and Ivory Homes, Ltd, a Utah limited partnership.

RECITALS

- A. The capitalized terms used in these Recitals are defined in Section 1.2, below.
- B. Owner and the City entered into the Prior Agreement.
- C. Since Owner and the City entered into the Prior Agreement, there have been many changes to the economy and to the needs and desires regarding the development of the Property.
- D. Also since the execution of the Prior Agreement, Owner has selected a Master Developer for the Overland portion of the Property.
- E. The Parties have determined to amend and restate the Prior Agreement and enter into this MDA to memorialize the terms of their relationship and expectations for the development of the Property.
- F. On December 5, 2017, the City approved a Master Plan for the Property.
- G. The Parties desire that the Property be developed in a unified and consistent fashion pursuant to the Master Plan.

H. Development of the Property will include the Intended Uses specified in the Master Plan.

I. Development of the Property as a master planned community pursuant to this MDA is acknowledged by the Parties to be consistent with the Act, and to operate to the benefit of the City, Owner, Master Developer, and the general public.

J. The City Council has reviewed this MDA and determined that it is consistent with the Act.

K. The Parties acknowledge that development of the Property pursuant to this MDA will result in significant planning and economic benefits to the City and its residents by, among other things, requiring orderly development of the Property as a master planned community and increasing sales tax and other revenues to the City based on improvements to be constructed on the Property.

L. Development of the Property pursuant to this MDA will also result in significant benefits to Owner and Master Developer by providing assurances to Owner and Master Developer that Master Developer will have the ability to develop the Property in accordance with this MDA.

M. The Parties have cooperated in the preparation of this MDA.

N. The Parties desire to enter into this MDA to specify the rights and responsibilities of Owner and Master Developer to develop Overland and Pony Express as part of the Property as expressed in this MDA, and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this MDA.

O. The Parties understand and intend that this MDA is a “development agreement” within the meaning of, and entered into pursuant to, the terms of Utah Code Ann. §10-9a-101, *et seq.* (2017).

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City, Owner and Master Developer hereby agree to the following:

TERMS

1. **Incorporation of Recitals and Exhibits/ Definitions.**

1.1. **Incorporation.** The foregoing Recitals and Exhibits “A” – “I” are hereby incorporated into this MDA.

1.2. **Definitions.** As used in this MDA, the words and phrases specified below shall have the following meanings:

1.2.1. **Act** means the City Land Use, Development, and Management Act, Utah Code Ann., §10-9a-101, *et seq.* (2017).

1.2.2. **Administrative Action** means and includes any changes or modifications to the Exhibits to this MDA or other action that may be approved by the Administrator as provided in Section 22.

1.2.3. **Administrator** means the person designated by the City as the Administrator of this MDA.

1.2.4. **Applicant** means a person or entity submitting a Development Application, a Modification Application or a request for an Administrative Action.

1.2.5. **Backbone Improvements** means those improvements which are, generally, infrastructure improvements of a comprehensive scale that are a part of the overall development of the Property and not merely a part of the development of any particular Subdivision or Commercial Site Plan. Backbone Improvements

are generally considered to be in the nature of “System Improvements”, as defined in the Utah Impact Fees Act, Utah Code Ann., § 11-36a-101, *et seq.* (2017).

1.2.6. **Building Permit** means a permit issued by the City to allow construction, erection or structural alteration of any building, structure, private or public infrastructure, Project Infrastructure on any portion of the Property, or to construct any Backbone Improvements.

1.2.7. **Buildout** means the completion of all of the development on all of the Property.

1.2.8. **CC&Rs** means one or more Conditions, Covenants and Restrictions regarding certain aspects of design and construction on portions of the Property to be recorded in the chain of title on portions of the Property.

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

1.2.10. **City Consultants** means those outside consultants employed by the City in various specialized disciplines such as traffic, hydrology or drainage for reviewing certain aspects of the development of the Property.

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

1.2.12. **City Parks** means those parks shown as being owned by the City on Exhibit “B” and those Medium Parks and Large Parks that may be dedicated to the City as provided in Section 11.5.

1.2.13. **City’s Vested Laws** means the ordinances, policies, standards and procedures of the City related to zoning, subdivisions, development, public improvements and other similar or related matters that were in effect as of the date of this MDA, a digital copy of which is attached as Exhibit “C”, except for the City’s Tier System open space and trail requirements (not including clubhouse and pool requirements) and other provisions of the City’s Vested Laws that are specifically superseded by this MDA.

1.2.14. **Commercial/Institutional Development** means the development of a portion of the Property which may include multiple buildings that are not intended to be on individual subdivision lots and includes apartments, office buildings, churches, schools, public buildings, hotels, shopping centers or other similar multi-building developments or plans for other developments on the Property.

1.2.15. **Commercial Site Plan** means the plan submitted to the City for the approval of Commercial/Institutional Development.

1.2.16. **Commercial Uses** including, but not limited to, professional and other offices, retail and commercial business uses (except for sexually oriented business), restaurants, public facilities, and multi-family residential uses shall be governed by City Vested Laws, except vertical mixed use shall be an approved use.

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

1.2.18. **Default** means a material breach of this MDA.

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

1.2.20. **Development Application** means an application to the City for development of a portion of the Property including a Subdivision, a Commercial Site Plan, a Building Permit or any other permit, certificate or other authorization from the City required for development of the Property.

1.2.21. **Development Lease** means Development Lease Number 1074, effective February 1, 2016, entered into by the State of Utah, acting through the School and Institutional Trust Lands Administration, and Ivory Homes, Ltd., a Utah limited partnership, for the development of the Overland parcels.

1.2.22. **Development Report** means a report containing the information specified in Sections 6.6 submitted to the City by Master Developer for the development by Master Developer of any Parcel or for the sale of any Parcel to a Subdeveloper or the submittal of a Development Application by a Subdeveloper pursuant to an assignment from Master Developer.

1.2.23. **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann., §10-9a-603 (2017), and approved by the City, effectuating a Subdivision of any portion of the Property.

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

1.2.25. **Impact Fees** means those fees, assessments, exactions or payments of money imposed by the City as a condition on development activity as specified in the Utah Impact Fees Act, Utah Code Ann., §11-36a-101, *et seq.* (2017).

1.2.26. **Intended Uses** means the use of all or portions of the Property for Residential Uses, Commercial Uses and for parks, trails, open space and other uses as more fully specified in the Master Plan.

1.2.27. **Main Sewer Line** means that sewer line constructed by Owner along Pony Express Parkway from Bobby Wren Boulevard northward to manhole SSMH #23 located approximately 265 feet north of Midvalley Road centerline, on the east side of the Pony Express Parkway centerline.

1.2.28. **Master Developer** means Ivory Homes, Ltd., a Utah limited partnership and its assignees or transferees as permitted by this MDA.

1.2.29. **Master Plan** means Exhibit “B”, a plan approved by the City on December 5, 2017, that sets forth general guidelines for the proposed future development of the Property.

1.2.30. **Maximum Residential Units** means the development on the Property of three thousand eight hundred (3,800) Residential Dwelling Units for Overland and four hundred fifty three (453) Residential Dwelling Units for Pony Express with a Property total of four thousand two hundred fifty three (4,253) Residential Dwelling Units.

1.2.31. **MDA** means this Amended and Restated Master Development Agreement including all of its Exhibits.

1.2.32. **Modification Application** means an application to amend this MDA (but not including those changes which may be made by Administrative Action).

1.2.33. **Multifamily Residential** means condominiums, apartments or other residential units that are attached vertically or horizontally and each individual residential unit does not separately own the real property underlying the residential unit.

1.2.34. **Non-City Agency** means a governmental or quasi-governmental entity, other than those of the City, which has jurisdiction over the approval of any aspect of the development of the Property.

1.2.35. **Notice** means any notice to or from any party to this MDA that is either required or permitted to be given to another party.

1.2.36. **Outsourc[e][ing]** means the process of the City contracting with City Consultants or paying overtime to City employees to provide technical support in the review and approval of the various aspects of a Development Application as is more fully set out in this MDA.

1.2.37. **Overland** means the Overland parcels described in Exhibit "A" and generally depicted in Exhibit "B".

1.2.38. **Owner** means the State of Utah, through the School and Institutional Trust Lands Administration.

1.2.39. **Parcel** means an area that is not an individually developable lot created by the processes specified in Section 6.7.

1.2.40. **Park, Club Ivory** (or **Club Ivory**) means a park of a type and with such amenities as generally depicted as a Club Ivory on Exhibit “E”.

1.2.41. **Park, Large** means a park of a type and with such amenities as generally depicted as a Large Park on Exhibit “E”.

1.2.42. **Park, Medium** means a park of a type and with such amenities as generally depicted as a Medium Park on Exhibit “E”.

1.2.43. **Park, Neighborhood Project** means a park that is planned and designed as an amenity to serve and is necessary for the use and convenience of a particular Subdivision or Commercial Site Plan (or a group of related Subdivisions or Commercial Site Plans).

1.2.44. **Park, Small** means a park of a type and with such amenities as generally depicted as a Small Park on Exhibit “E”.

1.2.45. **Parties** means, collectively, the City, Owner and Master Developer.

1.2.46. **Phase** means the development of a portion of the Property at a point in a logical sequence as determined by Master Developer.

1.2.47. **Planning Commission** means the City’s Planning and Zoning Commission established by applicable laws of the City.

1.2.48. **Pony Express** means the Pony Express parcel described in Exhibit “A” and generally depicted in Exhibit “B”.

1.2.49. **Pony Express Trail Park** means the approximately 52 acres deeded to the City by Owner through *Amended and Restated State Of Utah Exchange Patent No. 19737 (Pony Express Trail Park)*, recorded as Entry No. 63439:2005.

1.2.50. **Prior Agreement** means the master development agreement between the City and Owner dated October 7, 2003.

1.2.51. **Project Infrastructure** means those items of public or private infrastructure which are a condition of the approval of a Development Application because they are necessary for development of the Property such as local roads or utilities and that are located on or necessary to serve that portion of the Property which is subject to a Development Application. Project Infrastructure does not include Backbone Improvements.

1.2.52. **Property** means, collectively, the Overland and Pony Express parcels of land located in the City, described in Exhibit "A" and generally depicted in Exhibit "B".

1.2.53. **Reimbursable Improvements** means those improvements specified on Exhibit "D" which Owner constructed on, adjacent to, or in the vicinity of the Property pursuant to the Prior Agreement.

1.2.54. **Required Park** means any Park, Club Ivory, Park, Neighborhood Project, Park, Small, Park, Medium, or Park, Large required to be completed pursuant to this MDA.

1.2.55. **Residential Dwelling Unit** means a unit intended to be occupied for residential living purposes; one single-family residential dwelling and each

separate unit in a multi-family dwelling, apartment building, condominium or time-share building equals one Residential Dwelling Unit.

1.2.56. **Residential Uses** shall include structures for Residential Dwelling Units in any configuration including single family detached, single family attached (such as townhomes), and multifamily.

1.2.57. **Site Plan** means the plan submitted to the City for the first stage of the approval of a Subdivision or Commercial/Institutional Development.

1.2.58. **Subdeveloper** means an entity not “related” (as defined by Internal Revenue Service regulations) to Master Developer which purchases a Parcel for development.

1.2.59. **Subdivision** means the division of any portion of the Property into a subdivision pursuant to the laws of the State of Utah and the City’s Vested Laws.

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

1.2.61. **Subdivision Site Plan** means the plan submitted with a Subdivision Application.

1.2.62. **Substantial Completion** means a point in the progress of a construction project where the work is sufficiently complete such that any remaining work will not interfere with the intended use or occupancy of the Property.

1.2.63. **System Improvement** means those elements of infrastructure that are defined as System Improvements pursuant to Utah Code Ann., §11-36a-102(21) (2017).

1.2.64. **Term, Initial** means the first term of the MDA for the Overland portion of the Property, as described in Section 4.

1.2.65. **Term, Overland Extension** means the extension period beyond the Initial Term for the Overland portion of the Property, as described in Section 4.

1.2.66. **Trail** means a public trail as shown on Exhibit “H”.

1.2.67. **Transfer Deed** means a deed of conveyance approved by the Administrator pursuant to Section 8.15.

1.2.68. **Village** means one of the villages depicted in the Master Plan.

1.2.69. **Village Concept Plan** means a conceptual plan for the development of each Village.

2. **Vested Terms from Prior Agreement to be Retained.**

2.1. **Vacating Lehi-Fairfield Road.** The Parties acknowledge that Utah County may have a historic claim over the Lehi-Fairfield Road. To the extent necessary and at Owner’s request, the City shall work with Owner, Master Developer and Utah County to vacate those portions of Lehi-Fairfield Road located on the City property generally depicted on Exhibit “B”. The City shall work with Owner, Master Developer and Utah County to vacate those portions of Lehi-Fairfield Road located on the City property generally depicted on Exhibit “B”, at such time as the roads shown on Exhibit “B” as West Pony Express Road and West High School Road are constructed and open to public use. Once vacated, these City lands that were previously Lehi-Fairfield Road shall be preserved and enhanced as a non-vehicular trail as part of the Pony Express Trail Park.

2.2. Access to Pony Express Parcel.

2.2.1. West Pony Express Road. Exhibit "B" shows West Pony Express Road on the west side of Pony Express parcel, connecting the Pony Express parcel and West High School Road. This road is labeled, for purposes of this MDA, West Pony Express Road. The City agrees that this roadway will be built either as an arterial or as a collector road. The City agrees to show this road on its streets plan, or equivalent, and to require any proposed development in the area to provide for the roadway.

2.2.2. North Pony Express Road. Exhibit "B" shows a roadway labeled North Pony Express Road connecting to Major Street immediately south of its intersection with Eagle Mountain Boulevard and running westward along the northerly boundary of the Pony Express parcel. This roadway will improve access to cross the future Pony Express Trail Park and a small area of property owned by the City in the vicinity of the Pony Express Regional Park. The City agrees that this roadway will be constructed as a City collector road if legal access can be obtained without condemnation. Owner agrees that the cost of construction and connection to existing City streets will be an obligation of Owner or the developer of the Pony Express parcel. The City will use the road as access to the Pony Express Regional Park and to the Pony Express parcel. City acknowledges that this access is material to Owner's conditional agreement to forego existing legal vehicular access to City streets across Russell Street in the Overland Trails subdivision. Owner has agreed to forego that access if access can be granted at Major Street, so

as to reduce the traffic impact of development of the Pony Express parcel to the Overland Trails neighborhood.

2.2.3. West High School Road. Exhibit “B” shows a roadway which is a westerly extension of High School Road to a crossing of Eagle Mountain Boulevard, then westward to the road labeled West Pony Express Road. In accordance with the Prior Agreement, the City agrees to include this roadway in the Impact Fee Facilities Plan.

2.2.4. Russell Street, Emergency and Trail Access. As described in Section 2.2.2 above, Owner agreed to forego existing legal vehicular access to City streets for the Pony Express parcel across Russell Street in the Overland Trails subdivision if legal access can be achieved through Overland Trails subdivision at Major Street in the vicinity of the Pony Express Regional Park. If the City cannot grant the necessary replacement access along North Pony Express Road to Major Street, Russell Street will be maintained as a public right-of-way. If Major Street access can be granted, then Russell Street will be only used for emergency vehicular access and for pedestrian and equestrian access between the Overland Trails neighborhood and Pony Express parcel. Design of the emergency access will be subject to the approval of the fire marshal.

3. **Reimbursements.** The City has been reimbursing Owner for the Reimbursable Improvements through the collection of impact fees. Details regarding the reimbursements for the Reimbursable Improvements, including the reimbursement amounts, the prior payments through fiscal year 2017 and the amounts still due, are set forth in Exhibit “D”. Reimbursements for the Reimbursable Improvements have been and shall continue to be made by the City through the

collection of impact fees associated with the applicable Reimbursable Improvements until the reimbursement amounts are paid in full. The City will make an annual payment to Owner in an amount equal to the applicable impact fees collected by the City in the applicable fiscal year (running from July 1 to June 30) on or before each subsequent January 2. This payment shall be accompanied with a report detailing the applicable annual impact fees collected by the City.

4. **Effect of this MDA/Term.** This MDA shall be the sole agreement between the Parties for the development of the Property. The Prior Agreement shall be deemed to have been novated and superseded by this MDA. Any and all claims by any of the Parties for any breaches or performances under the Prior Agreement shall be deemed to have been waived or satisfied. The Initial Term of this MDA for the Overland portion of the Property shall be until December 31, 2052. With respect to Overland, if Master Developer or Owner are not in Default at the end of the Initial Term (or if Master Developer or Owner is in Default, but such Default is being cured), the approved land uses, zoning, and densities shall be automatically extended through the Overland Extension Term for a period of an additional fifteen (15) years (i.e. through December 31, 2067). As of January 1, 2053, the City's Future Laws shall be effective regarding Overland except: (1) the open space and park improvement requirements specified in this MDA shall not be modified; and (2) other requirements that deny Master Developer the ability to reasonably develop the approved number of units in each Village. This MDA shall expire with respect to Overland at the end of the Overland Extension Term. With respect to Pony Express only, the term of this MDA shall be ninety (90) years (i.e. through December 31, 2107).

5. **Development of the Property.**

5.1. **Compliance with Law.** Development of the Property shall be in accordance with the City's Vested Laws, the City's Future Laws (to the extent that these are applicable as otherwise specified in this MDA), this MDA and its Exhibits.

5.2. **Matching Lot Sizes.** Where Overland is immediately adjacent to properties in Villages 2, 3 and 7 on the Master Plan that have development rights at the date of the execution of this MDA, Overland will have single family lots no smaller than 1/2 acre or the average lot size of the immediately adjacent property, whichever is smaller. If other properties immediately adjacent to Overland obtain development rights in the future before the portion of Overland to which they are immediately adjacent receive preliminary plat approval, then Master Developer will develop the immediately adjacent portion of the Property with either matching density (if the immediately adjoining property is anything other than single family) or with single family units (if the immediately adjoining property is single family).

6. **Development of the Property in Compliance with the Master Plan.**

6.1. **Maximum Residential Units and other Intended Uses.** Subject to the maximum number of Residential Dwelling Units in each Village, as indicated in Exhibit "B", Owner shall be entitled to develop up to the Maximum Residential Units and to develop the other Intended Uses as specified in the Master Plan.

6.2. **Intended Uses, Residential Dwelling Units and Density Vesting.** Intended Uses and maximum number of Residential Dwelling Units for each Village are shown on the Master Plan. It is the understanding and intent of the Parties that Master Developer is vested with the residential densities shown on the Master Plan, and Master

Developer shall not be required to obtain a conditional use permit, in accordance with Section 17.25.060 of the City's Vested Laws, to develop Tier III and Tier IV residential development densities.

6.3. Restrictions on Uses in Certain Villages. Multifamily Residential shall only be allowed in Villages 5 and 8.

6.4. Village Approvals. Master Developer shall present to the Planning Commission and City Council a Village Concept Plan, and a traffic study based on the Village Concept Plan, before submitting any Development Application for any such Village (i.e., a Development Application in Village 7 would require a conceptual plan and traffic study for Village 7). Each Village Concept Plan shall generally illustrate the various types of housing, where density of Residential Dwelling Units within each Village will be located, the location and size of parks and trail improvements, the location of roads and infrastructure improvements, and any potential locations for schools, churches or other civic or community uses. The City's review of the Village Concept Plan for any Village may consider legitimate and quality planning principles, adjacent or planned land uses, the location of appropriate public and private infrastructure, the location of public and private open space, the location and type of Commercial Uses and Residential Uses in the Village, and the location and amount of any non-standard lots. The City shall have the right to require changes to the Village Concept Plan provided that the changes do not materially impact Master Developer's ability to obtain the allowed densities, significantly alter the types or locations of residential or commercial uses (i.e. townhomes, cluster homes, etc.), significantly alter proposed lot sizes, or result in unreasonable additional development costs. Village Concept Plans may also propose areas in the Village Concept Plan with

single-family homes at Tier III or Tier IV densities that do not comply with Tier II development standards, including single-family homes with reduced lot frontages or zero lot lines, which deviations from the development standards may be approved by the City Council as part of the Village Concept Plan approval. The Parties acknowledge and agree that Developer has previously submitted and the City has approved a Village Concept Plan for Village 1, which included an area of “cottage” active adult product with lot sizes that do not conform to the City’s Vested Laws. The City hereby approves the proposed lot sizes for the “cottage” active adult product in Village 1. In Village 1, Master Developer shall not propose any other areas for a Development Application that do not meet the lot size and lot frontage requirements in the City’s Vested Laws.

6.5. Use of Residential Dwelling Units. Master Developer may use any of the Maximum Residential Units in the development of any Subdivision (or any approved Commercial Site Plan allowing for residential uses) so long as the number of units requested in the proposed Development Application is no greater than the maximum number specified by the Master Plan and approved Village Conceptual Plan.

6.6. Accounting for Residential Dwelling Units. At the recordation of a Final Plat or Commercial Site Plan by Master Developer allowing for residential uses, Master Developer shall provide the City an updated Development Report showing the number of any Residential Dwelling Units used with the Final Plat or Commercial Site Plan and the number of Residential Dwelling Units remaining for use within each Village and for the total Property.

6.6.1. Accounting for Residential Dwelling Units for Parcels Sold to Subdevelopers. Any Parcel sold by Master Developer to a Subdeveloper shall

include the transfer of a specified portion of the Maximum Residential Units and, for any non-residential use, shall specify the type and maximum amount of any such other use sold with the Parcel.

6.6.2. Return of Unused Residential Dwelling Units. At the recordation of a Final Plat or other Development Application Approval for any Parcel sold to a Subdeveloper, Master Developer shall provide the City an updated Development Report showing the number of Residential Dwelling Units and other types and amounts of uses actually used on the Final Plat. If any portion of the Maximum Residential Units or other uses transferred to a Subdeveloper are unused by the Subdeveloper at the time the Final Plat is recorded for the Parcel or a Development Application is approved, any unused portion of the transferred Maximum Residential Units or other uses shall automatically revert back to the Property and the Master Developer shall file with the City an updated Development Report.

6.7. **Parcel Sales.** The City acknowledges that the precise location and details of the public improvements, lot layout and design and any other similar item regarding the development of a particular Parcel may not be known at the time of the sale of a Parcel. The City acknowledges that Master Developer may seek and obtain approval for the subdivision of a portion of the Property into a Parcel without providing such detailed development information subject to the specific “Parcel Sales” provisions of the Section 8.15 as is provided in Utah Code Ann., §10-9a-103(57)(c)(v) (2017). The City and Master Developer acknowledge that such sales of Parcels do not create any individually developable lots in the Parcel and are therefore not subject to any requirement in the City’s Vested Laws to complete or provide security for Project Infrastructure at the eventual time

of such Subdivision. The responsibility for completing and providing security for completion of any Project Infrastructure in the Parcel shall be that of the Master Developer or a Subdeveloper upon a subsequent Subdivision of the Parcel that creates individually buildable lots.

7. Zoning and Vested Rights.

7.1. Current Zoning. The Property is currently zoned as specified in the project Master Plan.

7.2. Vested Rights Granted by Approval of this MDA. To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this MDA grants Master Developer all rights to develop the Property in fulfillment of this MDA without modification or interference by the City except as specifically provided herein. The Parties intend that the rights granted to Master Developer under this MDA are contractual and also those rights that exist under statute, common law and at equity. The Parties specifically intend that this MDA grants to Master Developer “vested rights” as that term is construed in Utah’s common law and pursuant to Utah Code Ann., §10-9a-508 (2017).

7.2.1. Invalidity. Master Developer and Owner covenant not to bring suit to have any of the City’s Vested Laws declared to be unlawful, unconstitutional or otherwise unenforceable. If any of the City’s Vested Laws are declared to be unlawful, unconstitutional or otherwise unenforceable, then Master Developer and Owner will nonetheless comply with the terms of this MDA. Master Developer and Owner shall also in that event cooperate with the City in adopting and agreeing to comply with a new enactment by the City which is materially similar to any such

stricken provisions and which implements the intent of the Parties in that regard as manifested by this MDA.

7.2.2. Exceptions. The applicability of the City's Vested Laws specified in Section 7.2 are subject to only the following exceptions:

1. *Master Developer Agreement*. City's Future Laws that Master Developer and Owner agree in writing to the application and scope thereof to the Property. Master Developer and Owner may withhold their consent to the application of any of the City's Future Laws in each of their sole discretion;

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

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

4. *Taxes*. Taxes, or modifications thereto, so long as such taxes

are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated, and provided such taxes are applicable to lands owned and managed by Owner;

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

6. *Countervailing, Compelling Public Interest.* Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann., §10-9a-509 (2017); and

7. *Impact Fees.* Impact Fees or modifications thereto which are lawfully adopted, imposed and collected.

8. **Approval Processes for Development Applications.**

8.1. **Phasing.** The City acknowledges that Master Developer, assignees of Master Developer, and Subdevelopers who have purchased Parcels of the Property may submit multiple applications from time-to-time to develop and construct portions of the Master Plan for the Property in phases.

8.2. **Processing Under City's Future Laws.** Approval processes (e.g., which body of the City considers / hears / approves various types of Development Applications) for Development Applications shall be as provided in the City's Future Laws except as

otherwise provided in this MDA.

8.3. Application Under City's Future Laws. Without waiving any rights granted by this MDA, Owner and Master Developer may at any time, choose to submit a Development Application for some or all of the Property under the City's Future Laws in effect at the time of the Development Application so long as Owner and Master Developer and any Subdeveloper is not in current breach of this Agreement. Any Development Application filed for consideration under the City's Future Laws shall be governed by all portions of the City's Future Laws related to the Development Application. The election by Owner and Master Developer at any time to submit a Development Application under the City's Future Laws shall not be construed to prevent Owner and Master Developer from relying for other Development Applications on the City's Vested Laws.

8.4. City's Cooperation in Processing Development Applications. The City shall cooperate reasonably in promptly and fairly processing Development Applications.

8.5. Outsourcing of Processing of Development Applications. Within fifteen (15) business days after receipt of a Development Application, and upon the request of any party, the Parties will confer and determine whether the City and the Master Developer or a Subdeveloper (if applicable) wishes the City to Outsource the review of any aspect of the Development Application to ensure that it is processed on a timely basis. If either party determines that Outsourcing is appropriate then the City shall promptly estimate the reasonably anticipated differential cost of Outsourcing in the manner selected by the City in good faith consultation with the Master Developer (either overtime to City employees or the hiring of a City Consultant). If the Master Developer or a Subdeveloper notifies the City that it desires to proceed with the Outsourcing based on the City's estimate of costs

then the Master Developer or Subdeveloper shall deposit in advance with the City the estimated differential cost and the City shall then promptly proceed with the Outsourced work. Upon completion of the Outsourcing services and the provision by the City of an invoice (with such reasonable supporting documentation as may be requested by Master Developer) for the actual differential cost (whether by way of paying a City Consultant or paying overtime to City employees) of Outsourcing, Master Developer or the Subdeveloper shall, within ten (10) business days pay or receive credit (as the case may be) for any difference between the estimated differential cost deposited for the Outsourcing and the actual cost differential.

8.6. Non-City Agency Reviews. If any aspect or a portion of a Development Application is governed exclusively by a Non-City Agency, an approval for these aspects does not need to be submitted by Applicant for review by any body or agency of the City. The Applicant shall timely notify the City of any such submittals and promptly provide the City with a copy of the requested submissions. The City may only grant final approval for any Development Application subject to compliance by Applicant with any conditions required for such Non-City Agency's approval.

8.7. Acceptance of Certifications Required for Development Applications. Any Development Application requiring the signature, endorsement, or certification or stamping by a person holding a license or professional certification required by the State of Utah in a particular discipline shall be so signed, endorsed, certified or stamped signifying that the contents of the Development Application comply with the applicable regulatory standards of the City. The Development Application shall thus generally be deemed to meet the specific standards which are the subject of the opinion or certification,

subject to required review by the City or any other agency of the City. It is not the intent of this Section to preclude the normal process of the City's "redlining", commenting on or suggesting alternatives to the proposed designs or specifications in the Development Application. Generally, the City should endeavor to make all of its redlines, comments or suggestions at the time of the first review of the Development Application unless any changes to the Development Application raise new issues that need to be addressed.

8.8. Expert Review of Certifications Required for Development Applications. If the City, notwithstanding such a certification by Applicant's experts, subjects the Development Application to a review by City Consultants, the City shall bear the costs of such review if the City Consultants determine that the Applicant's expert certification was materially correct and that the City's requiring a review of the certification in the Development Application was unreasonable and not made in good faith. If the City Consultants determine that the City's requirement of a review was reasonable and made in good faith then payment of the reasonable and actual costs of the City Consultants' review shall be the responsibility of Applicant. This Section shall not be construed to relieve the Master Developer of any plan review fees, inspections fees or other fees normally required by the City.

8.8.1. Selection of City Consultants for Review of Certifications Required for Development Applications. The City Consultant undertaking any review by the City required or permitted by this MDA or ordinance shall be selected from a list generated by the City for each such City review pursuant to a "request for proposal" process or as otherwise allowed by City ordinances or regulations. Applicant may, in its sole discretion, strike from the list of qualified proposers any of such proposed

consultants so long as at least three (3) qualified proposers remain for selection.

The anticipated cost and timeliness of such review may be a factor in choosing the expert.

8.9. Independent Technical Analyses for Development Applications. If the City needs technical expertise beyond the City's internal resources to determine impacts of a Development Application such as for structures, bridges, water tanks, "threatened and endangered species" and other similar matters which are not required by the City's Vested Laws to be certified by such experts as part of a Development Application, the City may engage such experts as City Consultants under the processes specified in Section 8.8 with the actual and reasonable costs being the responsibility of Applicant. If the City needs any other technical expertise other than as specified above, under extraordinary circumstances specified in writing by the City, the City may engage such experts as City Consultants under the processes in Section 8.8 with the actual and reasonable costs being the responsibility of Applicant.

8.10. City Denial of a Development Application. If the City denies a Development Application or a Village Concept Plan, the City shall timely provide a written determination advising the Applicant of the reasons for Denial, including specifying the reasons the City believes that the Development Application or Village Concept Plan is not consistent with this MDA and the City's Vested Laws (or, if applicable, the City's Future Laws).

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

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

8.13. Mediation of Development Application Denials.

8.13.1. Issues Subject to Mediation. Issues resulting from the City's Denial of a Development Application that are not subject to arbitration provided in Section 8.14 shall be mediated.

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

8.14. Arbitration of Development Application Objections.

8.14.1. Issues Subject to Arbitration. Issues regarding the City's Denial of

a Development Application that are subject to resolution by scientific or technical experts such as traffic impacts, water quality impacts, pollution impacts, etc. are subject to arbitration. The failure of a Development Application to comply with an applicable Federal, State or City Vested Law (or, if applicable, a City Future Law) is not an issue subject to arbitration.

8.14.2. Mediation Required Before Arbitration. Prior to any arbitration the parties shall first attempt mediation as specified in Section 8.13.

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

8.15. **Parcel Sales.** The Parties acknowledge that the most efficient and

economic development of the Property depends on numerous factors, such as permitting, market orientation and demand, interest rates, competition, and similar factors. Accordingly, the timing, sequencing, and phasing of development of the Property shall be as determined by Master Developer in its sole subjective business judgment and discretion. To the extent that such conveyances are in anticipation or furtherance of future land use approvals and development of the Property or a particular Parcel therein, the City further agrees that, consistent with the provisions of Utah Code Ann., §10-9a-103(60)(c)(v) (2017), Master Developer may convey portions of the Property by metes and bounds prior to recordation of a plat of subdivision for such portion. Master Developer shall issue a Transfer Deed for a Parcel after receiving the written approval of the City to transfer such Parcel via a metes and bounds legal description.

9. **Exclusion from Moratoriums.** The Property shall be excluded from any moratorium adopted pursuant to Utah Code Ann., §10-9a-504, (2017) unless such a moratorium is found on the record by the Council to be necessary to avoid jeopardizing a compelling, countervailing public interest.

10. **Application Under City's Future Laws.** Without waiving any rights granted by this MDA, Master Developer may at any time, choose to submit a Development Application for some or all of the Property under the City's Future Laws in effect at the time of the Development Application as set forth in Section 8.3.

11. **Parks and Open Space.**

11.1. **Cory Wride Memorial Park.** Master Developer will contribute to the City a total of \$1,710,000.00 for investment in the Cory Wride Memorial Park. The payments will be made in increments of \$570,000.00 per year beginning with the first payment on or

before February 27, 2019 and the remaining two increments on even dates in 2020 and 2021. The obligation to make these payments is a personal covenant of the Master Developer as of the effective date of this MDA, and does not run with the land, provided that City may withhold approval of any final plat on the Property if Master Developer is in breach of its obligation to make such payment.

11.2. Pony Express Trail Park Improvements. Master Developer shall install landscaping through the portion of the Pony Express Trail Park adjacent to Villages 1, 2, 3 and 8 on the west side of the existing asphalt trail at the time the City installs the landscaping on the east side of the existing asphalt trail (as required by Section 12.1). If Master Developer is still utilizing the temporary detention basins in the Pony Express Trail Park at such time, then Master Developer shall, instead, landscape the temporary detention basins when the basins are removed. At a minimum, Master Developer will install enhanced native landscaping through the applicable portion of the Pony Express Trail Park. However, in accordance with Section 12.3, the Parties have agreed to cooperate in good faith to consider amending the deed restrictions on the Pony Express Trail Park to allow for additional improvements or uses within the Pony Express Trail Park. The improvements within the Pony Express Trail Park shall be in the sole discretion of Master Developer, but it is anticipated that Master Developer may install contouring, grass areas, trees, above-ground drainage streams or other improvements if both Owner and City agree to such improvements.

11.3. Village 1. Exhibit "F" is a detailed plan for the Village 1 parks, open space and amenities. Village 1 will include a total of approximately 8 acres of parks, community amenities, open space, Club Ivory, and Trail system:

11.3.1. A Club Ivory and an approximately 4-acre park will be constructed in Village 1 the sooner of the recording of a plat containing the 150th Building Permit for Village 1 or within 3 years of the date of this MDA;

11.3.2. An approximately 2-acre park or community amenity will be constructed in Village 1 the sooner of the recording of a plat containing the 300th Building Permit for Village 1 or within 5 years of the date of this MDA; and

11.3.3. An additional approximately 2-acre park or community amenity will be constructed in Village 1 the sooner of the recording of a plat containing the 450th building permit for Village 1 or within 7 years of the date of this MDA.

11.4. **Other Villages and Pony Express Parcel.** Parks, open space and amenities in the Property (other than Village 1) shall be dedicated and constructed as specified below.

11.4.1. Parks, Trails and Open Space Requirements. Unless otherwise approved by the City Council, at a minimum park and improved open spaces shall include the following features and improvements: (1) sod areas large enough for children's play (including multi-use fields), (2) irrigation system to City standards (as required by the City's Future Laws); (3) access along a public road; (4) sufficient paved parking for use of improvements; (5) seating areas with shade structures, pavilions, or trees for shade; (6) asphalt trails or concrete sidewalks connecting the park to the neighborhood and internal trail; (7) a variety of landscaping, including trees, shrubs, and water-wise landscaping; (8) garbage receptacles, drinking fountains, picnic tables, barbeques or other improvements necessary for use or enjoyment of park features; and (9) public bathroom facilities

(for Large Parks). In addition, parks should generally include one or more of the following types of park improvements sufficient for the size of the neighborhood and intended use of the park: basketball court, sports court, splash pad, skate park, large playground structure, or large group pavilion. It is the expectation of the Parties that parks will be improved with a similar level of improvements and amenities as the example parks depicted in Exhibit “E”. Subject to the foregoing, the Parties agree that the design and amenities in each park will vary based on the location of the park, surrounding housing types, and changing needs of the community, and that the park design and amenities shall generally be in the discretion of the Master Developer.

11.4.2. Public Park Improvements. In order to allow the City to efficiently maintain public parks and open spaces, all improvements in Required Parks that will be dedicated to the City shall comply with the City’s Future Laws with respect to sprinkler and irrigation systems, water usage, fencing, plant and tree types, and construction materials, provided that the City’s Future Laws do not substantially increase the cost of such improvements. Master Developer shall reasonably cooperate with City to provide improvements and amenities in public parks that can be efficiently and cost effectively maintained by the City.

11.4.3. Park Plan Approval. Prior to construction or dedication of any Required Park, Master Developer shall submit to the City a detailed park plan. The City Council shall review the park plan, and may deny the park plan if the park plan does not comply with the requirements in subsections 11.4.1 or 11.4.2. Any dispute

about this subsection shall be resolved by the meet and confer, mediation and arbitration provisions of Sections 8.11, 8.13 and 8.14, respectively.

11.4.4. Village 2. A Medium Park or Club Ivory (at Master Developer's discretion) shall be constructed and dedicated to the City (if that is required pursuant to Section 11.5) prior to recordation of a plat containing the 200th Residential Dwelling Unit in Village 2.

11.4.5. Village 3. A Small Park or Club Ivory (at Master Developer's discretion) shall be constructed and dedicated to the City (if that is required pursuant to Section 11.5) prior to the recordation of a plat containing the 115th Residential Dwelling Unit in Village 3.

11.4.6. Village 4. A Large Park or Club Ivory (at Master Developer's discretion) shall be constructed dedicated to the City (if that is required pursuant to Section 11.5) prior to the recordation of a plat containing the 400th Residential Dwelling Unit in Village 4.

11.4.7. Village 5. A Large Park or Club Ivory (at Master Developer's discretion) shall be constructed and dedicated to the City (if that is required pursuant to Section 11.5) prior to the recordation of a plat containing the 300th Residential Dwelling Unit in Village 5.

11.4.8. Village 7. A Small Park shall be constructed and dedicated to the City (if that is required pursuant to Section 11.5) prior to the recordation of a plat containing the 150th Residential Dwelling Unit in Village 7 and, also, a Medium Park or Club Ivory (at Master Developer's discretion) shall be constructed and

dedicated to the City (if that is required pursuant to Section 11.5) prior to the recordation of a plat containing the 300th Residential Dwelling Unit in Village 2.

11.4.9. Village 8. A Small Park or Club Ivory (at Master Developer's discretion) shall be constructed and dedicated to the City (if that is required pursuant to Section 11.5) upon the sooner of the recordation of a plat containing the 80th Residential Dwelling Unit in Village 8 or within 2 years of the recordation of the first plat in Village 8.

11.4.10. Pony Express Parcel. A Medium Park shall be constructed and dedicated to the City prior to the recordation of a plat containing the 150th Residential Dwelling Unit in the Pony Express portion of the Property.

11.4.11. Alternative Bonding for Park Improvements. In the event that Master Developer is unable to complete any Required Park in the timeframes specified in Sections 11.3.1 – 11.4.9, Master Developer may provide to the City a cash bond in the amount of 150% the anticipated cost of all remaining improvements in the Required Park, which cost shall be commercially reasonable. Notwithstanding the bond, Master Developer shall prosecute the completion of the Required Park with commercial due diligence.

11.5. **Dedication of Parks**. Certain of the parks in Sections 11.3 and 11.4 and, also, certain Neighborhood Project Parks, may be dedicated to the City upon their completion and acceptance. Unless otherwise agreed to by the Parties, those parks described as Club Ivory, or Neighborhood Project Parks will not be dedicated to the City but, instead, be owned and maintained by an HOA while Small Parks, Medium Parks and Large Parks will be dedicated to the City.

11.6. **Trails.** Exhibit “I” is the Trails Master Plan. Master Developer will dedicate to the City and construct the Trails with the improvements of each Phase to which a section of Trail is adjacent or included.

11.6.1. Trails Standards. Asphalt Trails shall be 10 feet wide along pedestrian corridors. Unless amended by the City Future Laws as provided herein, asphalt Trails shall consist of six inches of base and three inches of asphalt and shall be placed on undisturbed native material or documented fill material properly compacted. Base shall extend past Trail edges six inches on both sides. Master Developer, in its discretion, may use alternative upgraded designs or materials including concrete or adding additional width.

11.7. **Maintenance of Parks and Trails Dedicated to the City.** Upon acceptance by the City of any park being dedicated to the City pursuant to Section 11.6, the City shall be responsible for maintaining such park or Trail.

11.8. **Owners Dedication Language.** Most dedications by Owner to the City pursuant to this MDA shall occur through a dedication plat. In such circumstances, the plat shall contain Owner’s dedication language materially the same as the example in Exhibit “G”. Certain dedications may occur through the issuance of a patent deed or other type of deed. In both circumstances, the plat and conveyance deed shall contain restrictions regarding the use of such lands restricting the use of such lands for the purpose for which it was granted.

11.8.1. Use Restrictions. Conveyances to the City of properties for Parks or Trails shall include deed restrictions limiting the uses of the property to passive and active recreation improvements.

11.9. **Tax Benefits.** The City acknowledges that Master Developer may seek to qualify for certain tax benefits by reason of conveying, dedicating, gifting, granting or transferring any of the property for the Cory Wride Memorial Park, other City Parks, or contributing payments for investment in Cory Wride Memorial Park to the City or to a charitable organization to the extent that Master Developer or Owner is not otherwise paid for those properties. Master Developer shall have the sole responsibility to claim and qualify for any tax benefits sought by Master Developer by reason of the foregoing. The City shall reasonably cooperate with Master Developer to allow Master Developer to take advantage of any such tax benefits.

12. **Additional Consideration by Owner and Master Developer.** As additional consideration to the City in the nature of parks and open space dedications, Owner and Master Developer shall:

12.1. **Pony Express ROW Expansion.** On or before June 30, 2018, dedicate to the City and release or amend deed restrictions for approximately 11 acres of additional right-of-way along the Pony Express Parkway to allow the City to expand the Pony Express Parkway right-of-way to 152 feet. The details of the expansion of the Pony Express Parkway as it relates to the presently existing asphalt trail and Pony Express Trail Park and to the future expansion are illustrated, in cross-section view, on Exhibit "I". In the event the City allows Pony Express Parkway to be expanded to three lanes in each direction, City will install a 30-foot landscaped park strip on the east side of Pony Express Parkway and install landscaping between the existing asphalt trail and Pony Express Parkway on the west side of Pony Express Parkway. For purposes of this MDA, a "lane" shall include those lanes constructed for through-traffic as well as any turn, emergency or similar lanes.

The type of landscaping and amenities, and the design of the park strips, shall be in the sole discretion of the City, provided that the landscaping does not include amenities or improvements that violate the deed restrictions that encumber the property. If the expanded Pony Express Parkway encroaches upon the presently existing asphalt trail, then the City shall relocate the affected portion of the asphalt trail at its own expense.

12.2. Recreational Parcel. On or before June 30, 2018, dedicate to the City approximately 13.4 acres, as shown on the Master Plan. The deed restrictions shall be the same as the deed restrictions in State of Utah Exchange Patent 19738, except paragraph 3 under Prohibited Improvements and Uses shall read: “Commercial uses (other than minor concession, minor commercial uses directly related to allowed recreational amenities, or fees related to use of the recreational amenity)” and a new paragraph 4 under Prohibited Improvements and Uses shall read: “Parking lots that are unrelated to permissible improvements.”

12.3. Pony Express Trail Park Restrictions. The Pony Express Trail Park was dedicated by Owner to City for the purpose of preserving the existing Pony Express trail and associated historic and scenic features. The conveyance document for this park contains deed restrictions intended to cause this preservation. Owner shall cooperate in good faith with City to consider amending the deed restrictions on the Pony Express Trail Park to allow for additional improvements or uses within this park, provided such improvements or uses are compatible with the purposes for which the park was dedicated.

12.4. High School Road. On or before June 30, 2018, dedicate to the City approximately 0.8 acres to allow High School Road, including a reasonably-sized turn lane, on the Property to be completed to City standards.

12.4.1. The City will complete the dedicated portion of High School Road on the Property to the west of the High School prior to the High School's anticipated fall-2019 opening.

12.5. **Airport Road.** Owner has already dedicated to the City property commonly referred to as the "Airport Road". The Master Plan contemplates a different alignment of Airport Road. The City and Owner shall work together to relocate the dedicated portions of Airport Road to accommodate the alignment that may be actually constructed in the future. In such circumstances, the land previously dedicated to the City would be re-conveyed to Owner in return for Owner dedicating land underlying the new alignment. It is anticipated that the re-conveyance and dedication would encompass generally equivalent land areas.

12.6. **Bypass Road.** Owner has already dedicated to the City property commonly referred to as the "Bypass Road". Instead, the City and Owner shall, as and when requested by Master Developer, work together to relocate the dedicated portions of Bypass Road to accommodate the alignment that may be actually constructed in the future. In such circumstances, the land previously dedicated to the City would be re-conveyed to Owner in return for Owner dedicating land underlying the new alignment. It is anticipated that the re-conveyance and dedication would encompass generally equivalent land areas.

12.7. **Lake Mountain Road.** Owner has provided an easement from Pony Express Parkway to the City-owned portion of Lake Mountain Road. That easement will be relinquished by the City when Master Developer completes a publicly dedicated connection in an alignment to be determined in the future by Master Developer and the

City as a part of a Subdivision of the relevant portion of the Property, as set forth in the easement.

12.8. **Hidden Valley Road.** The Master Plan shows a road connection through the project know as Hidden Valley Road. Master Developer shall, as a part of the completion of the infrastructure for any Development Application that would include a portion of Hidden Valley Road, complete that portion of the road within the Property. The location of Hidden Valley Road on the Master Plan is a general depiction only. The actual alignment of said road is to be determined in the future by Master Developer and the City as a part of a Subdivision of the relevant portion of the Property and may be combined with the future Lake Mountain Road connection.

13. **Public Improvements.**

13.1. **Utilities and Project Infrastructure.** Master Developer shall have the right and the obligation to construct or cause to be constructed and installed all portions of Project Infrastructure which are required as a condition of approval of each Development Application.

13.2. **No Additional Backbone Improvements Requirements.** Any development fees, impact fees, water hookup fees, or any similar fees, charges, assessments or exactions for the development of the Property shall be in accordance with Utah law.

13.3. **Construction Prior to Completion of Infrastructure.** City shall comply with Utah law and the City's Vested Laws with respect to building permits or permits for model homes, home shows, sales offices, construction trailers, or similar temporary uses.

13.3.1. Restrictions on Certificates of Occupancy. No permanent Certificate of Occupancy shall be issued by the City and no residential occupancy

shall be permitted unless all Project Infrastructure and Backbone Improvements (except for landscaping which shall be considered pursuant to Section 17.1) required pursuant to an approved Development Application are installed to Substantial Completion.

14. **Water.**

14.1. **Water Rights.** Owner has banked water rights with the City for use on several properties within the City boundaries. The banked water rights are 785.402 acre-feet of water from Utah Water Right No. 54-1173 (a23069f) (500-acre feet), Utah Water Right No. 54-1153 (a29551) (200.376-acre feet), Utah Water Rights No. 54-1146 and 54-1147 (a28384) (52.506-acre feet), and Utah Water Right No. 54-145 (a36950) (32.52-acre feet).

14.2. **CWP Water Leased By Owner.** Owner has previously purchased the right to use 1,000 acre-feet of the City's interest in Central Utah Water Conservancy District water delivered to the City.

14.3. **Water Reservation.** The City and Owner shall cooperate in good faith to consider the reservation of water for the development of the Property, subject to payment of a reasonable reservation fee.

15. **CC&Rs.** The Homeowners Association(s) will be responsible for the implementation and enforcement of the CC&Rs. The CC&Rs may be amended by the processes specified in the CC&Rs without any requirement of approval of such amendments by the City.

16. **Payment of Fees.**

16.1. **General Requirement of Payment of Fees.** Master Developer or a Subdeveloper shall pay to the City all fees (including, but not limited to, plan review fees,

Impact Fees, hookup fees and inspection fees) in amounts specified in the City's Future Laws.

16.2. **Infrastructure Built by Master Developer.** Master Developer or Subdevelopers may, from time-to-time, install and construct portions of the infrastructure which are System Improvements. City shall ensure that Master Developer is either not charged Impact Fees for System Improvements constructed by Master Developer or that Master Developer otherwise receives the full amounts of credits, adjustments or reimbursements for System Improvements constructed by Master Developer as required by State law.

16.3. **Reimbursement for "Upsizing".** In accordance with Utah law, the City shall not require Owner or Master Developer to "upsized" any public improvements (i.e., to construct the improvements to a size larger than required to service the Property) unless financial arrangements reasonably acceptable to Owner and Master Developer are made to compensate Master Developer for the costs of such upsizing.

16.4. **Main Sewer Line.** Owner constructed the Main Sewer Line. The Main Sewer Line was intended to provide all capacity necessary to provide sanitary sewer services to the estimated 3,800 Residential Dwelling Units for Overland, as described in Exhibit "B". The City acknowledges that Owner and Master Developer are concerned that by allowing other property owners to connect to the Main Sewer Line without the City constructing other sewer lines to service any portion of Overland, Master Developer may be in a situation in the future in which a new major sanitary sewer line is necessary to service Overland that would not have been necessary if City did not allow other property owners to connect to the Main Sewer Line. Accordingly, in the event the City allows other

property owners to utilize capacity in the Main Sewer Line, and the utilization of such capacity requires the construction of additional sanitary sewer capacity that would not have otherwise been required as part of Overland, the City shall construct such additional capacity, and City may assess impact fees to property owners (other than Master Developer or Owner) to cover the cost of such capacity. Any dispute about this subsection shall be resolved by the meet and confer, mediation and arbitration provisions of Sections 8.11, 8.13 and 8.14, respectively.

17. **Construction Standards and Requirements.**

17.1. **Separate Security for Landscaping.** Master Developer shall comply with City bonding requirements for required improvements, except security for the completion of those items of landscaping that are weather dependent may be, at the option of Master Developer, by a security instrument acceptable to the City separate from the security instrument(s) used for the other portion of the public improvements.

17.2. **Building Permits.** No buildings or other structures shall be constructed within the Property without the Applicant first obtaining building permits. The Applicant may apply for and obtain a grading permit following approval by the Planning Commission of a Commercial Site Plan or a Subdivision Site Plan if the Applicant has submitted and received approval of a site grading plan from the City Engineer. Any grading performed by the Applicant pursuant to only a grading permit prior to the establishment of finished grades by a final approval shall be at the risk of the Applicant meaning that if there are any changes between the grade elevations created by the grading permit activities and the final, approved elevations then such changes must be made at the sole cost and expense of the Applicant that created the discrepancy.

17.3. **City and Other Governmental Agency Permits.** Before commencement of construction or development of any buildings, structures or other work or improvements upon any portion of the Property, the Applicant shall, at its expense, secure, or cause to be secured, any and all permits which may be required by the City or any other governmental entity having jurisdiction over the work. The City shall reasonably cooperate with the Applicant in seeking to secure such permits from other governmental entities.

18. **Provision of Municipal Services.** The City shall provide all City services to the Property that it provides from time-to-time to other residents and properties within the City including, but not limited to, culinary water, sanitary sewer, garbage collection, police, fire and other emergency services. Such services shall be provided to the Property at the same levels of services, on the same terms and at the same rates as provided to other residents and properties in the City.

19. **Default.**

19.1. **Notice.** If the Owner, Master Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the party believing that a Default has occurred shall provide Notice to the other Parties. If the City believes that the Default has been committed by a Subdeveloper then the City shall also provide a courtesy copy of the Notice to Master Developer and Owner.

19.2. **Contents of the Notice of Default.** The Notice of Default shall:

19.2.1. **Claim of Default.** Specify the claimed event of Default;

19.2.2. **Identification of Provisions.** Identify with particularity the provisions of any applicable law, rule, regulation or provision of this MDA that is claimed to be in Default;

19.2.3. Specify Materiality. Identify why the Default is claimed to be material; and

19.2.4. Optional Proposed Cure. If the City chooses, in its discretion, propose a method and time for curing the Default which shall be of no less than sixty (60) days duration.

19.3. **Meet and Confer, Mediation, Arbitration.** Upon the issuance of a Notice of Default, the Parties shall engage in the “Meet and Confer” and “Mediation” processes specified in Sections 8.11, 8.13 and 8.14. If the claimed Default is subject to Arbitration as provided in Section 8.14.3 then the Parties shall follow such processes.

19.4. **Remedies.** If the Parties are not able to resolve the Default by “Meet and Confer” or by “Mediation”, and if the Default is not subject to Arbitration then the Parties may have the following remedies:

19.4.1. Owner and Master Developer’s Remedies. Owner and Master Developer’s sole and exclusive remedy under this Agreement shall be specific performance of the rights granted in this MDA and City’s obligations under this MDA. IN NO EVENT SHALL CITY BE LIABLE TO OWNER OR MASTER DEVELOPER, THEIR SUCCESSORS OR ASSIGNS, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.

19.4.2. City’s Remedy Upon Default. City shall have the right to withhold all further reviews, approvals, licenses, building permits and other permits for development of the Property in the case of a Default by Master Developer or

Owner, or in the case of a default by a Subdeveloper, development of those Parcels owned by the Subdeveloper until the Default has been cured. City shall further have the right to draw on any security posted or provided in connection with the Property and relating to remedying of the particular Default.

19.5. **Public Meeting.** Before any remedy in Section 19.4.2 may be imposed by the City, the party allegedly in Default shall be afforded the right to attend a public meeting before the Council and address the Council regarding the claimed Default.

19.6. **Emergency Defaults.** Anything in this MDA notwithstanding, if the Council finds on the record that a Default materially impairs a compelling, countervailing interest of the City and that any delays in imposing such a Default would also impair a compelling, countervailing interest of the City then the City may impose the **remedies** of Section 19.4.2 without the requirements of Sections 19.3. The City shall give Notice to the Master Developer, Owner and any applicable Subdeveloper of any public meeting at which an emergency default is to be considered and the Master Developer, Owner and any applicable Subdeveloper shall be allowed to address the Council at that meeting regarding the claimed emergency Default.

19.7. **Extended Cure Period.** If any Default cannot be reasonably cured within sixty (60) days of receipt of notice by the defaulting party then such cure period shall be extended so long as the defaulting party is pursuing a cure with reasonable diligence.

19.8. **Cumulative Rights.** The rights and remedies set forth herein shall be cumulative.

20. **Assumption of Rights of Master Developer.**

20.1. **Owner Right to Assume Position of Master Developer.** The Parties

acknowledge that Master Developer and Owner have entered into the Development Lease for the development of Overland, and that Master Developer also has a right of first refusal on Pony Express. If the Development Lease expires or otherwise terminates prior to Buildout, then Owner shall have the right (in its sole discretion) to assume the position of the Master Developer under this MDA and shall thereby assume all the rights, responsibilities and obligations of the Master Developer, except as expressly set forth herein. Owner shall exercise its right to assume the position of the Master Developer by providing Notice of such to the City. Owner shall have the right to further assign these rights and obligations in its sole discretion, and shall exercise its right to further assign by providing Notice of such to the City. The obligations of the Parties concerning the assignment of rights under this MDA, as set forth in Section 30, shall not apply to those circumstances described in this Section 21.1.

20.2. Appointment of Additional Master Developer for Pony Express. The Parties acknowledge that Owner and a party other than the Parties to this MDA may enter into a development agreement for Pony Express at some point in the future. In such circumstances, Owner shall have the right to add such developer as a party to this MDA. That developer shall also be considered a Master Developer under this MDA, and shall have all those rights, responsibilities and obligations associated with the Master Developer for Pony Express only. In such circumstances, the rights, responsibilities and obligations of Ivory Homes, Ltd. as Master Developer shall be limited to those associated with Overland only. Owner shall add a developer of Pony Express to this MDA by providing Notice of such to the other Parties, and executing any legal documents reasonably required by the other Parties to this MDA to effectuate such an addition.

20.3. **Exceptions.** If Owner assumes the position of Master Developer under this MDA pursuant to Section 20.1 prior to the payment of the entire \$1,710,000.00 investment for Cory Wride Memorial Park, described in Section 11.1, Owner shall not be responsible for any portion of these payments.

21. **Notices.** All Notices required or permitted under this MDA shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the following address:

To the Master Developer:

Ivory Homes, Ltd.
Attn: Eagle Mountain Project
978 Woodoak Lane
Salt Lake City, UT 84117

To Owner:

School and Institutional Trust Lands Administration
Attn: Development Group
675 East 500 South, Suite 500
Salt Lake City, UT 84102

To the City:

Eagle Mountain City
Attn: City Recorder
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

21.1. **Effectiveness of Notice.** Except as otherwise provided in this MDA, each Notice shall be effective and shall be deemed delivered on the earlier of:

21.1.1. Physical Delivery. Its actual receipt, if delivered personally, or by courier service.

21.1.2. Mail Delivery. On the day the Notice is postmarked for mailing, postage prepaid, by First Class or Certified United States Mail and actually deposited in or delivered to the United States Mail. Any party may change its

address for Notice under this MDA by giving written Notice to the other party in accordance with the provisions of this Section.

22. **Administrative Actions.**

22.1. **Allowable Administrative Actions.** The following modifications to this MDA may be considered and approved by the Administrator.

22.1.1. Infrastructure. Modification of the location and sizing of the infrastructure for the Property that does not materially change the functionality of the infrastructure.

22.2. **Application to Administrator.** Applications for Administrative Action shall be filed with the Administrator.

22.2.1. Referral by Administrator. If the Administrator determines for any reason that it would be inappropriate for the Administrator to determine any Administrative Action, then the Administrator may require the Administrative Action to be processed as a Modification Application.

22.2.2. Administrator's Review of Administrative Action. The Administrator shall consider and decide upon the Administrative Action within a reasonable time.

22.2.3. Notification Regarding Administrator's Approval. If the Administrator approves any Administrative Action the Administrator shall notify the Council in writing of the proposed approval. Unless the Administrator receives a notice pursuant to Section 22.2.1 requiring that the proposed Administrative Action be considered by the City Council as a Modification Application then

approval of the Administrative Action by the Administrator shall be conclusively deemed binding on the City.

22.2.4. City Council Requirement of Modification Application Processing.

Any member of the Council may, within ten (10) business days after notification by the Administrator, notify the Administrator that the Administrative Action must be processed as a Modification Application.

22.2.5. Appeal of Administrator's Denial of Administrative Action. If the Administrator denies any proposed Administrative Action, the Applicant may process the proposed Administrative Action as a Modification Application.

23. **Amendment.** Except for Administrative Actions, any future amendments to this MDA shall be considered as Modification Applications subject to the following processes.

23.1. **Who may Submit Modification Applications.** Only the City and Master Developer or an assignee that succeeds to all of the rights and obligations of Master Developer under this MDA (and not including a Subdeveloper) may submit a Modification Application.

23.2. **Modification Application Contents.** Modification Applications shall:

23.2.1. Identification of Property. Identify the property or properties affected by the Modification Application.

23.2.2. Consent of Owner. Owner's consent to filing a Modification Application shall be required.

23.2.3. Description of Effect. Describe the effect of the Modification Application on the affected portions of the Property.

23.2.4. Identification of Non-City Agencies. Identify any Non-City Agencies potentially having jurisdiction over the Modification Application.

23.2.5. Map. Provide a map of any affected property and all property within three hundred feet (300') showing the present or Intended Use and number of Residential Dwelling Units of all such properties.

23.2.6. Fee. Modification Applications shall be accompanied by a fee in an amount reasonably estimated by the City to cover the costs of processing the Modification Application.

23.3. City Cooperation in Processing Modification Applications. The City shall cooperate reasonably in promptly and fairly processing Modification Applications.

23.4. Planning Commission Review of Modification Applications.

23.4.1. Review. All aspects of a Modification Application required by law to be reviewed by the Planning Commission shall be considered by the Planning Commission as soon as reasonably possible in light of the nature and complexity of the Modification Application.

23.4.2. Recommendation. The Planning Commission's vote on the Modification Application shall be only a recommendation and shall not have any binding or evidentiary effect on the consideration of the Modification Application by the Council.

23.5. Council Review of Modification Application. After the Planning Commission, if required by law, has made or been deemed to have made its recommendation of the Modification Application, the Council shall consider the Modification Application.

23.6. Council's Objections to Modification Applications. If the Council objects to the Modification Application, the Council shall provide a written determination advising the Applicant of the reasons for Denial including specifying the reasons the City believes that the Modification Application is not consistent with the intent of this MDA and the City's Vested Laws (or, if applicable, the City's Future Laws).

23.7. Meet and Confer regarding Modification Applications. The Council and Master Developer shall meet within fourteen (14) calendar days of any objection to resolve the issues presented by the Modification Application and any of the Council's objections.

23.8. Mediation of Council's Objections to Modification Applications. If the Council and Master Developer are unable to resolve a dispute regarding a Modification Application, the Parties shall attempt within seven (7) days to appoint a mutually acceptable expert in land planning or such other discipline as may be appropriate. If the Parties are unable to agree on a single acceptable mediator they shall each, within seven (7) days, appoint their own individual appropriate expert. These two experts shall, between them, choose the single mediator. Master Developer and the City shall each pay one-half of the fees of the chosen mediator. The chosen mediator shall within fourteen (14) days, review the positions of the Parties regarding the mediation issue and promptly attempt to mediate the issue between the Parties. If the Parties are unable to reach agreement, the mediator shall notify the parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding on the parties.

24. 10-year Reviews. Every ten years after the date of this MDA, the Parties shall meet and confer to consider any issues that may have arisen regarding the MDA, the development of the Property, the general economy, and other issues. The first meeting shall take place at a time

and place mutually agreeable to the Parties between January 15 and February 15 of 2028 and then every ten years thereafter. The Parties shall not be required to make any modifications of this MDA as a result of these reviews but may propose amendments for the consideration of the Parties.

25. **Estoppel Certificate.** Upon twenty (20) days prior written request by Owner, Master Developer or a Subdeveloper, the City will execute an estoppel certificate to any third party certifying that Owner, Master Developer or a Subdeveloper, as the case may be, at that time is not in default of the terms of this Agreement.

26. **Attorney's Fees.** In addition to any other relief, the prevailing party in any action, whether at law, in equity or by arbitration, to enforce any provision of this MDA shall be entitled to its costs of action including a reasonable attorneys' fee.

27. **Entire Agreement.** This MDA, and all Exhibits thereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

28. **Headings.** The captions used in this MDA are for convenience only and are not intended to be substantive provisions or evidences of intent.

29. **No Third-Party Rights/No Joint Venture.** This MDA does not create a joint venture relationship, partnership or agency relationship between the City, Owner and Master Developer. Further, the Parties do not intend this MDA to create any third-party beneficiary rights. The Parties acknowledge that this MDA refers to a private development and that the City has no interest in, responsibility for or duty to any third parties concerning any improvements to the Property unless the City has accepted the dedication of such improvements at which time all rights and responsibilities for the dedicated public improvement shall be the City's.

30. **Assignability.** The rights and responsibilities of Master Developer under this MDA may be assigned in whole or in part by Master Developer with the consent of the City and Owner as provided herein.

30.1. **Certain Sales not an Assignment.** Master Developer's selling or conveying lots in any approved Subdivision or Parcels to builders, users, or Subdevelopers, shall not be deemed to be an "assignment" subject to the above-referenced approval by the City unless specifically designated as such an assignment by the Master Developer.

30.2. **Related Party Transfer.** Master Developer's transfer of all or any part of the Property to any entity "related" to Master Developer (as defined by regulations of the Internal Revenue Service), Master Developer's entry into a joint venture for the development of the Property or Master Developer's pledging of part or all of the Property as security for financing shall also not be deemed to be an "assignment" subject to the above-referenced approval by the City and Owner unless specifically designated as such an assignment by the Master Developer. Master Developer shall give the City and Owner Notice of any event specified in this sub-section within ten (10) days after the event has occurred. Such Notice shall include providing the City with all necessary contact information for the newly responsible party.

30.3. **Notice.** Master Developer shall give Notice to the City and Owner of any proposed assignment and provide such information regarding the proposed assignee that the City and Owner may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City and Owner with all necessary contact information for the proposed assignee.

30.4. **Deemed Approved.** Unless the City or Owner objects in writing within

twenty (20) business days, the City and Owner shall be deemed to have approved of and consented to the assignment.

30.5. **Partial Assignment.** If any proposed assignment is for less than all of Master Developer's rights and responsibilities then the assignee shall be responsible for the performance of each of the obligations contained in this MDA to which the assignee succeeds. Upon any such approved partial assignment, Master Developer shall be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned.

30.6. **Grounds for Denying Assignment.** The City and Owner may only withhold their consent if the City and Owner are not reasonably satisfied of the assignee's financial ability to perform the obligations of Master Developer proposed to be assigned. Any refusal of the City or Owner to accept an assignment shall be subject to the "Meet and Confer" and "Mediation" processes specified in Sections 8.11 and 8.13. If the refusal is subject to "Arbitration" as provided in Section 8.14 then the Parties shall follow such processes.

30.7. **Assignee Bound by this MDA.** Any assignee shall consent in writing to be bound by the assigned terms and conditions of this MDA as a condition precedent to the effectiveness of the assignment.

31. **Binding Effect.** If Master Developer sells or conveys Parcels of lands to Subdevelopers or related parties, the lands so sold and conveyed shall bear the same rights, privileges, Intended Uses, configurations, and number of Residential Dwelling Units as applicable to such Parcel and be subject to the same limitations and rights of the City when owned by Master

Developer and as set forth in this MDA without any required approval, review, or consent by the City except as otherwise provided herein.

32. **No Waiver.** Failure of any of the Parties to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

33. **Severability.** If any provision of this MDA is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this MDA shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this MDA shall remain in full force and affect.

34. **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the party obligated to perform hereunder shall excuse performance of the obligation by that party for a period equal to the duration of that prevention, delay or stoppage.

35. **Time is of the Essence.** Time is of the essence to this MDA and every right or responsibility shall be performed within the times specified.

36. **Appointment of Representatives.** To further the commitment of the Parties to cooperate in the implementation of this MDA, the City, Owner and Master Developer each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Master Developer. The initial representative for the City shall be the Mayor of the City. The initial representative for Master Developer shall be Chris Gamvroulas. The initial

representative for Owner shall be Elise Erler. The Parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this MDA and the development of the Property.

37. **Mutual Drafting.** Each of the Parties has participated in negotiating and drafting this MDA and therefore no provision of this MDA shall be construed for or against any Party based on which party drafted any particular portion of this MDA.

38. **Applicable Law.** This MDA is entered into in the City in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

39. **Venue.** Any action to enforce this MDA shall be brought only in the Fourth District Court for the State of Utah.

40. **Counterpart Execution.** This MDA may be executed in counterparts.

41. **Recordation and Running with the Land.** This MDA shall be recorded in the chain of title for the Property. This MDA and the obligations herein shall be deemed to run with the land, except as expressly set forth in this MDA. The electronic data disk of the City's Vested Laws, Exhibit "C", shall not be recorded in the chain of title. A secure copy of Exhibit "C" shall be filed with the City Recorder and each party shall also have an identical copy.

42. **Authority.** The Parties to this MDA each warrant that they have all of the necessary authority to execute this MDA. Specifically, on behalf of the City, the signature of the Mayor of the City is affixed to this MDA lawfully binding the City pursuant to the motion approving the MDA adopted by the City on December 5, 2017. This MDA is approved as to form and is further certified as having been lawfully adopted by the City by the signature of the City Attorney.

IN WITNESS WHEREOF, the Parties hereto have executed this MDA by and through their respective, duly authorized representatives as of the day and year first herein above written.

MASTER DEVELOPER
Ivory Homes, Ltd.

By: CLARK D. IVORY
Its: CEO

MASTER DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
)
) :ss.
COUNTY OF SALT LAKE)

On the 31st day of May, 2018, personally appeared before me CLARK IVORY the CEO of Ivory Homes, Ltd. A Utah limited partnership, who acknowledged that he/she, being duly authorized, did execute the foregoing instrument on behalf of Ivory Homes, Ltd.

Bryon Franklin Prince
NOTARY PUBLIC
Residing at: Salt Lake County



CITY
EAGLE MOUNTAIN CITY

By: Tom Westmoreland
Its: Mayor

Approved as to form and legality:

Attest:

City Attorney

City Recorder



CITY ACKNOWLEDGMENT

STATE OF UTAH)
)
) ss.
COUNTY OF UTAH)

On the 31 day of May, 2018, Tom Westmoreland personally appeared before me who being by me duly sworn, did say that he is the Mayor of Eagle Mountain City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its governing body and said Mayor acknowledged to me that the City executed the same.

NOTARY PUBLIC



OWNER
STATE OF UTAH, through
the School and Institutional
Trust Lands Administration

David the

By: David Ure
Its: Director

Approved as to Form:

Wassily I. McCracken

Special Assistant Attorney General

OWNER ACKNOWLEDGMENT

STATE OF UTAH)
 :SS.
COUNTY OF SALT LAKE)

On ~~24~~ the day of May, 2018, personally appeared before me David Ure, the Director of the School and Institutional Trust Lands Administration, who acknowledged that he, being duly authorized, did execute the foregoing instrument on behalf of the School and Institutional Trust Lands Administration.

Alan Reprell Stoe

NOTARY PUBLIC

Residing at: Salt Lake Canyon



TABLE OF EXHIBITS

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Exhibit "A"

Legal Description and General Depiction of Property

Legal Description of Property:

Overland parcels:

VILLAGE 1 (PARCEL 36-E)

A portion of Section 36, Township 5 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at a 1976 Utah County monument marking the Southwest Corner of Section 36, T5S, R2W, S.L.B. & M.; thence N1°04'47"E along the Section line 2,671.07 feet to a 1987 Utah County monument marking the West ¼ Corner of said Section 36; thence N0°36'31"E along the Section line 2,062.29 feet to the southwesterly line of Airport Road as described in Deed Entry 19071:2005 of the Official Records of Utah County; thence along said roadway the following 2 (two) courses and distances: Southeasterly along the arc of a 1,675.07 foot radius non-tangent curve (radius bears: N70°24'53"E) 1,226.75 feet through a central angle of 41°57'40" (chord: S40°33'57"E 1,199.52 feet); thence S61°32'47"E 2,832.41 feet to the westerly line of lands of the State of Utah described as Exhibit "B" in Deed Entry No. 28888:2007 of the Official Records of Utah County; thence along said lands the following 2 (two) courses and distances: S28°27'14"W 517.50 feet; thence Southwesterly along the arc of a 795.58 foot radius non-tangent curve (radius bears: S61°36'35"E) 64.28 feet through a central angle of 4°37'46" (chord: S26°04'32"W 64.26 feet) to the southwesterly line of that Real Property conveyed to Eagle Mountain City described as Pony Express Trail D1 in Deed Entry No. 63439:2005 of the Official Records of Utah County; thence S65°29'22"E along said property 197.11 feet to the westerly line of Sweetwater Road described as Exhibit C in Deed Entry No. 19071:2005 of the Official Records of Utah County; thence S24°30'33"W along said road 59.86 feet to the northeasterly line of that Real Property conveyed to Eagle Mountain City described as Pony Express Trail E in Deed Entry No. 63439:2005 of the Official Records of Utah County; thence N65°29'22"W along said property 197.17 feet to the easterly line of lands of the State of Utah described as Exhibit "B" in Deed Entry No. 28888:2007 of the Official Records of Utah County; thence along said lands the following 3 (three) courses and distances: S24°30'38"W 886.52 feet; thence along the arc of a 202.61 foot radius curve to the right 60.92 feet through a central angle of 17°13'38" (chord: S33°07'27"W 60.69 feet); thence S41°44'16"W 716.26 feet to the southwesterly line of said Trail D1; thence along said trail parcel the following 5 (five) courses and distances: Southeasterly along the arc of a 655.00 foot radius non-tangent curve (radius bears: N84°54'06"E) 269.20 feet through a central angle of 23°32'52" (chord: S16°52'20"E 267.31 feet); thence S30°48'02"E 180.77 feet; thence along the arc of a 15.00 foot radius curve to the left 17.21 feet through a central angle of 65°43'37" (chord: S63°39'50"E 16.28 feet) to a point of reverse curvature; thence along the arc of a 130.00 foot radius curve to the right 21.26 feet through a central angle of 9°22'07" (chord: N88°09'25"E 21.23 feet) to a point of reverse curvature; thence along the arc of a 15.00 foot radius curve to the left 14.99 feet through a central angle of 57°15'43" (chord: N64°12'37"E 14.38 feet) to the northwesterly line of said Sweetwater Road; thence along said road the following 2 (two) courses

Exhibit "A" (continued)

and distances: S27°16'59"W 74.53 feet; thence along the arc of a 2,495.00 foot radius curve to the left 40.92 feet through a central angle of 0°56'23" (chord: S26°48'48"W 40.92 feet); thence N65°14'49"W 24.00 feet; thence along the arc of a 267.00 foot radius curve to the left 62.47 feet through a central angle of 13°24'21" (chord: N71°56'59"W 62.33 feet) to the southeasterly line of that Real Property conveyed to Eagle Mountain City described as Pony Express Trail F in Deed Entry No. 63439:2005 of the Official Records of Utah County, the previous 2 (two) courses along the extension of, and along the northerly line of Midvalley Road as dedicated as part of MIDVALLEY ROAD Phase 1 Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Trail parcel the following 4 (four) courses and distances: Northeasterly along the arc of a 130.00 foot radius non-tangent curve (radius bears: S61°05'44"E) 12.89 feet through a central angle of 5°40'49" (chord: N31°44'41"E 12.88 feet) to a point of reverse curvature; thence along the arc of a 15.00 foot radius curve to the left 17.12 feet through a central angle of 65°23'09" (chord: N1°53'31"E 16.20 feet); thence N30°48'04"W 182.70 feet; thence along the arc of a 745.00 foot radius curve to the right 227.50 feet through a central angle of 17°29'47" (chord: N20°02'13"W 226.62 feet) to the southeasterly line of lands of the State of Utah described as Exhibit "B" in Deed Entry No. 28888:2007 of the Official Records of Utah County; thence S41°44'18"W 0.54 feet to the easterly line of said MIDVALLEY ROAD Phase 1 Subdivision; thence along said Plat the following 4 (four) courses and distances: Northwesterly along the arc of a 745.00 foot radius non-tangent curve (radius bears: N78°39'39"E) 153.00 feet through a central angle of 11°46'00" (chord: N5°27'21"W 152.73 feet); thence N0°25'39"E 513.37 feet; thence N89°34'21"W 1,084.31 feet; thence S0°25'39"W 1,110.53 feet to the Section line; thence N89°17'16"W along the Section line 982.89 feet to the point of beginning.

Contains: 193.90+/- acres

VILLAGE 2 (PARCEL 36-A)

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

Beginning at a point on the easterly line of Airport Road as described in Deed Entry 19071:2005 of the Official Records of Utah County, located S89°27'10"E along the Section line 103.03 feet from a 2002 Utah County monument marking the Northwest Corner of Section 36, T5S, R2W, S.L.B. & M.; thence S89°27'10"E along the Section line 2,572.06 feet to a 1960 Utah County monument marking the North ¼ Corner of said Section 36; thence S89°36'58"E along the Section line 1,522.16 feet to the northwest corner of that Real Property conveyed to Eagle Mountain City described as Pony Express Trail A in Deed Entry No. 63439:2005 of the Official Records of Utah County; thence along said property the following 3 (three) courses and distances: S0°23'02"W 25.00 feet; thence S54°09'26"E 248.32 feet; thence S11°08'55"W 48.72 feet to the northeast corner of that Real Property conveyed to Eagle Mountain City described as Exhibit "A" in Deed Entry No. 28888:2007 of the Official Records of Utah County; thence along said property the following 3 (three) courses and distances: S42°09'31"W 134.22 feet; thence S6°36'38"W 68.52 feet; thence S13°15'31"E 154.22 feet to the southwest corner of said Pony Express Trail A; thence S78°51'05"E along said trail parcel 199.60 feet to the westerly line of Sweetwater Road described as Exhibit C in Deed Entry No. 19071:2005 of the Official Records of Utah County;

Exhibit "A" (continued)

thence S11°08'50"W along said roadway 60.00 feet to the north line of Pony Express Trail B described in said Deed Entry No. 63439:2005; thence N78°51'05"W along said trail parcel 196.98 feet to the east line of lands of the State of Utah described as Exhibit "B" in Deed Entry No. 28888:2007 of the Official Records of Utah County; thence along said lands the following 3 (three) courses and distances: S11°08'55"W 315.69 feet; thence along the arc of a 712.61 foot radius curve to the right 215.23 feet through a central angle of 17°18'19" (chord: S19°48'05"W 214.42 feet); thence S28°27'14"W 1,194.43 feet to the south line of said Pony Express Trail B; thence S61°32'46"E along said trail parcel 197.10 feet to the westerly line of said Sweetwater Road; thence S28°27'09"W along said Road 59.99 feet to the north line of Pony Express Trail C1 described in said Deed Entry No. 63439:2005; thence N61°32'46"W along said trail parcel 197.10 feet to the east line of lands of the State of Utah described as Exhibit "B" in Deed Entry No. 28888:2007 of the Official Records of Utah County; thence S28°27'14"W along said lands 469.02 feet to the northeasterly line of Airport Road as described in Deed Entry 19071:2005 of the Official Records of Utah County; thence along said roadway the following 2 (two) courses and distances: N61°32'47"W 2,832.41 feet; thence along the arc of a 1,469.07 foot radius curve to the right 1,593.70 feet through a central angle of 62°09'23" (chord: N30°28'08"W 1,516.69 feet) to the point of beginning.

Contains: 167.12+/- acres

VILLAGE 3 (PARCEL 36-B)

A portion of the NE1/4 and the SE1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at a 2001 Utah County monument marking the Northeast Corner of Section 36, T5S, R2W, S.L.B. & M.; thence S0°36'01"W along the Section line 2,698.21 feet to a 1971 Utah County monument marking the East ¼ Corner of said Section 36; thence S0°36'01"W along the Section line 2,640.39 feet to a 1913 GLO monument marking the Southeast Corner of said Section 36, said corner also being on the easterly line of Airport Road as described in Deed Entry 19071:2005 of the Official Records of Utah County; thence along said roadway the following 3 (three) courses and distances: N1°02'41"W 468.20 feet; thence along the arc of a 2,103.00 foot radius curve to the left 2,220.67 feet through a central angle of 60°30'06" (chord: N31°17'44"W 2,118.93 feet); thence N61°32'47"W 447.25 feet to the southeasterly corner of that Real Property conveyed to Eagle Mountain City described as Pony Express Trail C2 in Deed Entry No. 63439:2005 of the Official Records of Utah County; thence Northwesterly along the arc of a 216.85 foot radius non-tangent curve (radius bears: N65°46'55"W) 308.63 feet through a central angle of 81°32'47" (chord: N16°33'18"W 283.23 feet) to the easterly line of Sweetwater Road described as Exhibit C in Deed Entry No. 19071:2005 of the Official Records of Utah County; thence along said roadway the following 3 (three) courses and distances: N28°27'09"E 1,522.91 feet; thence along the arc of a 1000.00 foot radius curve to the left 302.03 feet through a central angle of 17°18'19" (chord: N19°48'00"E 300.89 feet); thence N11°08'50"E 975.50 feet to the north line of said Section 36; thence S89°36'58"E along the Section line 623.01 feet to the point of beginning.

Contains: 90.26+/- acres

Exhibit "A" (continued)**VILLAGE 4 (ALL OF PARCEL 1-C & PORTIONS OF PARCELS 1-B & 1-A)**

PORTION OF PARCEL 1-B: A portion of the NE1/4 and the SE1/4 of Section 1, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point on the westerly line of that Real Property conveyed to Eagle Mountain City described as Bypass Road Parcel 3 in Exhibit B of Deed Entry No. 19071:2005 of the Official Records of Utah County located N89°22'22"W along the Section line 100.06 feet from a 1913 GLO monument marking the Northeast Corner of Section 1, T6S, R2W, S.L.B. & M.; thence along said Parcel 3 & Parcel 2 of said Exhibit B the following 3 (three) courses and distances: S0°18'26"W 1,937.28 feet; thence along the arc of a 1,543.83 foot radius curve to the right 819.70 feet through a central angle of 30°25'17" (chord: S15°31'05"W 810.11 feet); thence S30°43'43"W 2,249.70 feet to the south line of said Section 1; thence N89°30'11"W along the Section line 731.62 feet to the easterly line of Sweetwater Road described as Exhibit C in Deed Entry No. 19071:2005 of the Official Records of Utah County; thence N0°00'12"W along said road 2,257.61 feet; thence East 780.42 feet; thence North 2,402.25 feet to the Section line; thence S89°22'22"E along the Section line 1,328.04 feet to the point of beginning.

Contains: 145.25+/- acres

PARCEL 1-C: A portion of the SE1/4 of Section 1, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at a 1958 Utah County monument marking the Southeast Corner of Section 1, T6S, R2W, S.L.B. & M.; thence N89°30'11"W along the Section line 1,347.75 feet to the easterly line of that Real Property conveyed to Eagle Mountain City described as Bypass Road Parcel 2 in Exhibit B of Deed Entry No. 19071:2005 of the Official Records of Utah County; thence along said Parcel 2 & Parcel 1 of said Exhibit B the following 2 (two) courses and distances: N30°43'43"E 2,197.26 feet; thence along the arc of a 1,723.83 foot radius non-tangent curve (radius bears: N56°39'47"W) 605.16 feet through a central angle of 20°06'50" (chord: N23°16'48"E 602.06 feet) to the east line of said Section 1; thence S0°18'12"W along the Section line 2,453.52 feet to the point of beginning.

Contains: 35.74+/- acres

PORTION OF PARCEL 1-A: A portion of the SE1/4 of Section 1, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at the Northwest Corner of that Real Property described in Deed Entry No. 18900:2017 of the Official Records of Utah County, located N00°27'00"E along the 1/4 Section line 1,337.61 feet from the South 1/4 Corner of Section 1, T6S, R2W, SLB&M; thence N0°27'00"E along the 1/4 Section line 918.83 feet; thence East 381.86 feet to the Westerly Right-of-Way line of Sweetwater Road; thence S0°00'12"E along said Right-of-Way 919.45 feet to the northerly line of said Deed Entry No. 18900:2017; thence N89°27'44"W along said deed 389.12 feet to the point of beginning.

Contains: 8.12+/- acres

Exhibit "A" (continued)**VILLAGE 5 (PORTIONS OF PARCELS 1-B & 1-A)**

PORTION OF PARCEL 1-B: A portion of the NE1/4 and the SE1/4 of Section 1, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at the 2004 Utah County monument marking the South ¼ Corner of Section 36, T5S, R2W, S.L.B. & M.; thence S89°22'22"E along the Section line 244.89 feet; thence South 2,402.25 feet; thence West 780.42 feet to the easterly line of Sweetwater Road described as Exhibit C in Deed Entry No. 19071:2005 of the Official Records of Utah County; thence N0°00'12"W along said road 1,246.31 feet to the south line of that Real Property conveyed to Eagle Mountain City described as Mid-Valley Regional Park C in Deed Entry No. 19072:2005 of the Official Records of Utah County; thence along said Park Parcel the following 4 (four) courses and distances: N89°59'41"E 399.92 feet; thence N0°00'20"W 430.00 feet; thence Southwesterly along the arc of a 1,616.71 foot radius non-tangent curve (radius bears: N6°53'57"W) 332.40 feet through a central angle of 11°46'48" (chord: S88°59'27"W 331.81 feet); thence N81°14'44"W 43.67 feet to the easterly line of said Sweetwater Road; thence Northeasterly along the arc of a 2,405.00 foot radius non-tangent curve (radius bears: S81°44'14"E) 770.18 feet through a central angle of 18°20'55" (chord: N17°26'14"E 766.89 feet) to the north line of said Section 1; thence S89°12'34"E along the Section line 280.88 feet to the point of beginning.

Contains: 37.25+/- acres

PORTION OF PARCEL 1-A: A portion of the NW1/4, NE1/4 and the SE1/4 of Section 1, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point on the southerly line of that Real Property described in Deed Entry No. 19072:2005 of the Official Records of Utah County, located S01°22'27"W along the Section line 1,603.65 feet and East 1,942.99 feet from the Northwest Corner of Section 1, T6S, R2W, SLB&M; thence along said deed the following 3 (three) courses and distances: N89°59'40"E 719.20 feet; thence N00°00'18"W 400.00 feet; thence N89°59'40"E 400.08 feet to the Westerly Right-of-Way line of Sweetwater Road; thence S00°00'12"E along said Right-of-Way line 1,246.32 feet; thence West 381.86 feet to the 1/4 Section line; thence N00°27'05"E along the 1/4 Section line 421.83 feet to the Center 1/4 Corner of said Section 1; thence N89°25'35"W along the 1/4 Section line 740.79 feet; thence N00°00'17"W along the extension of and along said deed 416.97 feet to the point of beginning.

Contains: 18.20 acres+/-

VILLAGE 6 (PORTION OF PARCEL 1-A)

A portion of the NW1/4 of Section 1, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at a 1958 Utah County monument marking the Northwest Corner of Section 1, T6S, R2W, S.L.B. & M.; thence S89°25'23"E along the Section line 951.55 feet to a 1976 Utah County monument marking the Southwest Corner of Section 36, T5S, R2W, S.L.B. & M.; thence S89°17'16"E along the Section line 982.89 feet to the westerly line of MIDVALLEY ROAD Phase

Exhibit "A" (continued)

1 Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S0°25'39"W along said Plat 84.27 feet; thence S89°34'21"E along said Plat and extension thereof 601.05 feet to the northwesterly line of that Real Property conveyed to Eagle Mountain City described as Pony Express Trail G in Deed Entry No. 63439:2005 of the Official Records of Utah County; thence S41°43'17"W along said Trail parcel 482.17 feet; thence N89°01'19"W 1,242.21 feet along the extension of, and along the northerly line of that Real Property conveyed to Eagle Mountain City described as Mid-Valley Regional Park A in Deed Entry No. 19072:2005 of the Official Records of Utah County; thence S1°14'03"W along said Park Parcel 1,449.26 feet to the southwesterly line of said Pony Express Trail G Parcel; thence S3°01'08"W along said Trail Parcel 66.85 feet; thence S89°18'12"E 967.57 feet along said Trail Parcel and along the southerly line of that Real Property conveyed to Eagle Mountain City described as Mid-Valley Regional Park B in Deed Entry No. 19072:2005 of the Official Records of Utah County; thence S0°00'17"E 43.48 feet to the 1/4 Section line; thence N89°25'34"W along the 1/4 Section line 1,952.67 feet to a 1990 Utah County monument marking the West 1/4 Corner of said Section 1; thence N1°22'28"E along the Section line 2,001.17 feet to the point of beginning.

Contains: 59.53+/- acres

VILLAGE 7 (PARCELS 12-A, 12-B AND 12-C):

PARCEL 12-A: A portion of the NW1/4 and the NE1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Based & Meridian located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at a 1958 Utah County monument marking the Northwest Corner of Section 12, T6S, R2W, S.L.B. & M.; thence S89°21'52"E along the Section line 2,685.10 feet to a 1958 Utah County monument marking the North 1/4 Corner of said Section 12; thence S89°30'11"E along the Section line 399.70 feet to the westerly line of Sweetwater Road described as Exhibit C in Deed Entry No. 19071:2005 of the Official Records of Utah County; thence S0°00'12"E along said road 1,404.25 feet to the north line of lands of Eagle Mountain City described in Deed Entry No. 39229:2008 of the Official Records of Utah County, said north line is also the south line of the NW1/4 of the NE1/4 of said Section; thence S88°44'07"W along the 40 acre (1/16th Section) line 409.41 feet to the southeast corner of the N1/2 of the NW1/4 of said Section; thence S88°46'11"W along the 40 acre (1/16th Section) line 2,736.06 feet to the west line of Section 12; thence N2°17'03"E along the Section line 1,506.48 feet to the point of beginning.

Contains: 103.99+/- acres

PARCEL 12-B: A portion of the NE1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Based & Meridian located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point on the easterly line of Sweetwater Road described as Exhibit C in Deed Entry No. 19071:2005 of the Official Records of Utah County located S89°30'11"E along the Section line 489.70 feet from a 1958 Utah County monument marking the North 1/4 Corner of Section 12, T6S, R2W, S.L.B. & M.; thence S89°30'11"E along the Section line 731.62 feet to the westerly line of that Real Property conveyed to Eagle Mountain City described as Bypass Road Parcel 2 in Exhibit B of Deed Entry No. 19071:2005 of the Official Records of Utah County; thence along said Parcel 2 of said Exhibit B the following 4 (four) courses and distances: S30°43'43"W 1,000.19 feet; thence along the arc of a 555.00 foot radius curve to the right 188.22

Exhibit "A" (continued)

feet through a central angle of $19^{\circ}25'50''$ (chord: $S40^{\circ}26'38''W$ 187.32 feet); thence $S50^{\circ}09'33''W$ 84.57 feet; thence along the arc of a 345.00 foot radius curve to the left 47.12 feet through a central angle of $7^{\circ}49'29''$ (chord: $S46^{\circ}14'48''W$ 47.08 feet) to the easterly line of said Sweetwater Road; thence $N0^{\circ}00'12''W$ along said road 1,095.40 feet to the point of beginning.

Contains: 10.09+/- acres

PARCEL 12-C: A portion of the NE1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Based & Meridian located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at the Northeast corner of the NW1/4 of the NE1/4 of Section 12, T6S, R2W, S.L.B. & M. located $N89^{\circ}30'11''W$ along the Section line 1,336.62 feet from a 1958 Utah County monument marking the Northeast Corner of said Section 12; thence $S0^{\circ}25'35''W$ 1,375.70 feet along the east line of said NW1/4 of the NE1/4 to the north line of lands of Eagle Mountain City described in Deed Entry No. 39229:2008 of the Official Records of Utah County, said north line is also the south line of said NW1/4 of the NE1/4 of said Section; thence $S88^{\circ}44'07''W$ along the 40 acre (1/16th Section) line 836.77 feet to the easterly line of Sweetwater Road described as Exhibit C in Deed Entry No. 19071:2005 of the Official Records of Utah County; thence $N0^{\circ}00'12''W$ along said road 73.71 feet to a point on the southeasterly line of that Real Property conveyed to Eagle Mountain City described as Bypass Road Parcel 2 in Exhibit B of Deed Entry No. 19071:2005 of the Official Records of Utah County; thence along said Bypass Road Parcel 2 the following 4 (four) courses and distances: Northeasterly along the arc of a 255.00 foot radius non-tangent curve (radius bears: $N89^{\circ}59'55''E$) 223.26 feet through a central angle of $50^{\circ}09'54''$ (chord: $N25^{\circ}04'52''E$ 216.20 feet); thence $N50^{\circ}09'33''E$ 84.57 feet; thence along the arc of a 645.00 foot radius curve to the left 218.74 feet through a central angle of $19^{\circ}25'50''$ (chord: $N40^{\circ}26'38''E$ 217.69 feet); thence $N30^{\circ}43'46''E$ 1,052.65 feet to the north line of said Section; thence $S89^{\circ}30'11''E$ along the Section line 11.12 feet to the point of beginning.

Contains: 13.81+/- acres

VILLAGE 8 (PARCELS 36-C AND 36-D):

PARCEL 36-C: A portion of the SE1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point on the westerly line of Airport Road as described in Deed Entry 19071:2005 of the Official Records of Utah County, located $N88^{\circ}59'18''W$ along the Section line 206.14 feet from a 1913 GLO monument marking the Southeast Corner of Section 36, T5S, R2W, S.L.B. & M.; thence $N88^{\circ}59'18''W$ along the Section line 749.99 feet to the easterly line of that Real Property conveyed to Eagle Mountain City described as Bypass Road Parcel 1 in Exhibit B of Deed Entry No. 19071:2005 of the Official Records of Utah County; thence along said Parcel 1 and along Parcel 2 of said Exhibit B of said deed the following 3 (three) courses and distances: $N0^{\circ}18'26''E$ 638.43 feet; thence along the arc of a 1,194.67 foot radius curve to the left 1,374.04 feet through a central angle of $65^{\circ}53'55''$ (chord: $N32^{\circ}38'31''W$ 1,299.55 feet); thence $N65^{\circ}29'30''W$ 421.12 feet to the easterly line of Sweetwater Road described as Exhibit C in Deed Entry No. 19071:2005 of the Official Records of Utah County; thence along said roadway the following 2 (two) courses and distances: Northeasterly along the arc of a 455.00 foot radius non-tangent curve (radius bears: $S65^{\circ}17'44''E$) 29.76 feet through a central angle of $3^{\circ}44'53''$ (chord: $N26^{\circ}34'42''E$ 29.76 feet); thence $N28^{\circ}27'09''E$ 317.98 feet to the southwesterly corner of that

Exhibit "A" (continued)

Real Property conveyed to Eagle Mountain City described as Pony Express Trail D2 in Deed Entry No. 63439:2005 of the Official Records of Utah County; thence Northeasterly along the arc of a 221.37 foot radius non-tangent curve (radius bears: N23°13'44"E) 306.85 feet through a central angle of 79°25'10" (chord: N73°31'09"E 282.87 feet) to the southwesterly line of said Airport Road; thence along said roadway the following 3 (three) courses and distances: S61°32'47"E 447.30 feet; thence along the arc of a 1,897.00 foot radius curve to the right 2,003.14 feet through a central angle of 60°30'06" (chord: S31°17'44"E 1,911.37 feet); thence S1°02'41"E 460.79 feet to the point of beginning.

Contains: 39.04+/- acres

PARCEL 36-D: A portion of the SE1/4 and the SW1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at a 2004 Utah County monument marking the South ¼ Corner of Section 36, T5S, R2W, S.L.B. & M.; thence N89°12'34"W along the Section line 280.88 feet to the easterly line of Sweetwater Road described as Exhibit C in Deed Entry No. 19071:2005 of the Official Records of Utah County; thence along said roadway the following 4 (four) courses and distances: Northeasterly along the arc of a 2,405.00 foot radius non-tangent curve (radius bears: S63°23'19"E) 28.20 feet through a central angle of 0°40'18" (chord: N26°56'50"E 28.19 feet); thence N27°16'59"E 1,067.90 feet; thence along the arc of a 545.00 foot radius curve to the left 26.39 feet through a central angle of 2°46'26" (chord: N25°53'46"E 26.38 feet); thence N24°30'33"E 884.25 feet to the southwesterly line of that Real Property conveyed to Eagle Mountain City described as Bypass Road Parcel 2 in Exhibit B of Deed Entry No. 19071:2005 of the Official Records of Utah County; thence along said Parcel 2 and along Parcel 1 of said Exhibit B of said deed the following 3 (three) courses and distances: S65°29'35"E 421.11 feet; thence along the arc of a 1,014.67 foot radius curve to the right 1,165.25 feet through a central angle of 65°47'56" (chord: S32°35'32"E 1,102.27 feet); thence S0°18'26"W 720.28 feet to the south line of said Section 36; thence N89°22'22"W along the Section line 1,572.93 feet to the point of beginning.

Contains: 51.84+/- acres

The Overland parcels contain 974.14+/- acres

Pony Express parcel

THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. BASIS OF BEARING BEING N89°33'04"W BETWEEN THE MONUMENTS LOCATED AT THE SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM, NAD83. CONTAINS 151.00 ACRES, MORE OR LESS. *LESS AND EXCEPTING THE FOLLOWING PARCEL OF LAND THAT WAS DEEDED TO EAGLE MOUNTAIN CITY FOR USE AS*

Exhibit "A" (continued)

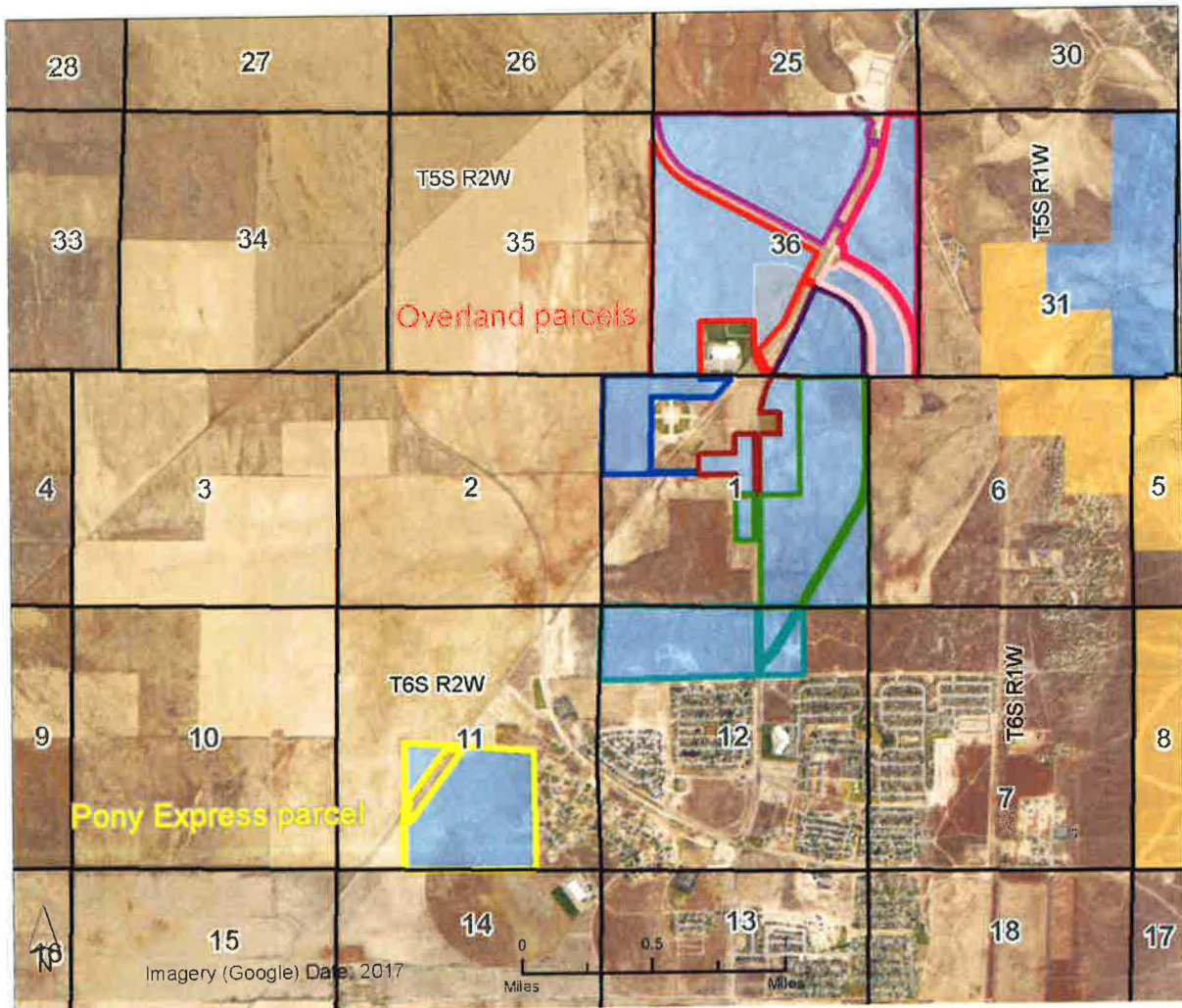
PUBLIC SPACE (PONY EXPRESS TRAIL PARK): BEGINNING AT A POINT S00°20'56"E 2911.14 FEET AND S89°39'04"W 158.94 FEET FROM THE NORTH 1/ 4 CORNER OF SECTION 11, T6S, R2W, SLB&M. BASIS OF BEARING BEING: S89°39'04"W BETWEEN THE NORTHEAST CORNER AND THE NORTH 1/ 4 CORNER OF SAID SECTION 11. THENCE S36°42'15"W 1810.28 FEET; THENCE N00°05'38"W 476.33 FEET; THENCE N36°42'15"E 1243.06 FEET; THENCE S86°22'06"E 340.48 FEET TO THE POINT OF BEGINNING. CONTAINING 10.00 ACRES, MORE OR LESS.

The Pony Express parcel contains 141.00 +/- acres

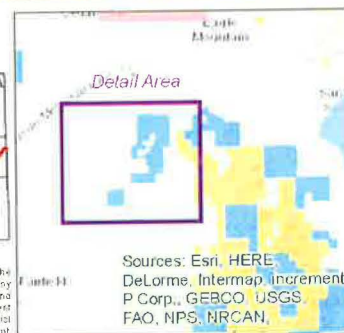
The Property contains 1,115.14+/- acres

Exhibit "A" (continued)

General Depiction of Property:



- DEVL 1112 (1134.14 acres)**
- Pony Express
 - Village 1
 - Village 2
 - Village 3
 - Village 4
 - Village 5
 - Village 6
 - Village 7
 - Village 8
 - Village 9
 - Bureau of Land Management
 - Private
 - State Trust Lands



Data represented on this map is for REFERENCE USE ONLY and is not suitable for legal, engineering, or conveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. SITLA provides this data in good faith and shall not be liable for any adverse results, or any special, indirect or consequential damages to any party, arising out of or in connection with the use of the map by the user. Land parcels, lease boundaries and special SITLA data layers may have been adjusted to allow for visual "fit and finish". The Surface Ownership Land Status data of present are maintained by SITLA to reflect current land status and surface ownership. Bottomographic maps provided by USGS/USGS. Please Note: While SITLA seeks to verify data for accuracy and content, discrepancies may exist within the data. Acquiring the most updated SITLA ownership GIS data may require contacting the GIS staff directly 901-538-5100 or TLA.GIS@nrcan.gov. The SITLA GIS department welcomes your comments and concerns regarding the data and will attempt to resolve issues as they are brought to our attention. Prepared: May 07, 2018 - sgould

Document Path: \\GIS\GIS_R\review\Development\Development_DEVL\DEVL_1112\Map\Map_Template.mxd

Coordinate System: NAD 83 UTM Zone 12N

Intervall Design Group
IVORY HOMES

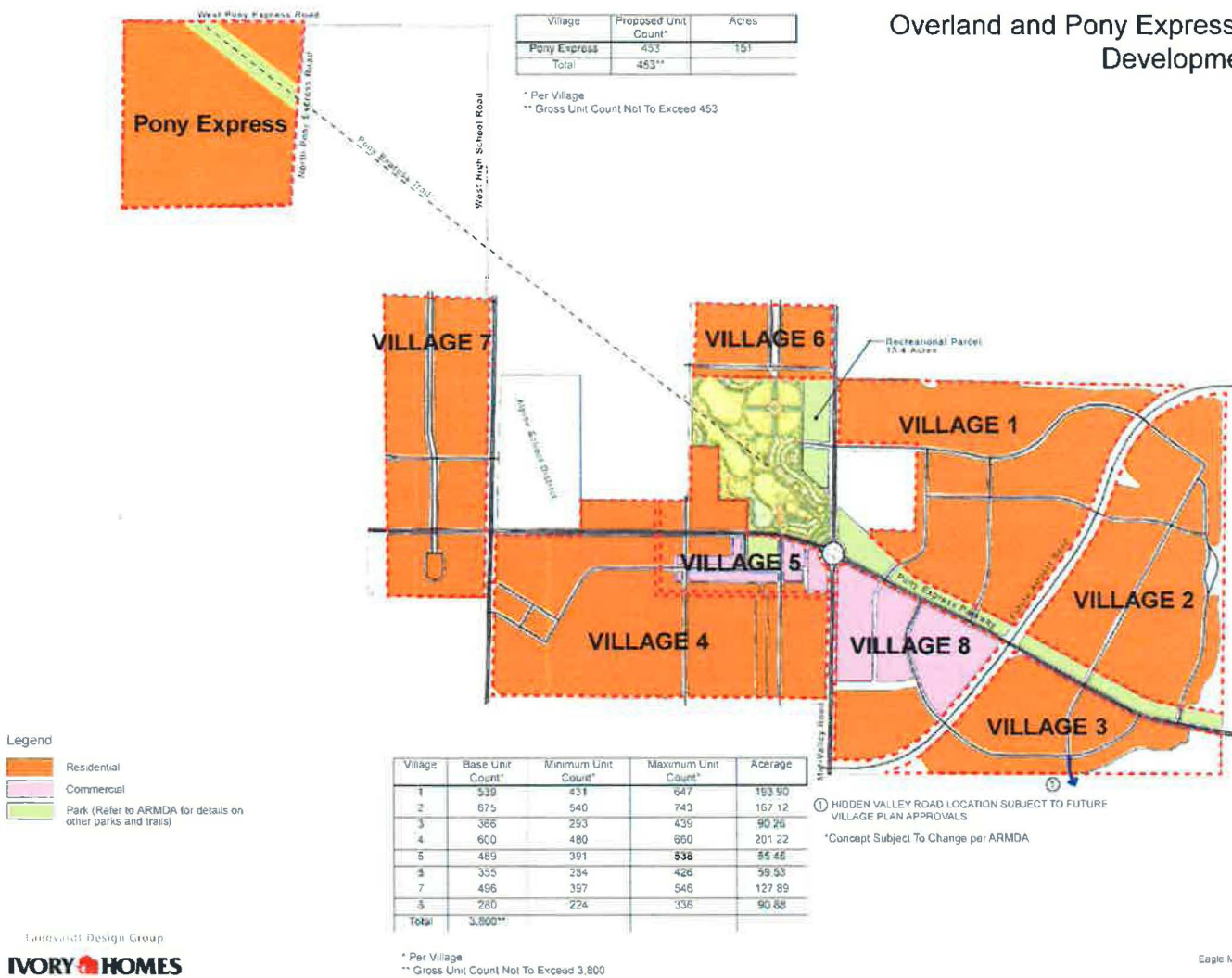


Exhibit "C"
City's Vested Laws

[not attached to recorded version]

Exhibit "D"**Reimbursable Improvements**

Impact Fee Reimbursements	Paid thru FY2017	Remaining to be paid to Owner	Total
Excess Capacity - 12" Water Line	\$ 206,458.16	\$ 217,460.84	\$ 423,919.00
Excess Capacity - Airport Rd ROW	\$ 107,719.64	\$ 125,949.36	\$ 233,669.00
Parks	\$ 623,948.12	\$ 476,051.88	\$ 1,100,000.00
Sweetwater Rd - Construction Ph 1	\$ 872,332.51	\$ 430,759.49	\$ 1,303,092.00
Sweetwater Rd - Initial ROW	\$ 30,000.00	\$ 30,000.00 (A)	\$ 60,000.00
Water System Improvements	\$ -	\$ 750,000.00 (B)	\$ 750,000.00
TOTAL	\$ 1,840,458.43	\$ 2,030,221.57	\$ 3,870,680.00

Notes

- (A) City-Owner agreement dated Aug. 15, 1999: DEVL 634 - Paragraph 1 (ROW value is \$60,000; developer paid \$30,000 in 1999).
- (B) City-Owner Master Development Agreement dated Oct. 7, 2003: DEVL 703 - Paragraph IX on water system improvements; City-Owner Election of Reimbursement Agreement dated Jul. 9, 2008 for reimbursement of \$750,000 advanced funds; and City-Owner Release of Funds letter dated Aug. 4, 2010.

Exhibit "E"

Parks and Open Space Examples

LARGE PARK EXAMPLES

Bellevue Park (Draper City)



Ivory Ridge Park (Lehi City)



Exhibit “E” (continued)

MEDIUM PARK EXAMPLES

Monterey Estates Park (Syracuse City)



Colony Pointe Park (Lehi City)



Exhibit "E" (continued)

SMALL PARK EXAMPLES

Cranberry Farms Park (Lehi City)



Tuscan Estates Park (South Ogden City)



Exhibit "F"

Village 1 Parks, Open Space, Trails, and Amenities Master Plan



Exhibit "G"**Sample Owner's Dedication Language for Plats****OWNER'S DEDICATION**

KNOW ALL MEN by these presents that the State of Utah, acting through the School and Institutional Trust Lands Administration, for good and valuable consideration received, does hereby dedicate and convey to Eagle Mountain City, a political subdivision of the State of Utah, for perpetual use of the public, those parcels of land designated herein as _____, as shown on this plat, and to each public utility providing utility services, non-exclusive easements over, on, under, and across the utility easements as shown or referenced on this plat. [Add use restrictions, as applicable.]

Excepting and reserving to the State of Utah all coal, oil and gas, and other mineral deposits in the dedicated lands.

In witness hereof we hereunto set our hands this ____ day of _____ 20 ____.

STATE OF UTAH

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

_____, Director

APPROVED AS TO FORM

_____, Utah Attorney General

My commission expires: _____

Notary Public

Residing in: _____

Exhibit "H"

Trails Plan



Overland Master Trails Plan

Overland
Eagle Mountain City, Utah
November 2017

**FIRST AMENDMENT TO THE AMENDED AND RESTATED
MASTER DEVELOPMENT AGREEMENT FOR THE
OVERLAND DEVELOPMENT AND PONY EXPRESS PARCEL**

This First Amendment to the Amended and Restated Master Development Agreement for the Overland Development and Pony Express Parcel ("First Amendment") is entered into this 20th day of August, 2019 ("Effective Date"), by and between Eagle Mountain City ("City"), a political subdivision of the State of Utah, the State of Utah, School and Institutional Trust Lands Administration, and Ivory Homes, Ltd, ("Ivory") a Utah limited partnership, sometimes referred to jointly herein as "Parties."

RECITALS:

WHEREAS The Parties previously entered into that certain Amended and Restated Master Development Agreement for the Overland Development and Pony Express Parcel dated December 5, 2017 ("Agreement") with respect to real property located in Eagle Mountain City, State of Utah ("Property");

WHEREAS the Parties have cooperated in the preparation of this First Amendment and desire to enter into this First Amendment to modify and add certain terms to the Agreement;

NOW, THEREFORE, in consideration of the promises, covenants, representations and warranties hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. Definitions. All capitalized terms used but not otherwise defined herein shall have the same meanings assigned such terms in the Agreement.

2. Timing for Construction of Amenities. Section 11.3.1 of the Agreement shall be amended and restates as follows:

A Club Ivory and an approximately 4-acre park in Village 1 will begin construction by December 15, 2019 and will be completed prior to the earlier of the recording of a plat containing the 350th Building Permit or June 30th, 2020;

3. Trees. A Section 12.9 shall be added to the Agreement and shall state as follows:

Ivory shall work with Eagle Mountain City Parks Department to pay for and install one hundred (100) trees in the Pony Express median from Lake Mountain Road to Bobby Wren Blvd. The trees shall be installed by November 30, 2019.

4. Subordination of Conflicting Terms. In the event of a conflict in the terms and conditions of this First Amendment with the terms and conditions of the Agreement, the terms and conditions of this First Amendment shall be binding and govern the conduct of the parties.

5. No Other Changes. All provisions in the Agreement as it may have been previously amended not specifically amended by this First Amendment shall remain in full force and effect.

6. Counterparts. This First Amendment may be executed in any number of counterparts, each of which when so executed and delivered, shall be deemed an original, but with all such counterparts being taken together to constitute a single original.

[signatures on following page(s)]

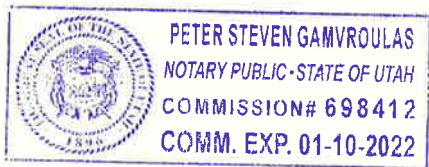


By: Ryan Tesch
Its: CFO

MASTER DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
)
) :ss.
)
COUNTY OF SALT LAKE)

On the 20TH day of August, 2019 personally appeared before me RYAN TESSH, the CFO of Ivory Homes, Ltd. A Utah limited partnership, who acknowledged that he/she, being duly authorized, did execute the foregoing instrument on behalf of Ivory Homes, Ltd.



NOTARY PUBLIC

Residing at: SALT LAKE COUNTY

By: Tom Westmoreland
Its: Mayor

City Recorder

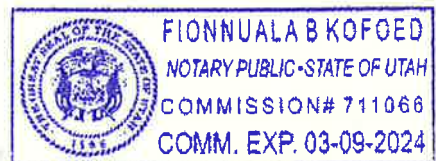


~~City Attorney~~

CITY ACKNOWLEDGMENT

On the 22 day of August, 2019, Tom Westmoreland personally appeared before me who being by me duly sworn, did say that he is the Mayor of Eagle Mountain City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its governing body and said Mayor acknowledged to me that the City executed the same.

Residing at:



OWNER
STATE OF UTAH, through the School and
Institutional Trust Lands Administration

David Ure

By: David Ure
Its: Director

Approved as to Form:

[Signature]
Special Assistant Attorney General

OWNER ACKNOWLEDGMENT

STATE OF UTAH)
)
) :ss.
COUNTY OF SALT LAKE)

On the 11th day of December 2020 ~~August, 2019~~ personally appeared before me David Ure, the Director of the School and Institutional Trust Lands Administration, who acknowledged that he, being duly authorized, did execute the foregoing instrument on behalf of the School and Institutional Trust Lands Administration.



[Signature]

NOTARY PUBLIC
Residing at: Salt Lake

**SECOND AMENDMENT TO AMENDED AND RESTATED MASTER
DEVELOPMENT AGREEMENT FOR
OVERLAND DEVELOPMENT AND PONY EXPRESS PARCEL**

This Second Amendment to Amended and Restated Master Development Agreement for Overland Development and Pony Express Parcel ("Second Amendment") is entered into this 17th day of November, 2020 ("Effective Date"), by and between Eagle Mountain City ("City"), a political subdivision of the State of Utah, the State of Utah, School and Institutional Trust Lands Administration ("Owner"), and Ivory Homes, Ltd. ("Master Developer"), a Utah limited partnership, sometimes referred to jointly herein as "Parties."

RECITALS:

WHEREAS the Parties previously entered into that certain Amended and Restated Master Development Agreement for Overland Development and Pony Express Parcel dated December 5, 2017 ("Agreement") with respect to real property located in Eagle Mountain City, State of Utah ("Property");

WHEREAS the Parties have cooperated in the preparation of this Second Amendment and desire to enter into this Second Amendment to modify and add certain terms to the Agreement;

NOW, THEREFORE, in consideration of the promises, covenants, representations, and warranties hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. Definitions. All capitalized terms used but not otherwise defined herein shall have the same meanings assigned such terms in the Agreement.

2. Timing for Village 1 Construction of Parks and Amenities. Sections 11.3.1, 11.3.2, and 11.3.3 of the Agreement shall be amended and restated and Sections 11.3.4 and 11.3.5 shall be added as follows:

11.3.1 The Overland Clubhouse (Club Ivory) building will be completed by December 31, 2020 by the Master Developer. The pool and associated park and landscape improvements will be substantially completed by May 30, 2021 by the Master Developer;

11.3.2 An approximately 2-acre park will be constructed in Village 1 (Phase C), and shall be substantially complete by June 30, 2021 by the Master Developer;

11.3.3 An additional approximately 2-acre park or community amenity will be substantially complete in Village 1 (Phase D) by May 30, 2022 by the Master Developer;

11.3.4 Owner will convey an easement to City to accommodate the need for a

ORIGINAL DOCUMENT
Eagle Mountain City Recorder's Office

ENT 123165 : 2021 PG 1 of 8
Andrea Allen
Utah County Recorder
2021 Jul 13 09:44 AM FEE 40.00 BY LT
RECORDED FOR Eagle Mountain City
ELECTRONICALLY RECORDED

retention pond at the intersection of Pony Express Parkway and Bobby Wren Boulevard, which is necessary due to the planned widening of Pony Express Parkway to a five-lane cross-section. This transaction will occur in a timely manner so as to not delay the widening project. See Exhibit A for a possible retention pond location.

11.3.5 Owner will deed property along the east side of Pony Express Parkway (small portion of parcel 59:033:0027) to City directly east of the southern parking lot entrance to Cory Wride Memorial Park to align the intersection to improve safety and access to the park area. This transaction will occur in a timely manner so as to resolve safety concerns as soon as possible. See Exhibit B for the road widening plans in this area.

3. Subordination of Conflicting Terms. In the event of a conflict in the terms and conditions of this Second Amendment with the terms and conditions of the Agreement, the terms and conditions of this Second Amendment shall be binding and govern the conduct of the parties.

4. No Other Changes. All provisions in the Agreement as it may have been previously amended not specifically amended by this Second Amendment shall remain in full force and effect.

5. Counterparts. This Second Amendment may be executed in any number of counterparts, each of which when so executed and delivered, shall be deemed an original, but with all such counterparts being taken together to constitute a single original.

[signatures on following page(s)]

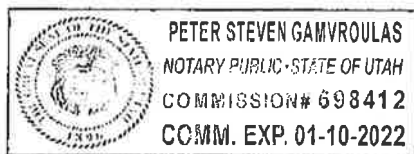
MASTER DEVELOPER
Ivory Homes, Ltd.

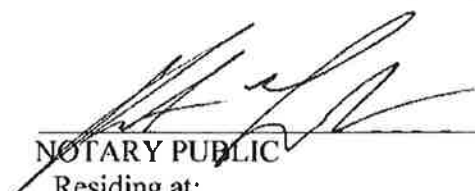

By: Ryan Tesch
Its: CFO

MASTER DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
)
) ss.
COUNTY OF SALT LAKE)

On the 10TH day of ~~November~~ ^{DECEMBER} 2020, personally appeared before me RYAN TESCH, the CFO of Ivory Homes, Ltd. a Utah limited partnership, who acknowledged that he/she, being duly authorized, did execute the foregoing instrument on behalf of Ivory Homes, Ltd.

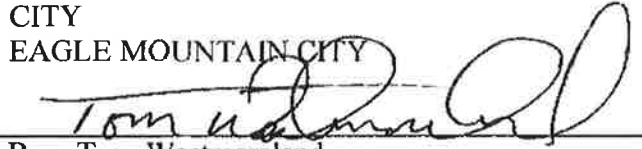



NOTARY PUBLIC

Residing at:

SALT LAKE COUNTY

CITY
EAGLE MOUNTAIN CITY


By: Tom Westmoreland
Its: Mayor

Approved as to form and legality:

Attest:


City Attorney

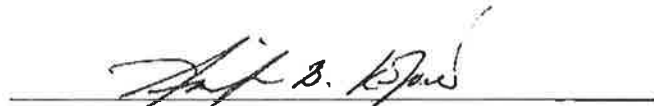

City Recorder



CITY
ACKNOWLEDGMENT

STATE OF UTAH)
 :SS.
COUNTY OF UTAH)

On the 19 day of November, 2020, Tom Westmoreland personally appeared before me who being by me duly sworn, did say that he is the Mayor of Eagle Mountain City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its governing body and said Mayor acknowledged to me that the City executed the same.


NOTARY PUBLIC



OWNER
STATE OF UTAH,
through the School and
Institutional Trust Lands
Administration

David Ure
By: David Ure
Its: Director

Approved as to Form:

Chris Hall
Special Assistant Attorney General

OWNER ACKNOWLEDGMENT

STATE OF UTAH)
)
) ss.
COUNTY OF SALT LAKE)

On the day of ^{11th} ~~November~~ ^{December}, 2020, personally appeared before me David Ure, the Director of the School and Institutional Trust Lands Administration, who acknowledged that he, being duly authorized, did execute the foregoing instrument on behalf of the School and Institutional Trust Lands Administration.



[Signature]
NOTARY PUBLIC
Residing at: Salt Lake

Exhibit A

Possible Retention Pond Location along Pony Express Parkway

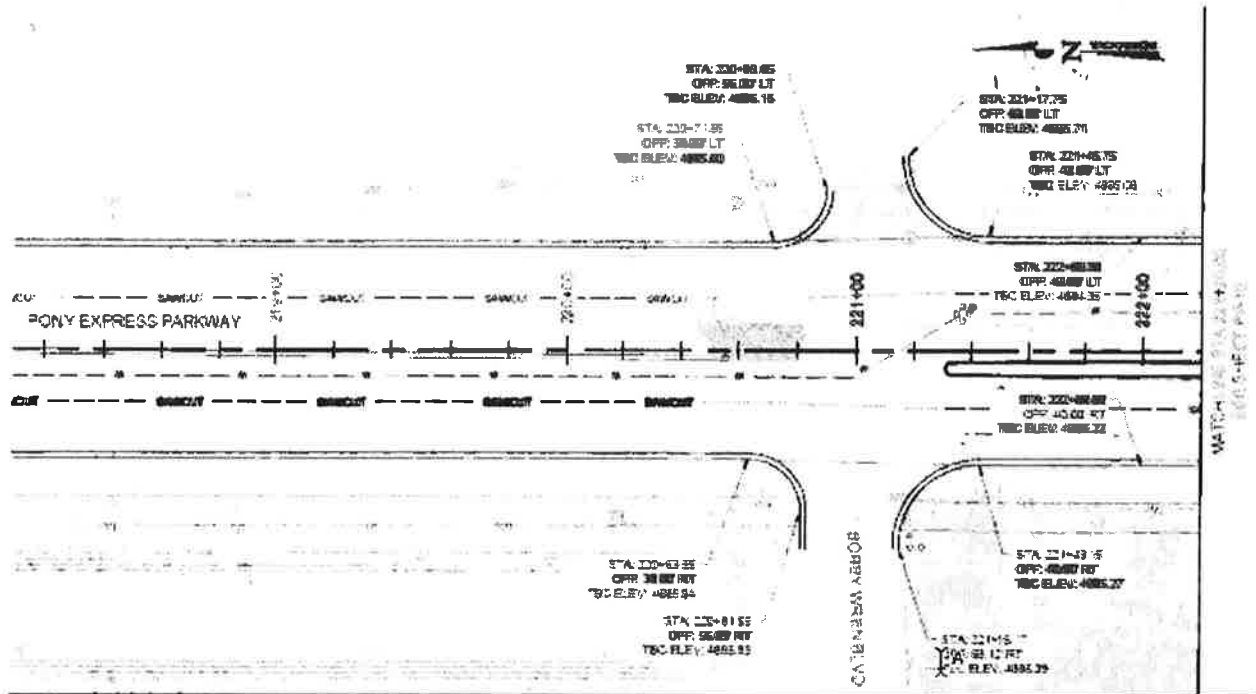
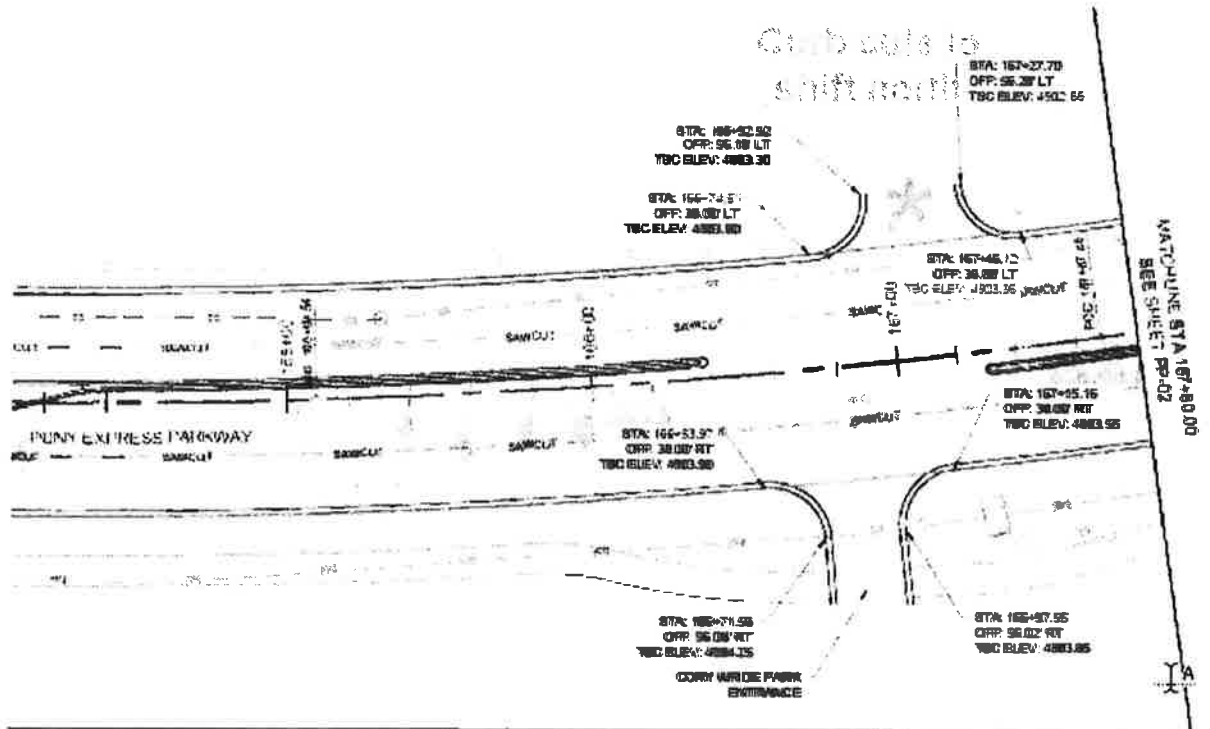


Exhibit B

Road Widening Plan and Curb Cut Property (*)



**LEGAL DESCRIPTION
PREPARED FOR
IVORY DEVELOPMENT
EAGLE MOUNTAIN, UTAH
(May 19, 2021)
19-0221**

LEGAL DESCRIPTION OF PARCEL A, OVERLAND PHASE 3

All of Parcel A, OVERLAND PHASE C PLAT 3 Subdivision, according to the official plat thereof recorded December 17, 2020 as Entry No. 201700:2020 in the office of the Utah County Recorder.

METES AND BOUNDS DESCRIPTION OF PARCEL A, OVERLAND PHASE C PLAT 3

All of Parcel A, OVERLAND PHASE C PLAT 3 Subdivision, according to the official plat thereof recorded December 17, 2020 as Entry No. 201700:2020 in the office of the Utah County Recorder, located in the Southwest Quarter of Section 36, Township 5 South, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows:

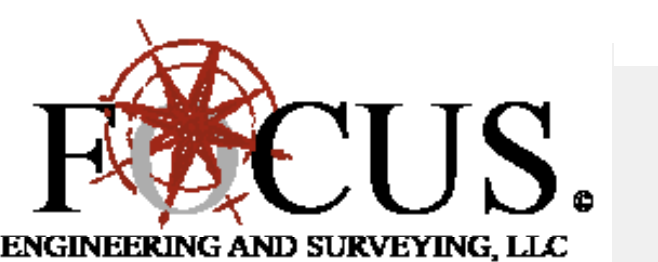
Beginning at the northwest corner of Parcel A, OVERLAND PHASE C PLAT 3 Subdivision, according to the official plat thereof recorded December 17, 2020 as Entry No. 201700:2020 in the office of the Utah County Recorder, located N01°04'47"E 1,376.74 feet along the Section line from the Southwest Corner of Section 36, T5S, R2W, SLB&M; running thence along said Parcel A the following eight (8) courses: (1) S89°34'21"E 240.49 feet; thence (2) S00°25'39"W 78.17 feet; thence (3) along the arc of a curve to the left with a radius of 236.50 feet a distance of 139.32 feet through a central angle of 33°45'11" Chord: S16°26'57"E 137.32 feet to a point of reverse curvature; thence (4) along the arc of a curve to the right having a radius of 15.00 feet a distance of 21.48 feet through a central angle of 82°03'12" Chord: S07°42'04"W 19.69 feet to a point of reverse curvature; thence (5) along the arc of a curve to the left having a radius of 553.00 feet a distance of 223.71 feet through a central angle of 23°10'43" Chord: S37°08'18"W 222.19 feet to a point of reverse curvature; thence (6) along the arc of a curve to the right having a radius of 15.00 feet a distance of 17.16 feet through a central angle of 65°31'50" Chord: S58°18'52"W 16.24 feet; thence (7) N88°55'13"W 136.02 feet; thence (8) N01°04'47"E 414.34 feet to the point of beginning.

Contains: 95,674 square feet or 2.20 acres+/-



OVERLAND VILLAGE 2 product overview

06/22/22





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 6, 2022**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code Chapter 13.12 Small Cell Communications Facilities.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Evan Berrett, Admin

PRESENTED BY:

Evan Berrett - Assistant to the
City Administrator

RECOMMENDATION:

City Council has previously been provided presentations regarding 5G communications technologies, specifically small cell wireless facilities. Feedback received indicated a concern about the potential number of new poles that may be installed in the City to accommodate the effective deployment of small cell wireless facilities. A former draft of the ordinance did not push communications companies to collocate where possible, due to the knowledge after speaking directly with communications company engineers from Verizon and AT&T that collocation is not preferred and may impact the effectiveness of their equipment. The new draft code now requires communications companies to demonstrate that new poles are necessary, rather than collocating on existing poles. This approach assumes that Eagle Mountain City has a greater desire to see the aesthetics of the city preserved over a desire for rapid deployment of small cell wireless facilities.

Staff recommends the approval of this small cell wireless facilities code and the establishment of the accompanying permitting processes and procedures to ensure that Eagle Mountain City is prepared for the deployment of small cell wireless facilities before the technology arrives in our City to avoid any undesirable consequences.

BACKGROUND:

Communications technologies continue to advance, bringing higher speeds, greater connectivity, and opening the door to new capabilities. The latest generation of wireless communications technology comes in the form of small cell wireless facilities, providing a new infrastructure to build what is known as 5G upon. The small cell wireless facilities differ greatly from current cellular communications network broadcasting equipment, and the deployment of this technology is being strongly supported by the U.S. Federal Government.

Currently, small cell wireless technology is found in very few, high-density locations where it can be of most use. Although communications providers regularly state that 5G networks are being setup nationwide, the 5G networks they speak of are on existing upgraded equipment and not using the new small cell wireless facilities. Small cell wireless facilities operate on a different range of electromagnetic frequencies that cannot penetrate buildings, trees, or people. Consequently, their range of use is greatly restricted. Small cell wireless facilities are typically installed on electric transmission poles, street lights, or on standalone poles 200-500 feet from one another, at times collocating with equipment from other communications providers. Although currently there are very limited deployments of this small cell wireless facility technology, many government entities, including cities, are preemptively preparing code to ensure deployments are done in a way that does not create issues for the locale.

The State of Utah passed the Small Wireless Facilities Deployment Act in 2018 that allows local governments certain capabilities to regulate the placement, installation, design, and removal of small cell wireless facilities. The Act also allows cities to collect application fees and right of way use fees from the communications companies. Several cities around Utah have already codified restrictions and processes based on what is allowed through the Act. Eagle Mountain City staff have reviewed the code of other cities, communicated with stakeholders, and done significant research into the impacts of small

cell wireless facilities and what Eagle Mountain City can legally do to promote the optimal outcome.

The draft ordinance brings together similar language to what other cities such as Herriman, Ogden, and Saratoga Springs currently have in place. Eagle Mountain City is limited to do much more than what is proposed, especially in regards to averting any potential health concerns due to the 1996 U.S. Telecommunications Act which prohibits local regulation of these technologies based on health. However, staff believes that the draft ordinance will adequately ensure that small cell wireless facilities are congregated in locations sufficiently distant from residences, and while protecting the aesthetics of our city.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[ORD--EMMC 13.12 Small Cell Communications Facilities](#)
[EMMC 13.12 Small Cell Communications Facilities - DRAFT](#)
[Staff Report](#)
[UCA 54-21 Small Wireless Facilities Deployment Act](#)

ORDINANCE NO. O- -2022

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
ENACTING EAGLE MOUNTAIN MUNICIPAL CODE
CHAPTER 13.12 SMALL CELL COMMUNICATION FACILITIES**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to enact Eagle Mountain Municipal Code Chapter 13.12 Small Cell Communication Facilities, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code, enacting Chapter 13.12 Small Cell Communication Facilities.
2. Chapter 13.12 Small Cell Communication Facilities, as described in Exhibit A, is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 6th day of September, 2022.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah
on this 6th day of September, 2022.

Those voting yes:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

Chapter 13.12 SMALL CELL COMMUNICATIONS FACILITIES

Sections:

- 13.12.010 Definitions.
- 13.12.015 Declaration of Purpose and Intent.
- 13.12.020 Orders, Rules, and Regulations.
- 13.12.025 Master License Agreement Required.
- 13.12.030 Permits Required.
- 13.12.035 Use of Right-of-Way for Small Wireless Facilities and Utility Poles.
- 13.12.040 General Public ROW Installation Requirements
- 13.12.045 Small Wireless Facilities; Restrictions.
- 13.12.050 Design Standards Applicable to All Small Wireless Facilities.
- 13.12.055 Design Standards Applicable to Collocated Small Wireless Facilities.
- 13.12.060 Design Standards Applicable to Small Wireless Facilities on New Stand-alone Utility Poles.
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- 13.12.105 Other Requirements.

13.12.010 Definitions.

“Abandoned facilities” means facilities no longer in service or physically disconnected from the operating facilities, or from any other facilities, or from any other facilities that are in use or that still carry service. Facilities are deemed to be abandoned facilities if they are not properly permitted with the city

“Administrative Review” means ministerial review of an Application by Eagle Mountain City relating to the review and issuance of a Permit, including review by the City Engineer or his/her designee to determine whether the issuance of a Permit is in conformity with the applicable provisions of this Chapter.

“Antenna” means communications equipment that transmits and/or receives electromagnetic radio frequency signals used in the provision of Wireless Services. This definition does not apply to broadcast antennas, antennas designed for amateur radio use, or satellite dishes for residential or household purposes.

“City”, or “The City” means Eagle Mountain City, Utah.

“Collocate” means to install or mount a on an existing Support Structure, an existing Tower, or on an existing Pole.

“Communications Facility” means, collectively, the equipment at a fixed location or locations within the Public ROW that enables Communications Services, including: (i) radio transceivers, Antennas, coaxial, fiber-optic or other cabling, power supply (including backup battery), and comparable equipment, regardless of technological configuration; and (ii) all other equipment associated with any of the foregoing. A Communications Facility does not include the Pole, Tower or Support Structure to which the equipment is attached.

“Communications Service” means cable service, as defined in 47 U.S.C. § 522(6); information service, as defined in 47 U.S.C. § 153(24); or telecommunications service, as defined in 47 U.S.C. § 153(53).

“Communications Service Provider” means a provider of Communications Services and includes a cable operator, as defined in 47 U.S.C. § 522(5), a provider of information service, as information service is defined in 47 U.S.C. Sec 153(24), a telecommunications carrier, as defined in 47 U.S.C. Sec 153(51); or a wireless provider.

“Decorative Pole” means a Pole that is specially designed and placed for aesthetic purposes

“Discretionary Review” means review of an Application by Eagle Mountain City relating to the review and issuance of a Permit that is other than an Administrative Review.

“Eligible Facilities Request” means an eligible facilities request as set forth in 47 C.F.R. Section 1.40001(b)(3), as that section may be amended from time to time.

“Emergency” means any event that may threaten public health or safety, including, but not limited to, damaged or leaking water or gas conduit systems, damaged, plugged, or leaking sewer or storm drain conduit systems, damaged facilities, downed aerial facilities, downed poles or service outages whether to one customer or an area of the city.

“Ordinary Maintenance and Repair” means inspections, testing and/or repair that maintain functional capacity, aesthetic and structural integrity of a Communications Facility and/or the associated Support Structure, Pole or Tower, that does not require blocking, damaging or disturbing any portion of the Public ROW.

“Master License Agreement” means an agreement between a wireless provider and the city that sets for the general terms and conditions pursuant to which the wireless provider may install and operate wireless facilities in the public way.

“Pole” means a legally constructed pole, such as a utility, lighting, traffic, or similar pole made of wood, concrete, metal or other material, located within the Public Right of Way.

A Pole does not include a Tower or Support Structure and does not include a pole or structure that supports electric transmission lines.

“Provider” means a Communications Service Provider or a Wireless Services Provider and includes any Person that owns and/or operates within the Public ROW any Communications Facilities, Wireless Facilities, Poles built for the sole or primary purpose of supporting Communications Facilities, or Towers.

“Public Utility Easement” means, unless otherwise specified or restricted by the terms of the easement, the area on, below, or above a property in which the property owner has dedicated an easement for use by utilities. Public Utility Easement does not include an easement dedicated solely for Eagle Mountain City use, or where the proposed use by the Provider is inconsistent with the terms of any easement granted to Eagle Mountain City.

“Rate” means a recurring charge.

“Replace” or “Replacement” means, in connection with an existing Pole, Support Structure or Tower, to replace (or the replacement of) same with a new structure, substantially similar in design, size and scale to the existing structure and in conformance with this Chapter and any other applicable Eagle Mountain City [charter/code regulations], in order to address limitations of the existing structure to structurally support Collocation of a Communications Facility.

“Small Wireless Facility” means A type of wireless facility: (a) on which each wireless provider's antenna could fit within an enclosure of no more than six cubic feet in volume; and (b) for which all wireless equipment associated with the wireless facility, whether ground mounted or pole-mounted, is cumulatively no more than 28 cubic feet in volume, not including any: (i) electric meter; (ii) concealment element; (iii) telecommunications demarcation box; (iv) grounding equipment; (v) power transfer switch; (vi) cut-off switch; (vii) vertical cable run for the connection of power or other service; (viii) wireless provider antenna; or (ix) coaxial or fiber-optic cable that is immediately adjacent to or directly associated with a particular collocation, unless the cable is a wireline backhaul facility.

“State” means the State of Utah.

“Support Structure” means a structure in the Public ROW other than a Pole or a Tower to which a Wireless Facility is attached at the time of the Application.

“Tower” means any structure in the Public ROW built for the sole or primary purpose of supporting a Wireless Facility. A Tower does not include a Pole or a Support Structure.

“Wireless Facility” means the equipment at a fixed location or locations in the Public ROW that enables Wireless Services. The term does not include: (i) the Support Structure, Tower or Pole on, under, or within which the equipment is located or collocated; or (ii) coaxial, fiber-optic or other cabling that is between Communications Facilities or Poles or

that is otherwise not immediately adjacent to or directly associated with a particular Antenna. A Small Wireless Facility is one type of a Wireless Facility.

“Wireless Infrastructure Provider” includes a person authorized to provide a telecommunications service in the City. It does not include a wireless service provider.

“Wireless Services” means any wireless services using licensed or unlicensed spectrum, whether at a fixed location or mobile, provided to the public.

“Wireless Services Provider” means a Person who provides Wireless Services.

13.12.015 Declaration of Purpose and Intent.

A. Purpose. The purpose of this chapter is to establish the requirements for the siting and use of wireless facilities in a manner that facilitates the delivery of wireless services within the city, while minimizing associated adverse impacts. The goals of this chapter are to:

1. Provide for the managed development and installation, maintenance, modification, and removal of wireless services infrastructure in the city to provide adequate wireless communication coverage, without unreasonably discriminating against wireless providers of functionally equivalent services including all of those who install, maintain, and operate wireless facilities;
2. Promote and protect the public health, safety, and welfare, and specifically, protecting aesthetic values, by reducing the visibility of wireless facilities and structures to the fullest extent possible through techniques including but not limited to camouflage/concealment, design techniques, and undergrounding of wireless facilities and the equipment associated therewith, where appropriate;
3. Encourage the deployment of smaller, less intrusive wireless facilities to supplement existing telecommunications facilities;
4. Encourage owners and users of wireless facilities and structures to locate them, to the extent possible, where the adverse impact on the community is minimized;
5. Enhance the ability of wireless providers to provide such wireless services to the community quickly, effectively, and efficiently; and
6. Effectively manage wireless facilities in the public way.

B. Scope.

1. This chapter shall provide the basic local scheme for providers of wireless services and systems that require the use of the public ways, including providers of both the system and service, and those providers of the system only.

2. The requirements set forth in this chapter shall apply to all wireless facilities and structures located within the public way, and to all applications to locate or modify wireless facilities and structures within city public ways. This chapter shall apply to all future wireless providers and to all wireless providers in the city prior to the effective date hereof, whether operating with or without a license.

3. The activities regulated by this chapter are subject to terms of the Small Wireless Facilities Deployment Act, Utah Code Title 54, Chapter 21, or its successor.

C. Excluded Activity. This chapter shall not apply to video service systems, wireline backhaul facilities, or macro wireless facilities.

13.12.020 Orders, Rules, and Regulations.

In addition to the requirements set forth in this chapter, the city may adopt such orders, rules and regulations which are reasonably necessary to accomplish the purposes of this chapter and are consistent herewith.

13.12.025 Master License Agreement Required.

A. Any wireless provider desiring to install, repair, maintain, remove, and replace wireless facilities in the public way shall first enter into a master license agreement with the city, except to the extent exempted by federal or state law.

B. The city is empowered and authorized to grant nonexclusive master license agreements on a nondiscriminatory basis governing the installation, operation, use and maintenance of wireless facilities in the city's public way in accordance with the provisions of this section.

C. The city shall grant a master license agreement to a wireless provider pursuant to a City Council ordinance, non-codified, authorizing the negotiation and execution of a master license agreement. Acceptance of the master license shall occur by the wireless provider executing the authorized master license agreement within 30 days of recordation of the authorizing ordinance. Any amendment or extension thereof will also require city council approval.

D. The term of a master license agreement may be renewed if the wireless provider is in compliance with the master license agreement and all applicable laws, rules, and regulations, including this Chapter.

E. This section shall only apply to wireless facilities. If a wireless provider has telecommunications systems that may be used for multiple purposes, such as a wireline backhaul facility, cable television, telecommunication services as defined in Utah Code Chapter 10-1-401 et seq., or video services system, then such provider shall obtain a franchise agreement per Chapter 13.10.030 or other applicable City law for each permitted purpose.

F. Before offering or providing any wireless services pursuant to the master license agreement, a wireless provider shall obtain all other regulatory approvals, permits, authorizations, or licenses for the offering or providing of such services from the appropriate federal, state, and local authorities, if required, and, upon request of the city, shall submit to the city evidence of the same, such as a license from the FCC or certificate from the Utah Public Service Commission.

G. The grant of a master license agreement will not excuse the wireless provider from obtaining (i) any permit or other authorization required to engage in or carry on any business within the city as required by the laws, rules, and regulations of the city, (ii) any other permit, agreement or authorization required in connection with the use of property or facilities owned by third parties, or (iii) any other permit or authorization required in connection with excavating or performing other work in or along the public way.

H. Wireless providers shall comply with all applicable federal, state, and city laws, rules and regulations, including those of the FCC.

I. Except to the extent exempted by applicable law, any wireless provider acting without a master license agreement on the effective date of the ordinance codified in this Chapter shall request issuance of a master license agreement from the city within 90 days of the effective date of the ordinance codified in this chapter. If such request is made, the wireless provider may continue to provide services during the course of negotiations. If a timely request is not made, or if a master license agreement is not granted, the wireless provider shall remove its equipment from the public way within 30 days of notice from the city.

J. A master license agreement shall not convey title, equitable or legal, in the public way. A master license agreement is a license to occupy the public way on a nonexclusive basis for the limited purposes and time period stated in the agreement.

K. A master license agreement granted pursuant to this chapter shall contain appropriate provisions for enforcement, compensation, and protection of the public, consistent with the other provisions of this chapter, including, but not limited to, defining events of default, procedures for accessing the bond/security fund, and rights of termination or revocation.

L. In the event a wireless provider continues to operate all or any of its wireless facilities after the terms of the master license has expired, such wireless provider shall continue to comply with all applicable provisions of this chapter and the master license agreement, including, without limitation, all compensation provisions; provided, that any such continued operations shall in no way be construed as a renewal or other extension of the master license agreement, nor as a limitation on the remedies available to the city as a result of such continued operation after the term, including, but not limited to, damages and restitution.

13.12.030 Permits Required.

A. An applicant shall obtain a permit prior to:

1. Collocating a small wireless facility in a public right-of-way;
2. Installing a new, modified, or replacement stand-alone pole or other structure associated with a small wireless facility in a right-of-way.

B. Exceptions to Permitting: Unless the work requires the closing of sidewalks or vehicular lanes in the public right of way, an application for a permit is not required for:

1. Routine maintenance of a small wireless facility or support structures for a small wireless facility;
2. The replacement of one small wireless facility with another small wireless facility of substantially similar or smaller size;
3. Non-substantial modifications.

C. A wireless provider shall give notice to the city of an activity described in subsection 3 at least five (5) business days prior to conducting the activity.

D. All construction practices and activities shall be in accordance with the Permit and approved final plans and specifications. Eagle Mountain City and its representatives shall be provided access to the work site and such further information as they may require to ensure compliance with such requirements. All work that does not comply with the Permit, the approved plans and specifications for the work, or the requirements of this Chapter, shall be removed at the sole expense of the Permittee. Eagle Mountain City may stop work in order to assure compliance with the provision of this Chapter.

E. No permit issued under this chapter shall be valid for a period longer than 12 months unless construction has commenced within that period and is thereafter diligently pursued to completion. If construction begins but is inactive for more than 90 days, the permit expires.

13.12.035 Use of Right-of-Way for Small Wireless Facilities and Utility Poles.

A. No person shall install, construct, modify, or otherwise place any small wireless facility within the public right-of-way except pursuant to the provisions of this chapter.

B. All references to small wireless facilities in this chapter shall refer only to small wireless facilities in the right-of-way and upon Eagle Mountain City property and not small wireless facilities located anywhere outside of these spaces.

C. Subject to the provisions of this Chapter and along, across, upon or under a right-of-way, a wireless provider may:

1. Collocate a small wireless facility, including collocation on a City pole;
2. Install, operate, modify, maintain, or replace:
 - a. A stand-alone pole owned by a wireless provider for use with a small wireless facility in approved areas of the city; or
 - b. Equipment described in Utah Code Annotated subsection 54-21-101(25)(b)(i) through (ix) required for a wireless provider's operation or collocation of small wireless facilities.

D. An applicant may not install a new stand-alone pole or a small wireless facility, including any associated equipment, upon or under a residential street or residential property without the City's discretionary written consent.

E. Microwave, macro towers, and other wireless backhaul facilities are not permitted within the right-of-way.

13.12.040 General Public ROW Installation Requirements

A. General Work Requirements. The Permittee shall employ due care during the installation, maintenance or any other work in the ROW, and shall comply with all safety and public ROW protection requirements of applicable laws, applicable codes, and any generally applicable Eagle Mountain City guidelines, standards and practices, and any additional commonly accepted safety and public ROW protection standards, methods and devices (to the extent not inconsistent with applicable laws).

B. Traffic Control. Unless otherwise specified in the Permit, the Permittee shall erect a barrier around the perimeter of any excavation and provide appropriate traffic control devices, signs and lights to protect, warn and guide the public (vehicular and pedestrian) through the work zone. The manner and use of these devices shall be described within a traffic control plan in accordance with the Uniform Manual of Traffic Control Devices. The Permittee shall maintain all barriers and other traffic control and safety devices related to an open excavation until the excavation is restored to a safe condition or as otherwise directed by Eagle Mountain City.

C. Interference. The Permittee shall not interfere with any existing facilities or structures in the public ROW, and shall locate its lines and equipment in such a manner as not to interfere with the usual traffic patterns (vehicular or pedestrian) or with the rights or reasonable convenience of owners of property that abuts any public ROW.

D. Utility Locates. Before beginning any excavation in the Public ROW, the Permittee shall comply with Utah Code Annotated section 54-8a.

13.12.045 Small Wireless Facilities; Restrictions.

A. A small wireless facility, including associated poles, equipment and structures, installed under this chapter shall:

1. Be located such that it in no way impedes, obstructs, or hinders the usual pedestrian or vehicular travel, affect public safety, obstruct the legal access to or use of the public ROW, violate applicable law, violate or conflict with public ROW design standards, specifications, or design district requirements, violate the Federal Americans with Disabilities Act of 1990, or in any way create a risk to public health, safety, or welfare.
2. Be placed in alignment with existing trees, utility poles, and streetlights.
3. Be located on a property line at the farthest distance away from a residence as much as possible.

B. A small wireless facility, including associated poles, equipment and structures, installed under this chapter shall not:

1. Be located within two feet of a curb, provided that this restriction does not apply to an existing utility pole that is used for collocation unless the pole is proposed to be replaced;
2. Utilize guy wires to support, provided that this restriction does not apply to an existing utility pole with a guy wire;
3. Obstruct, damage, or interfere with:
 - a. Another utility facility in a right-of-way; or
 - b. A utility's use of the utility's facility in a right-of-way.
4. Be located adjacent to a commercial establishment, such as a shop or restaurant, where it could negatively impacts the business.
5. Be located in-front of store front windows, primary walkways, primary entrances or exits, or in such a way that it would impede a delivery to the building.

C. No new stand-alone poles shall be permitted unless the applicant demonstrates to the City Engineer's satisfaction that no existing tower, pole, or support structure can reasonably accommodate the applicants proposed wireless facility.

13.12.050 Design Standards Applicable to All Small Wireless Facilities.

A. Integrated Design Consideration: Small wireless facilities, including equipment associated with the small wireless facility, shall be integrated into the stand-alone pole,

utility pole or authority pole where possible and generally shall be installed in a manner minimizing the visual impact. Whether the small wireless facility is collocated or is placed on its own pole:

1. Small wireless facilities should not be readily noticed;
2. All equipment, including electric meters, should be located on or within the pole unless prohibited by the owner of a pole used for collocation, in which case an alternative power meter box must be approved by the engineering department;
3. A small wireless facility and associated equipment located on the exterior of a pole shall be enclosed in a shroud or enclosure painted to match the existing pole color;
4. All small wireless facilities shall be constructed out of or finished with non-reflective materials (visible exterior surfaces only);
5. Cable runs should be inside of the pole to the maximum extent practicable;
6. Poles used for collocation shall be designed to separate different pole users, such as through dual chamber or tri-chamber design;
7. Wireless facility equipment on the outside of a utility pole within an enclosure shall be placed at least 8 feet above the public way, unless otherwise permitted by city;
8. Shall not be lighted or marked unless required by the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), or other applicable governmental authority; and
9. Signs located at the small wireless facility shall be limited to ownership and contact information, FCC antenna registration number (if required) and any other information as required by applicable governmental authority. Commercial advertising is strictly prohibited.

B. Antennae:

1. Each individual antenna shall be located entirely within a shroud enclosure of not more than three (3) cubic feet in volume. All antennas associated with the small wireless facility shall not exceed a combined space of six (6) cubic feet.
2. The diameter of the antenna or antenna enclosure should generally not exceed the diameter of the top of the wireless support structure pole, and to the maximum extent practical, should appear as a seamless vertical extension of the pole.
3. In no case shall the maximum diameter of the shroud be wider than one and one half times the diameter of the top of the pole.

4. Unless technologically infeasible or otherwise appropriate based on neighborhood context, all antenna shall be mounted to the top of the wireless support structure pole, aligned with the centerline of the structure.

5. Antennas shall be generally cylindrical in shape.

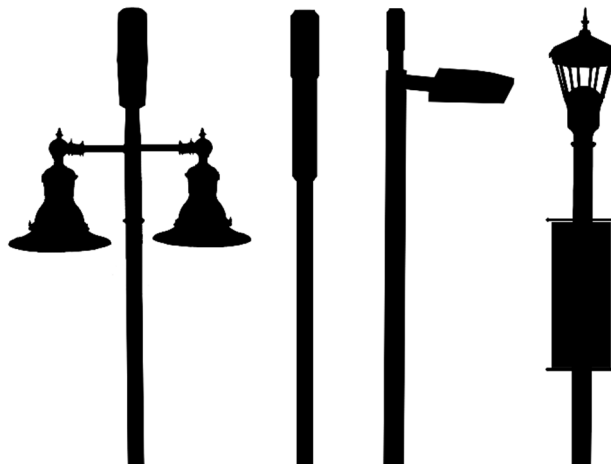
6. The shroud enclosure should be cylindrical in shape and capable of accepting paint to match the wireless support structure.

C. Height Limitations: Except for small wireless facilities on a residential street:

1. The height of a structure used for collocation of a small wireless facility, including the wireless facility, measured at the base of the structure shall not exceed 40 feet.

2. The height of stand-alone pole shall not exceed 40 feet in height. Including any antenna.

D. Attachment. The shroud enclosure shall be securely strapped to the wireless support structure pole using stainless steel banding straps. Through-bolting or use of lag bolts on publicly owned wireless support structures is prohibited.



Example of poles and streetlights that would meet design standards within this chapter.

13.12.055 Design Standards Applicable to Collocated Small Wireless Facilities.

Collocated small wireless facilities shall, in addition to the requirements of section 13.12.050 also meet the following design standards:

A. Where equipment intended for collocation of small wireless facilities cannot reasonably be incorporated into the pole in accordance with section 13.12.050, it may be installed within a ground-mounted cabinet at the base of or under the pole.

1. The ground-mounted cabinet shall meet the same separation standards as required for a new utility pole from trees and drive approaches;
2. For an above ground cabinet:
 - a. Shall be secured to a concrete foundation or slab with a breakaway design in the event of collisions.
 - b. Shall not exceed three feet in height, unless special conditions exist that would result in the cabinet encroaching into the sidewalk or to within two feet of the curb.
 - c. Shall mimic the color and design of nearby poles and other utilities in the immediate vicinity.
 - d. No horizontal flat spaces greater than 1.5 inches shall exist on the equipment cabinet to prevent cups, trash, and other objects from being placed on the equipment cabinet as seen in the example on the following page.



Example of pole with ground cabinet that would meet design standards within this chapter.

13.12.060 Design Standards Applicable to Small Wireless Facilities on New Stand-alone Utility Poles.

If an applicant proposes to install a new stand-alone utility pole in connection with a small wireless facility, the pole and facilities shall, in addition to the requirements of section 13.12.050 and 13.12.055 meet the following design standards:

A. Design of the pole shall be cylindrical, painted black and shall match the aesthetics of existing streetlight poles and streetlights installed adjacent to the pole.

B. Together with the small wireless facility components shall be sized to be visually pleasing.

1. The equipment associated with the small wireless facility shall be hidden per the requirements found in 13.12.050, provided a ground mounted cabinet is not in use per 13.12.055.

2. All hardware connections shall be hidden from view.

3. Each pole component shall be architecturally compatible with existing Eagle Mountain City poles to create a cohesive aesthetic.

13.12.065 Design Standards Applicable to Decorative Poles.

Small wireless facilities located on decorative poles shall, in addition to any other requirements of this Chapter, meet the following design standards:

A. If necessary, to collocate a small wireless facility, a wireless provider may replace a decorative pole, if the replacement pole reasonably conforms to the design aesthetic of the displaced decorative pole as approved by the planning manager. A replacement pole does not reasonably conform to the design aesthetic if it extends the current pole height by more than 25%. Replacement poles that also contain streetlights must conform to City lighting standards to maintain dark skies objectives.

13.12.070 Design Standards Applicable to Small Wireless Facilities Located on Tops or Sides of Buildings.

A. Facilities Placed on Top of Buildings. When facilities extend above the roof height of a building on which it is mounted, every reasonable effort shall be made to conceal the facility within or behind existing architectural features to limit its visibility from public ways. If concealment behind existing architectural features is not possible, screening panels manufactured to match existing architectural features may be used. Facilities mounted on a roof shall be stepped back from the front façade to the extent technically feasible in order to limit their impact on the building's silhouette. Screening panels shall be approved by the Community Development Director. Generally screening panels shall not exceed five (5) feet in height above the existing building's roofline.

B. Facilities Placed on Sides of Buildings. Facilities which are side-mounted on buildings shall be reasonably camouflaged (such as in a light fixture), shrouded, painted or constructed of materials to match the color of the building material directly behind them, and shall not extend above the roof line or extend more than two (2) feet from the façade of the building.

13.12.075 Undergrounding.

A. A wireless provider will place newly constructed lines and cables underground whenever practicable.

B. Any request by a wireless provider for location of any overhead or aerial facilities (other than the antennas or other facilities required to remain above ground in order to be functional) shall be considered by city in accordance with applicable rules and regulations.

13.12.080 Application Process.

A. Applications for the installation or collocation of a small wireless facility shall be filed with the City Engineer on a form or forms to be furnished by the City Engineer.

B. The appropriate application fee shall be paid to the City as set forth in subsection 13.12.090.

C. Eagle Mountain City shall advise the Applicant in writing of its final decision.

D. A pre-application meeting is encouraged prior to submitting an application for small cell wireless facilities. The purpose of the pre-application meeting is to discuss the nature of the proposed deployment, review process and schedule, and application plans, policies, and regulations.

E. Application Time Frame. A final decision shall be issued for applications for small cell wireless facilities within 60 calendar days subject to the following:

1. The City shall supply written notice to the Applicant within thirty days of receipt of an Application clearly and specifically delineating any missing documents or information.

2. Applicant shall submit any supplemental documentation and information to the City.

3. City shall then have up to ten (10) calendar days to notify Applicant that the supplemental documentation or information satisfies the City's request.

4. Second or subsequent notices may not specify missing documents or information that were not identified in the original notice of incompleteness.

5. This timeframe shall be tolled in cases in which the City determines that the application is incomplete. This timeframe may also be tolled by mutual agreement of the Applicant and City.

F. The City Engineer may, with support of the City Administrator and City Attorney, waive minor variances from the requirements of this chapter and approve applications by administrative review rather than discretionary review.

G. After an application has been approved, the applicant shall obtain any required permits, including right of way, excavation or electrical permits, prior to commencing installation or construction of the small wireless facility.

H. Eagle Mountain City may require payment of an additional permit application fee in the event Eagle Mountain City determines, in its sole discretion, that material changes to an application after submission amount to a new application and will materially increase the time and/or costs of the permit review process.

I. A permit from Eagle Mountain City authorizes an Applicant to undertake only the activities in the public right-of-way and/or Eagle Mountain City property specified in the application and permit, and in accordance with this chapter and any general conditions included in the permit. A permit does not authorize attachment to or use of existing poles, towers, support structures, or other structures in the public right-of-way that are not the property of Eagle Mountain City; a Permittee or Provider must obtain all necessary approvals from the owner of any pole, tower, support structure or other structure prior to any attachment or use. A permit does not create a property right or grant authorization to the Applicant to interfere with other existing uses of the public right-of-way.

J. If construction of an approved small wireless facility is not complete within 270 days after an application has been approved, the approval shall lapse, and a new application will be required for the designated location.

K. Applications are public records that may be made publicly available pursuant Utah Code Annotated section 63G-2-305. Notwithstanding the foregoing, Applicant may designate portions of its Application materials that it reasonably believes contain proprietary or confidential information as “proprietary” or “confidential” by clearly marking each portion of such materials accordingly, and Eagle Mountain City shall treat the information as proprietary and confidential, subject to Utah Code Annotated section 63G-2-305 and Eagle Mountain City’s determination that the Applicant’s request for confidential or proprietary treatment of application materials is reasonable. Eagle Mountain City shall not be required to incur any costs to protect the application materials from disclosure, other than Eagle Mountain City’s routine procedures for complying with Utah Code Annotated section 63G-2-305.

13.12.085 Procedure for Administrative Review of Applications.

A. City shall review a complete application, including a consolidated application of up to 25 small wireless facilities, and approve or deny the application within the time frames and subject to the standards contained in Utah Code Annotated section 54-21-302(3) through (9).

B. Third Party Review: In certain instances, there may be a need for expert review by a third party of the technical data submitted by the applicant. The City may require such a technical review, to be paid for by the applicant. The selection of the third-party expert will be by mutual agreement between the applicant and the City. Such mutual agreement is not to be unreasonably withheld by either party. The third-party expert shall have

recognized training and qualifications in the field of radio frequency engineering or structural engineering, as appropriate. The expert review is intended to be a site-specific review of technical aspects of the small wireless facility and other matters as described herein, and not a subjective review of the site selection. In particular, but without limitation, the expert shall be entitled to provide a recommendation on the height of the proposed facilities relative to the applicant's coverage objectives and system design parameters, or the structural requirements for accommodating collocation. Such a review should address the accuracy and completeness of the technical data, whether the analysis techniques and methodologies are legitimate, the validity of the conclusions and any specific technical issues outlined by the City or other interested parties. Based on the results of the third-party review, the City may require changes to the application for the small cell wireless facilities that comply with the recommendations of the expert.

C. Applicant shall provide maps to the City Engineer showing the location of equipment in rights-of-way after construction.

13.12.090 Fees.

A. Unless a wireless provider is subject to the municipal telecommunications license tax under Title 10, Chapter 1, Part 4 Utah Code Annotated, for the right to use and occupy the right-of-way:

1. The wireless provider shall pay to the city an annual fee equal to the greater of:

- a. 3.5% of all annual gross revenue related to the wireless provider's use of the right-of-way within the city; or
- b. \$250 annually for each small wireless facility located in the city.

2. The annual fee, together with the fee described in subsection C, shall be paid on or before December 31, with the fee for any new small wireless facility installed in the prior year pro-rated by the number of months after the facility has been approved. Upon written request by city to the wireless provider, payments shall be made on a monthly basis.

3. Annually, on or before December 31, a provider required to make a payment under subsection A.1. shall provide the city with a report of gross revenue upon which payments are calculated and a description, of reasonable specificity, of the small wireless facilities which have generated the revenue.

- a. Such report shall include such information related to such payment as the city may reasonably request.
- b. The records pertaining to the reports and payment required by this chapter, including but not limited to any records deemed necessary or useful by the city to calculate or confirm gross revenue, and all other records of the wireless provider reasonably required by city to assure compliance by the wireless provider with the

terms of this chapter shall be open to inspection by the city and its duly authorized representatives upon reasonable notice at all reasonable business hours of the wireless provider.

B. With each application to locate a small wireless facility within the city, an applicant shall pay an application fee of:

1. \$100 per small wireless facility on the same application where the application requests collocation of the facility; or
2. \$250 per small wireless facility on the same application where the application requests the installation, modification or replacement of a stand-alone pole associated with the facility

C. The wireless provider shall pay the city an annual fee for each collocated small cell wireless device on a city pole in the amount of \$50 per pole.

D. Other fees: A wireless provider or applicant shall pay all other applicable fees established by Eagle Mountain City.

E. Except as otherwise provided in a master license agreement, and under the conditions of 13.12.100, the Provider may remove its communications facilities and poles (if applicable) from the public right-of-way any time, upon not less than thirty (30) days prior written notice to Eagle Mountain City, and may cease paying to Eagle Mountain City any applicable recurring fees for such use, as of the date of actual removal of the facilities and complete restoration of the public right-of-way. In no event shall a Provider be entitled to a refund of fees paid prior to the removal of its communications facilities.

13.12.095 Damage and Repair.

A. If a wireless provider's activity disrupts or causes damage to a right-of-way, the wireless provider shall restore or repair the right-of-way to substantially the same condition as before the disruption or damage and in accordance with city's engineering standards.

B. If a wireless provider fails to make a repair required by the City under Subsection A. within a reasonable time after written notice or the damage causes an urgent safety hazard, the City may:

1. Make the required repair; and
2. Charge the wireless provider the reasonable, documented, actual cost for the repair.

13.12.100 Removal of Small Wireless Facilities.

A. Abandoned system. In the event that:

1. The use of any portion of a small wireless facility is discontinued for a continuous period of twelve (12) months, and thirty (30) days after no response to written notice from the City to the last known address of the wireless provider;

2. The term of the applicable master license agreement has expired; or

3. Any small wireless facility has been installed in the rights of way without complying with the requirements of this Chapter or master license agreement, a wireless provider shall be deemed to have abandoned such small wireless facility.

B. Removal abandoned facility. The City, upon such terms as it may impose, may give a wireless provider written permission to abandon, without removing, any small wireless facility, or portion thereof, directly constructed, operated or maintained under a master license agreement. Unless such permission is granted or unless otherwise provided in this Chapter, a wireless provider shall remove within one hundred eighty (180) days the abandoned small wireless facility and shall restore, using prudent construction standards, any affected rights of way to their former state at the time such system was installed and in accordance with adopted engineering standards, so as not to impair their usefulness. In removing its facilities and equipment, a wireless provider shall refill, at its own expense, any excavation necessarily made by it and shall leave all rights of way in as good condition as that prevailing prior to such removal without materially interfering with any authority pole or other utility wires, poles or attachments. The City shall have the right to inspect and approve the condition of the rights of way, attachments and poles prior to and after removal. The liability, indemnity and insurance provisions of this Chapter and any security fund provided in a master license agreement shall continue in full force and effect during the period of removal and until full compliance by a wireless provider with the terms and conditions of this section.

C. Transfer of abandoned facility to City. Upon abandonment of a small wireless facility located upon a pole that has replaced a city street light, a wireless provider, if required by the City, shall submit to the City a written instrument, satisfactory in form to the City, transferring to the City the ownership of such poles or equipment allowed to remain within the right-of-way. If a street light has collocated facilities, the pole should first be offered to the other provider.

D. Removal of above-ground system. At the expiration of the term for which a master license agreement is granted, or upon its revocation or earlier expiration, in any such case without renewal, extension or transfer, the City shall have the right to require a provider to remove, at its expense, all above-ground portions of small wireless facilities, including poles, within a reasonable period of time, which shall not be less than one hundred eighty (180) days.

E. Leaving underground system. Upon written approval by city, a wireless provider may abandon underground portions of a small wireless facility in place so long as it does not materially interfere with the use of the rights of way or with the use thereof by any public utility, cable operator or other person.

F. Default. If a wireless provider defaults under any provision of this chapter and such default is not cured within 30 days following notice by city to wireless provided of its default, city shall maintain all its rights and remedies, at law and in equity, including the ability to charge fines, recover fees and costs. In the alternative, the city may remove the small wireless facilities and associated equipment and charge the reasonable, documented, actual cost to the wireless provider.

G. Emergency removal. The city retains the right and privilege to dismantle, remove, or temporarily relocate any small wireless facility located within the rights-of-way of the city, as the city may determine to be necessary, appropriate or useful in response to any serious public health or safety emergency. If circumstances permit, the city shall notify the wireless provider in writing and provide the wireless provider a reasonable opportunity to move its own wireless facilities prior to cutting or removing a wireless facility and shall notify the wireless provider after cutting or removing a wireless facility. Any removal shall be at the wireless providers sole cost. Should the wireless facility be collocated on property owned by a third-party, the city shall rely on the third-party to remove the wireless facility and shall be provided adequate notice and time to facilitate such removal.

13.12.105 Other Requirements.

A. Insurance and bonding. A wireless provider will be responsible for carrying and maintaining insurance and bonds as may be required in the master license agreement or otherwise by the city and in connection with obtaining a permit.

B. Indemnity. A wireless provider shall indemnify, save harmless, and defend City, its officers and employees, from and against all losses, claims, counterclaims, demands, actions, damages, costs, charges, and causes of action of every kind or character, including attorneys' fees, arising out of or in connection with such provider's wireless facilities or use of the public way, unless and to the extent caused by the city's negligence.

C. Tree trimming. A wireless provider may trim trees overhanging the public way to prevent the branches of such trees from coming in contact with the wireless facilities only with permission and under the direction of the city's urban forester and at the wireless provider's expense.

D. Electrical service. A wireless provider is solely responsible for establishing electrical power service for its small wireless facilities and for the payment of all electrical utility charges associated with the small wireless facility.

1. A wireless provider shall have a separate electrical meter installed for each small wireless facility.

2. A wireless provider shall obtain a building permit for installation of such electrical service as required by the city.

E. Hazardous materials. A wireless provider shall not possess, use, generate, release, discharge, store, dispose of, or transport any hazardous materials on, under, in, above, to, or from any public way except in compliance with all applicable environmental laws and pre-approved by city. Wireless provider shall promptly reimburse city for any fines or penalties levied against city because of wireless provider's failure to comply with environmental laws.

F. Inspections. All small wireless facilities and wireless provider-owned structures shall be maintained by the wireless provider in a clean and good condition, free of graffiti, and rusting, excessive dirt, and peeling paint. The city shall have the authority to conduct inspections of the small wireless facilities and structures at any time to determine whether such facilities and structures comply with the requirements of this chapter.

G. Additional requirements. Wireless facilities will be subject to any additional requirements set forth in the applicable master license agreement and permit.



EAGLE MOUNTAIN CITY

Staff Report

JUNE 7TH, 2022

Project: ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving Eagle Mountain Municipal Code 13.12: Small Cell Communications Facilities

Applicant: Evan Berrett – Assistant to the City Administrator

Request: Approval of addition to Municipal Code

Type of Action: Ordinance

Background

Communications technologies continue to advance, bringing higher speeds, greater connectivity, and opening the door to new capabilities. The latest generation of wireless communications technology comes in the form of small cell wireless facilities, providing a new infrastructure to build what is known as 5G upon. The small cell wireless facilities differ greatly from current cellular communications network broadcasting equipment, and the deployment of this technology is being strongly supported by the U.S. Federal Government.

Currently, small cell wireless technology is found in very few, high-density locations where it can be of most use. Although communications providers regularly state that 5G networks are being setup nationwide, the 5G networks they speak of are on existing upgraded equipment and not using the new small cell wireless facilities. Small cell wireless facilities operate on a different range of electromagnetic frequencies that cannot penetrate buildings, trees, or people. Consequently, their range of use is greatly restricted. Small cell wireless facilities are typically installed on electric transmission poles, street lights, or on standalone poles 200-500 feet from one another, at times collocating with equipment from other communications providers. Although currently there are very limited deployments of this small cell wireless facility technology, many government entities, including cities, are preemptively preparing code to ensure deployments are done in a way that does not create issues for the locale.

The State of Utah passed the Small Wireless Facilities Deployment Act in 2018 that allows local governments certain capabilities to regulate the placement, installation, design, and removal of small cell wireless facilities. The Act also allows cities to collect application fees and right of way use fees from the communications companies. Several cities around Utah have already codified restrictions and processes based on what is allowed through the Act. Eagle Mountain City staff have reviewed the code of other cities, communicated with stakeholders, and done significant research into the impacts of small cell wireless facilities and what Eagle Mountain City can legally do to promote the optimal outcome.

The draft ordinance brings together similar language to what other cities such as Herriman, Ogden, and Saratoga Springs currently have in place. Eagle Mountain City is limited to do much more than what is proposed, especially in regards to averting any potential health concerns due to the 1996 U.S. Telecommunications Act which prohibits local regulation of these technologies based on health. However, staff believes that the draft ordinance will adequately ensure that small cell wireless facilities are congregated in locations sufficiently distant from residences, and while protect the aesthetics of our city.

Recommendation

City Council has previously been provided presentations regarding 5G communications technologies, specifically small cell wireless facilities. Feedback received indicated a concern about the potential number of new poles that may be installed in the City to accommodate the effective deployment of small cell wireless facilities. A former draft of the ordinance did not push communications companies to collocate where possible, due to the knowledge after speaking directly with communications company engineers from Verizon and AT&T that collocation is not preferred and may impact the effectiveness of their equipment. The new draft code now requires communications companies to demonstrate that new poles are necessary, rather than collocating on existing poles. This approach assumes that Eagle Mountain City has a greater desire to see the aesthetics of the city preserved over a desire for rapid deployment of small cell wireless facilities.

Staff recommends the approval of this small cell wireless facilities code and the establishment of the accompanying permitting processes and procedures to ensure that Eagle Mountain City is prepared for the deployment of small cell wireless facilities before the technology arrives in our City to avoid any undesirable consequences.

Effective 9/1/2018

Chapter 21

Small Wireless Facilities Deployment Act

Part 1

General Provisions

54-21-101 Definitions.

As used in this chapter:

- (1) "Antenna" means communications equipment that transmits or receives an electromagnetic radio frequency signal used in the provision of a wireless service.
- (2) "Applicable codes" means the International Building Code, the International Fire Code, the National Electrical Code, the International Plumbing Code, and the International Mechanical Code, as adopted and amended under Title 15A, State Construction and Fire Codes Act.
- (3) "Applicable standards" means the structural standards for antenna supporting structures and antenna, known as ANSI/TIA-222, from the American National Standards Institute and the Telecommunications Industry Association.
- (4) "Applicant" means a wireless provider who submits an application.
- (5) "Application" means a request submitted by a wireless provider to an authority for a permit to:
 - (a) collocate a small wireless facility in a right-of-way; or
 - (b) install, modify, or replace a utility pole or a wireless support structure.
- (6)
 - (a) "Authority" means:
 - (i) the state;
 - (ii) a state agency;
 - (iii) a county;
 - (iv) a municipality;
 - (v) a town;
 - (vi) a metrotownship;
 - (vii) a subdivision of an entity described in Subsections (6)(a)(i) through (vi); or
 - (viii) a special district or entity established to provide a single public service within a specific geographic area, including:
 - (A) a public utility district; or
 - (B) an irrigation district.
 - (b) "Authority" does not include a state court having jurisdiction over an authority.
- (7) "Authority pole" means a utility pole owned, managed, or operated by, or on behalf of, an authority.
- (8) "Authority wireless support structure" means a wireless support structure owned, managed, or operated by, or on behalf of, an authority.
- (9) "Category one authority" means a single authority with a population of 65,000 or greater.
- (10) "Category two authority" means a single authority with a population of less than 65,000.
- (11) "Collocate" means to install, mount, maintain, modify, operate, or replace a small wireless facility:
 - (a) on a wireless support structure or utility pole; or
 - (b) for ground-mounted equipment, adjacent to a wireless support structure or utility pole.
- (12) "Communications service" means:
 - (a) a cable service, as defined in 47 U.S.C. Sec. 522(6);

- (b) a telecommunications service, as defined in 47 U.S.C. Sec. 153(53);
 - (c) an information service, as defined in 47 U.S.C. Sec. 153(24); or
 - (d) a wireless service.
- (13) "Communications service provider" means:
- (a) a cable operator, as defined in 47 U.S.C. Sec. 522(5);
 - (b) a provider of information service, as information service is defined in 47 U.S.C. Sec. 153(24);
 - (c) a telecommunications carrier, as defined in 47 U.S.C. Sec. 153(51); or
 - (d) a wireless provider.
- (14) "Decorative pole" means an authority pole:
- (a) that is specially designed and placed for an aesthetic purpose; and
 - (b)
 - (i) on which a nondiscriminatory rule or code prohibits an appurtenance or attachment, other than:
 - (A) a small wireless facility;
 - (B) a specialty designed informational or directional sign; or
 - (C) a temporary holiday or special event attachment; or
 - (ii) on which no appurtenance or attachment has been placed, other than:
 - (A) a small wireless facility;
 - (B) a specialty designed informational or directional sign; or
 - (C) a temporary holiday or special event attachment.
- (15) "Design district" means an area:
- (a) that is zoned or otherwise designated by municipal ordinance or code; and
 - (b) for which the authority maintains and enforces unique design and aesthetic standards on a uniform and nondiscriminatory basis.
- (16) "FCC" means the Federal Communications Commission of the United States.
- (17) "Fee" means a one-time, nonrecurring charge.
- (18) "Gross revenue" means the same as gross receipts from telecommunications service is defined in Section 10-1-402.
- (19) "Historic district" means a group of buildings, properties, or sites that are:
- (a) in accordance with 47 C.F.R. Part 1, Appendix C:
 - (i) listed in the National Register of Historic Places; or
 - (ii) formally determined eligible for listing in the National Register of Historic Places by the Keeper of the National Register; or
 - (b) in an historic district or area created under Section 10-9a-503.
- (20) "Nondiscriminatory" means treating similarly situated entities the same absent a reasonable, and competitively neutral basis, for different treatment.
- (21) "Micro wireless facility" means a type of small wireless facility:
- (a) that, not including any antenna, is no larger in dimension than 24 inches in length, 15 inches in width, and 12 inches in height;
 - (b) on which any exterior antenna is no longer than 11 inches; and
 - (c) that only provides Wi-Fi service.
- (22) "Permit" means a written authorization an authority requires for a wireless provider to perform an action or initiate, continue, or complete a project.
- (23) "Rate" means a recurring charge.
- (24)
- (a) "Right-of-way" means the area on, below, or above a public:
 - (i) roadway;
 - (ii) highway;

- (iii) street;
 - (iv) sidewalk;
 - (v) alley; or
 - (vi) property similar to property listed in Subsections (24)(a)(i) through (v).
- (b) "Right-of-way" does not include:
- (i) the area on, below, or above a federal interstate highway; or
 - (ii) a fixed guideway, as defined in Section 59-12-102.
- (25) "Small wireless facility" means a type of wireless facility:
- (a) on which each wireless provider's antenna could fit within an enclosure of no more than six cubic feet in volume; and
 - (b) for which all wireless equipment associated with the wireless facility, whether ground-mounted or pole-mounted, is cumulatively no more than 28 cubic feet in volume, not including any:
 - (i) electric meter;
 - (ii) concealment element;
 - (iii) telecommunications demarcation box;
 - (iv) grounding equipment;
 - (v) power transfer switch;
 - (vi) cut-off switch;
 - (vii) vertical cable run for the connection of power or other service;
 - (viii) wireless provider antenna; or
 - (ix) coaxial or fiber-optic cable that is immediately adjacent to or directly associated with a particular collocation, unless the cable is a wireline backhaul facility.
- (26) "Substantial modification" means:
- (a) a proposed modification or replacement to an existing wireless support structure that will substantially change the physical dimensions of the wireless support structure under the substantial change standard established in 47 C.F.R. Sec. 1.40001(7); or
 - (b) a proposed modification in excess of the site dimensions specified in 47 C.F.R. Part 1, Appendix C, Sec. III.B.
- (27) "Technically feasible" means that by virtue of engineering or spectrum usage, the proposed placement for a small wireless facility, or the small wireless facility's design or site location, can be implemented without a significant reduction or impairment to the functionality of the small wireless facility.
- (28)
- (a) "Utility pole" means a pole or similar structure that:
 - (i) is in a right-of-way; and
 - (ii) is or may be used, in whole or in part, for:
 - (A) wireline communications;
 - (B) electric distribution;
 - (C) lighting;
 - (D) traffic control;
 - (E) signage;
 - (F) a similar function to a function described in Subsections (28)(a)(ii)(A) through (E); or
 - (G) the collocation of a small wireless facility.
 - (b) "Utility pole" does not include:
 - (i) a wireless support structure;
 - (ii) a structure that supports electric transmission lines; or

- (iii) a municipally owned structure that supports electric lines used for the provision of municipal electric service.

(29)

- (a) "Wireless facility" means equipment at a fixed location that enables wireless communication between user equipment and a communications network, including:
 - (i) equipment associated with wireless communications; and
 - (ii) regardless of the technological configuration, a radio transceiver, an antenna, a coaxial or fiber-optic cable, a regular or backup power supply, or comparable equipment.
- (b) "Wireless facility" does not include:
 - (i) the structure or an improvement on, under, or within which the equipment is collocated; or
 - (ii) a coaxial or fiber-optic cable that is:
 - (A) between wireless structures or utility poles;
 - (B) not immediately adjacent to or directly associated with a particular antenna; or
 - (C) a wireline backhaul facility.

(30)

- (a) "Wireless infrastructure provider" means a person that builds or installs wireless communication transmission equipment, a wireless facility, or a wireless support structure.
 - (b) "Wireless infrastructure provider" includes a person authorized to provide a telecommunications service in the state.
 - (c) "Wireless infrastructure provider" does not include a wireless service provider.
- (31) "Wireless provider" means a wireless infrastructure provider or a wireless service provider.

(32)

- (a) "Wireless service" means any service using licensed or unlicensed spectrum, whether at a fixed location or mobile, provided to the public using a wireless facility.
 - (b) "Wireless service" includes the use of Wi-Fi.
- (33) "Wireless service provider" means a person who provides a wireless service.

(34)

- (a) "Wireless support structure" means an existing or proposed structure that is:
 - (i) in a right-of-way; and
 - (ii) designed to support or capable of supporting a wireless facility, including a:
 - (A) monopole;
 - (B) tower, either guyed or self-supporting;
 - (C) billboard; or
 - (D) building.
 - (b) "Wireless support structure" does not include a:
 - (i) structure designed solely for the collocation of a small wireless facility;
 - (ii) utility pole;
 - (iii) municipally owned structure that supports electric lines used for the provision of municipal electric service; or
 - (iv) structure owned by an energy services interlocal entity, as described in Subsection 11-13-203(4), that uses electric lines that are used for the provision of electrical service.
- (35) "Wireline backhaul facility" means a facility used to transport communications by wire from a wireless facility to a communications network.

(36)

- (a) "Written" or "in writing" means a tangible or electronic record of a communication or representation.
- (b) "Written" or "in writing" includes a communication or representation that is handwritten, typewritten, printed, photostated, photographed, or electronic.

Enacted by Chapter 299, 2018 General Session

54-21-102 Scope.

Nothing in this chapter:

- (1) permits an entity to provide a service regulated under 47 U.S.C. Secs. 521 through 573, in a right-of-way without compliance with all applicable legal obligations;
- (2) imposes a new requirement on the activity of a cable provider in a right-of-way for a cable service provided in this state;
- (3) governs:
 - (a) a pole that an electrical corporation owns or a wireless support structure that an electrical corporation owns; or
 - (b) the attachment of a small wireless facility to a pole that an electrical corporation owns or to a wireless support structure that an electrical corporation owns; or
- (4) confers on an authority any new jurisdiction over an electrical corporation.

Enacted by Chapter 299, 2018 General Session

54-21-103 Local authority jurisdiction.

- (1) Subject to Subsection (2), the provisions of this chapter, and applicable federal law, an authority may continue to exercise zoning, land use, planning, and permitting authority within the authority's territorial boundaries, including with respect to wireless support structures and utility poles.
- (2) An authority may exercise the authority's police-power-based regulations for the management of a public right-of-way:
 - (a) on a nondiscriminatory basis to all users of the right-of-way;
 - (b) to the extent of the authority's jurisdiction; and
 - (c) consistent with state and federal law.
- (3) An authority may impose a regulation based on the authority's police power in the management of an activity of a wireless provider in a public right-of-way, if:
 - (a) to the extent the authority enforces the regulation, the authority enforces the regulation on a nondiscriminatory basis; and
 - (b) the purpose of the regulation is to protect the health, safety, and welfare of the public.
- (4) An authority may adopt design standards for the installation and construction of a small wireless facility or utility pole in a public right-of-way that:
 - (a) are reasonable and nondiscriminatory; and
 - (b) include additional installation and construction details that do not conflict with this chapter, including a requirement that:
 - (i) an industry standard pole load analysis be completed and submitted to an authority, indicating that the utility pole, to which the small wireless facility is to be attached, will safely support the load; or
 - (ii) small wireless facility equipment, on new and existing utility poles, be placed higher than eight feet above ground level.
- (5)
 - (a) A wireless provider shall comply with an authority's design standards described in Subsection (4), if any, in place on the day on which the wireless provider files a permit application in relation to work for which the authority approves the permit application.

- (b) An authority's obligations under this chapter may not be tolled or extended pending the adoption or modification of design standards.
- (6) A wireless provider may not install a new utility pole in a public right-of-way without the authority's discretionary, nondiscriminatory, and written consent, if the public right-of-way is adjacent to a street or thoroughfare that is:
 - (a) not more than 60 feet wide, as depicted in the official plat records; and
 - (b) adjacent to single-family residential lots, other multifamily residences, or undeveloped land that is designated for residential use by zoning or deed restrictions.
- (7) Nothing in this chapter authorizes the state or any political subdivision, including an authority, to:
 - (a) require the deployment of a wireless facility; or
 - (b) regulate a wireless service.
- (8) Except as provided in this chapter or otherwise specifically authorized by state law, an authority may not impose or collect a tax, fee, or charge on a communications service provider authorized to operate in a right-of-way for the provision of communications service over the communications service provider's communications facilities in the right-of-way.

Enacted by Chapter 299, 2018 General Session

Part 2

Use of Right-of-way for Small Wireless Facilities and Utility Poles

54-21-201 Applicability.

This part only applies to a wireless provider deploying, within a right-of-way:

- (1) a small wireless facility; or
- (2) a utility pole associated with a small wireless facility.

Enacted by Chapter 299, 2018 General Session

54-21-202 Prohibition on exclusive use.

An authority may not enter into an exclusive arrangement with any person for:

- (1) use of a right-of-way for the collocation of a small wireless facility; or
- (2) the installation, operation, marketing, modification, maintenance, or replacement of a utility pole.

Enacted by Chapter 299, 2018 General Session

54-21-203 Right-of-way rates and fees.

- (1) An authority may charge a wireless provider a rate or fee for the use of a right-of-way to collocate a small wireless facility, or to install, operate, modify, maintain, or replace a utility pole associated with the wireless provider's collocation of a small wireless facility, if the authority:
 - (a) charges all other similarly situated wireless providers for use of the right-of-way; and
 - (b) charges only the rate or fee in accordance with Part 5, Rates and Fees.
- (2) An authority may, on a nondiscriminatory basis, refrain from charging a rate or fee to a wireless provider for the use of a right-of-way.

Enacted by Chapter 299, 2018 General Session

54-21-204 Wireless provider right of access.

- (1) Subject to the provisions of this part, along, across, upon, or under a right-of-way, a wireless provider may, as a permitted use under the authority's zoning regulation and subject only to administrative review:
 - (a) collocate a small wireless facility; or
 - (b) install, operate, modify, maintain, or replace:
 - (i) a utility pole associated with the wireless provider's collocation of a small wireless facility; or
 - (ii) equipment described in Subsections 54-21-101(25)(b)(i) through (ix) required for a wireless provider's collocation of a small wireless facility.
- (2) A small wireless facility or utility pole under Subsection (1) may not:
 - (a) obstruct or hinder the usual travel or public safety on a right-of-way; or
 - (b) obstruct, damage, or interfere with:
 - (i) another utility facility in a right-of-way; or
 - (ii) a utility's use of the utility's facility in a right-of-way.
- (3) Construction and maintenance by the wireless provider shall comply with all applicable legal obligations for the protection of underground and overhead utility facilities.

Enacted by Chapter 299, 2018 General Session

54-21-205 Height limitations in a right-of-way.

- (1) A new or modified utility pole that has a collocated small wireless facility, and that is installed in a right-of-way, may not exceed 50 feet above ground level.
- (2) An antenna of a small wireless facility may not extend more than 10 feet above the top of a utility pole existing on or before September 1, 2018.

Enacted by Chapter 299, 2018 General Session

54-21-206 Decorative poles.

If necessary to collocate a small wireless facility, a wireless provider may replace a decorative pole, if the replacement pole reasonably conforms to the design aesthetic of the displaced decorative pole.

Enacted by Chapter 299, 2018 General Session

54-21-207 Underground district.

A wireless provider shall comply with an authority's prohibition on a communications service provider installing a structure in the right-of-way in an area designated solely for underground or buried cable and utility facilities, if:

- (1) the prohibition is reasonable and nondiscriminatory; and
- (2) the authority:
 - (a)
 - (i) requires that all cable and utility facilities, other than an authority pole and attachment, be placed underground; and
 - (ii) establishes the requirement in Subsection (2)(a)(i) more than 90 days before the day on which the applicant submits the application;
 - (b) does not prohibit the replacement of an authority pole in the designated area; and

- (c) permits a wireless provider to seek a waiver, that is administered in a nondiscriminatory manner, of the undergrounding requirement for the placement of a new utility pole to support a small wireless facility.

Enacted by Chapter 299, 2018 General Session

54-21-208 Historic and design districts.

- (1) Subject to the permit process described in Section 54-21-302, an authority may require a reasonable, technically feasible, nondiscriminatory, or technologically neutral design or concealment measure in an historic district, unless the facility is excluded from evaluation for effects on historic properties under 47 C.F.R. Sec. 1.1307(a)(4).
- (2) A design or concealment measure described in Subsection (1) may not:
 - (a) have the effect of prohibiting a provider's technology; or
 - (b) be considered a part of the small wireless facility for purposes of the size parameters in the definition of a small wireless facility.
- (3)
 - (a) A wireless provider shall obtain advance approval from an authority before collocating a new small wireless facility or installing a new utility pole in an area that is zoned or otherwise designated as an historic district or a design district.
 - (b) As a condition for approval of a new small wireless facility or a new utility pole in an historic district or a design district, an authority may require reasonable design or concealment measures for the new small wireless facility or the new utility pole.
- (4) A wireless provider shall comply with an authority's reasonable and nondiscriminatory design and aesthetic standards requiring the use of certain camouflage measures in connection with a new small wireless facility in an historic district or a design district, if the camouflage measures are technically and economically feasible consistent with this chapter.
- (5) This section does not limit an authority's ability to enforce historic preservation zoning regulations consistent with:
 - (a) the preservation of local zoning authority under 47 U.S.C. Sec. 332(c)(7);
 - (b) the requirements for facility modifications under:
 - (i) 47 U.S.C. Sec. 1455(a); or
 - (ii) the National Historic Preservation Act of 1966, 16 U.S.C. Sec. 470 et seq.;
 - (c) the regulations adopted to implement the laws described in Subsections (5)(a) and (b); and
 - (d) Section 10-9a-503.

Enacted by Chapter 299, 2018 General Session

54-21-209 Manner of regulation.

- (1) An authority shall manage a wireless provider's use of a right-of-way in a nondiscriminatory manner with regard to any other user of the right-of-way.
- (2) Any term or condition an authority imposes on a right-of-way user may not:
 - (a) be unreasonable or discriminatory; or
 - (b) violate an applicable legal obligation or law.

Enacted by Chapter 299, 2018 General Session

54-21-210 Damage and repair.

- (1) If a wireless provider's activity causes damage to a right-of-way, the wireless provider shall repair the right-of-way to substantially the same condition as before the damage.
- (2) If a wireless provider fails to make a repair required by an authority under Subsection (1) within a reasonable time after written notice, the authority may:
 - (a) make the required repair; and
 - (b) charge the wireless provider the reasonable, documented, actual cost for the repair.
- (3) If the damage described in Subsection (1) causes an urgent safety hazard, an authority may:
 - (a) immediately make the necessary repair; and
 - (b) charge the wireless provider the reasonable, documented, actual cost for the repair.

Enacted by Chapter 299, 2018 General Session

Part 3

Permitting Process for Small Wireless Facilities

54-21-301 Applicability -- General.

- (1) This part applies to:
 - (a) the collocation of a small wireless facility in a right-of-way;
 - (b) the collocation of a small wireless facility on a wireless support structure in a right-of-way; and
 - (c) the installation, modification, or replacement of a utility pole associated with a small wireless facility in a right-of-way.
- (2) Except as provided in this chapter, an authority may not prohibit, regulate, or charge for the collocation of a small wireless facility.

Enacted by Chapter 299, 2018 General Session

54-21-302 Permitting process, requirements, and limitations.

- (1) An authority may require an applicant to obtain a permit to:
 - (a) collocate a small wireless facility in a right-of-way; or
 - (b) install a new, modified, or replacement utility pole associated with a small wireless facility in a right-of-way, as provided in Section 54-21-204.
- (2) If an authority establishes a permitting process under Subsection (1), the authority:
 - (a) shall ensure that a required permit is of general applicability;
 - (b) may not require:
 - (i) directly or indirectly, that an applicant perform a service or provide a good unrelated to the permit, including reserving fiber, conduit, or pole space for the authority;
 - (ii) an applicant to provide more information to obtain a permit than a communications service provider that is not a wireless provider or a utility, except to the extent the applicant is required to include construction or engineering drawings or other information to demonstrate the applicant's application should be not denied under Subsection (7);
 - (iii) the placement of a small wireless facility on a specific utility pole or category of poles;
 - (iv) multiple antenna systems on a single utility pole; or
 - (v) a minimum separation distance, limiting the placement of a small wireless facility; and
 - (c) may require an applicant to attest that the small wireless facility will be operational for use by a wireless service provider within 270 days after the day on which the authority issues the permit, except in the case that:

- (i) the authority and the applicant agree to extend the 270-day period; or
 - (ii) lack of commercial power or communications transport infrastructure to the site delays completion.
- (3) Within 30 days after the day on which an authority receives an application for the collocation of a small wireless facility or for a new, modified, or replacement utility pole, the authority shall:
 - (a) determine whether the application is complete; and
 - (b) notify the applicant in writing of the authority's determination of whether the application is complete.
- (4) If an authority determines, within the applicable time period described in Subsection (3), that an application is incomplete:
 - (a) the authority shall specifically identify the missing information in the written notification sent to the applicant under Subsection (3)(b); and
 - (b) the processing deadline in Subsection (6) is tolled:
 - (i) from the day on which the authority sends the applicant the written notice to the day on which the authority receives the applicant's missing information; or
 - (ii) as the applicant and the authority agree.
- (5) An application for a small wireless facility expires if:
 - (a) the authority notifies the wireless provider that the wireless provider's application is incomplete, in accordance with Subsection (4); and
 - (b) the wireless provider fails to respond within 90 days after the day on which the authority notifies the wireless provider under Subsection (5)(a).
- (6)
 - (a) An authority shall:
 - (i) process an application on a nondiscriminatory basis; and
 - (ii) approve or deny an application:
 - (A) for the collocation of a small wireless facility, within 60 days after the day on which the authority receives the complete application; and
 - (B) for a new, modified, or replacement utility pole, within 105 days after the day on which the authority receives the complete application.
 - (b) If an authority fails to approve or deny an application within the applicable time period described in Subsection (6)(a)(ii), the application is approved.
 - (c) Notwithstanding Subsections (6)(a) and (b), an authority may extend the applicable period described in Subsection (6)(a)(ii) for a single additional period of 10 business days, if the authority notifies the applicant before the day on which approval or denial is originally due.
- (7) An authority may deny an application to collocate a small wireless facility or to install, modify, or replace a utility pole that meets the height limitations under Section 54-21-205, only if the action requested in the application:
 - (a) materially interferes with the safe operation of traffic control equipment;
 - (b) materially interferes with a sight line or a clear zone for transportation or pedestrians;
 - (c) materially interferes with compliance with the Americans with Disabilities Act of 1990, 42 U.S.C. Sec. 12101 et seq., or a similar federal or state standard regarding pedestrian access or movement;
 - (d) fails to comply with applicable laws or legal obligations;
 - (e) creates a public health or safety hazard; or
 - (f) obstructs or hinders the usual travel or public safety of the right-of-way.
- (8)
 - (a) If an authority denies an application under Subsection (7), the authority shall:

- (i) document the basis for the denial, including any specific law on which the denial is based; and
 - (ii) send the documentation described in Subsection (8)(a)(i) to the applicant on or before the day on which the authority denies the application.
- (b) Within 30 days after the day on which an authority denies an application, the applicant may, without paying an additional application fee:
 - (i) cure any deficiency the authority identifies in the applicant's application; and
 - (ii) resubmit the application.
- (c)
 - (i) An authority shall approve or deny an application revised in accordance with Subsection (8)(b) within 30 days after the day on which the authority receives the revised application.
 - (ii) A review of an application revised in accordance with Subsection (8)(b) is limited to the deficiencies documented as the basis for denial unless the applicant has changed another portion of the application.
- (9)
 - (a) Subject to Subsections (9)(b) and (c), if an applicant seeks to:
 - (i) collocate multiple small wireless facilities within a single authority, the authority shall allow the applicant, at the applicant's discretion, to file a consolidated application for the collocation of up to 25 small wireless facilities, if all of the small wireless facilities in the consolidated application are:
 - (A) substantially the same type; and
 - (B) proposed for collocation on substantially the same types of structures; or
 - (ii) install, modify, or replace multiple utility poles within a single authority, the authority shall allow the applicant, at the applicant's discretion, to file a consolidated application for the installation, modification, or replacement of up to 25 utility poles.
 - (b) An applicant may not file within a 30-day period:
 - (i) with a category one authority, more than:
 - (A) three consolidated applications; or
 - (B) multiple applications that collectively seek permits for a combined total of more than 75 small wireless facilities and utility poles; or
 - (ii) with a category two authority, more than:
 - (A) one consolidated application; or
 - (B) multiple applications that collectively seek permits for a combined total of more than 25 small wireless facilities and utility poles.
 - (c) A consolidated application described in Subsection (9)(a) may not combine applications solely for collocation of small wireless facilities on existing utility poles with applications for the installation, modification, or replacement of a utility pole.
 - (d) If an authority denies the application for one or more utility poles, or one or more small wireless facilities, in a consolidated application, the authority may not use the denial as a basis to delay the application process of any other utility pole or small wireless facility in the same consolidated application.
- (10) A wireless provider shall complete the installation or collocation for which a permit is granted under this part within 270 days after the day on which the authority issues the permit, unless:
 - (a) the authority and the applicant agree to extend the one-year period; or
 - (b) lack of commercial power or communications facilities at the site delays completion.
- (11) Approval of an application authorizes the applicant to:
 - (a) collocate or install a small wireless facility or utility pole, as requested in the application; and

- (b) subject to applicable relocation requirements and the applicant's right to terminate at any time, operate and maintain for a period of at least 10 years:
 - (i) any small wireless facility covered by the permit; and
 - (ii) any utility pole covered by the permit.
- (12) If there is no basis for denial under Subsection (7), an authority shall grant the renewal of an application under this section for an equivalent duration.
- (13) An authority may not institute, either expressly or de facto, a moratorium on filing, receiving, or processing an application, or issuing a permit or another approval, if any, for:
 - (a) the collocation of a small wireless facility; or
 - (b) the installation, modification, or replacement of a utility pole to support a small wireless facility.
- (14) The approval of the installation, placement, maintenance, or operation of a small wireless facility, in accordance with this chapter, does not authorize:
 - (a) the provision of a communications service in the right-of-way; or
 - (b) the installation, placement, or operation of a facility, other than the approved small wireless facility, in the right-of-way.

Enacted by Chapter 299, 2018 General Session

54-21-303 Exceptions to permitting.

- (1) Except as provided in Subsection (2), an authority may not require a wireless provider to submit an application, obtain a permit, or pay a rate for:
 - (a) routine maintenance;
 - (b) the replacement of a small wireless facility with a small wireless facility that is substantially similar or smaller in size; or
 - (c) the installation, placement, maintenance, operation, or replacement of a micro wireless facility that is strung on a cable between existing utility poles, in compliance with the National Electrical Safety Code.
- (2)
 - (a) An authority may require a wireless provider to obtain a permit in accordance with Section 72-7-102 for work that requires excavation or closing of sidewalks or vehicular lanes in a public right-of-way.
 - (b) If an authority requires a permit under Subsection (2)(a), the authority shall process and approve the permit within the same time period the authority processes and approves a permit for all other types of entities.
- (3)
 - (a) An authority may require advance notice of an activity described in Subsection (1).
 - (b) A wireless provider may replace or upgrade a utility pole only with the approval of the utility pole's owner.

Enacted by Chapter 299, 2018 General Session

Part 4
Access to Authority Poles Within a Right-of-way

54-21-401 Applicability.

This part applies to activities of a wireless provider within a right-of-way.

Enacted by Chapter 299, 2018 General Session

54-21-402 Prohibition on exclusive use.

- (1) A person owning, managing, or controlling an authority pole in a right-of-way may not enter into an exclusive arrangement with a person for the right to collocate a small wireless facility to the authority pole.
- (2) A person who purchases or otherwise acquires an authority pole is subject to the requirements of this part.
- (3) An authority shall allow the collocation of a small wireless facility on an authority pole in a right-of-way:
 - (a) as provided in this chapter; and
 - (b) subject to the permitting process in Part 3, Permitting Process for Small Wireless Facilities.

Enacted by Chapter 299, 2018 General Session

54-21-403 Rates.

The rate to collocate a small wireless facility on an authority pole:

- (1) shall be nondiscriminatory, regardless of the service provided by the collocating person; and
- (2) is provided in Part 5, Rates and Fees.

Enacted by Chapter 299, 2018 General Session

Part 5 Rates and Fees

54-21-501 Applicability.

This part governs an authority's rates and fees for the placement in a right-of-way of:

- (1) a small wireless facility; or
- (2) a utility pole associated with a small wireless facility.

Enacted by Chapter 299, 2018 General Session

54-21-502 Right-of-way rates.

- (1) Except as described in Subsection (2), an authority may not require a wireless provider to pay any rate, fee, or compensation to the authority, or to any other person, beyond what is expressly authorized in this chapter, for the right to use or occupy a right-of-way:
 - (a) for the collocation of a small wireless facility on a utility pole in the right-of-way; or
 - (b) for the installation, operation, modification, maintenance, or replacement of a utility pole in the right-of-way.
- (2)
 - (a) An authority may charge a wireless provider a rate for the right to use or occupy a right-of-way as described in Subsection (1), if, except as provided in Subsection 54-21-601(6), the rate is:
 - (i) fair and reasonable;

- (ii) competitively neutral;
- (iii) nondiscriminatory;
- (iv) directly related to the wireless provider's actual use of the right-of-way; and
- (v) not more than the greater of:
 - (A) 3.5% of all gross revenue related to the wireless provider's use of the right-of-way for small wireless facilities; or
 - (B) \$250 annually for each small wireless facility.
- (b) A wireless provider subject to a rate under this Subsection (2) shall remit payments to the authority on a monthly basis.
- (c) A rate charged in accordance with Subsection (2)(a)(v) is presumed to be fair and reasonable.
- (3) Notwithstanding Subsection (2), an authority may not require a wireless provider to pay an additional rate, fee, or compensation for the right to use or occupy a right-of-way as described in Subsection (1), if the wireless provider is subject to the municipal telecommunications license tax under Title 10, Chapter 1, Part 4, Municipal Telecommunications License Tax Act.

Enacted by Chapter 299, 2018 General Session

54-21-503 Application fees.

- (1) An authority may charge an application fee, if:
 - (a) a similar fee is required for similar types of commercial development or construction within the authority's jurisdiction;
 - (b) the costs to be recovered by an application fee are not already recovered by existing fees, rates, licenses, or taxes paid by the wireless provider; and
 - (c) the fee does not include:
 - (i) travel expenses incurred by a third party in review of an application; or
 - (ii) payment or reimbursement of a third-party rate or fee charged on a contingency basis or a result-based arrangement.
- (2) Subject to Subsection (3), an application fee for collocation of a small wireless facility is limited to the cost of granting a building permit for similar types of commercial development or construction within the authority's jurisdiction.
- (3) An application fee for the collocation of a small wireless facility on an existing or replacement utility pole may not exceed \$100 for each small wireless facility on the same application.
- (4) If the activity is a permitted use described in Section 54-21-204, an application fee may not exceed \$250 per application to install, modify, or replace a utility pole associated with a small wireless facility.
- (5) If the activity is not a permitted use described in Section 54-21-204, an application fee may not exceed \$1,000 per application to:
 - (a) install, modify, or replace a utility pole; or
 - (b) install, modify, or replace a new utility pole associated with a small wireless facility.

Enacted by Chapter 299, 2018 General Session

54-21-504 Authority pole collocation rate.

The rate to collocate a small wireless facility on an authority pole is \$50 per year, per authority pole.

Enacted by Chapter 299, 2018 General Session

Part 6

Implementation

54-21-601 General.

- (1) An authority may, to the extent allowed by law and consistent with this chapter, establish rates, fees, and other terms that comply with this chapter by:
 - (a) implementing an ordinance; or
 - (b) if applicable, executing an agreement with a wireless provider.
- (2) In the absence of an ordinance or agreement that fully complies with this chapter, a wireless provider may install and operate a small wireless facility or a utility pole associated with a small wireless facility:
 - (a) subject to Section 54-21-602; and
 - (b) under the requirements of this chapter.
- (3) An authority may establish an ordinance or require an agreement to implement this chapter.
- (4)
 - (a) Subject to Subsection (4)(b), an authority may require a wireless provider to agree to reasonable and nondiscriminatory indemnification, insurance, or bonding requirements before a wireless provider collocates a small wireless facility in a right-of-way.
 - (b) An authority may not impose on a wireless provider an indemnification requirement described in Subsection (4)(a) that requires the wireless provider to indemnify the authority for the authority's negligence.
- (5) An authority's obligations under this chapter may not be tolled or extended pending the implementation of an ordinance or negotiation of an agreement to implement this chapter.
- (6)
 - (a) Nothing in this section prohibits an authority from entering into a written, nondiscriminatory agreement with one or more wireless providers to jointly test certain traffic-related functions, or other technology related to research, using specified assets of the authority or the wireless providers.
 - (b) An agreement described in Subsection (6)(a) may:
 - (i) waive certain fees the participating wireless provider would otherwise be required to pay to the authority; or
 - (ii) allow the participating wireless provider to pay certain fees in cash, in-kind compensation, or in a combination of cash and in-kind compensation.

Enacted by Chapter 299, 2018 General Session

54-21-602 Noncompliant agreements and ordinances.

- (1) An agreement or ordinance that does not fully comply with this chapter and applies to a small wireless facility or a utility pole that is operational or installed before May 11, 2018:
 - (a) may not be renewed or extended unless the agreement is modified to fully comply with this chapter; and
 - (b) is invalid and unenforceable beginning November 8, 2018, unless the agreement or ordinance is modified before November 8, 2018, to fully comply with this chapter.
- (2) An agreement or ordinance entered into or passed before May 11, 2018, that does not fully comply with this chapter and applies to a small wireless facility or a utility pole that was not operational or installed before May 11, 2018, is invalid and unenforceable:

- (a) beginning May 11, 2018; and
 - (b) until the agreement or ordinance is modified to fully comply with this chapter.
- (3) If an agreement or ordinance is invalid in accordance with this section, until an agreement or ordinance that fully complies with this chapter is entered or adopted:
- (a) a small wireless facility or a utility pole that is operational or installed before May 11, 2018, may remain installed and operate under the requirements of this chapter; and
 - (b) a small wireless facility or utility pole may become operational or be installed in the right-of-way on or after May 11, 2018, under the requirements of this chapter.

Enacted by Chapter 299, 2018 General Session

54-21-603 Relocation.

- (1) Notwithstanding any provision to the contrary, an authority may require a wireless provider to relocate or adjust a small wireless facility in a public right-of-way:
 - (a) in a timely manner; and
 - (b) without cost to the authority owning the public right-of-way.
- (2) The reimbursement obligations under Section 72-6-116(3)(b) do not apply to the relocation of a small wireless facility.

Enacted by Chapter 299, 2018 General Session



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 6, 2022**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapters 7.10 Tree Planting and Care, 16.35 Development Standards for Required Public Facilities, 17.25 Residential Zones, and 17.60 Landscaping, Buffering, Fencing and Transitioning, Relating to Water Efficient Landscaping Standards.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Evan Berrett, Admin

PRESENTED BY:

Evan Berrett

RECOMMENDATION:

The Central Utah Water Conservancy District in conjunction with the Jordan Valley Water Conservancy District has developed and distributed a recommended draft water efficiency standard for cities to adopt. This standard primarily impacts front and side yard water efficiency measures in new home construction projects. Localscapes, the practice of using highly water efficient and functional landscape designs comprised of native vegetation is the focus of the standard. Several cities including Herriman, South Jordan, Bluffdale, and Salt Lake City have already adopted this standard and in some cases word for word.

Eagle Mountain City staff reviewed the draft standard and found that while everything would indeed promote the ideal use of front yard and side yard spaces while maximizing water efficiency, there were some aspects that would be too burdensome to enforce, are unnecessarily specific or prohibitive, and also lacked some needed direction in other areas of concern. Consequently, Eagle Mountain City staff made several modifications to the draft standard and those modifications are seen in the draft code being shared with you.

Smart Irrigation Controller: All new homes will need to have a smart

irrigation controller installed. Again, most new homes are already being outfitted with these controllers already.

Prohibition of Non-Functional Turf: Similar to Las Vegas, NV, non-functional turf would be prohibited. Staff and City Council will need to expand on current efforts to reduce non-functional turf during plat and site plan reviews.

Eagle Mountain's draft code strips away much of the localscapes requirements from the CUWCD provided standard. These requirements, while positive, would be overly burdensome to residents and limit their use and design of their landscapes too much. The draft code also modifies some of the standard to apply to the entire property when logical. Additionally, Eagle Mountain would be unique in Utah by prohibiting non-functional turf and making exceptions for properties that are designed with smaller back yards.

City staff believes that this draft code would be an effective way to reduce the overall water demand from new residential properties over the next 40 years. Enforcement apparatuses are being explored and we hope to assist residents any way possible to ensure they are successful with conversions. We also anticipate builders being satisfied with a potential reduction in the water rights allocation per property. Given the current water use data of properties, and the reduced water use these standards would promote, we believe that we can reduce the water rights allocation per property from 0.9 acre/feet to 0.75 acre/feet, saving developers about \$2,700 per property. Those savings more than make up the cost of installing landscapes that meet this standard instead of using turf grass throughout.

Staff is recommending to insert the new standards into existing code sections, rather than create a new separate section. The following pages include all of the proposed changes to code. Staff reviewed existing code to find redundant or incompatible sections, increase clarity in other areas, and so forth

Grass in Park Strips and on Slopes: Grass would be prohibited in park strips and on slopes greater than 25%. Park strips would still be required to have some plants, trees, etc. Lawns are also to be free of obstructions. For example, trees should not be planted in the middle of a grass area due to that tree either leading to obstruction of irrigation or adapting with over-irrigation to compensate.

Limit of Grass in Front & Side Yards: Front and side yards would be limited to 35% of the total landscaped area. Properties that have back yards that are half the size of the combined square footage of the front and side yards or smaller would be permitted to have 50% of the front or side yards be lawn with the expectation that their front or side yards are providing activity areas that the back yard might not be able to.

Irrigation Design: Irrigation must be appropriate for the type of landscape, irrigation types will be on separate valves, and so forth. This is an element that city staff are working to expand our capability to monitor.

50% Plant Cover and use of Mulch: Per Localscape design principles, we are not aiming for zeroscape wherein residents would be simply converting to a sheet of gravel that could lead to weed management issues and potentially negative impacts on property values. 50% plant cover promotes the use of other mulches that, when properly installed, keep properties weed free and add a positive impact to the neighborhood.

Commercial and other Properties: Lawn space limited to 20% of the total landscaped area.

BACKGROUND:

Utah has been in a state of severe drought for the past two years, straining water resources. When the state is not in a drought period, water resources will still be strained due to limited sourcing and high growth. The Cedar Valley does not provide annual runoff or surface water sources. Underground aquifers provide reliable sources of water, if they are able to adequately replenish over time. Eagle Mountain is also at risk of enhanced water restrictions due to Utah's "Doctrine of Prior Appropriation" which essentially means that those of earlier and consistent water acquisition has rights to water before those who acquire rights to water later.

Eagle Mountain City is projected to continue to grow substantially over the next 40 years, potentially tripling in that time. A recently completed

wastewater re-use study conducted by Barr Engineering showed that if all re-use strategies are implemented, Eagle Mountain would still be unable to meet the water demand 40 years from now. Therefore, the City must consider other means of reducing water depletion to enhance overall water supply.

Currently, every single-family residential lot is allocated 0.9 acre/feet of water. The typical Eagle Mountain resident fills their lot primarily with turf grass. Given Eagle Mountain's abnormally high median household size of over 4.3 persons per household, having plenty of turf space is expected. A recently completed analysis of water use behaviors in Eagle Mountain by Utah State University showed that the actual average water use equated to about 0.65 acre/feet of water per year. The analysis also showed that despite using less water than allocated, residents are applying twice as much water as needed on their lawns. Several agencies, universities, and other reliable sources have identified irrigation of turf grass as the largest use of water and the biggest opportunity for reducing overall water depletion.

Several agencies now provide rebate programs to encourage homeowners to examine their front and side yards as opportunities to eliminate turf grass. The general reasoning for this is that front and side yards are commonly landscaped with turf grass and yet rarely used for activities, only for aesthetics. Eagle Mountain City residents are currently eligible to use rebates from the Central Utah Water Conservancy District (CUWCD) for making changes to their park strips or front and side yards. Residents will lose access to these rebates at the end of 2022 if Eagle Mountain City does not enhance its landscaping solutions.

Many residents have expressed through social media and other communications channels an interest in removing their lawns in favor of landscape that is easier to manage and uses less water. Several properties can be seen throughout Eagle Mountain who have either already undergone conversions or are in the process. These conversions are seen at properties both large and small but have mixed results. In some cases, conversions were made that included introducing materials or using methods that violate existing Eagle Mountain city code. Other conversions were successful to begin with but either made some errors that affect the overall effect or did not adequately design and install a landscape that would reduce the maintenance and have consequently seen massive growth of weeds or other issues.

Residents who have made conversions to their landscapes did so before the landscaping was put in, or only when they had the sufficient money on hand

to make it possible. Despite the available rebates, a complete Localscapes conversion of the front and side yards can still cost the average family \$1,500 - \$2,000 based on analysis done on current Eagle Mountain properties.

In past conversations, home builders and developers have expressed interest in and started making changes towards more water efficient landscapes. Again, the results have been inconsistent, often only partially successful, and at times causing greater inefficiency. Developers have also expressed concerns with the increased costs of landscaping enhancements. It is simply cheaper to install turf grass rather than localscape or xeriscape landscaping. Eagle Mountain City staff have determined that opportunity exists to reduce the water rights allocations per lot to reduce costs to developers.

Furthermore, although residential irrigation is a significant majority of the water use in the city, Eagle Mountain residents have repeatedly felt some contradiction or hypocrisy in messaging due to commercial, institutional, or other property types having grass in areas that are unnecessary. The City of Las Vegas, Nevada recently enacted a ban of non-functional turf, or in other words, turf that serves no other purpose than to add to aesthetics of a property. Eagle Mountain City has non-functional turf in many neighborhoods, commercial developments, on city property, and so forth.

ITEMS FOR CONSIDERATION:

Homebuilder Feedback of Draft Standards:

Staff has also reached out to several homebuilders on more than one occasion to gather additional feedback on the draft code. Responses have generally been positive, mostly questions seeking clarification. Some concern was shared about where trees can be located, and whether it is reasonable to require 50% of the landscape area to have living plant over at ground plane.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

Commissioner Everett moved to recommend approval of the amendment to

Eagle Mountain Municipal Code Chapter 13.12 Small Cell
Communications

Facilities to the City Council with the following changes:

1. Section 13.12.010: “‘Collocate’ means to install or mount on an existing
Support Structure, an existing Tower, or on an existing Pole;”
2. Section 13.12.045(A)(3): “Shall be located on a property line at the
farthest distance away from a residence as much as possible;”
3. Section 13.12.045(B)(7): “Be located adjacent to a commercial
establishment, such as a shop or restaurant, where it could negatively
impact the business;”
4. The lettering shall be correct in Section 13.12.085. Procedure for
Administrative Review of Applications from L, M, and N to A, B,
and C;
and
5. Section 13.12.100(B), “Unless such permission is granted or
unless
otherwise provided in this Chapter, a wireless provider shall remove
within one hundred eighty (180) days the abandoned small wireless
facility and shall restore, using prudent construction standards, any
affected rights of way to their former state at the time such system
was
installed and in accordance with adopted engineering standards, so as
not
to impair their usefulness.”

Commissioner Wells seconded the motion.

The motion passed with a unanimous vote

ATTACHMENTS:

[ORD--EMMC Amendments Relating to Water Efficient Landscaping
Standards](#)

[Code Revisions - DRAFT](#)

[Staff Report](#)

ORDINANCE NO. O- -2022

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE,
CHAPTERS 7.10 TREE PLANTING AND CARE, 16.35 DEVELOPMENT STANDARDS
FOR REQUIRED PUBLIC FACILITIES, 17.25 RESIDENTIAL ZONES,
AND 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING,
RELATING TO WATER EFFICIENT LANDSCAPING STANDARDS**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Chapters 7.10 Tree Planting and Care, 16.35 Development Standards for Required Public Facilities, 17.25 Residential Zones, and 17.60 Landscaping, Buffering, Fencing and Transitioning, relating to water efficient landscaping standards, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Chapters 7.10 Tree Planting and Care, 16.35 Development Standards for Required Public Facilities, 17.25 Residential Zones, and 17.60 Landscaping, Buffering, Fencing and Transitioning, relating to water efficient landscaping standards.

2. The amendment described in Exhibit A is hereby approved.

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

ADOPTED by the City Council of Eagle Mountain City this 6th day of September, 2022.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 6th day of September, 2022.

Those voting aye:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting nay:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

Proposed Code Revisions for the inclusion of new Water Efficient Landscaping Standards
Eagle Mountain City

7.10.020 Definitions

D. "Other plantings" shall mean any shrubs, ~~grass~~ or ground cover planted within street rights-of-way or easements, or in proximity thereto, or on adjoining property.

16.35.105 Park and improved open space requirements.

6. All ~~functional~~ park ~~or open space~~ areas require sod (not grass seed) with an improved irrigation system, flower/planter beds with irrigation, and other improvements. Parks shall be designed with a mixture of shrubs, trees, ornamental plantings, and grass areas. The landscape treatments shall be designed to enhance the sense of place while remaining water-wise.

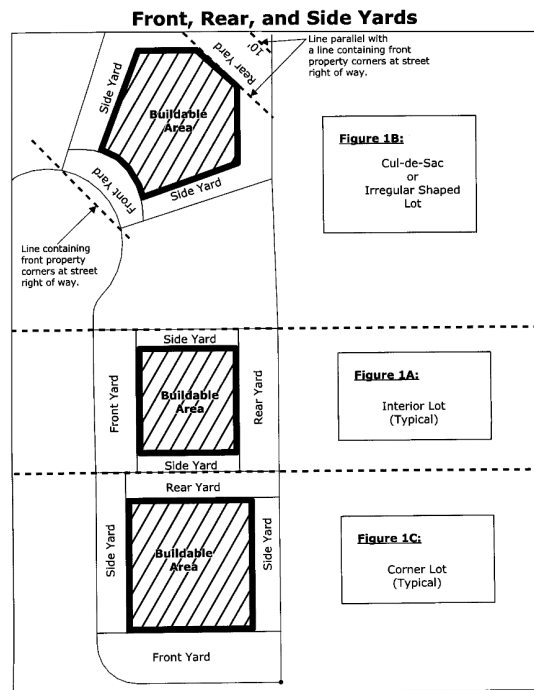
7. Other non-functional improved open space areas shall be improved with drought-resistant grasses or other waterwise landscaping approved by the City.

17.10.030 Definitions

"Active Recreation Areas" means areas of the landscape dedicated to active recreation where Lawn may be used as the playing surface (ex. sports fields and play areas).

"Drought-resistant Grasses" means grasses that once established, will require limited or no regular irrigation for adequate appearance, growth and disease resistance.

"Front Yard" is yard extending across the full width of the lot, the depth of which is the shortest distance between the main building and the front lot line.



“Hardscape” means durable landscape materials, such as concrete, wood, pavers, stone, or compacted inorganic mulch.

“Lawn” means ground that is covered with grass or turf that is regularly mowed.

“Mulch” is any material such as rock, bark, compost, wood chips or other materials left loose and applied to the soil.

“Nonfunctional Turf” is an irrigated grass area not providing functional use and generally maintained for aesthetic purposes only.

“Planting Beds” are areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.

“Rear Yard” is yard extending across the full width of the lot and more or less opposite to the front lot line. The depth of the rear yard is the shortest distance between the rear of the main building and the rear lot line. See Front Yard.

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- C. Tree Clearance. Trees which project over any sidewalk shall be pruned clear of all branches between the ground and a height of eight feet for that portion of the foliage located over the sidewalk.
- D. Clear Vision Triangles. No landscaping over three feet in height shall be allowed within a clear vision triangle as shown in this chapter except trees with single trunks that are pruned such that all branches and foliage are removed to a height of at least eight feet. [Ord. O-05-2008 § 2 (Exh. A § 12.4); Ord. O-23-2005 § 3 (Exh. 1(1) § 12.4)].
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- I. Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and Planting Beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.
- J. At least 3-4 inches of Mulch, permeable to air and water, shall be used in planting beds to control weeds and improve the appearance of the landscaping. Approved materials shall be used in areas located within a public right-of-way.
- K. Certain special purpose landscape areas (e.g. stormwater management areas, etc.) may receive exceptions from the slope limitations and other elements of the Landscaping Requirements (see Paragraph F, above). Applications to receive exceptions are to be considered on a case-by-case basis.

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- C. Shrubs. All shrubs shall be a minimum of one-gallon containerized stock planted that will attain a height of at least two feet.
- ~~D. Turf. No landscaping shall be composed of more than 70 percent in turf.~~
- ~~E. Drought Tolerant Plants. Fifty percent of all tree and shrub species shall be required to be drought tolerant.~~
- F. Weed Barrier. Planting beds are required to have a weed barrier with mulched wood chips, rocks, or other similar treatment. [Ord. O-05-2008 § 2 (Exh. A § 12.7); Ord. O-23-2005 § 3 (Exh. 1(1) § 12.7)].

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- A. Portions of property that are not developed with structures, rights-of-way, driveways, and parking areas shall be required to be landscaped in all zones (except in the RA1, RA2, RD1, RD2, and FR zones and the agriculture areas). ~~Commercial, industrial, and multifamily dwellings shall adhere to the minimum landscaping standards contained in Table 17.60.170(a), Required Landscape Improvements for Multifamily. The planning commission shall have authority to waive these standards as circumstances dictate.~~
- B. ~~Water Wise Landscaping Standards.~~ The following are the minimum standards for ~~water-wise~~ landscaping ~~improvements~~ for any park strip, median, or landscaped area located within a public right-of-way, a commercial, or industrial development:
 - 1. Bark, lawn clippings, chipped wood, and similar loose materials are not permitted.
 - 2. Decorative rock material shall be a minimum of one-inch aggregate, and shall be at least three inches deep and be placed completely on top of a weed fabric barrier that allows the permeation of water. Rock materials shall not exceed the height of the sidewalk/trail or the top back of curb, when placed along a public right-of-way.
 - 3. White quartz rock, lava rock, and gravel, or any other material that approximates the color of concrete, are not permitted.~~At least 50 percent of the required landscape area shall be live vegetation.~~
- C. At maturity, landscape areas shall have enough plant material to create at least 50% living plant cover at the ground plane, not including tree canopies.
- D. Live vegetation shall be distributed throughout the landscape area and shall not be segregated.
- E. The following requirements shall apply to front and side yards of single-family residential properties.
 - 1. Lawn shall not be installed in Park Strips, Trails, or on slopes greater than 25% or 4:1 grade, and be less than 8 feet wide at its narrowest point. To the extent reasonably practicable, Lawn shall be free from obstructions (trees, signs, posts, valve boxes, etc.).
 - 2. Lawn areas in the front and side yards shall not exceed the greater of 250 square feet, or 35% of the total landscaped area in the front and side yards.
 - a. Single family residential properties 0.25 acres or smaller wherein the combined square footage of the front and side yards is twice as large or greater as the rear

- yard square footage shall be permitted lawn areas up to 50% of the total landscaped area in the front and side yards.
- b. Small residential lots, which have no back yards, which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement of the landscaping requirements in section i, are exempt from the 8 feet minimum width Lawn area requirement.
- F. The following requirements shall apply to commercial, industrial, institutional, and multi-family properties
- 1. In common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.
 - 2. Commercial, industrial, and multifamily dwellings shall improve landscaped areas with a minimum of one approved deciduous/evergreen tree per 1,000 square feet of landscaped area.
- G. Certain special purpose landscape areas (e.g. stormwater management areas, etc.) may receive exceptions from the slope limitations and other elements of the Landscaping Requirements (see Paragraph F, above). Applications to receive exceptions are to be considered on a case-by-case basis.
- H. ~~All water-wise landscaped areas shall be improved with a drip irrigation system.~~
- I. Any individual, corporation, or other entity that uses water-wise landscaping in an area within a public right-of-way shall be responsible for any damage caused by rocks or other materials that migrate onto a sidewalk, trail, street, storm drain, or other public facility, regardless of how such migration occurs. [Ord. O-36-2020 § 2 (Exh. A); Ord. O-08-2016 § 2 (Exh. A); Ord. O-05-2008 § 2 (Exh. A § 12.9); Ord. O-23-2005 § 3 (Exh. 1(1) § 12.9)].

17.60.110 Required buffer widths and improvements.

Table 17.60.170(b), Required Buffer Widths and Improvements, defines the presumptive standards for minimum required buffer widths and improvements for adjacent land uses. Where the combination of land uses is not found in the table, the planning director shall make a recommendation to the planning commission. The planning commission shall then determine an appropriate buffering requirement. The planning commission may also approve alternative buffering requirements that may be more or less restrictive than the standards contained in the table when the planning commission determines that the alternative standard eliminates nuisance concerns. Required buffers may be crossed by driveways, utility lines, sidewalks, and trails. Permitted freestanding signs may be based in required buffers. Outdoor sales, displays, or storage shall not be permitted within a required buffer. The required buffer areas are required to be landscaped with ~~turf grasses~~, live ground cover, or an approved xeriscaping that meets the following requirements:

~~17.60.170 Tables.~~

Table ~~17.60.170(a)~~ Required Landscape Improvements—Trees for Multifamily-

Landscaped Area	Deciduous/Evergreen Trees	Percentage of Turf in Multifamily*
Less Than 1,000	1	80
1,001—3,000	2	80
3,001—5,000	5	80
5,001—7,000	6	50
7,001—9,000	7	50
9,001—11,000	8	50
11,001—13,000	9	50
13,001+	10	50



EAGLE MOUNTAIN CITY

STAFF REPORT

SEPTEMBER 6, 2022

Project: ORDINANCE/PUBLIC HEARING – Eagle Mountain Municipal Code - Water Efficiency Standards

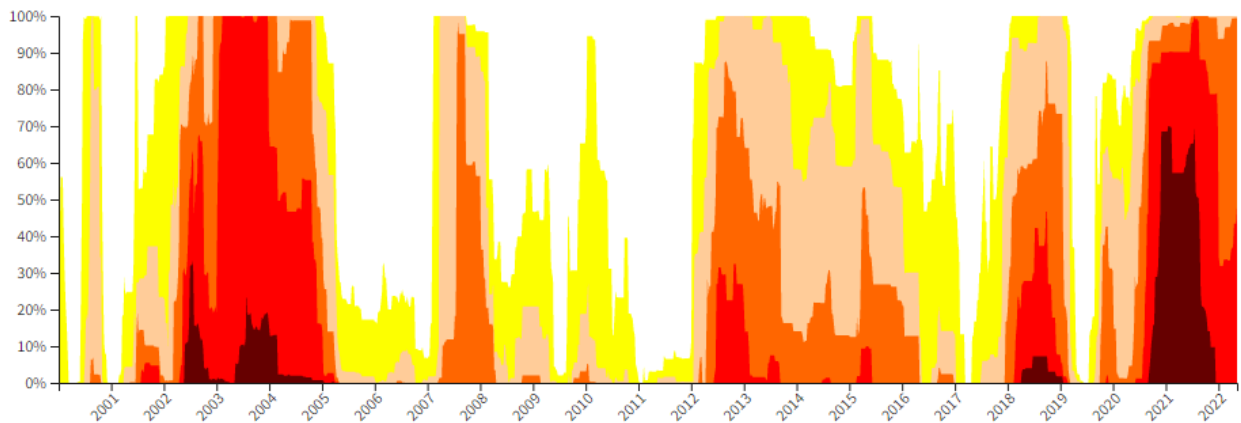
Applicant: Evan Berrett – Assistant to the City Administrator

Request: Approval of addition to Municipal Code & changes to existing codes

Type of Action: Ordinance

Background

Utah has been in a state of severe drought for the past two years, straining water resources. When the state is not in a drought period, water resources will still be strained due to limited sourcing and high growth. The Cedar Valley does not provide annual runoff or surface water sources. Underground aquifers provide reliable sources of water, if they are able to adequately replenish over time. Eagle Mountain is also at risk of enhanced water restrictions due to Utah's "Doctrine of Prior Appropriation" which essentially means that those of earlier and consistent water acquisition has rights to water before those who acquire rights to water later.



Eagle Mountain City is projected to continue to grow substantially over the next 40 years, potentially tripling in that time. A recently completed wastewater re-use study conducted by Barr Engineering showed that if all re-use strategies are implemented, Eagle Mountain would still be unable to meet the water demand 40 years from now. Therefore, the City must consider other means of reducing water depletion to enhance overall water supply.

Currently, every single-family residential lot is allocated 0.9 acre/feet of water. The typical Eagle Mountain resident fills their lot primarily with turf grass. Given Eagle Mountain's abnormally high median household size of over 4.3 persons per household, having plenty of turf space is expected. A recently completed analysis of water use behaviors in Eagle Mountain by Utah State University showed that the actual average water use equated to about 0.65 acre/feet of water per year. The analysis also showed that despite using less water than allocated, residents are applying twice as much water as needed

on their lawns. Several agencies, universities, and other reliable sources have identified irrigation of turf grass as the largest use of water and the biggest opportunity for reducing overall water depletion.

Several agencies now provide rebate programs to encourage homeowners to examine their front and side yards as opportunities to eliminate turf grass. The general reasoning for this is that front and side yards are commonly landscaped with turf grass and yet rarely used for activities, only for aesthetics. Eagle Mountain City residents are currently eligible to use rebates from the Central Utah Water Conservancy District (CUWCD) for making changes to their park strips or front and side yards. Residents will lose access to these rebates at the end of 2022 if Eagle Mountain City does not enhance its landscaping solutions.

Many residents have expressed through social media and other communications channels an interest in removing their lawns in favor of landscape that is easier to manage and uses less water. Several properties can be seen throughout Eagle Mountain who have either already undergone conversions or are in the process. These conversions are seen at properties both large and small but have mixed results. In some cases, conversions were made that included introducing materials or using methods that violate existing Eagle Mountain city code. Other conversions were successful to begin with but either made some errors that affect the overall effect or did not adequately design and install a landscape that would reduce the maintenance and have consequently seen massive growth of weeds or other issues.

Residents who have made conversions to their landscapes did so before the landscaping was put in, or only when they had the sufficient money on hand to make it possible. Despite the available rebates, a complete Localscapes conversion of the front and side yards can still cost the average family \$1,500 - \$2,000 based on analysis done on current Eagle Mountain properties.

In past conversations, home builders and developers have expressed interest in and started making changes towards more water efficient landscapes. Again, the results have been inconsistent, often only partially successful, and at times causing greater inefficiency. Developers have also expressed concerns with the increased costs of landscaping enhancements. It is simply cheaper to install turf grass rather than localscape or xeriscape landscaping. Eagle Mountain City staff have determined that opportunity exists to reduce the water rights allocations per lot to reduce costs to developers.

Furthermore, although residential irrigation is a significant majority of the water use in the city, Eagle Mountain residents have repeatedly felt some contradiction or hypocrisy in messaging due to commercial, institutional, or other property types having grass in areas that are unnecessary. The City of Las Vegas, Nevada recently enacted a ban of non-functional turf, or in other words, turf that serves no other purpose than to add to aesthetics of a property. Eagle Mountain City has non-functional turf in many neighborhoods, commercial developments, on city property, and so forth.

Recommendation

The Central Utah Water Conservancy District in conjunction with the Jordan Valley Water Conservancy District has developed and distributed a recommended draft water efficiency standard for cities to adopt. This standard primarily impacts front and side yard water efficiency measures in new home construction projects. Localscapes, the practice of using highly water efficient and functional landscape designs comprised of native vegetation is the focus of the standard. Several cities including Herriman, South Jordan, Bluffdale, and Salt Lake City have already adopted this standard and in some cases word for word.

Eagle Mountain City staff reviewed the draft standard and found that while everything would indeed promote the ideal use of front yard and side yard spaces while maximizing water efficiency, there were some aspects that would be too burdensome to enforce, are unnecessarily specific or prohibitive, and also

lacked some needed direction in other areas of concern. Consequently, Eagle Mountain City staff made several modifications to the draft standard and those modifications are seen in the draft code being shared with you.

Indoor Fixture Requirements: The standard requires water sense labelled plumbing fixtures in new homes. This requirement will result in no change for most builders as many are already installing Water Sense labelled fixtures.

Smart Irrigation Controller: All new homes will need to have a smart irrigation controller installed. Again, most new homes are already being outfitted with these controllers already.

Prohibition of Non-Functional Turf: Similar to Las Vegas, NV, non-functional turf would be prohibited. Staff and City Council will need to expand on current efforts to reduce non-functional turf during plat and site plan reviews.

Grass in Park Strips and on Slopes: Grass would be prohibited in park strips and on slopes greater than 25%. Park strips would still be required to have some plants, trees, etc. Lawns are also to be free of obstructions. For example, trees should not be planted in the middle of a grass area due to that tree either leading to obstruction of irrigation or adapting with over-irrigation to compensate.

Limit of Grass in Front & Side Yards: Front and side yards would be limited to 35% of the total landscaped area. Properties that have back yards that are half the size of the combined square footage of the front and side yards or smaller would be permitted to have 50% of the front or side yards be lawn with the expectation that their front or side yards are providing activity areas that the back yard might not be able to.

Irrigation Design: Irrigation must be appropriate for the type of landscape, irrigation types will be on separate valves, and so forth. This is an element that city staff are working to expand our capability to monitor.

50% Plant Cover and use of Mulch: Per Localscape design principles, we are not aiming for zeroscape wherein residents would be simply converting to a sheet of gravel that could lead to weed management issues and potentially negative impacts on property values. 50% plant cover promotes the use of other mulches that, when properly installed, keep properties weed free and add a positive impact to the neighborhood.

Commercial and other Properties: Lawn space limited to 20% of the total landscaped area.

Eagle Mountain's draft code strips away much of the localscapes requirements from the CUWCD provided standard. These requirements, while positive, would be overly burdensome to residents and limit their use and design of their landscapes too much. The draft code also modifies some of the standard to apply to the entire property when logical. Additionally, Eagle Mountain would be unique in Utah by prohibiting non-functional turf and making exceptions for properties that are designed with smaller back yards.

City staff believes that this draft code would be an effective way to reduce the overall water demand from new residential properties over the next 40 years. Enforcement apparatuses are being explored and we hope to assist residents any way possible to ensure they are successful with conversions. We also anticipate builders being satisfied with a potential reduction in the water rights allocation per property. Given the current water use data of properties, and the reduced water use these standards would promote, we believe that we can reduce the water rights allocation per property from 0.9 acre/feet to 0.75 acre/feet, saving developers about \$2,700 per property. Those savings more than make up the cost of installing landscapes that meet this standard instead of using turf grass throughout.

Staff is recommending to insert the new standards into existing code sections, rather than create a new separate section. The following pages include all of the proposed changes to code. Staff reviewed existing code to find redundant or incompatible sections, increase clarity in other areas, and so forth.

Conclusion

The City's rapid growth and limited water supply creates an environment wherein water efficient landscaping standards are a reasonable expectation. Eagle Mountain City staff have worked hard to consider all the implications and benefits of this draft code and believe it is the right path forward at this time. We look forward to the feedback and concerns shared by City Council as we work to refine the code to maximize the impact while minimizing any burdens on residents.

Homebuilder Feedback of Draft Standards:

Staff has also reached out to several homebuilders to gather additional feedback on the draft code. Responses have generally been positive, mostly questions seeking clarification. Some concern was shared about where trees can be located, and whether it is reasonable to require 50% of the landscape area to have living plant over at ground plane.

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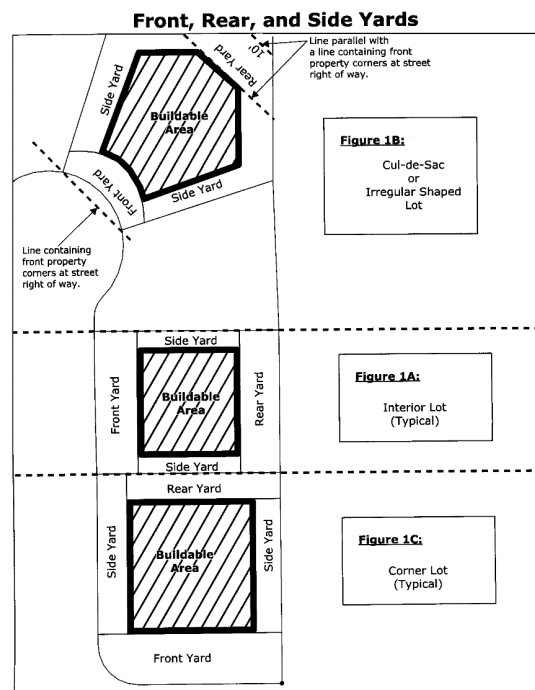
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- B. ~~Water Wise Landscaping Standards.~~ The following are the minimum standards for ~~water wise~~ landscaping improvements for any park strip, median, or landscaped area located within a public right-of-way, a commercial, or industrial development:
 - 1. Bark, lawn clippings, chipped wood, and similar loose materials are not permitted.
 - 2. Decorative rock material shall be a minimum of one-inch aggregate, and shall be at least three inches deep and be placed completely on top of a weed fabric barrier that allows the permeation of water. Rock materials shall not exceed the height of the sidewalk/trail or the top back of curb, when placed along a public right-of-way.
 - 3. White quartz rock, lava rock, and gravel, or any other material that approximates the color of concrete, are not permitted.~~At least 50 percent of the required landscape area shall be live vegetation.~~
- C. At maturity, landscape areas shall have enough plant material to create at least 50% living plant cover at the ground plane, not including tree canopies.
- D. Live vegetation shall be distributed throughout the landscape area and shall not be segregated.
- E. The following requirements shall apply to front and side yards of single-family residential properties.
 - 1. Lawn shall not be installed in Park Strips, Trails, or on slopes greater than 25% or 4:1 grade, and be less than 8 feet wide at its narrowest point. To the extent reasonably practicable, Lawn shall be free from obstructions (trees, signs, posts, valve boxes, etc.).
 - 2. Lawn areas in the front and side yards shall not exceed the greater of 250 square feet, or 35% of the total landscaped area in the front and side yards.
 - 1. Single family residential properties 0.25 acres or smaller wherein the combined square footage of the front and side yards is twice as large or greater as the rear yard square footage shall be permitted lawn areas up to 50% of the total landscaped area in the front and side yards.
 - 2. Small residential lots, which have no back yards, which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement of the landscaping requirements in section i, are exempt from the 8 feet minimum width Lawn area requirement.

- F. The following requirements shall apply to commercial, industrial, institutional, and multi-family properties
1. In common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.
 2. Commercial, industrial, and multifamily dwellings shall improve landscaped areas with a minimum of one approved deciduous/evergreen tree per 1,000 square feet of landscaped area.
- G. Certain special purpose landscape areas (e.g. stormwater management areas, etc.) may receive exceptions from the slope limitations and other elements of the Landscaping Requirements (see Paragraph F, above). Applications to receive exceptions are to be considered on a case-by-case basis.
- H. ~~All water-wise landscaped areas shall be improved with a drip irrigation system.~~
- I. Any individual, corporation, or other entity that uses water-wise landscaping in an area within a public right-of-way shall be responsible for any damage caused by rocks or other materials that migrate onto a sidewalk, trail, street, storm drain, or other public facility, regardless of how such migration occurs. [Ord. O-36-2020 § 2 (Exh. A); Ord. O-08-2016 § 2 (Exh. A); Ord. O-05-2008 § 2 (Exh. A § 12.9); Ord. O-23-2005 § 3 (Exh. 1(1) § 12.9)].

17.60.110 Required buffer widths and improvements.

Table 17.60.170(b), Required Buffer Widths and Improvements, defines the presumptive standards for minimum required buffer widths and improvements for adjacent land uses. Where the combination of land uses is not found in the table, the planning director shall make a recommendation to the planning commission. The planning commission shall then determine an appropriate buffering requirement. The planning commission may also approve alternative buffering requirements that may be more or less restrictive than the standards contained in the table when the planning commission determines that the alternative standard eliminates nuisance concerns. Required buffers may be crossed by driveways, utility lines, sidewalks, and trails. Permitted freestanding signs may be based in required buffers. Outdoor sales, displays, or storage shall not be permitted within a required buffer. The required buffer areas are required to be landscaped with ~~turf grasses~~, live ground cover, or an approved xeriscaping that meets the following requirements:

~~17.60.170 Tables:~~

~~Table 17.60.170(a) Required Landscape Improvements—Trees for Multifamily~~

Landscaped Area	Deciduous/Evergreen Trees	Percentage of Turf in Multifamily*
Less Than 1,000	4	80
1,001—3,000	2	80
3,001—5,000	5	80
5,001—7,000	6	50
7,001—9,000	7	50
9,001—11,000	8	50
11,001—13,000	9	50
13,001+	10	50



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 6, 2022**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Adopting an Updated Impact Fee Enactment for a Culinary Water Impact Fee; Providing for the Calculation and Collection of Such Fees; Providing for Appeal, Accounting, and Severability of the Same and Other Related Matters.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:	City Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
PUBLIC HEARING: Yes	RECOMMENDATION:		
PREPARED BY: Chris Trusty, Public Works	BACKGROUND:		
PRESENTED BY: Fred Philpot, Lewis Young Robertson & Birmingham	ITEMS FOR CONSIDERATION:		
	REQUIRED FINDINGS:		
	PLANNING COMMISSION ACTION/RECOMMENDATION:		
	ATTACHMENTS: ORD--Water Impact Fee Enactment Culinary Water IFFP - DRAFT Culinary Water IFA - DRAFT		

ORDINANCE NO. O-_____-2022

ORDINANCE ADOPTING AN UPDATED IMPACT FEE ENACTMENT FOR A CULINARY WATER IMPACT FEE; PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEES; PROVIDING FOR APPEAL, ACCOUNTING, AND SEVERABILITY OF THE SAME AND OTHER RELATED MATTERS

The City Council ("Council") of Eagle Mountain City, Utah (the "City"), finds that it is in the public interest to adopt this updated Impact Fee Enactment to address impacts of development upon the City; impose culinary water impact fees; provide for the calculation and collection of such fees; provide for appeal, accounting, and severability of the same and other related matters.

WHEREAS, the City is a local political subdivision of the State of Utah and has authority pursuant to Utah Code Ann. § 11-36a-101, *et seq.* (the "Impact Fee Act") to mitigate the impact of new development on public facilities by enacting an impact fee; and

WHEREAS, the City has previously prepared an Impact Fee Facilities Plan; and

WHEREAS, the Council finds that the Impact Fee Facility Plan identifies demands placed upon existing public facilities by new development activity and proposes means by which the City will meet those demands and has generally considered all revenue sources, including impact fees, and anticipated dedication of in-system improvements to finance the impacts on system improvements; and

WHEREAS, in order to reflect the actual costs of projects that have been constructed by the City, the City has caused to be prepared a *Culinary Water Impact Fee Analysis* (the "Impact Fee Analysis"), a copy of which is attached hereto as Exhibit A, which identifies the anticipated impacts on or consumption of existing capacity of public facilities by anticipated development activities, identifies impact on system improvements required by anticipated development activities to maintain the established level of service for each public facility, demonstrates how those anticipated impacts are reasonably related to the anticipated development activities and estimates the proportionate share of the cost for existing capacity that will be recouped and the cost of impacts on system improvements that are reasonably related to the new development activity; and

WHEREAS, the Council finds that the impact fees which are enacted pursuant to this Ordinance ("Impact Fee Enactment") are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison to the benefits already received and yet to be received; and

WHEREAS, in accordance with Utah Code Ann. § 11-36a-504, the City has complied with the notice requirements to adopt this Impact Fee Enactment; and

WHEREAS, after careful consideration and review of the comments at the public hearings, the council has determined that it is in the best interest of the health, safety, and welfare of the inhabitants of the City to adopt this Impact Fee Enactment.

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

Section 1. Findings; Authority; Purpose.

The Council finds and determines that growth and development activities in the City will create additional demand and need for water facilities, and the Council finds that persons responsible for growth and development activities should pay a proportionate share of the costs of such planned facilities needed to serve the growth and development activity. The Council further finds that based on the Impact Fee Facility Plan and Impact Fee Analysis that impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison with the benefits already received and yet to be received. The provisions of this Impact Fee Enactment shall be liberally construed in order to carry out the purpose and intent of the Council in establishing the impact fee program.

Section 2. Definitions.

Except as provided below, words and phrases that are defined in the Impact Fee Act shall have the same meaning in this Impact Fee Enactment.

2.1 Allowable Credits. A developer may be allowed an offset or a credit against an impact fee if the developer dedicates land for a system improvement, builds and dedicates some or all of a system improvement, or dedicates a public facility that the City and the developer agree will reduce the need for a system improvement above and beyond the normal required improvements to offset the reasonable impacts of the development. A credit against an impact fee shall be granted for any dedication of real property for, improvements to, or new construction of, any system improvements provided by the developer if the facilities are system improvements, or are dedicated to the Public and offset the need for identified system improvements.

2.2 Applicant. A person or entity required to pay an impact fee under this Impact Fee Enactment.

2.3 Gross Impact Fee. The stated impact fee assessed (prior to the computation of allowable credits, exemptions, or adjustments) for system improvements based on the requirements of this Impact Fee Enactment.

2.4 Impact Fee Agent. The person or persons designated by the City Council to evaluate impact fee applications and calculate gross impact fees, allowable credits, exemptions, adjustments, and net impact fees.

2.5 Impact Fee Applicant or Impact Fee Applications. An application submitted by an applicant for development approval that is required to pay an impact fee prior to obtaining subdivision approval or other development approval from the City Council or the building official of the City prior to issuance of a building permit.

2.6 Net Impact Fee. The gross impact fee less all allowable credits, exemptions, adjustments, and credit adjustments required by this Impact Fee Enactment.

2.7 Single Family Residential Unit or Equivalent Residential Unit or ERUs. The system improvement capacity required for a dwelling unit intended for the use and occupancy of a single family with no restriction on time of use.

Section 3. Impact Fees Imposed.

3.1 Impact Fees. Based on the Council approval and adoption of the Impact Fee Facility Plan and Impact Fee Analysis, the City Council hereby adopts the Water Impact Fee in the maximum amounts set forth in Tables 1.1. through 1.4. of the Impact Fee Analysis.

3.2 Impact Fees Accounting. The City will establish a separate interest-bearing ledger account for each type of public facility for which impact fees are collected. Interest earned on such account shall be allocated to that account.

(a) *Reporting.* At the end of each fiscal year, the City shall prepare a report on each fund or account showing the source and amount of all monies collected, earned, and received by the fund or account and each expenditure from the fund or account. The report shall identify impact fees by the year in which they were received, the project from which the funds were collected, the system improvements for which the funds were budgeted, and the projected schedule for expenditures. The report shall be in a format developed by the State Auditor that is certified by the City's Chief Financial Officer and shall be transmitted annually to the State Auditor.

(b) *Impact Fee Expenditures.* The City may expend impact fees collected pursuant to this Impact Fee Enactment only for systems improvements that are public facilities identified in the Impact Fee Facility Plan.

(c) *Time of Expenditure.* Impact fees collected pursuant to this Impact Fee Enactment are to be expended or encumbered for a permissible use within six (6) years of the receipt of those funds by the City. For purposes of this calculation, the first funds received shall be deemed to be the first funds expended.

(d) *Extension of Time.* The City may hold unencumbered fees for longer than six (6) years if the Council identifies in writing (i) an extraordinary and compelling reason why the fees should be held longer than six (6) years; and (ii) an absolute date by which the fees will be expended.

3.3 Additional Fees and Costs. The impact fees authorized hereby are separate from and in addition to user fees and other charges lawfully imposed by the City, such as engineering and inspection fees, building permit fees, review fees, and other fees and costs that may not be included as itemized component parts of the impact fee.

3.4 Fees Effective at Time of Payment. Unless the City is otherwise bound by a contractual requirement, the impact fee shall be determined in accordance with the provisions of Section 5 below.

Section 4. Impact Fee Amount and Procedure.

4.1 Impact Fee Imposed. Impact fees are hereby imposed on the basis of the Impact Fee Analysis and shall be paid either as a condition of plat approval, as a condition of the issuance of a building permit, or as a condition to connecting to any current or future system improvements if a plat or building permit is not required in an amount set forth in the Impact Fee Analysis.

4.2 Application Procedure. Each Applicant for development approval shall make application in writing to the City on forms provided for the City for determination of the amount of the required impact fees payable by the Applicant. Each Applicant shall provide all information requested by the City to allow the City to verify the accuracy of the information presented by the Applicant. The Impact Fee Agent shall consider the information presented by the Applicant and determine the gross impact fee, allowable credit, exemptions, adjustments, and net impact fee.

4.3 Impact Fee Amount. The amount of the impact fees imposed hereby shall be the gross amount as set forth in the Impact Fee Analysis.

Section 5. Exemptions, Adjustments, and Credits.

5.1 Exemption. The Council may, on a project-by-project basis, authorize exemptions to the impact fee imposed for development activity that the Council determines to be of broad public purpose to justify the exception, development activities attributable to low-income housing, the state, a school district, or a charter school (the school district and charter school on the same basis).

5.2 Adjustments. The Council shall ensure that the impact fees are imposed fairly and may adjust impact fees at the time the fee is charged to (i) respond to unusual circumstances in specific cases, (ii) respond to a request for a prompt and individualized impact review for the development activities of the state or a school district or a charter school and an offset or credit for a public facility for which an impact fee has been or will be collected, and (iii) permits adjustments of the amount of the impact fee to be imposed on a particular development based upon studies and data submitted by the developer.

5.3 Credits. A developer, including a school district or charter school, shall receive a credit against or proportionate reimbursement of an impact fee if the developer dedicates land for a system improvement, builds and dedicates some or all of a system improvement, or dedicates a public facility that the City and the Developer agree will reduce the need for a system improvement. A credit against the impact fee shall also be given for any dedication of land for, improvements to, or new construction of, any system improvements provided by the developer if the facilities are system improvements, or are dedicated to the public and offset the need for identified system improvements.

Section 6. Service Area.

Service areas are hereby established as set forth on the Impact Fee Facility Plan and

Impact Fee Analysis.

Section 7. Appeal Procedures.

7.1 Application. The appeal procedure applies to challenges to the legality of impact fees, the interpretation and/or application of those fees.

7.2 Request for Information Concerning the Fee. Any person or entity required to pay an impact fee pursuant to this Impact Fee Enactment may file a written request for information concerning the fee with the City. The City will provide the person or entity with the Impact Fee Analysis, Impact Fee Facility Plan, and other relevant information relating to the impact fee within two weeks after receipt of the request for information.

7.3 Appeals to City Before Payment of Impact Fees. Any affected or potentially affected person or entity who wishes to challenge an impact fee imposed pursuant to this Impact Fee Enactment prior to payment thereof may file a written request for information concerning their fee and the process under the City's appeal procedure.

7.4 Appeal to City After Payment of Impact Fees; Statute of Limitations for Failure to File. Any person or entity that has paid an impact fee pursuant to this Impact Fee Enactment and wishes to challenge the fee shall file a written request for information concerning the fee after having paid the fee and proceed under the City's appeal process. The deadline for filing an appeal shall be as follows:

(a) Within 30 days after the person making the appeal pays the impact fee, they may challenge whether the City complied with the notice requirements of the impact fee with respect to imposition of the impact and the procedure.

(b) Within 180 days after the person making the appeal pays the impact fee, they may challenge whether the city complied with other procedural requirements of the impact fee.

(c) Within one (1) year after the person making the appeal pays the impact fee, they may challenge the impact fee.

7.5 Appeal to City. Any developer, landowner, or affected party desiring to challenge the legality of any impact fee, or related fees or exaction under this Impact Fee Enactment, may appeal directly to the City by filing a written challenge with the City before the deadlines provided above.

(a) *Hearing.* An informal hearing will be held not sooner than five (5) days nor more than 25 days after the written appeal to the City is filed.

(b) *Decision.* After the conclusion of the informal hearing, the City shall affirm, reverse, or take action with respect to the challenge or appeal as the City deems appropriate. The decision of the City will be issued within 30 days after the date the written challenge was filed. In light of the statutorily mandated time restrictions, the City shall not be

required to provide more than three (3) working days' prior notice of the time, date, and location of the informal hearing, and the inconvenience of the hearing to the challenging party shall not serve as a basis of appeal of any final determination.

7.6 Denial of Due Process. If the City for any reason fails to issue a final decision on a written challenge to an impact fee, its calculation or application, within 30 days after the filing of the challenge with the City, the challenge shall be deemed to have been denied.

7.7 Judicial Review. Nothing in this Impact Fee Enactment shall be interpreted to alter the statutory deadlines before which an action to challenge an impact fee must be initiated in the district court. After having been served with a copy of the pleadings initiating a court review, the City shall submit to the court the records of the proceedings before the City, including minutes, and if available, a true and correct transcript of any proceedings.

Section 8. Severability. If any section, subsection, paragraph, clause, or phrase of this Impact Fee Enactment shall be declared invalid for any reason, such decision shall not affect the remaining provisions of this Impact Fee Enactment, which shall remain in full force and effect, and for this purpose, the provisions of this Impact Fee Enactment are declared to be severable.

Section 9. Effective Date. The Impact Fee Enactment pursuant to this Impact Fee Ordinance shall take effect 90 days after its enactment.

ADOPTED by the City Council of Eagle Mountain City, Utah, on this 6th day of September, 2022.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 6th day of September, 2022.

Those voting yes:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____.

EXHIBIT A

EAGLE MOUNTAIN CITY WATER IMPACT FEE FACILITY PLAN

November 11, 2021

Prepared for:

Eagle Mountain City
1650 E stagecoach Run
Eagle Mountain, UT

Prepared by:

P S O M A S

4179 South Riverboat Road
Suite 200
Salt Lake City, UT 84123
Project No. 8EMC010800

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APPENDIX A. EXHIBITS

- Exhibit 3.1 – Eagle Mountain Existing Water System
- Exhibit 3.2 – Eagle Mountain Existing System at Buildout
- Exhibit 3.3 – Eagle Mountain Current and Planning Period Improvements
- Exhibit 3.4 – Eagle Mountain Buildout Projects
- Exhibit 3.5 – Eagle Mountain Pressure Zones

APPENDIX B. BUILDOUT PROJECTS COST OPINION

1.1 Introduction

In June 2014, a Capital Facilities Plan (CFP) was completed for Eagle Mountain City titled, Eagle Mountain Impact Fee Facilities Plan, June 2014. Recently Eagle Mountain has been experiencing enormous growth, growing from 6,347 Equivalent Residential Units (ERU) in 2014 to over 10,288 ERUs currently. This growth is significantly higher than anticipated in the 2014 report, which projected a total of 8,079 ERUs in 2019. As a result, the City would like to reevaluate the IFFP that was previously prepared.

1.2 Definitions

CUWCD	Central Utah Water Conservancy District	gpm	gallons per minute
ERU	Equivalent Residential Units	PRV	Pressure Reducing Valve
DDW	Division of Drinking Water	LOS	Level of service
IFFP	Impact Fee Facilities Plan	SID	Special Improvement District
psi	pounds per square inch	IFC	International Fire Code

1.2.1 Equivalent Residential Connection (ERU)

For ease of calculations in water master plans, land uses other than residential are converted to ERU's. For this report, these values were calculated from actual water usage data provided by Eagle Mountain City from 2012 and 2013. See Table 1 for the ERU conversions used for this IFFP. The table shows indoor use only; outdoor use is calculated separately and is discussed in a later section.

Table 1. Equivalent Residential Units Conversions

Type	ERU
Tank 4	1.00
All other Residential	1.00
Commercial	5.06
Institutional	2.53
Condos	0.65
City Buildings	1.00

1.3 Level of Service

The State of Utah Division of Drinking Water (DDW) Rules and the IFC govern the minimum Level of Service (LOS) that Eagle Mountain City Water Department provides. The current LOS within the water system are stated as follows:

Storage

- 775 gallons of storage per ERU for indoor and outdoor use
- 2,848 gallons per irrigated acre for outdoor use in Zone 4
- Fire storage 1,000 gpm for 2 hours (120,000 gallons)
- Emergency storage based upon an assessment of risk and the desired degree of system dependability (percent after fire storage is considered)

Source

- 1,642 gallons per day of source capacity for indoor and outdoor use per ERU
- Per conversation with the DDW, safe yield of a well is assumed to be two thirds of the pump capacity

Minimum Water Pressure Requirements

- 40 psi during peak day demands
- 30 psi during peak instantaneous demands
- 20 psi in during peak day demands with fire

Water Rights

- 0.53 acre-feet of water right per ERU
- 2.5 acre-feet per irrigated acre

In addition to the State rule requirements, the City has determined that the system will be required to maintain 30 psi at any moment during the modeled peak hour of the peak day scenario for new developments, with Well 1 or Well 2 out of service.

2.1 Existing System

Eagle Mountain City currently provides water to customers in Eagle Mountain and White Hills area. For discussion purposes the City has been broken into 3 areas: White Hills, the North and South (or City Center). Projects have been constructed to connect the White Hills development into to the City. See Figure 1 for the location of each Service Area and Exhibit 3.1 for a map of the existing water system.

From the City's billing information, it was determined that there is currently a total of 14,559 equivalent residential connections which is equivalent to a peak day of 16,601 gpm.

The City has recently installed a separate secondary system in the south part of the City that will remove some of public outdoor use from the culinary system. However, this system will only serve parks; all residential or commercial irrigation will continue to be served by the culinary system.

The City is divided into five pressure zones, with most of the existing development occurring in Zone 1. See Table 7 for a list of the pressure zones and pressure elevations. The water for the pressure zones is currently supplied by seven tanks, which are normally filled by four wells.

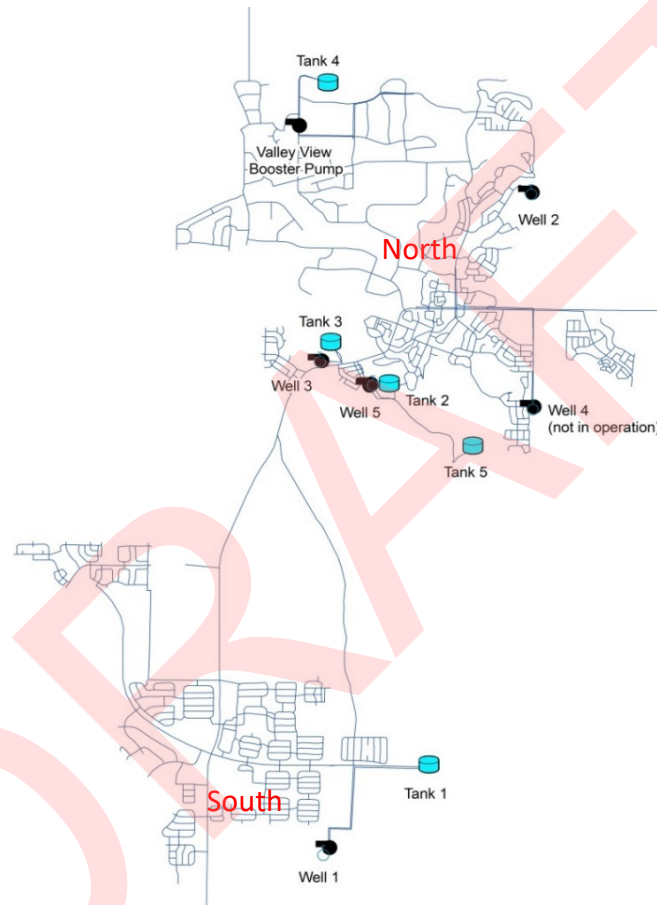


Figure 1. Eagle Mountain's Water System

2.2 Existing Project Funding

Several facilities in the existing system were funded using Special Improvement District (SID) Bonds. Table 2 summarizes the original cost, remaining capacity, and value of the listed improvements. Some of these improvements have capacity that can be used by future developments.

Table 2. Special Improvement Bond Funded Projects

Year Constructed	Project Name	Cost (construction year)	Original capacity (ERU)	Existing Used Capacity	Current Remaining Capacity	Value of current capacity (Construction Year)	Original Cost per ERU (Construction Year)	SID Name
1997	1 MG tank 1	\$417,000.00	1,064	1,064	0	\$0.00	\$391.92	97-1
1998	Ranches SID Water and Storage Distribution	\$1,800,026.00			0	\$0.00		98-1
2000	2 MG reservoir (Tank 3)	\$1,359,162.00	2,273	2,273	0	\$0.00	\$597.96	2000-1
2000	Ranches Well 2	\$825,000.00	1,243	1,243	0	\$0.00	\$663.72	2000-1
Total						\$0.00		

In addition to SID Bonds, other Eagle Mountain Projects have been funded using reimbursement agreements, revenue bonds, or City funds. See Table 3, Table 4, and Table 5 for a summary of these projects and their remaining capacities.

Table 3. Projects Funded with Reimbursement Agreements

Year Constructed	Project Name	Cost (construction year)	Original capacity (ERU)	Existing Used Capacity	Current Remaining Capacity	Value of current capacity (Construction Year)	Original Cost per ERU (Construction Year)	Balance as of 6/30/2019
1999	Well 1 property agreement	\$12,000	2,112	2,112	0	\$0	\$5.68	0
2004	Sweetwater Rd 12 inch Waterline (NSA)	\$141,306	4,800	4,800	0	\$0	\$29.44	0
2004	Sweetwater Rd 12 inch Waterline (SSA)	\$282,613	4,800	1,630	3,170	\$186,642	\$58.88	186,642
2006	Well 3 (SL6)	\$750,000	849	849	0	\$0	\$883.39	0
2006	Well 3 (EMC)	\$169,854	849	849	0	\$0	\$200.06	0
2007	Sunset Drive	\$21,000	1,500	1,500	0	\$0	\$14.00	0
2007	Spyglass Drive	\$14,578	1,458	1,458	0	\$0	\$10.00	0
2009	Valley View Tank	\$1,150,000	431	431	0	\$0	\$2,668.21	0
2008	Sweetwater Secondary Irrigation	\$48,294	1,500	0	1,500	\$48,294	\$32.20	48,294
2013	Ranches Parkway Extension	\$16,521.00	831	0	831	\$16,521.00	\$19.88	\$16,521.00
2021	Fieldstone Brylee Farms	\$55,887.00	1,750	0	1,750	\$55,887.00	\$31.94	\$55,887.00

Table 4. Projects Funded with Revenue Bonds

Year Constructed	Project Name	Cost (construction year)	Original capacity (ERU)	Existing Used Capacity	Current Remaining Capacity	Value of current capacity (Construction Year)	Original Cost per ERU (Construction Year)
1997	Eagle Mountain Main Rev Bond	\$808,120	2,000	2,000	0	0	\$404.06
1997	Water Tank Revenue Bond (TANK 1)	\$882,134	883	883	0	0	\$999.02
1998	Chlorine Building AMR fees (Rev Bond)	\$94,900	2,000	2,000	0	0	\$47.45

Table 5. City Funded Projects

Year Constructed	Project Name	Cost (construction year)	City Contribution Bond	Developer Contribution	Water Impact Fees	Water Fund	Reimbursed Money
2008	Well 4	\$1,763,179	\$ 122,710	-	\$1,640,649	-	\$122,710
2008	Well 5	\$852,742	-	\$ 750,000	-	-	-
2010	Pony Express Irrigation Line	\$128,914	-	-	-	\$128,914	\$128,914
2008	Tank 5	\$1,418,416	-	-	\$ 247,025	\$1,171,391	\$1,171,391
2008	Tank 5 Waterline	\$718,302	-	-	-	\$718,302	\$718,302
2012	Water System Master & Capital Facility Plan	\$174,006	-	-	-	\$174,006	\$174,006
2010	Porters Crossing	\$54,034	-	-	-	\$54,034	\$54,034
2014	CWP Pipeline Project	\$3,081,235	\$ 3,081,235	-	-	-	\$3,081,235
	Silverlake PRV	\$162,840	-	-	\$ 162,840	-	-
2015	Powerline Corridor Waterline	\$1,799,890	-	-	\$1,799,890	-	-
2019	Steeple Chase Waterline	\$3,422,138	-	\$ 3,422,138	-	-	-
2019	3.5 MG Tank	\$3,833,557	-	\$ 3,833,557	-	-	-
2019	Unity Pass Parallel Waterline	\$1,164,542	-	-	\$1,164,542	-	-

3.1 Planning Period and Growth Projections

Planning Period

To evaluate City growth and system improvements as part of this IFFP, a ten-year planning period will be used to identify specific system needs. To assist the City in long-range planning, additional anticipated projections to build out (year 2060) will also be evaluated.

Growth Projections

Eagle Mountain is growing rapidly and is among the fastest growing cities in the State. In 2020, the City's population grew by approximately 12%. This is well over the projected growth in the City's Master Plan and the Governor's Office of Planning and Budget, Demographic & Economic Analysis Department (GOPB), which had the growth rate just above 4%. Because the City's population has exceeded the population projections for several years, a revised conservative growth rate has been assumed. See Table 6. Planning Period ERU's Table 6 for the projected growth. Long term population growth beyond the planning period has not been included, due to uncertainty with these values.

Table 6. Planning Period ERU's

Year	Growth Rate	Added ERC	ERC
2021	12%	1,747	16,306
2022	12%	1,957	18,263
2023	12%	2,192	20,454
2024	10%	2,045	22,500
2025	10%	2,250	24,750
2026	8%	1,980	26,730
2027	8%	2,138	28,868
2028	5%	1,443	30,311
2029	5%	1,516	31,827
2030	5%	1,591	33,418

3.2 System Improvements

3.2.1 Pressure Zones

As stated earlier, Eagle Mountain City's water system is divided into five pressure zones. At the City's full build out, an additional five pressure zones will be necessary. Within the City's water model, new pressure zones were created to maintain water pressures within a desired range of 70-120 psi. In some instances, this pressure range was expanded to eliminate the need for additional smaller pressure zones, but the minimum service levels were still maintained. See Table 7 and Exhibit 3.5 for a summary of the pressure zones.

Table 7. Pressure Zones

Pressure Zone	Served from	HGL	40 psi Elevation	70 psi Elevation	120 psi Elevation	140 psi Elevation
Zone 1	Tank 1&1a	5,101	5,008.6	4,939.3	4,823.8	4,777.6
Ranches	PRV	5,070	4,977.6	4,908.3	4,792.8	4,746.6
Zone 3	Tank 2&3	5,180	5,087.6	5,018.3	4,902.8	4,856.6
Zone 4	Tank 4 & 4a	5,320	5,227.6	5,158.3	5,042.8	4,996.6
Zone 5	Tank 5	5,370	5,277.6	5,208.3	5,092.8	5,046.6
Evans	PRV	5,078	4,985.6	4,916.3	4,800.8	4,754.6
WH upper	Future WH tank	5,445	5,352.6	5,283.3	5,167.8	5,121.6
WH Mid	WH Tank	5,300	5,207.6	5,138.3	5,022.8	4,976.6
WH lower	PRV	5,198	5,105.6	5,036.3	4,920.8	4,874.6
Future Zone 6	Future PRV	4,955	4,862.6	4,793.3	4,677.8	4,631.6
Future Zone 7	Future PRV	5,540	5,447.6	5,378.3	5,262.8	5,216.6
Future Zone 8	Future PRV	5,540	5,447.6	5,378.3	5,262.8	5,216.6
Future Zone 9	Future PRV	5,750	5,657.6	5,588.3	5,472.8	5,426.6
Future Zone 10	Future PRV	5,950	5,857.6	5,788.3	5,672.8	5,626.6

Most of the new pressure zones will be created in undeveloped areas on the eastern side of the City as development moves east into the Lake Mountain area. If some of these areas are determined to be unbuildable, some of the planned pressure zones may not be needed.

Another new pressure zone is anticipated in the North Ranch area, located north of SR73 and at elevations above 5,200 ft. For this area to be served by only one additional pressure zone, and to eliminate the need for an additional smaller pressure zone, the pressure range for this zone would need to be extended to the maximum peak day pressure range that the LOS allows of 40 psi to 140 psi.

We also recommended that two existing pressure zone areas be moved from Zone 1 to other zones. The first move should occur when the waterline from Tank 5 extends to the Gateway Phase 1 Development (see Improvement 19 4.1.2 Year 2025-2030). A PRV should be installed at the entrance to this development and Gateway Phase 1 be incorporated into the higher-pressure Zone 5. This would increase the pressures in this area to a more desirable level.

The second area that should be moved includes the area north of SR-73 along Canyon Wash Road and Deerfield Circle (see Improvement 9 in 4.1.1 Years 2020-2025). By closing the valves at SR-73 and opening the valve at Lake View Lane, the area could be included in Zone 4. This adjustment should not take place until the waterline in SR-73 is installed. Although this move will increase some pressures above 120 psi, it significantly improves the system operational pressures in the event Well 2 goes offline.

3.2.2 Storage Capacity Improvements

Currently, there are eight water storage tanks in Eagle Mountain City that provide the total storage capacity for the City's culinary water system.

To convert the existing storage capacity of the individual tanks to ERU's, the DDW requires volumes for both fire and emergency storage to be determined. The fire storage for the City has been calculated based on the largest building in the City, which is equivalent to 360,000 gpm for 4 hours. The higher Zones, White Hills, Tanks 4 and 4a, and Tank 5 are at a higher pressure and will require adequate fire storage for the Zones they serve. Currently, the White Hills Zone only has residential connections and therefore will require 1,500 gpm for 2 hours of fire storage. Because the higher Zones can service the lower Zones through PRVs, the fire storage would be available for the other Zones. However due to the distance of Zone 1 from other storage, we recommended most of Zone 1 storage be accounted for in Tanks 1 and 1a and in White Hills.

Each tank also needs additional storage set aside for emergencies. The DDW does not have a volume requirement for emergency storage. The DDW rule only states that "Emergency storage shall be considered during the design process. The amount of emergency storage shall be based upon an assessment of risk and the desired degree of system dependability". Per the Technical Memorandum on the Division of Drinking Water Sizing Requirements Study memo by Jones and DeMille, the emergency storage requirement has been set at 5%.

After the fire and emergency storage, the remaining capacity in the tanks is the equalization storage. Equalization storage includes both indoor and outdoor storage needs. Per the system specific source analysis, 775 gallons of storage is required for each ERU. See Table 8 for a summary of each tank's ERU capacity. Tank 5 is not in currently operation, so it has been excluded from the available volume calculations. However, it has an additional 2,000,000 gallons of storage that could be used, which would provide storage for an additional 2,142 ERU's.

Table 8. Existing Tank Storage Capacity

Tank	Total Volume	Fire Storage	Emergency Storage	Equalization Storage	ERC
ST-001 / Tank 1	1,000,000	90,000	50,000	860,000	1110
ST-002 / Tank 2	1,000,000		50,000	950,000	1226
ST-003 / Tank 3	2,000,000		100,000	1,900,000	2452
ST-004 / Tank 4	600,000	120,000	30,000	450,000	581
ST-005 / Tank 5	2,000,000	240,000	100,000	1,660,000	2142
ST-006 / Tank 4a	2,500,000	120,000	125,000	2,255,000	2910
ST-007 / Tank 1a	3,500,000	90,000	175,000	3,235,000	4174
White Hills**	679,465	180,000	33,973	251,918	325
Total Without ST-005	11,279,465	600,000	563,973	9,901,918	12777
Total	13,279,465	840,000	663,973	11,561,918	14919

** White Hills includes 213,547 gallons of unusable storage

The Zone planned to be served by Tank 5 does not currently have any connections and is not currently in service. Per the level of service requirements, it is recommended that this tank be put into service to provide the storage deficiency.

By the year 2060, the City will be nearing full build-out and will require a total 42.7 million gallons of storage. If the growth rate follows projections, additional storage will be generally required every 3 to 5 years beyond the planning period. See Table 9 for the additional storage required and the estimated year the additional storage will be needed.

Table 9. Storage Improvements Required Through Build-out

Year	ERC	Required Storage (gal)	Available Storage (gal)	Additional Storage (gal)
2021	16,306	13,801,108	13,279,465	2,500,000
2022	18,263	15,442,561	15,779,465	2,500,000
2023	20,454	17,260,988	18,279,465	4,000,000
2024	22,500	18,801,187	22,279,465	
2025	24,750	20,344,906	22,279,465	
2026	26,730	21,879,378	22,279,465	4,000,000
2027	28,868	23,976,608	26,279,465	
2028	30,311	24,895,239	26,279,465	
2029	31,827	26,069,801	26,279,465	2,500,000
2030	33,418	27,428,091	28,779,465	

3.3.3 Source Capacity Improvements

Currently, the City's system is served by five wells, one of which is not in operation due to water quality issues (Well 4). Additionally, the City has a Purchase Agreement with Central Utah Water Conservancy District (CUWCD) to purchase 15,000 acre-feet of water. The City currently only utilizes only a portion of the allotment.

As previously mentioned, per the DDW, the safe yield of a well is two-thirds of the operating point of a pump. Table 10 summarizes the current available source but does not consider the City's water rights. Because all the sources are in the same pressure zone and then pumped to the existing tanks, the City's source demands can be evaluated for the entire City together. The ERU capacity was determined by adding the indoor and outdoor use ERU requirements and dividing it by the total source capacity.

Table 10. Existing Source Capacity

Source Name	Quantity (gpm)	Safe Yield (gpm)	ERCs
Well 1	3,200	2,133	1,871
Well 2	2,200	1,467	1,286
Well 3	1,700	1,133	994
Well 5	3,200	2,133	1,871
White Hills Well 1	1,300	867	760
White Hills Well 2	1,200	800	
CUWCD	3,200	3,200	2,806
Total	16,000	11,733	9,588

Because the City system is currently below the required source capacity, several projects are in the planning stages to eliminate the shortages. The City has added pumps to the CUWCD pump station and plans to expand the quantity they will take from CUWCD. In addition, several new source projects are recommended.

With the large, anticipated growth, the City will need ongoing source projects. See Table 11 for the anticipated source requirements and timing. It should be noted that when constructing a well, the ultimate capacity is uncertain until the well is built. Therefore, if a constructed well does not provide the anticipated capacity, multiple smaller wells should be constructed over the same time frame to achieve the necessary source requirement.

Table 11. Source Improvements Required Through Build-out

Year	ERC	Required source (gpm)	Available source (gpm)	Added source (gpm)
2021	16,306	18,593	11,733	6,300
2022	18,263	20,825	18,033	4,400
2023	20,454	23,323	22,433	2,800
2024	22,500	25,656	25,233	2,500
2025	24,750	28,221	27,733	9,000
2026	26,730	30,479	36,733	
2027	28,868	32,917	36,733	
2028	30,311	34,563	36,733	
2029	31,827	36,291	36,733	2,000
2030	33,418	38,106	38,733	

3.2.4 System Capacity Improvements

In 2014, capacity in the area above SR73 was limited. Several projects in the past five years have helped increase the capacity of this area. The Powerline Corridor project, which connected the Pony Express Pipeline to the north area of the NSA, increased capacity by an additional 550 lots. In addition, a second tank was constructed in this upper zone which provides emergency storage equivalent to 1.5 days during irrigation season and 6 days during the winter months. This reduces the risk associated with a shutdown of Well 2. Because the operation of Well 2 is critical to providing adequate system pressures in the Meadow Ranch Zone, the system was analyzed both with the Well operating and with the Well out of service.

4.0 Current Projects (2020)

Since the 2019 IFFP, several projects have been completed. They are summarized below:

- 1) The City has installed a new 18-inch pipeline from the White Hills. This project adds approximately 800 gallons of source and 370,000 gallons of storage. This project connects White Hills to Eagle Mountain City Center on the South portion of the City, adding to the resiliency of the City's system.
- 2) A secondary water system was completed that will be able to irrigate the City's open space in the SSA. Once in full operation, this system will remove 143.27 acres of open space from the culinary system, which will increase both the available source and storage.
- 3) The City is currently in the process of adding two additional pumps to the CUWCD pump station. The current contract limits the source to 3,200 gpm. However, the City is planning on purchasing additional water from CUWCD.
- 4) The City has installed 10,633 feet of 18-pipe connecting the Pole Canyon waterline to the west boundary of the Steeplechase property.

4.1 Facilities Planning

As the City continues to grow, the water system will need to expand to keep up with the additional demand caused by new development. From current land use and zoning maps, a City full build-out scenario was created and used to anticipate pipelines, PRV's, storage, and source projects that will be necessary as Eagle Mountain is built-out. This scenario is summarized in Exhibit 3.2

The needed improvements for the planning period have been phased into 5-year increments: 2020-2025 and 2025-2030. To assist the City with long range planning, improvements beyond 2030 have also been included. See Exhibit 3.3 for locations of these projects. Some of the projects needed by 2030 are described in this section. Costs for projects beyond 2030 are given in Appendix B.

In addition to the timing, budgetary project costs have been developed for the necessary improvements. These budgetary costs include materials, construction, engineering, legal, and right of way acquisitions.

These projects have been analyzed, and the timing of the projects is determined, based on best available data, current growth projections, and known development plans. If new development occurs in

locations that were not anticipated in the model, or if growth occurs quicker than anticipated, some projects may need to be initiated sooner than the projections.

4.1.1 Years 2020-2025

In addition to the projects that have recently been completed, and those that are under construction (listed in Section 3.7), several other projects will be needed before the year 2025. See Appendix B for a summary of cost for these improvements.

- 1) Connect the Ault Well to the City's system or provide an additional 1,300 gpm of reliable source
- 2) Purchase additional CWP water
- 3) Install a booster Pump at Unity pass
- 4) Provide additional power to the existing White Hills wells or install a new well in White Hills subdivision. This would provide an additional 1,400 gpm of reliable source.
- 5) Install an additional booster pump in Zone 4
- 6) Install 2.5 MG tank along Pole Canyon that can service the City Center pressure zone
- 7) Construct a new 3,000 gpm well south of Well #5 and connect to the South Service Zone (4,250 ft of pipe)
- 7a) Construct a well with 3,000 gpm reliable source
- 8) Install additional connections between the 30-inch and the 16-inch waterlines that were constructed with the Steeplechase Offsite improvements (4,000 feet of pipe)
- 9) Install 2.5 MG tank in the SSA and associated piping
- 10) Install 1,375 feet of 16-inch pipe along SR 73 connecting Canyon Wash Road and Deerfield Circle. After this Improvement is complete, the valves should be adjusted to switch the North Ranch Subdivision to the Upper Zone.
- 11) Install 4500 linear feet from Lake Mountain Road improvement (5) to Pony Express
- 12) Upsize the 6-inch lines in White Hills to 8-inch
- 13) Install 3,000 feet of 16-inch pipe along SR-73 from North Sunset Drive to Shiloh Way. This completes the waterline along SR-73 and adds an additional route for water to be delivered to the areas north of SR-73.
- 14) A second CUWCD pump station will be needed in approximately 2023. This pump station should be located north of SR-73 and be able accommodate the remaining 7,500 acre-feet capacity included in the Central Utah Water Conservancy District Purchase Agreement.
- 15) A 4-million-gallon tank, installed in the Pole Canyon upper zone
- 16) Relocate and expand capacity at Well 1.
- 16a) Install New Maintenance Facility Building (Shared cost with Wastewater)

4.1.2 Year 2025-2030

- 17) 2,200 feet of parallel 12-inch pipe along SR-73. This will eliminate the bottleneck in SR-73 and provide additional capacity.
- 18) Construct a 4-million-gallon tank, adjacent to the well listed as Improvement 5
- 19) 16,500-foot waterline connecting SR-73 to SSA
- 20) An additional 2.5 -million-gallon tank located next to Tank 3 should be installed. This would provide a more efficient water system.

- 21) Construct a well with a 2,500-gpm reliable source in White Hills
- 21a) Construct a well with a 2,500-gpm reliable source
- 22) Install 7,000-foot 12-inch pipe from Tank 5 to the Pony Express Parkway through the proposed Gateway Subdivision as well as a 12-inch PRV. These improvements will extend the Zone 5 Pressure Zone to Pony Express and open the area adjacent to the pipe for development.
- 23) Install a second connection across the Steeplechase Offsite improvements
- 24) Install a second main line connecting White Hills to Pole Canyon
- 25) Install 3,550 feet of 20-inch pipe and a PRV connecting Tank 5 with the new well listed in Improvement 5. This adds an additional waterline and redundancy from the NSA and the SSA which currently is dependent on two parallel waterlines. This project will also reduce the recommended fire storage in tank 1a and 1b to 45,000 each adding an additional 90,000 gallons of storage

5.0 Conclusion and Recommendations

Like many communities in the west, Eagle Mountain City is growing rapidly with limited resources to acquire and expand its water system to meet the growing needs. The improvements recommended in Section 4.1 were outlined based on projected growth rates and anticipated locations of future development. Since growth rates and location of growth may vary from projections, some of the recommended improvements may be needed sooner or later than anticipated.

The current water system complies with the established minimum LOS but is near storage and system capacity. With proposals of new development, facilities will need to be constructed to continue to meet the LOS standards.

Beyond the immediate improvements, Eagle Mountain City should begin planning strategic locations for additional storage projects and development of new water sources. As the City continues to experience rapid growth, we recommend that the Master Plan and Impact Fee Facility Plan be reviewed and updated every few years and the system model be kept up to date.

Appendix A

Exhibits

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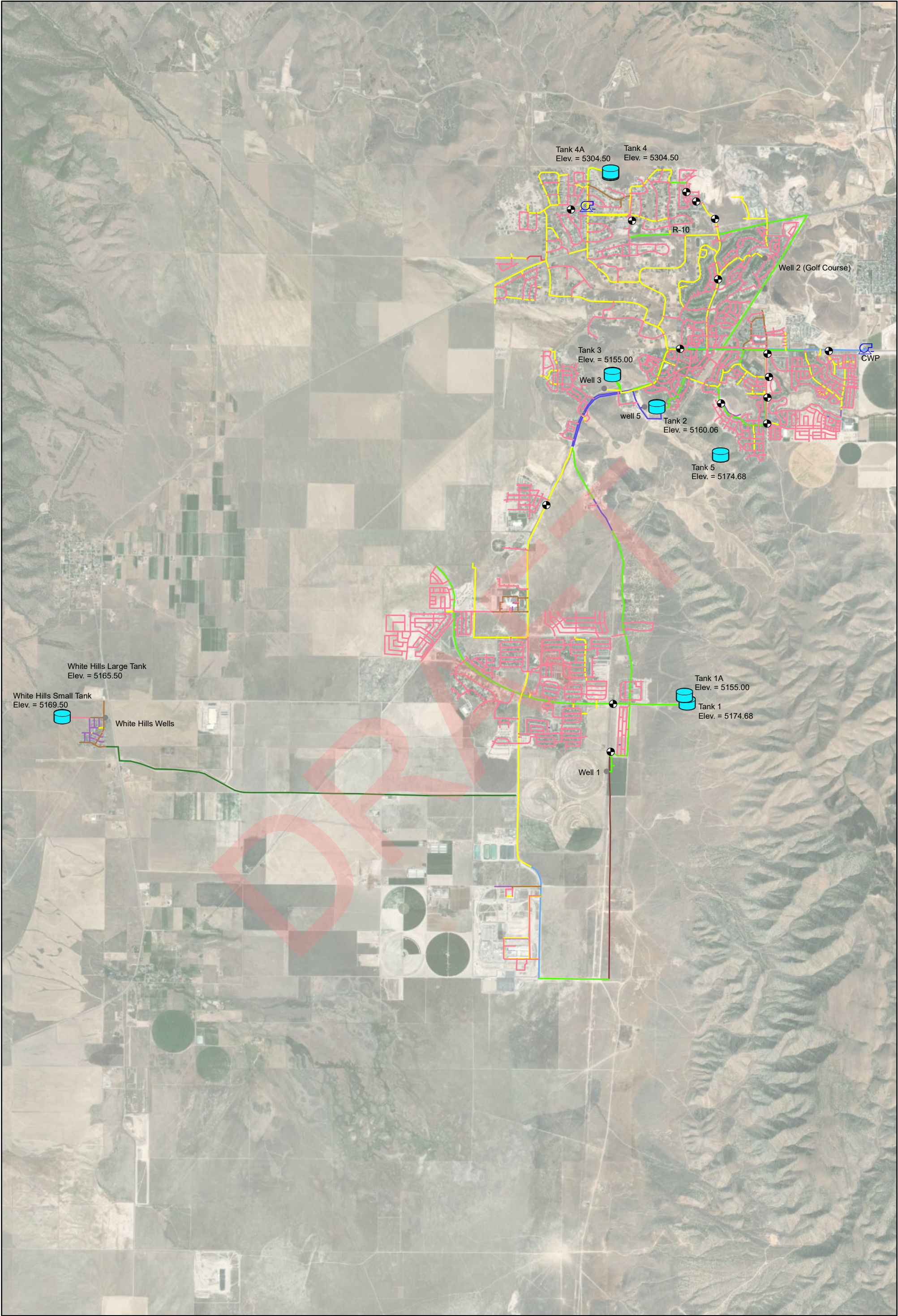


Figure 3.1 Eagle Mountain Existing Water System

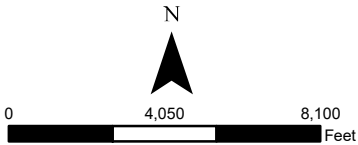
Legend

- Wells
- ⊗

 PRVs
- ⚙

 Pumps
- 🛢

 Tanks
- Existing 6"
- Existing 8"
- Existing 10"
- Existing 12"
- Existing 14"
- Existing 16"
- Existing 18"
- Existing 20"
- Existing 24"
- Existing 30"



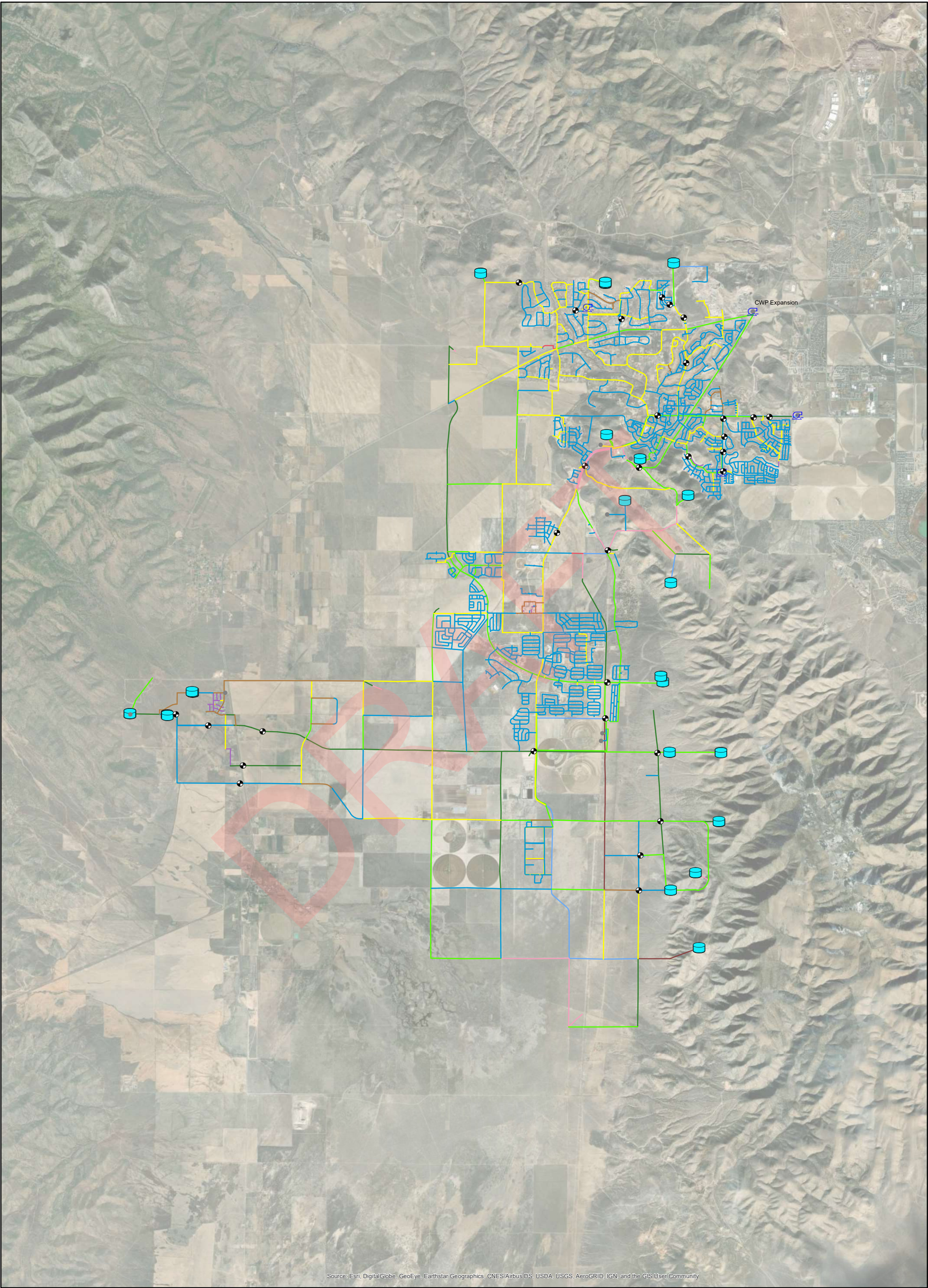
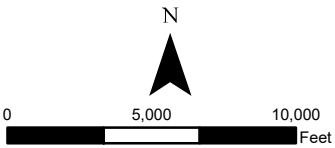


Figure 3.2 Eagle Mountain System at Buildout

Legend

- | | | |
|---------|----------|----------|
| ● Wells | 6" Line | 16" Line |
| ⊕ PRV | 8" Line | 18" Line |
| ⚙ Pumps | 10" Line | 20" Line |
| 🛢 Tanks | 12" Line | 24" Line |
| | 14" Line | 30" Line |



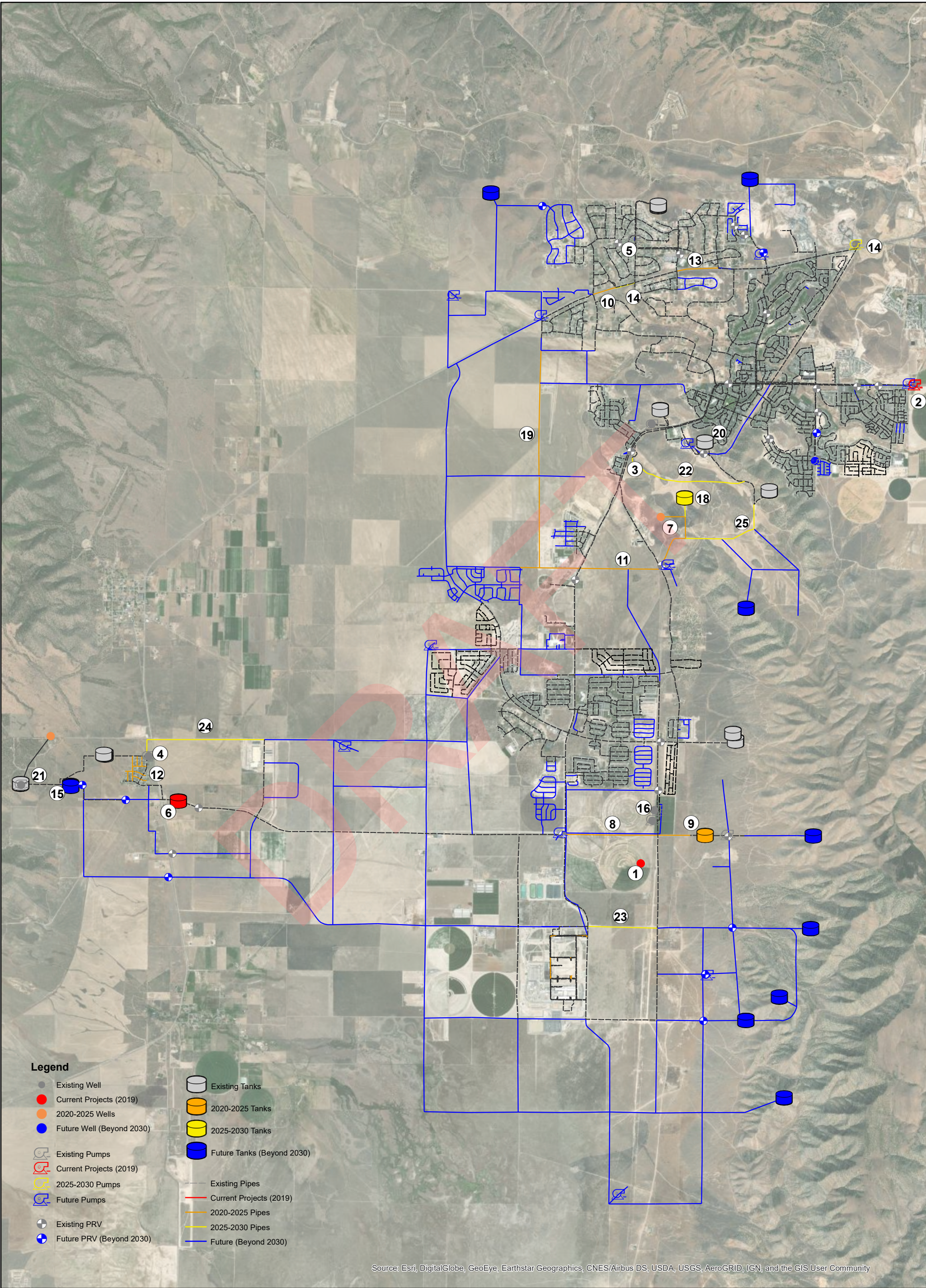
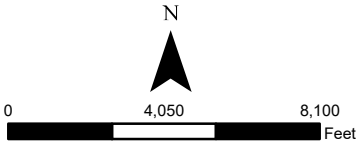


Figure 3.3 Eagle Mountain Current and Planning Period Improvements



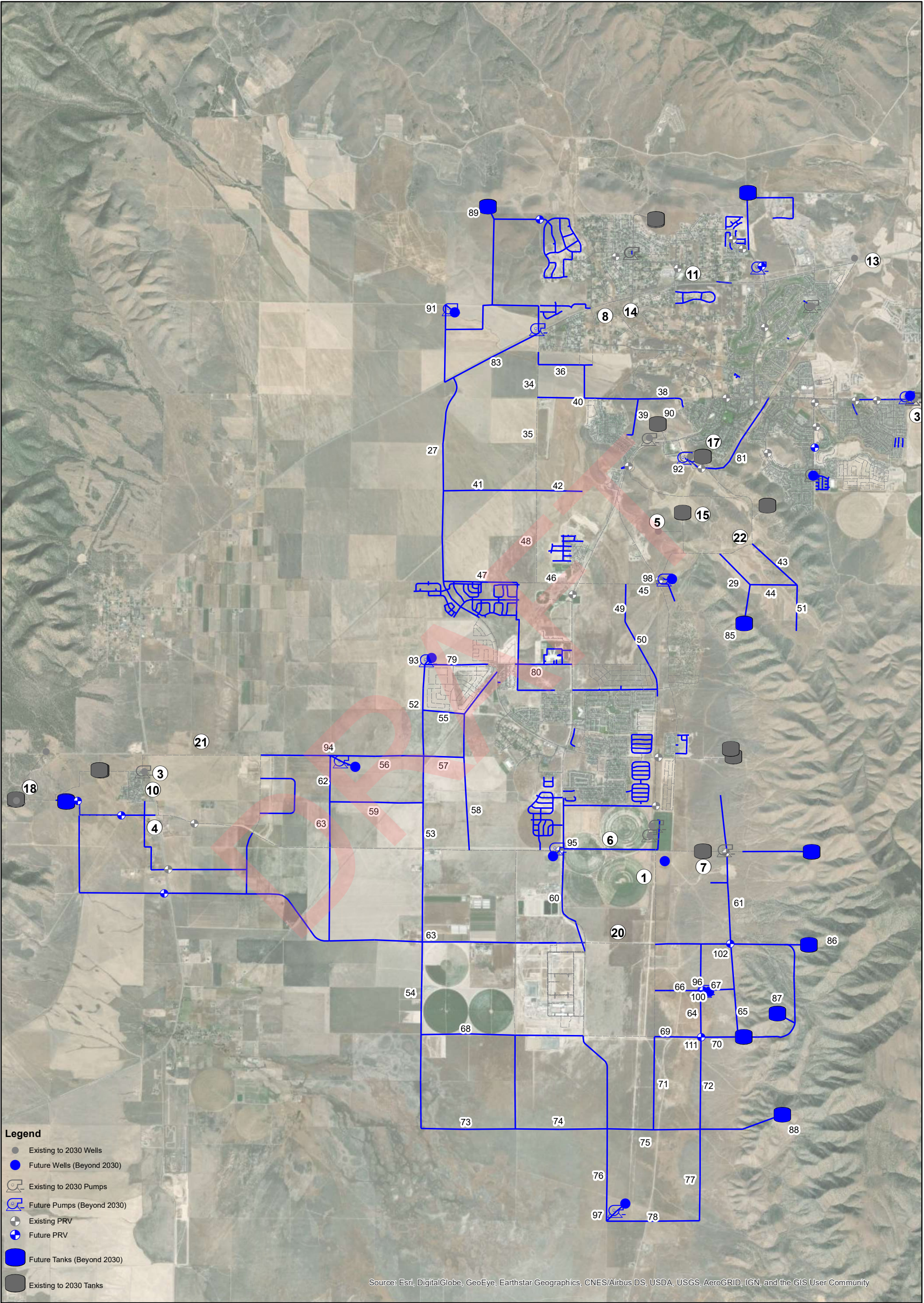
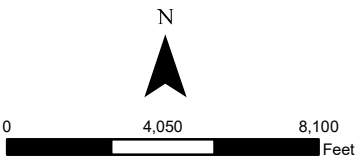


Figure 3.4 Eagle Mountain Buildout Improvements



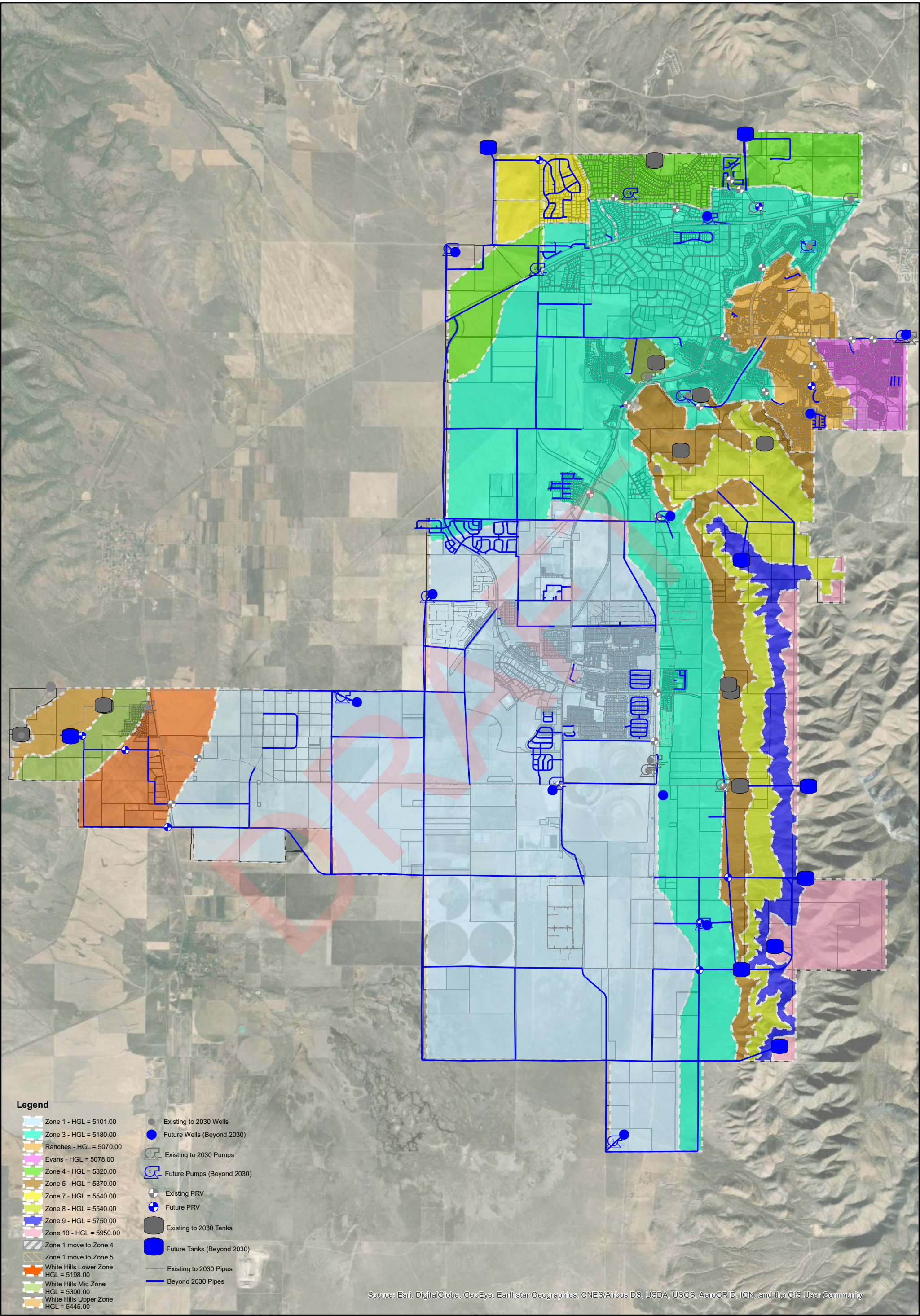
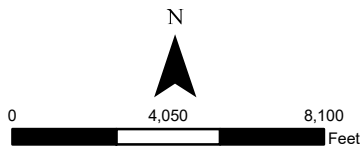


Figure 3.5 Eagle Mountain Pressure Zones



Appendix B

Cost Estimates

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Years 2020-2024				
project #	project	projected cost	% used in the next 10 years	cost to new development
1	Connect the Ault Well to the City's System or additional 1970 gpm well	\$2,049,025	100	\$2,049,025
3	Booster Pump Station at Unity Pass	\$1,250,000	100	\$1,250,000
7	Install a a total of 3,000 gpm of reliable source by Well #5	\$5,000,000	100	\$5,000,000
7a	Install a a total of 2,800 gpm of reliable source by Well #3	\$5,000,000	100	\$5,000,000
4	Provide power conduit to White hills well and upgrades	\$750,000	100	\$750,000
5	Additional Booster Pump at zone 4	\$500,000	100	\$500,000
6	Install 2.5 MG tank along Pole Canyon	\$2,500,000	100	\$2,500,000
8	Install additional connections between 30" and the 16" waterlines	\$253,575	60	\$152,145
9	Insall 2.5 MG tank by SSA and connect to City System	\$2,774,425	100	\$2,774,425
10	Install pipe along SR 73 conneting Canyon Wash Road and Deerfield Cir. After this improvement is completed, the valves should be adjusted switching the North Ranch Subdivision to the upper zone	\$124,800	60	\$74,880
11	Instal 4500 linear feet from lake mountain road to pony express	\$450,000	40	\$180,000
12	Upsize 6" waterline to 8" for white hills neighborhood	\$251,050	50	\$125,525
13	Install pipe along SR 73 from North Sunset Drive to Shiloh Way.	\$460,600	60	\$276,360
14	A second CUWCS Pump Station will be needed beyond 2023. This pump station should be located North of SR73 and be able to accommodate the remaining 7,500 acre-feet capacity that will be	\$5,500,000	100	\$5,500,000
15	A 4 million Gallon tank installed in the Pole Canyon upper Zone	\$4,000,000	100	\$4,000,000
16	Relocate and expand well 1	\$2,000,000	100	\$2,000,000
16a	Install New Maintenance facility (\$5,000,000 Total Cost shared with Wastewater)	\$2,500,000	100	\$2,500,000
	total	\$35,363,475	98%	\$34,632,360
Years 2020-2024				
17	Install pipe parrallel along SR 73 to eliminate bottleneck and provide additional capacity for future CUWCD pump station	\$170,825	60	\$102,495
18	Construct a 4 Million Gallon tank by the new well in improvement 5	\$4,000,000	100	\$4,000,000
19	16,500 foot 24" waterline	\$2,800,000	50	\$1,400,000
20	Construct a 2.5 MG tank adjacent to existing Tank 3.	\$2,500,000	100	\$2,500,000
21	2500 gpm reliable source well located in White Hills	\$5,000,000	100	\$5,000,000
21a	2000 gpm reliable source well located in White Hills	\$5,000,000	100	\$5,000,000
22	Install pipe from Tank 5 to the Pony Express Parkway through the proposed Gateway subdicion and 12 inch PRV.	\$639,150	50	\$319,575
23	Install another connection across the Steeple chase offsite waterline	\$382,750	50	\$191,375
24	Install a second line from White Hills to the Pole Canyon Waterline	\$557,171	30	\$167,151
25	Install pipe and PRV connecting Tank 5 with South. This adds an additional water line and redundancy from the North area to the South	\$654,450	30	\$196,335
		\$21,704,346	87%	\$18,876,931
	Total	\$57,067,821		\$53,509,291



EagleMountain UTAH

NOTICE

IMPACT FEE ANALYSIS (IFA)

PURSUANT TO 11-36A, UTAH CODE

DRAFT

CULINARY WATER SYSTEM

JUNE 2022

EAGLE MOUNTAIN CITY, UTAH



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IMPACT FEE CERTIFICATION

IFA CERTIFICATION

Lewis Young Robertson & Burningham, Inc. certifies that the Impact Fee Analysis prepared for Water Services:

1. Includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
 - d. offsets costs with grants or other alternate sources of payment; and,
3. Complies in each and every relevant respect with the Impact Fees Act.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC

NOTICE
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SECTION 1: EXECUTIVE SUMMARY

The purpose of the Water Impact Fee Analysis (“IFA”) is to fulfill the requirements established in Utah Code Title 11 Chapter 36a, the “Impact Fees Act”, and assist Eagle Mountain City (the “City”) in financing and constructing necessary capital improvements for future growth. This document will address the future water infrastructure needed to serve the service area through the next ten years, as well as the appropriate impact fees the City may charge to new growth to maintain the existing level of service (“LOS”). The 2021 Water Impact Fee Facilities Plan (“IFFP”) prepared by Psomas in November 2021, as well as input from the City, provide much of the information utilized in this analysis.

- ☞ **Impact Fee Service Area:** The City provides water service throughout the City. This analysis considers a single, City-wide service area, as shown in the map of the City’s water system included in **SECTION 3**. The impact fee is calculated based on two scenarios based on the water source that is utilized. Development within the Service Area may have access to culinary water sources through CWP¹ or may access City developed water resources with the transfer of water rights to the City. This analysis considers the impact fee for development with and without water rights.
- ☞ **Demand Analysis:** The demand units utilized in this analysis are based on typical usage patterns measured in gallons per day (“gpd”) and equivalent residential units (“ERUs”) generated from land-use types. As residential and non-residential development occurs within the City, additional demand is generated which requires system expansion. The water capital improvements identified in this study are based on maintaining the existing LOS for this new demand.
- ☞ **Level of Service:** The proposed LOS is based on the various system requirements for source, storage and distribution. **SECTION 3** of this report further explains the LOS.
- ☞ **Excess Capacity:** A buy-in component for distribution is included in this analysis.
- ☞ **Capital Facilities Analysis:** A total of \$60 million in source, storage and distribution related costs are included in the calculation of the impact fee. These costs are considered system improvements necessary to maintain the existing LOS and meet the anticipated development activity over that same period.
- ☞ **Funding of Future Facilities:** This analysis assumes future growth-related facilities will be funded with impact fees, debt financing, and utility fee revenues.

PROPOSED WATER IMPACT FEE

The IFFP must meet the legislative requirements found in the Impact Fees Act if it is to serve as a working document in the calculation of impact fees. The calculation of impact fees relies upon the information contained in this analysis. Impact fees are then calculated based on many variables centered on proportionality share and LOS. The tables below illustrate the appropriate buy-in fee, the fee associated with projects occurring in the next ten years, and other costs related to the water impact fee. The proportionate share analysis determines the proportionate cost assignable to new development based on the proposed capital projects and the estimated ERU demand served by the proposed projects.

TABLE 1.1: LOCAL IMPACT FEE PER ERU FOR DEVELOPMENT WITH WATER RIGHTS

	TOTAL COST	% TO IFFP GROWTH	COST TO GROWTH	DEMAND SERVED	COST PER ERU	% OF TOTAL
Future Source	\$30,531,625	83.26%	\$25,419,125	11,401	\$2,230	52%
Financing Cost	\$5,268,558	83.26%	\$4,386,342	11,401	\$385	9%
Future Storage	\$18,304,590	100.00%	\$18,304,590	20,000	\$915	21%
Financing Cost	\$3,126,485	100.00%	\$3,126,485	20,000	\$156	4%
Future Distribution	\$14,878,459	64.35%	\$9,574,526	18,859	\$508	12%
Financing Cost	\$2,539,323	64.35%	\$1,634,095	18,859	\$87	2%
Subtotal: Future Facilities	\$74,649,041		\$62,445,163		\$4,281	100%
Miscellaneous						
Professional Expense	\$20,000	100.00%	\$20,000	12,171	\$2	0%
Subtotal: Miscellaneous	\$20,000		\$20,000		\$2	0%
Total	\$74,669,041		\$62,465,163		\$4,283	100%

¹ “CWP” is the Central Utah Water Conservancy District “Central Water Project”.



The impact fee is calculated based on two scenarios based on the water source that is utilized. Development within the Service Area may have access to culinary water sources through CWP² or may access City developed water resources with the transfer of water rights to the City. This analysis considers the impact fee for development with and without water rights.

TABLE 1.2: LOCAL IMPACT FEE PER ERU FOR DEVELOPMENT WITHOUT WATER RIGHTS

	Total Cost	% to IFFP Growth	Cost to Growth	Demand Served	Cost Per ERU	% of Total
Future Storage	\$18,304,590	100.00%	\$18,304,590	20,000	\$915	37%
Financing Cost	\$3,126,485	100.00%	\$3,126,485	20,000	\$156	6%
Future Distribution	\$14,878,459	64.35%	\$9,574,526	18,859	\$508	21%
Financing Cost	\$2,539,323	64.35%	\$1,634,095	18,859	\$87	4%
CWP Second Pump Station Project	\$6,132,930	100.00%	\$6,132,930	7,893	\$777	32%
Subtotal: Local Infrastructure Fee	\$44,981,787		\$38,772,626		\$2,443	100%
Miscellaneous						
Professional Expense	\$20,000	100.00%	\$20,000	12,171	\$2	0%
Subtotal: Miscellaneous	\$20,000		\$20,000		\$2	0%
Total	\$45,001,787		\$38,792,626		\$2,445	100%

This schedule represents the impact fee paid to Eagle Mountain City. In addition to the above fee, the development without water rights will need to pay the appropriate Central Utah Water Conservancy District One Time Development Take Down Fee set By CUWCD Board of Trustees, as well as the Capital Prepayment Fee for capital recovery.

NON-STANDARD WATER IMPACT FEES

The City reserves the right under the Impact Fees Act³ to assess an adjusted fee to more closely match the true impact that the land use will have upon the City's water system. The adjustment for Non-Standard Water Impact Fees could result in a different impact fee if evidence suggests a particular user will create a different impact than what is standard for its category. A developer may submit studies and data for a particular development and request an adjustment. The impact fee for non-standard development will be determined based on formulas below, calculated on a case-by-case basis.

DEVELOPMENT WITH WATER RIGHTS: FORMULA FOR NON-STANDARD WATER IMPACT FEES:

Estimated ERUs * Impact Fee per ERU (\$4,283) + Applicable Reimbursement Agreement Fees = Impact Fee

DEVELOPMENT WITHOUT WATER RIGHTS: FORMULA FOR NON-STANDARD WATER IMPACT FEES:

Estimated ERUs * (Local Impact Fee per ERU (\$2,445) + CWP Fees) + Applicable Reimbursement Agreement Fees = Impact Fee

In addition to the above impact fee calculation related to the funding of future facilities, several existing distribution facilities were funded using Special Improvement Districts or Reimbursement Agreements. These projects have remaining capacity to be recouped by the City. The table below illustrates the specific buy-in for these projects, which will be assessed to new development within the reimbursement agreement boundaries.

TABLE 1.4: REIMBURSEMENT AGREEMENT DISTRIBUTION PROJECTS WITH EXCESS CAPACITY

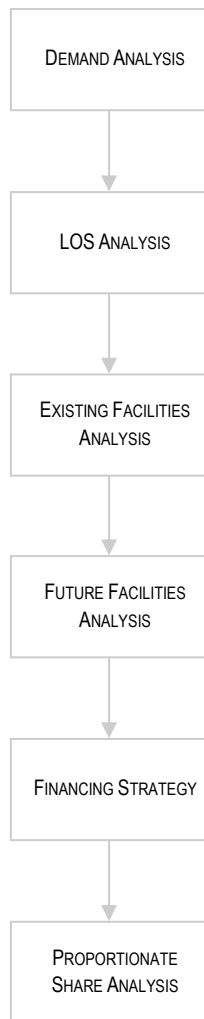
YEAR	PROJECT NAME	CONSTRUCTION YR. COST	ORIGINAL CAPACITY (ERU)	EXISTING USED CAPACITY	CURRENT REMAINING CAPACITY	VALUE OF CURRENT CAPACITY	ORIGINAL COST PER ERU
Distribution							
2021	Brylee Estates Water System Improvements	\$55,887	1,750	-	1,750	\$55,887.00	\$31.94

² "CWP" is the Central Utah Water Conservancy District "Central Water Project".

³ UC 11-36a-402(1)(c)

SECTION 2: GENERAL IMPACT FEE METHODOLOGY

FIGURE 2.1: IMPACT FEE METHODOLOGY



The purpose of this study is to fulfill the requirements of the Impact Fees Act regarding the establishment of an IFA⁴. The IFFP, completed by Psomas, is designed to identify the demands placed upon the City's existing facilities by future development and evaluate how these demands will be met by the City, as well as the future improvements required to maintain the existing LOS. The purpose of the IFA is to proportionately allocate the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered. The following elements are important considerations when completing an IFA.

DEMAND ANALYSIS

The demand analysis serves as the foundation for this analysis. This element focuses on a specific demand unit related to each public service – the existing demand on public facilities and the future demand as a result of new development that will impact system facilities.

LEVEL OF SERVICE ANALYSIS

The demand placed upon existing public facilities by existing development is known as the existing LOS. Through the inventory of existing facilities, combined with population growth assumptions, this analysis identifies the LOS which is provided to a community's existing residents and ensures that future facilities maintain these standards.

EXISTING FACILITY INVENTORY

In order to quantify the demands placed upon existing public facilities by new development activity, the IFFP provides an inventory of the City's existing system improvements. The inventory does not include project improvements. The inventory of existing facilities is important to properly determine the excess capacity of existing facilities and the utilization of excess capacity by new development. Any excess capacity identified within existing facilities can be apportioned to future new development.

FUTURE CAPITAL FACILITIES ANALYSIS

The demand analysis, existing facility inventory and LOS analysis allow for the development of a list of capital projects necessary to serve new growth and to maintain the existing system. This list includes any excess capacity of existing facilities as well as future system improvements necessary to maintain the LOS. Any demand generated from new development that overburdens the existing system beyond the existing capacity justifies the construction of new facilities.

FINANCING STRATEGY

This analysis must also include a consideration of all revenue sources, including impact fees, debt issuance, alternative funding sources, and the dedication (aka donations) of system improvements, which may be used to finance system improvements.⁵ In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to achieve an equitable allocation of the costs of the new facilities between the new and existing users.⁶

PROPORTIONATE SHARE ANALYSIS

The written impact fee analysis is required under the Impact Fees Act and must identify the impacts placed on the facilities by development activity and how these impacts are reasonably related to the new development. The written impact fee analysis must include a proportionate share analysis, clearly detailing each cost component and the methodology used to calculate each impact fee. A local political subdivision or private entity may only impose impact fees on development activities when its plan for financing system improvements establishes that impact fees are necessary to achieve an equitable allocation of the costs borne in the past and to be borne in the future (UCA 11-36a-302).

⁴ UC 11-36a-301,302,303,304

⁵ UC 11-36a-302(2)

⁶ UC 11-36a-302(3)



SYSTEM VS. PROJECT IMPROVEMENTS

System improvements are defined as existing and future public facilities designed and intended to provide services to service areas within the community at large.⁷ Project improvements are improvements and facilities that are planned and designed to provide service for a specific development (resulting from a development activity) and considered necessary for the use and convenience of the occupants or users of that development.⁸ References to facilities, amenities, projects, etc. within this analysis are referring to System Improvements unless otherwise stated.

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⁷ UC 11-36a-102(20)

⁸ UC 11-36a102(13)

SECTION 3: OVERVIEW OF SERVICE AREA, DEMAND, AND LOS

SERVICE AREAS

Utah Code requires the impact fee enactment to establish one or more service areas within which impact fees will be imposed.⁹ Eagle Mountain City currently provides water to customers in Eagle Mountain and White Hills area. For discussion purposes, the IFFP divides the City into three areas: White Hills, the North and South (or City Center). However, the impact fees identified in this document will be assessed as one across both service areas. Below is a map of the City's water system, divided into north and south sections, and with its four wells, five tanks, and distribution lines identified. Development within the Service Area may have access to culinary water sources through CWP or may access City developed water resources with the transfer of water rights to the City. This analysis considers the impact fee development with and without water rights.

FIGURE 3.1: EAGLE MOUNTAIN'S WATER SYSTEM



It is anticipated that the growth projected over the next ten years and through buildout will impact the City's existing services. Culinary water infrastructure will need to be expanded in order to maintain the existing level of service ("LOS"). Impact fees are a logical and sound mechanism for funding growth-related infrastructure. The IFFP and this analysis are designed to accurately assess the true impact of a particular user upon the City's infrastructure and prevent existing users from subsidizing new growth. This analysis also ensures that new growth is not paying for existing system deficiencies. Impact fees should be used to fund the costs of growth-related capital infrastructure based upon the historic funding of the existing infrastructure and the intent of the City to equitably allocate the costs of growth-related infrastructure in accordance with the true impact that a user will place on the system.

⁹ UC 11-36a-402(a)



DEMAND UNITS

As shown in **TABLE 3.1**, the growth in ERUs is expected to reach 33,418 units by 2030. This represents an increase of 17,112 ERUs to the existing ERUs of 16,306 in 2021.

TABLE 3.1: CITY-WIDE ERU PROJECTIONS

YEAR	GROWTH RATE	ADDED ERU	TOTAL ERUS ¹
2021	12%	1,747	16,306
2022	12%	1,957	18,263
2023	12%	2,192	20,454
2024	10%	2,045	22,500
2025	10%	2,250	24,750
2026	8%	1,980	26,730
2027	8%	2,138	28,868
2028	5%	1,443	30,311
2029	5%	1,516	31,827
2030	5%	1,591	33,418

Source: IFFP Table 6, p.8

LEVEL OF SERVICE STANDARDS

Impact fees cannot be used to finance an increase in the LOS to current or future users of system improvements. Therefore, it is important to identify the water LOS currently provided within the City to ensure that the new capacities of projects financed through impact fees do not exceed the established standard. The current LOS within the water service areas is determined by the State's Division of Drinking Water (DDW) and are found in **Table 3.2**.

TABLE 3.2: LEVEL OF SERVICE STATISTICS

WATER RIGHTS	SOURCE	STORAGE	DISTRIBUTION
0.53 acre-feet of water right per ERU 2.5 acre-feet per irrigated acre	1,642 gallons per day of source capacity for indoor and outdoor use per ERU	775 gallons of storage per ERU for indoor and outdoor use 2,848 gallons per irrigated acre for outdoor use in Zone 4 Fire storage 1,000 gpm for 2 hours (120,000 gallons) Emergency storage based upon an assessment of risk and the desired degree of system dependability (percent after fire storage is considered)	40 psi during peak day demands 30 psi during peak instantaneous demands 20 psi during peak day demands with fire

Source: IFFP Section 1.3, p. 4

According to the IFFP, the City has set an additional LOS standard, stating that the system will maintain 40 psi at any moment during the modeled peak hour of the peak day with Well 1 or Well 2 out of service. This standard applies to all new developments. Based on modeling of the existing water system, the current infrastructure was analyzed relative to needed improvements to develop the list of capital projects necessary to serve new growth. It was determined that there is a deficiency in water source, which will be discussed further in **SECTION 5**. There is, however, excess capacity in the City's storage facilities Tank 4 and Tank 4A, and the buy-in component for storage will be discussed in **SECTION 4**.

SECTION 4: EXISTING FACILITIES INVENTORY

EXCESS CAPACITY

The intent of the equity buy-in component is to recover the costs of the unused capacity in existing infrastructure from new development. This section addresses any excess capacity within the water system.

SOURCE

As was mentioned in the previous section, the IFFP has identified a deficiency in the City's water sources. The City's contract with CUWCD supplements the City's water sources, water for continued new development. As discussed above, development within the Service Area may have access to culinary water sources through CWP or may access City developed water resources with the transfer of water rights to the City. This analysis considers the impact fee development with and without water rights. The City has plans to construct new source improvements and acquire additional water through CWP in order to maintain the existing LOS provided to development. These facilities will be discussed in **SECTION 5** of this document.

TABLE 4.1: ILLUSTRATION OF EXISTING SOURCE DEMANDS AND EXCESS CAPACITY

YEAR	TOTAL ERCs	REQUIRED SOURCE (GPM)	CURRENT SOURCE (GPM)	EXCESS CAPACITY (GPM)	ADDED SOURCE (GPM)
2021	16,306	18,593	11,733	(6,860)	6,300
2022	18,263	20,825	18,033	(2,792)	4,400
2023	20,454	23,323	22,433	(890)	2,800
2024	22,500	25,656	25,233	(423)	2,500
2025	24,750	28,221	27,733	(488)	9,000
2026	26,730	30,479	36,733	6,254	-
2027	28,868	32,917	36,733	3,816	-
2028	30,311	34,563	36,733	2,170	-
2029	31,827	36,291	36,733	442	2,000
2030	33,418	38,106	38,733	627	-

Source: IFFP Table 11, p. 12

STORAGE

Similarly, the existing storage system has a slight deficiency. The City's plan to correct deficiencies in water storage will be discussed in **SECTION 5** of this document, based on the information provided in the IFFP.

TABLE 4.2: ILLUSTRATION OF EXISTING STORAGE EXCESS CAPACITY

YEAR	TOTAL ERCs	REQUIRED STORAGE (GALLONS)	AVAILABLE STORAGE (GALLONS)	EXCESS CAPACITY (GALLONS)	PROPOSED IMPROVEMENTS (GALLONS)
2021	16,306	13,801,108	13,279,465	(521,643)	2,500,000
2022	18,263	15,442,561	15,779,465	336,904	2,500,000
2023	20,454	17,260,988	18,279,465	1,018,477	4,000,000
2024	22,500	18,921,187	22,279,465	3,358,278	-
2025	24,750	20,344,906	22,279,465	1,934,559	-
2026	26,730	21,879,378	22,279,465	400,087	4,000,000
2027	28,868	23,901,608	26,279,465	2,377,857	-
2028	30,311	25,020,239	26,279,465	1,259,226	-
2029	31,827	26,069,801	26,279,465	209,664	2,500,000
2030	33,418	27,403,091	28,779,465	1,376,374	-

Source: IFFP Table 9, p. 11



DISTRIBUTION

Several distribution facilities were funded using Special Improvement Districts or Reimbursement Agreements. These projects have remaining capacity to be recouped by the City. These fees will be applied only to development within the reimbursement agreement boundaries.

TABLE 4.3: REIMBURSEMENT AGREEMENT DISTRIBUTION PROJECTS WITH EXCESS CAPACITY

YEAR	PROJECT NAME	CONSTRUCTION YR. COST	ORIGINAL CAPACITY (ERU)	EXISTING USED CAPACITY	CURRENT REMAINING CAPACITY	VALUE OF CURRENT CAPACITY	ORIGINAL COST PER ERU
Distribution							
2021	Brylee Estates Water System Improvements	\$55,887	1,750	-	1,750	\$55,887.00	\$31.94

MANNER OF FINANCING EXISTING PUBLIC FACILITIES

The City has funded its existing capital infrastructure through a combination of different revenue sources, including impact fees, user fees, dedications, the issuance of debt, special improvement districts, reimbursement agreements, and grant monies. This analysis has removed all funding that has come from federal grants and donations to ensure that none of those infrastructure items are included in the LOS.

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SECTION 5: CAPITAL FACILITY ANALYSIS

The estimated costs attributed to new growth were analyzed based on existing development versus future development patterns, as well as through an analysis of flow data. From this analysis, a portion of future infrastructure costs were attributed to new growth and included in this impact fee analysis as shown in **TABLE 5.1**.

TABLE 5.1: CULINARY WATER SOURCE CAPITAL IMPROVEMENTS (DEVELOPMENT WITH WATER RIGHTS)

PROJECT #	PROJECT DESCRIPTION	ESTIMATED TOTAL COST	CONSTRUCTION YEAR	CONSTRUCTION YEAR COST	% IFA ELIGIBLE	COST TO NEW DEVELOPMENT
SOURCE IMPROVEMENTS						
1	Connect the Ault Well to the City's System or additional 1300 gpm well + 0.5-acre property	\$2,328,928	2022	\$2,328,928	100%	\$2,328,928
2	Purchase CWP Water (Pony Express Pump)		2022			
4	Provide power conduit to White Hills Well	\$825,000	2022	\$825,000	100%	\$825,000
7	Install a new 3,000 gpm reliable source well by Well #5 + 0.7-acre, 4000 ft easement	\$5,287,741	2022	\$5,287,741	100%	\$5,287,741
7a	Install a new 2,800 gpm reliable source well by Well #3 + 0.7-acre property	\$5,112,500	2023	\$5,265,875	100%	\$5,265,875
16	Additional well by well 1 + 0.75 property	\$5,112,500	2022	\$5,112,500	0%	\$0
21	Install a new 2,500 gpm reliable source well located in White Hills + 0.75-acre property	\$5,112,500	2024	\$5,423,851	100%	\$5,423,851
21a	Install a new 2,000 gpm reliable source well located in White Hills + 0.75-acre property	\$5,112,500	2029	\$6,287,730	100%	\$6,287,730
	Source Subtotal	\$28,891,669		\$30,531,625	92%	\$25,419,125

TABLE 5.2: CULINARY WATER SOURCE CAPITAL IMPROVEMENTS (DEVELOPMENT WITHOUT WATER RIGHTS)

Project #	Project Description	Estimated Total Cost	Construction Year	Construction Year Cost	% IFA Eligible	Cost to New Development
14	Second CUWCD Pump Station	\$5,612,500	2025	\$6,132,930	100%	\$6,132,930

TABLE 5.3: CULINARY WATER STORAGE CAPITAL IMPROVEMENTS (ALL NEW DEVELOPMENT)

PROJECT #	PROJECT DESCRIPTION	ESTIMATED TOTAL COST	CONSTRUCTION YEAR	CONSTRUCTION YEAR COST	% IFA ELIGIBLE	COST TO NEW DEVELOPMENT
STORAGE IMPROVEMENTS						
6	Install 2.5 MG tank along Pole Canyon + 1 Acre Property	\$2,650,000	2022	\$2,650,000	100%	\$2,650,000
9	Install 2.5 MG tank by SSA and connect to City system + 1 acre property, 6000 ft easement	\$3,544,990	2022	\$3,544,990	100%	\$3,544,990
15	Install 4 MG tank in the Pole Canyon upper zone + 1 acre property	\$4,150,000	2023	\$4,274,500	100%	\$4,274,500
18	Construct a 4 MG tank by new well in Improvement 5 + 1 acre property	\$4,150,000	2026	\$4,670,862	100%	\$4,670,862
20	Construct a 2.5 MG tank adjacent to existing Tank 3 + 1 acre property	\$2,650,000	2028	\$3,164,239	100%	\$3,164,239
	Storage Subtotal	\$17,144,990		\$18,304,590	100%	\$18,304,590

TABLE 5.4: CULINARY WATER DISTRIBUTION CAPITAL IMPROVEMENTS (ALL NEW DEVELOPMENT)

PROJECT #	PROJECT DESCRIPTION	ESTIMATED TOTAL COST	CONSTRUCTION YEAR	CONSTRUCTION YEAR COST	% IFA ELIGIBLE	COST TO NEW DEVELOPMENT
DISTRIBUTION IMPROVEMENTS						
3	Booster Pump Station at Unity Pass+ 2.27-acre property	\$1,715,500	2022	\$1,715,500	100%	\$1,715,500
5	Additional Booster Pump at Zone 4	\$500,000	2022	\$500,000	100%	\$500,000
8	Install additional connections between 30" and 16" waterlines + 4000 Easement	\$416,674	2023	\$416,674	60%	\$250,004
10	Install pipe along SR73 connecting Canyon Wash Road and Deerfield Cir	\$137,280	2023	\$141,398	60%	\$84,839
11	Install 4500 linear feet from lake mountain road to pony express + easement	\$649,959	2022	\$649,959	40%	\$259,984
12	Upsize 6" waterline to 8" for White Hills Neighborhood	\$276,155	2022	\$276,155	50%	\$138,078
13	Install pipe along SR73 from North Sunset Drive to Shiloh Way	\$506,660	2025	\$553,641	60%	\$332,185



PROJECT #	PROJECT DESCRIPTION	ESTIMATED TOTAL COST	CONSTRUCTION YEAR	CONSTRUCTION YEAR COST	% IFA ELIGIBLE	COST TO NEW DEVELOPMENT
DISTRIBUTION IMPROVEMENTS						
16a	Install New Maintenance Facility (Shared with Sewer) + 1 acre property	\$2,650,000	2023	\$2,729,500	100%	\$2,729,500
17	Install pipe parallel along SR73 to eliminate bottleneck and provide additional capacity for future CUWCD pump station	\$187,908	2027	\$217,837	60%	\$130,702
19	16,500 feet 24" waterline + easement	\$3,648,182	2026	\$4,106,061	50%	\$2,053,030
22	Install pipe from Tank 5 to the Pony Express Parkway through the proposed Gateway subdivision and 12" PRV + easement	\$944,112	2027	\$1,094,485	50%	\$547,242
23	Install another connection across the Steeple chase offsite waterline + easement	\$558,766	2025	\$610,579	50%	\$305,289
24	Install a second line from White Hills to the Pole Canyon Waterline= easement	\$845,326	2026	\$951,422	30%	\$253,598
25	Install pipe and PRV connecting Tank 5 with SSA + easement	\$888,591	2023	\$915,249	30%	\$274,575
Distribution Subtotal		\$13,925,113		\$14,878,459	64%	\$9,574,526

Source: IFFP p. 14-15, 24

IFFP Cost were updated to 2022 Costs. See **Appendix A**.

Impact fee revenues cannot be used to cure existing deficiencies within the system. The IFFP identifies growth-related system improvements that are necessary to maintain the LOS. Further details related to these projects can be found in the IFFP, p.13-15, and Appendix B of the IFFP, as well as **Appendix A** of this report. This analysis applies a three percent annual construction inflation adjustment to projects completed after 2021 (the base year cost estimate). **TABLE 5.2** below summarizes the capital water improvement list of **5.1** by function.

TABLE 5.5: CIP SUMMARY OF COSTS BY FUNCTION

FUNCTION	ESTIMATED TOTAL COST	% IFA ELIGIBLE	COST TO 10-YEAR GROWTH
Source (Local Component)	\$30,531,625	83%	\$25,419,125
Source (CWP Component)	\$6,132,930	100%	\$6,132,930
Storage	\$18,304,590	100%	\$18,304,590
Distribution	\$14,878,459	64%	\$9,574,526
Total	\$69,847,605	85%	\$59,431,172

The IFFP has determined the projects included in this analysis using capital project and engineering data, planning analysis and other information. The accuracy and correctness of this plan is contingent upon the accuracy of the data and assumptions. Any deviations or changes in the assumptions due to changes in the economy or other relevant information used by the City for this study may cause this plan to be inaccurate and may require modifications.

SYSTEM VS. PROJECT IMPROVEMENTS

System improvements are defined as existing and future public facilities that are intended to provide services to service areas within the community at large.¹⁰ Project improvements are improvements and facilities that are planned and designed to provide service for a specific development and considered necessary for the use and convenience of the occupants or users of that specific development.¹¹ This analysis only includes the costs of system improvements related to new growth within the proportionate share analysis.

FUNDING OF FUTURE FACILITIES

The IFFP must also include a consideration of all revenue sources, including impact fees and the dedication (donations) of system improvements, which may be used to finance system improvements.¹² In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to achieve an equitable allocation of the costs of the new facilities between the new and existing users.¹³

¹⁰ UC 11-36a-102(20)

¹¹ UC 11-36a102(13)

¹² UC 11-36a-302(2)

¹³ UC 11-36a-302(3)

In considering the funding of future facilities, the City has determined the portion of future projects that will be funded by impact fees as growth-related, system improvements. Impact fees are an appropriate funding and repayment mechanism of the growth-related improvements. Where applicable, impact fees will offset the cost of future facilities. However, impact fees cannot be used to fund non-qualified expenses (i.e., the costs to cure existing deficiencies, to raise the LOS, to recoup more than the actual cost of system improvements, or the cost to fund overhead). Other revenues such as utility rate revenues, property taxes, grants, or loans can be used to fund these types of expenditures, as described below.

UTILITY RATE REVENUES

Utility rate revenues serve as the primary funding mechanism within enterprise funds. Rates are established to ensure appropriate coverage of all operations and maintenance expenses, as well as all non-growth-related debt service and capital project needs.

GRANTS AND DONATIONS

Grants and donations are not currently contemplated in this IFFP. However, the impact fees will be adjusted if grants become available to reflect the grant monies received. A donor and the City may enter into a Development Agreement which may entitle the donor to a reimbursement for the value of the system improvements, up to the LOS, funded through impact fees if donations are made by new development.

IMPACT FEE REVENUES

Impact fees are charged to ensure that new growth pays its proportionate share of the costs for the development of public infrastructure. Impact fee revenues can also be attributed to the future expansion of public infrastructure if the revenues are used to maintain an existing LOS. Increases to an existing LOS cannot be funded with impact fee revenues. Impact fee revenues are generally considered non-operating revenues and help offset future capital costs.

DEBT FINANCING

In the event the City has not accumulated sufficient impact fees to pay for the construction of time-sensitive or urgent capital projects needed to accommodate new growth, the City must look to revenue sources other than impact fees for funding. The Impact Fees Act allows for the costs related to the financing of future capital projects to be legally included in the impact fee. This allows the City to finance and quickly construct infrastructure for new development and reimburse itself later from impact fee revenues for the costs of principal, interest, and costs of issuance.

This analysis assumes future growth-related facilities will be funded utilizing impact fee, utility fee revenues, and debt financing. A total of \$30M in debt proceeds has been included in this analysis, assuming level debt service amortized over 20 years, at three percent interest and 1.5 percent cost of issuance. Based on these assumptions, a total of \$10,934,366 in interest and associated debt expense is included in this analysis.

EQUITY OF IMPACT FEES

Impact fees are intended to recover the costs of capital infrastructure that relate to future growth. The impact fee calculations are structured for impact fees to fund 100 percent of the growth-related facilities identified in the proportionate share analysis as presented in the impact fee analysis. Even so, there may be years that impact fee revenues cannot cover the annual growth-related expenses. In those years, growth-related projects may be delayed, or other revenues such as general fund revenues or other funds revenues and/or fund balance reserves may be used to make up any annual deficits. Any borrowed funds are to be repaid in their entirety through subsequent impact fees.

NECESSITY OF IMPACT FEES

An entity may only impose impact fees on development activity if the entity's plan for financing system improvements establishes that impact fees are necessary to achieve parity between existing and new development. This analysis has identified the improvements to public facilities and the funding mechanisms to complete the suggested improvements. Impact fees are identified as a necessary funding mechanism to help offset the costs of capital improvements related to new growth. In addition, alternative funding mechanisms are identified to help offset the cost of future capital improvements.



SECTION 6: WATER IMPACT FEE CALCULATION

The City currently provides culinary water to its residents and businesses. As a result of new growth, the water system is in need of expansion to perpetuate the LOS that the City has historically maintained. The 2021 Water Impact Fee Facilities Plan ("IFFP") prepared by Psomas in November 2021, as well as input from the City, provide much of the information utilized in this analysis.

PROPOSED WATER IMPACT FEE

The IFFP must properly complete the legislative requirements found in the Impact Fee Act if it is to serve as a working document in the calculation of appropriate impact fees. The calculation of impact fees relies upon the information contained in this analysis. Impact fees are then calculated based on many variables centered on proportionality share and LOS. The following paragraph describes the methodology used for calculating impact fees in this analysis.

PLAN BASED (FEE BASED ON DEFINED CAPITAL IMPROVEMENT PLAN (CIP))

Impact fees can be calculated using a specific set of costs specified for future development. The improvements are identified in the IFFP or CIP as growth-related projects. The total project costs are divided by the total demand units the projects are designed to serve. Under this methodology, it is important to identify the existing LOS and determine any excess capacity in existing facilities that could serve new growth.

WATER IMPACT FEE CALCULATION

The IFFP must meet the legislative requirements found in the Impact Fees Act if it is to serve as a working document in the calculation of impact fees. The calculation of impact fees relies upon the information contained in this analysis. Impact fees are then calculated based on many variables centered on proportionality share and LOS. The tables below illustrate the appropriate buy-in fee, the fee associated with projects occurring in the next ten years, and other costs related to the water impact fee. The proportionate share analysis determines the proportionate cost assignable to new development based on the proposed capital projects and the estimated ERU demand served by the proposed projects.

TABLE 6.1: IMPACT FEE PER ERU FOR DEVELOPMENT WITH WATER RIGHTS

	TOTAL COST	% TO IFFP GROWTH	COST TO GROWTH	DEMAND SERVED	COST PER ERU	% OF TOTAL
Future Source	\$30,531,625	83.26%	\$25,419,125	11,401	\$2,230	52%
Financing Cost	\$5,268,558	83.26%	\$4,386,342	11,401	\$385	9%
Future Storage	\$18,304,590	100.00%	\$18,304,590	20,000	\$915	21%
Financing Cost	\$3,126,485	100.00%	\$3,126,485	20,000	\$156	4%
Future Distribution	\$14,878,459	64.35%	\$9,574,526	18,859	\$508	12%
Financing Cost	\$2,539,323	64.35%	\$1,634,095	18,859	\$87	2%
Subtotal: Future Facilities	\$74,649,041		\$62,445,163		\$4,281	100%
Miscellaneous						
Professional Expense	\$20,000	100.00%	\$20,000	12,171	\$2	0%
Subtotal: Miscellaneous	\$20,000		\$20,000		\$2	0%
Total	\$74,669,041		\$62,465,163		\$4,283	100%

The impact fee is calculated based on two scenarios based on the water source that is utilized. Development within the Service Area may have access to culinary water sources through CWP or may access City developed water resources with the transfer of water rights to the City. This analysis considers the impact fee for development with and without water rights.



TABLE 6.2: IMPACT FEE PER ERU FOR DEVELOPMENT WITHOUT WATER RIGHTS

	Total Cost	% to IFFP Growth	Cost to Growth	Demand Served	Cost Per ERU	% of Total
Future Storage	\$18,304,590	100.00%	\$18,304,590	20,000	\$915	37%
Financing Cost	\$3,126,485	100.00%	\$3,126,485	20,000	\$156	6%
Future Distribution	\$14,878,459	64.35%	\$9,574,526	18,859	\$508	21%
Financing Cost	\$2,539,323	64.35%	\$1,634,095	18,859	\$87	4%
CWP Second Pump Station Project	\$6,132,930	100.00%	\$6,132,930	7,893	\$777	32%
Subtotal: Local Infrastructure Fee	\$44,981,787		\$38,772,626		\$2,443	100%
Miscellaneous						
Professional Expense	\$20,000	100.00%	\$20,000	12,171	\$2	0%
Subtotal: Miscellaneous	\$20,000		\$20,000		\$2	0%
Total	\$45,001,787		\$38,792,626		\$2,445	100%

This schedule represents the impact fee paid to Eagle Mountain City. In addition to the above fee, the development without water rights will need to pay the appropriate Central Utah Water Conservancy District One Time Development Take Down Fee set By CUWCD Board of Trustees, as well as the Capital Prepayment Fee for capital recovery.

NON-STANDARD WATER IMPACT FEES

The City reserves the right under the Impact Fees Act¹⁴ to assess an adjusted fee to more closely match the true impact that the land use will have upon the City's water system. The adjustment for Non-Standard Water Impact Fees is explained in Section 6 and could result in a different impact fee if evidence suggests a particular user will create a different impact than what is standard for its category. A developer may submit studies and data for a particular development and request an adjustment. The impact fee for non-standard development would be determined based on the water and storage utilization and according to the LOS variables presented in this report, calculated on a case-by-case basis.

DEVELOPMENT WITH WATER RIGHTS FORMULA FOR NON-STANDARD WATER IMPACT FEES:

Estimated ERU * Impact Fee per ERU (\$4,283) + Applicable Reimbursement Agreement Fees = Impact Fee

DEVELOPMENT WITHOUT WATER RIGHTS FORMULA FOR NON-STANDARD WATER IMPACT FEES:

Estimated ERUs * (Local Impact Fee per ERU (\$2,445) + CWP Fees) + Applicable Reimbursement Agreement Fees = Impact Fee

In addition to the above impact fee calculation related to the funding of future facilities, several existing distribution facilities were funded using Special Improvement Districts or Reimbursement Agreements. These projects have remaining capacity to be recouped by the City. The table below illustrates the specific buy-in for these projects, which will be assessed to new development within the reimbursement agreement boundaries.

TABLE 6.4: REIMBURSEMENT AGREEMENT DISTRIBUTION PROJECTS WITH EXCESS CAPACITY

YEAR	PROJECT NAME	CONSTRUCTION YR. COST	ORIGINAL CAPACITY (ERU)	EXISTING USED CAPACITY	CURRENT REMAINING CAPACITY	VALUE OF CURRENT CAPACITY	ORIGINAL COST PER ERU
Distribution							
2021	Brylee Estates Water System Improvements	\$55,887	1,750	-	1,750	\$55,887.00	\$31.94

CONSIDERATION OF ALL REVENUE SOURCES

The Impact Fees Act requires the proportionate share analysis to demonstrate that impact fees paid by new development are the most equitable method of funding growth-related infrastructure. See SECTION 5 for further discussion regarding the consideration of revenue sources.

EXPENDITURE OF IMPACT FEES

Legislation requires that impact fees should be spent or encumbered within six years after each impact fee is paid. Impact fees collected should be spent only on those projects outlined in the IFFP as growth related costs to maintain the LOS.

¹⁴ UC 11-36a-402(1)(c)

PROPOSED CREDITS OWED TO DEVELOPMENT

Credits may be applied to developers who have constructed and donated system facilities to the City that are included in the IFFP in-lieu of impact fees. Credits for system improvements may be available to developers up to, but not exceeding, the amount commensurate with the LOS identified within this IFA. Credits will not be given for the amount by which system improvements exceed the LOS identified within this IFA. This situation does not apply to developer exactions or improvements required to offset density or as a condition of development. Any project that a developer funds must be included in the IFFP if a credit is to be issued.

In the situation that a developer chooses to construct system facilities found in the IFFP in-lieu of impact fees, the decision must be made through negotiation with the developer and the City on a case-by-case basis.

GROWTH-DRIVEN EXTRAORDINARY COSTS

The City does not anticipate any extraordinary costs necessary to provide services to future development.

SUMMARY OF TIME PRICE DIFFERENTIAL

The Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the costs of construction inflation. A three percent annual construction inflation adjustment is applied to projects completed after 2022 (the base year cost estimate).

NOTICE
DRAFT



APPENDIX A: IFFP COST ESTIMATE UPDATES

NOTICE
DRAFT

Years 2020-2024				
Project #	Project	Projected Cost	% Used in the Next 10 Years	Cost to New Development
1	Connect the Ault Well to the City's System or additional 1970 gpm Well	\$2,253,928	100	\$2,253,928
	0.5 ac Property for Ault Well	\$75,000	100	\$75,000
3	Booster Pump Station at Unity Pass	\$1,375,000	100	\$1,375,000
	2.27 acre Property	\$340,500	100	\$340,500
7	Install a total of 3,000 gpm of reliable source by Well #5	\$5,000,000	100	\$5,000,000
	0.7 acre 4000 ft Easement	\$287,741	100	\$287,741
7a	Install a a total of 2,800 gpm of reliable source by Well #3	\$5,000,000	100	\$5,000,000
	0.7 acre	\$112,500	100	\$112,500
4	Provide power conduit to White Hills Well and upgrades	\$825,000	100	\$825,000
5	Additional Booster Pump at Zone 4	\$500,000	100	\$500,000
6	Install 2.5 MG tank along Pole Canyon	\$2,500,000	100	\$2,500,000
	1 acre Tank Property	\$150,000	100	\$150,000
8	Install additional connections between 30" and the 16" waterlines	\$278,933	60	\$167,360
	4000 ft Easement	\$137,741	60	\$82,645
9	Insall 2.5 MG tank by SSA and connect to City System	\$3,188,378	100	\$3,188,378
	1 Acre Tank site 6000 ft Easement	\$356,612	100	\$356,612
10	Install pipe along SR 73 conneting Canyon Wash Road and Deerfield Cir. After this improvement is completed, the valves should be adjusted switching the North Ranch Subdivision to the upper zone.	\$137,280	60	\$82,368
11	Instal 4500 linear feet from Lake Mountain Road to Pony Express	\$495,000	40	\$198,000
	4500 ft Easement	\$154,959	40	\$61,983
12	Upsize 6" waterline to 8" for White Hills neighborhood	\$276,155	50	\$138,078
13	Install pipe along SR 73 from North Sunset Drive to Shiloh Way	\$506,660	60	\$303,996
14	A second CUWCS Pump Station will be needed beyond 2023. This pump station should be located North of SR73 and be able to accommodate the remaining 7,500 acre-feet capacity that will be purchased from CUWCD.	\$5,500,000	100	\$5,500,000
	.75 acres Pump Station Property	\$112,500	100	\$112,500
15	A 4 million gallon tank installed in the Pole Canyon upper zone	\$4,000,000	100	\$4,000,000
	1 acre Tank Property	\$150,000	100	\$150,000
16	Additional Well by Well 1	\$5,000,000	100	\$5,000,000
	0.75 Well Property	\$112,500	100	\$112,500
16a	Install New Maintenance facility (\$5,000,000 Total Cost shared with Wastewater)	\$2,500,000	100	\$2,500,000
	1 acre Maintenance Facility Property	\$150,000	100	\$150,000
Total		\$41,476,385	98%	\$40,606,731

Years 2020-2024				
Project #	Project	Projected Cost	% Used in the Next 10 Years	Cost to New Development
17	Install pipe parrallel along SR 73 to eliminate bottleneck and provide additional capacity for future CUWCD pump station	\$187,908	60	\$112,745
18	Construct a 4 million gallon tank by the new Well in improvement 5	\$4,000,000	100	\$4,000,000
	1 Acre Tank Property	\$150,000	100	\$150,000
19	16,500 foot 24" waterline	\$3,080,000	50	\$1,540,000
	16,500 ft Easement	\$568,182	50	\$284,091
20	Construct a 2.5 million gallon tank adjacent to existing Tank 3	\$2,500,000	100	\$2,500,000
	1 Acre Tank Property	\$150,000	100	\$150,000
21	2500 gpm reliable source Well located in White Hills	\$5,000,000	100	\$5,000,000
	0.75 Well Property	\$112,500	1000	\$1,125,000
21a	2000 gpm reliable source Well located in White Hills	\$5,000,000	100	\$5,000,000
	0.75 Well Property	\$112,500	100	\$112,500
22	Install pipe from Tank 5 to the Pony Express Parkway through the proposed Gateway subdicsion and 12 inch PRV	\$703,065	50	\$351,533
	7000 ft Easement	\$241,047	50	\$120,523
23	Install another connection across the Steeple chase offsite waterline	\$421,025	50	\$210,513
	4000 ft Easement	\$137,741	50	\$68,871
24	Install a second line from White Hills to the Pole Canyon Waterline	\$612,888	30	\$183,866
	6750 ft Easement	\$232,438	30	\$69,731
25	Install pipe and PRV connecting Tank 5 with South. This adds an additional water line and redundancy from the North area to the South	\$709,528	30	\$212,858
	5200 ft Easement	\$179,063	30	\$53,719
Total		\$24,097,884	88%	\$21,245,949
Total		\$65,574,268	94%	\$61,852,681



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
SEPTEMBER 6, 2022**

TITLE:	ORDINANCE/PUBLIC HEARING -- An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 16.35 Development Standards for Required Public Facilities, Relating to Public and Private Rights-of-Way Standards.		
ITEM TYPE:	Development Code Amendment		
FISCAL IMPACT:	Variable -- as affected by the cost of street maintenance over time due to increased road widths, increased cost if using/allowing maintenance of traffic calming devices, lower street tree and abutting public infrastructure maintenance costs, etc.		
APPLICANT:	Eagle Mountain City		
GENERAL PLAN DESIGNATION n/a	CURRENT ZONE n/a	ACREAGE n/a	COMMUNITY n/a

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

PRESENTED BY:

Robert Hobbs

RECOMMENDATION:

Staff suggests that the City Council consider approving the proposed draft code amendments as presently written -- with any modifications/conditions deemed appropriate by Council.

BACKGROUND:

Conversation centering on changing the City's rights-of-way standards to address private streets, adjacent street tree plantings, and possibly widening currently codified travel-way widths has been occurring periodically for some months. Initial sharing of the basic principles in discussion with the Planning Commission happened some time ago succeeded by the convening of a meeting between City Staff and by Councilmembers Wright and Gray. The current proposal is requested by those Councilmembers but as modified by the Planning Commission.

While not extensive, the contemplated code amendments do envision causing private roads to meet public roads standards, allowing only "Class 1" low-growing deciduous trees from a picklist to line our arterial and collector roads, listing the general types of traffic calming devices the City will allow, and causing the dimensions of a few of

our roads to grow to allow more paved travel-way width. It is understood that, in the case of street widening, there is a presumed give and take between maintenance cost(s), safety, and traffic speed and maneuverability, traffic free-flow and again, safety -- but seen from a different point of view.

The matter was previously transferred from a hearing action item to a work session review one last time to allow for requisite noticing, allow more code change additives, and any last minute Staff memos, etc. to be added to the report package for this item. Following additional discussion and input from the ad hoc committee helping steer its drafting and processing, it went again to the Planning Commission as a hearing item for review. It is now before Council.

ITEMS FOR CONSIDERATION:

17.05.120 Amendments to this title.

[Zoning code] Amendments may be initiated and proposed by the city through the planning director, planning commission or city council. Individuals may also propose amendments by submitting such amendments in writing and paying an application fee as adopted in the city's consolidated fee schedule. The process for amending this title shall be that process allowed for and required by the Utah Code, as amended from time to time, for changing the city's land use title. [Ord. 0-23-2005 § 3 (Exh. 1(1) § 1.12)]. While the material being reviewed is in Title 16 rather than 17, legal counsel understandably advised it best to notice/advertise the amendments review as if it were a direct zoning code modification proposal.

Discussion

Regarding Private Streets:

Private Streets (vs. drives) substitute for public roads to provide exclusive ingress/egress in and out of developments, are privately maintained, and, at times access controlled by gates. While offering a limited set of benefits, they often end up being a bane to cities when their owners ask the local jurisdiction within which they are located

to take over their maintenance. As they are usually not built to a local public standard (both in composition and right-of-way span), it isn't uncommon for that county or city to be reluctant to take them over. The code change proposes that they be kept as an allowance for use in certain developments, but that if built they be built to City public right-of-way specifications.

Regarding Traffic Calming Devices:

There are a variety of types and styles (e.g., "bumpouts, islands, chokers", etc.) that help physically and/or psychologically to slow traffic and also enhance pedestrian safety -- including at crosswalk locations. Speed dips (as traffic control and/or drainage features), speed bumps and humps are considered not desirable given their ability to readily damage vehicles and interfere with emergency service vehicles' passage. Specifications for City endorsed traffic calming elements, where absent or in need of revision, will be adopted and imbedded in City code and/or Engineering Specifications Standards.

Regarding Street Trees:

The propensity of the [mainly] Class II medium-growth trees planted in City park-strips along roads to buckle adjoining sidewalks and other fixed improvements, coupled with canopying out above roads to be a view and passage hazard has motivated us to change the standard for what gets planted in such areas. The amendment proposes to cause that new tree plantings in the park-strips be Class I, low-growing types. The City Parks Director is supportive of the change and a refined acceptable [street tree] species list is likely to be generated soon.

Regarding Rights-of-Way Width/Profile Changes:

A very minor tweak to our 50' wide "rural right-of-way" standard and a more pronounced adjustment to our 53' standard for "local roads" are proposed. The aim of both changes is to make our streets a bit wider for better parking provision, to gain increased maneuverability and visibility, and, yield improved driver reaction times. The rural profile is slated to take 6" from each swale area to either side of the travel-way and add the resultant 1' -- plus another foot -- to the drive lanes such that those lanes widen from 13' to 14' each.

The local right-of-way profile changes are more pronounced, with the overall right-of-way span increasing from 53' to 57'. Instead of a 10' travel lane pair being flanked by 4' wide emergency pull-out (and

informal parallel parking) areas, 2.5' of curbs and gutters, 5' wide park-strips and 5' wide sidewalks, the proposed specification has 9' travel lanes flanked by 6' wide emergency/parking areas, then [still] 2.5' wide curb and gutter sections, 6' park-strips and, finally, 5' sidewalks. The net effect is an increase to the emergency/parking space widths (total of 2' of additional asphalt width) and 1' being added to the widths of the park-strips for the benefit, mainly, of the trees planted therein.

FYI -- Before the draft amendments went to the Planning Commission for a formal recommendation, the local right-of-way span was proposed by the "right-of-way work group" to be 61' wide, the extra 6' being devoted to increasing the two travel lane widths by 3' each and the emergency/parking strip areas also by 1' each. See one of the attached exhibits for visual reference.

A near un-ending argument over the propriety of increasing the amount of asphalt in our roads by widening them may be made. Concerns exist regarding maintenance costs, increased traffic speed, and reduced safety of neighborhoods. Yet, counter arguments may also be made. At the end of the day, and aside from "comparables" from other jurisdictions (some of whom make distinctions in types of "local" classed roads -- which we don't), what numbers to use for street dimensions in Eagle Mountain becomes a subjective decision left to the Council and Mayor to make. (A copy of a simple comparison sheet is attached.) Alternative "local" width ideas will expectedly be presented to the Commission and Council during the meeting by Staff using Powerpoint.

REQUIRED FINDINGS:

n/a

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission, during their regularly scheduled public hearing of August 23, 2022, voted to forward a positive

recommendation to the City Council with changes being made to the draft amendments. Those changes have been executed in the draft before Council, including the use of a 57' wide local street profile in lieu of one sized at 61' in width, support for the street tree change, inclusion of a requirement for use of traffic calming devices, and relegation of private street designs to match city public street standards.

ATTACHMENTS:

[ORD--EMMC 16.35 Development Standards for Required Public Facilities](#)

[EMMC 16.35 Development Standards for Required Public Facilities - REDLINES](#)

[Utah Cities ROW & Asphalt Width Comparisons](#)

ORDINANCE NO. O- -2022

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE, CHAPTER 16.35
DEVELOPMENT STANDARDS FOR REQUIRED PUBLIC FACILITIES**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, 16.35 Development Standards for Required Public Facilities, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Chapter 16.35 Development Standards for Required Public Facilities.
2. The amendment to Chapter 16.35 Development Standards for Required Public Facilities, as described in Exhibit A, is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 6th day of September, 2022.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah
on this 6th day of September, 2022.

Those voting aye:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those voting nay:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

Chapter 16.35

DEVELOPMENT STANDARDS FOR REQUIRED PUBLIC FACILITIES

Sections:

- 16.35.010 What this chapter does.**
- 16.35.020 Purpose.**
- 16.35.030 Eagle Mountain City Construction Specifications and Standards.**
- 16.35.040 Potable water.**
- 16.35.050 Wastewater disposal (sewer).**
- 16.35.060 Public utilities.**
- 16.35.070 Streets and street systems.**
- 16.35.080 Street trees.**
- 16.35.090 Privacy fencing.**
- 16.35.100 Sidewalks, trails, and pathways.**
- 16.35.105 Park and improved open space requirements.**
- 16.35.110 Repealed.**
- 16.35.120 Repealed.**
- 16.35.125 Repealed.**
- 16.35.130 Tables.**
- 16.35.140 Diagrams.**
- 16.35.150 Community mailboxes.**

16.35.070 Streets and street systems.

J. Street Design. The design of public and private streets shall be subject to the city's ordinances, standards and policies regarding construction and width, unless a deviation from such standards is an integral part of an increase in the quality of the development. Private streets, in all aspects of design or right-of-way width, shall meet the same standards as public streets -- save that private streets may be gated as may be allowed and regulated by emergency services.

L. Traffic Calming. Traffic calming improvements and design shall be constructed on local streets. Traffic calming improvements include but are not limited to traffic circles, curvilinear roads, narrowed intersections, and raised pedestrian walkways. Traffic calming design will include a mixture of street horizontal layouts, intersection designs, roadside designs that encourage drivers to reduce speeds, and conveniently placed collector roads that reduce overall traffic time. Traffic calming improvements shall be constructed on streets classified by the city as 'locals'. Traffic calming design elements shall only include any, or a mixture of, the following: street layouts that incorporate multiple acute angled curves and/or purposely designed intersection or roadway elements (e.g., bulb or bump-outs, planter islands, chokers, traffic circles, curvilinear roads, narrowed intersections, and raised pedestrian [cross]walks).

and/or conveniently placed collector roads that take travel time pressure off of local streets by providing connections between neighborhoods and between neighborhoods and commercial areas or main city gateway roads, etc. -- but not speed humps, bumps or significant gutters.

Mid-road subdivision entrance islands, placed as traffic calming devices and/or aesthetic planters, may be allowed at subdivision entrances provided they are placed at least ten-feet (10') back from the end radius point of the entrance/exit on the inside of the subdivision. See standard City specifications. [Ord. O-06-2017 § 2 (Exh. A); Ord. O-09-2013 § 2 (Exh. A); Ord. O-27-2006 § 2 (Exh. A § 7.7); Ord. O-07-2006 § 2 (Exh. 1 § 7.7); Ord. O-23-2005 § 3 (Exh. 1(2) § 7.7)].

16.35.080 Street trees.

B. Street Tree Specifications. At the time of planting, street trees shall have a trunk caliper of at least one and one-half inches at a location of eight inches above the soil line. Street trees shall be Class I types only, selected from the approved street trees listed in the city-approved street tree list established in accordance with subsection G of this section.

16.35.130 Tables.

Table 16.35.130(b) Right-of-Way Classifications

	Freeway (Eight Lanes)	Expressway (Six Lanes)	Highway (SR-73)	Parkway (Four Lanes)	Major Arterial (Seven Lanes)	Major Arterial (Five Lanes)	Minor Arterial (Five Lanes)	Major Collector (Three Lanes)	Minor Collector (Two Lanes)	Local Street	Rural Streets	Alleys
Right-of-Way	300	174	162	206	176	152	122	94	77	53 57	50	20
Cross Slope	2%	2%	2%	2%	2%	2%	2%	2%	2%	3%	3%	3%
Minimum Street Grade	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	1%	0.5%
Maximum Street Grade	8%	8%	8%	8%	8%	10%	10%	10%	10%	12%	12%	10%
Curb and Gutter Width (inches)	N/A	N/A	N/A	N/A	30	30	30	30	30	30 per side	30 or swale	30
Swale Width (feet)	N/A	N/A	16	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.5 7 or curb	N/A
Turn Pocket Width	N/A	N/A	12	12	12	12	10	10	0	0	0	0
Acceleration/Deceleration Lane	12	12	12	12	12	12	12	0	N/A	0	0	0
Median Width	30	18	26	20	15	15	13	13	0	0	0	0
Planter Strip Width	60"	30	12 (one side only)	45	30	30	20	18	8	5 6' per side	5 (if no swale)	0
Curb	N/A	N/A	N/A	High back	High back	High back	High back	High back	High back	Mod curb	Mod curb	Mob curb

Table 16.35.130(b) Right-of-Way Classifications

	Freeway (Eight Lanes)	Expressway (Six Lanes)	Highway (SR-73)	Parkway (Four Lanes)	Major Arterial (Seven Lanes)	Major Arterial (Five Lanes)	Minor Arterial (Five Lanes)	Major Collector (Three Lanes)	Minor Collector (Two Lanes)	Local Street	Rural Streets	Alleys
Sidewalk Width/Multiuse Path	N/A	N/A	8 (in planter, one side only)	N/A	8 (included in planter)	8 (included in planter)	8 (included in planter)	8 (included in planter)	8	5	8 (one side only)	0
Minimum Distance between Intersections (feet)	1 mile	1 mile	1,000' (600' for right turn only)	1,500'	1,320' ¹	1,320' ¹	300'	250' ¹	200'	200' ^{1,3}	125'	N/A
Minimum Horizontal Curve Centerline Radius				600'	550'	550'	250' – 350' ²	250' – 350' ²	150'	125'	200' ¹	45' inside
Number of Emergency Lanes	4	2	2	2	2	2	2	2	2	4 2	0	1
Emergency/Parking Lane Width	12	12	10	12	12	12	8	8	8	8 6' per side	0	4
Number of Lanes	8	6	6	4	6	4	4	2	2	2	2	1
Lane Width	12	12	12	12	12	12	12	12	12	10 9	13.5 14	11
Signed Speed (mph)	65 – 75	55 – 65	55	Up to 65	55	55	45	35	35	25	25	N/A
Parking	N/A	N/A	N/A	N/A	Not allowed	Not allowed	Allowed except within 20'	Allowed except within 20'	Allowed	Allowed	Allowed	Allowed

Table 16.35.130(b) Right-of-Way Classifications

	Freeway (Eight Lanes)	Expressway (Six Lanes)	Highway (SR-73)	Parkway (Four Lanes)	Major Arterial (Seven Lanes)	Major Arterial (Five Lanes)	Minor Arterial (Five Lanes)	Major Collector (Three Lanes)	Minor Collector (Two Lanes)	Local Street	Rural Streets	Alleys
							of intersection	of intersection				
Average Daily Traffic				N/A	N/A	N/A	8,000	4,000	Up to 3,000	N/A	N/A	N/A
Driveway Distance from Intersection (feet)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	50 ⁴	50 ⁴	N/A
Width at Intersection/Exit Ramps	500	300										
Distance of Increased Width from Intersections	2,000	2,000										

¹ Variance will be considered based on standard design practices and safe operating conditions.

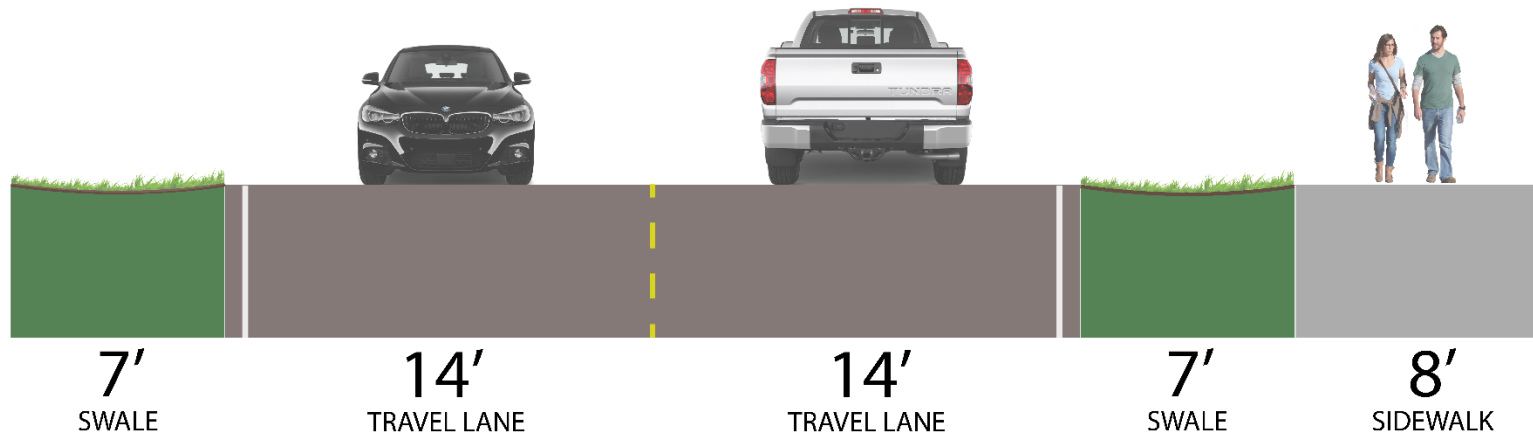
² The lesser centerline radius standard requires super-elevation based on appropriate design speeds.

³ Distances of less than 200 feet may be approved for one-way intersections, reduced traffic loads, alleys, or other site-specific justification.

⁴ Distance may be adjusted to a minimum of 30 feet when determined necessary by site plan reviewer.

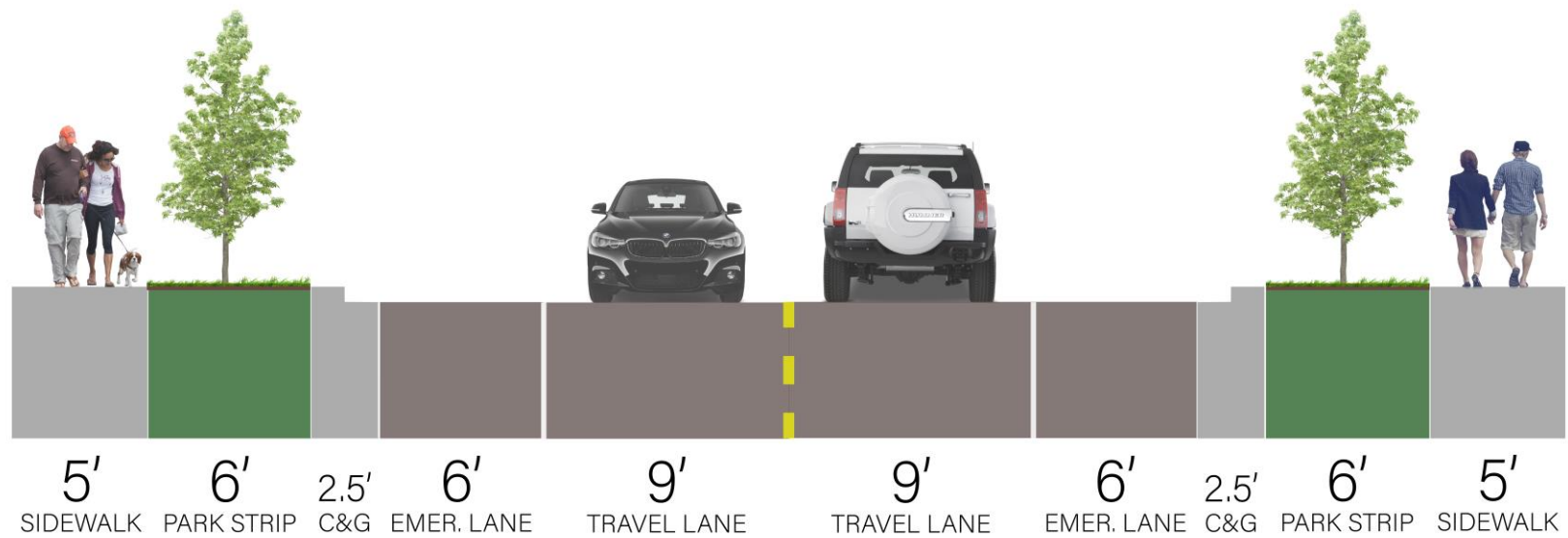
16.35.140 Diagrams.





Road Type: Rural Street

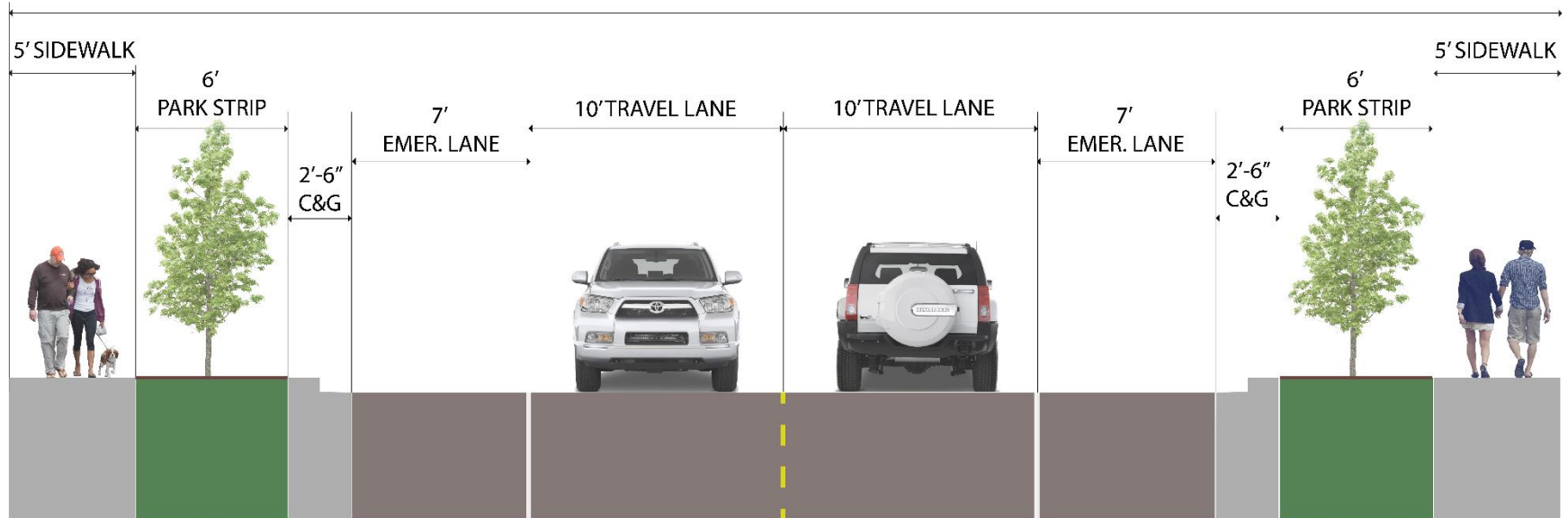
(50 ft RIGHT-OF-WAY)
(WITH SWALE)



Road Type: Local Road Option

(57' ft RIGHT-OF-WAY)

61' RIGHT-OF-WAY



Road Type: Local Road

(61' ft RIGHT-OF-WAY)

Utah County Cities ROW & Asphalt Width

CITY	ROW	ASPHALT	
Saratoga Springs	59'	28'	
Lehi	56'	34'	
Provo	60'	30'	
Provo	66'	36'	
Orem	38'	34'	
American Fork	60'	36'	
Pleasant Grove	56'	40'	
Lindon	38'	30'	
Vineyard	56'	30'	
Eagle Mountain	53'	28'	
Spanish Fork	60'	29'	
Herriman	53'	28'	Minor Loc
Herriman	60'	32'	Local
Springville	59'	29'	
Mapleton	40'	36'	
Payson	60'	34'	
Bluffdale	52'	25'	

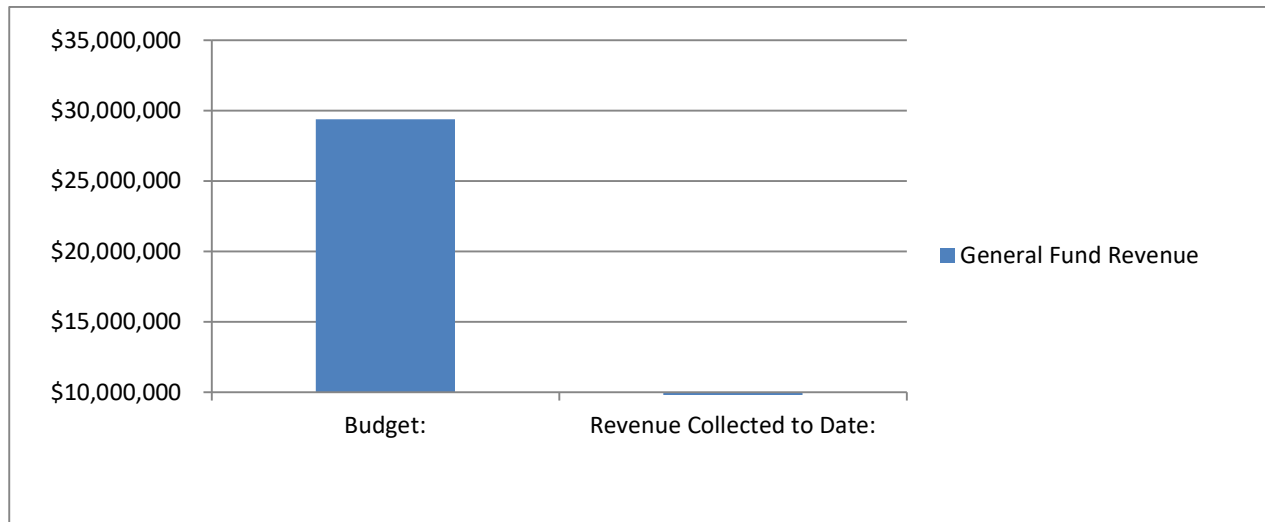
EXECUTIVE SUMMARY OF REVENUES AND EXPENSES*

Through July 2022

GENERAL FUND

General Fund Revenues

Budget:	\$ 29,380,967
Revenue Collected to Date:	\$ 3,689,943
Percent of Total Budget Collected:	13%
Percent of Year Completed:	8%

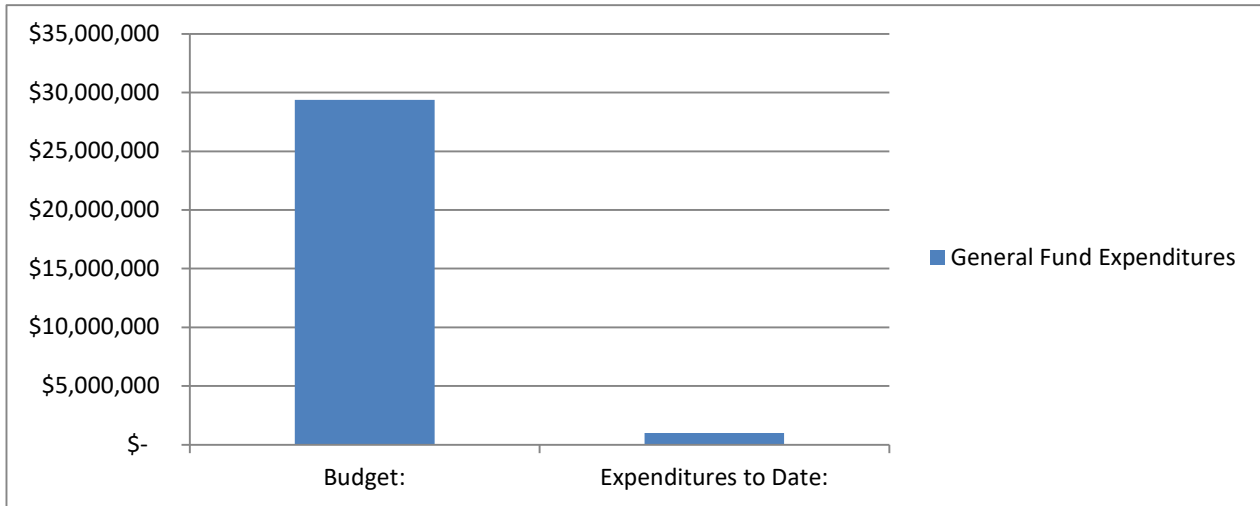


Revenue Analysis

Major Revenue Sources	Budget	To Date	% Collected
Taxes	\$ 16,430,317	\$ 944,189	5.75%
Licenses	\$ 25,000	\$ 2,420	9.68%
Planning Building & Eng Fees	\$ 5,756,500	\$ 256,089	4.45%
Intergovernmental Revenue	\$ 4,251,534	\$ 2,273,871	53.48%
Charges for Services	\$ 186,000	\$ -	0.00%
Recreation	\$ 93,000	\$ 55	0.06%
Utility Revenue	\$ 3,500	\$ -	0.00%
Fines & Forfeitures	\$ 107,000	\$ 25,501	23.83%
Miscellaneous Revenues	\$ 158,400	\$ 49,734	31.40%
Interfund Transactions	\$ 1,659,716	\$ 136,621	8.23%
Special Revenues & Resources	\$ 710,000	\$ 1,463	0.21%

General Fund Expenditures

Budget: \$ 29,380,967
Expenditures to Date: \$ 1,034,161
Percent of Total Budget Expended: 4%
Percent of Year Completed: 8%



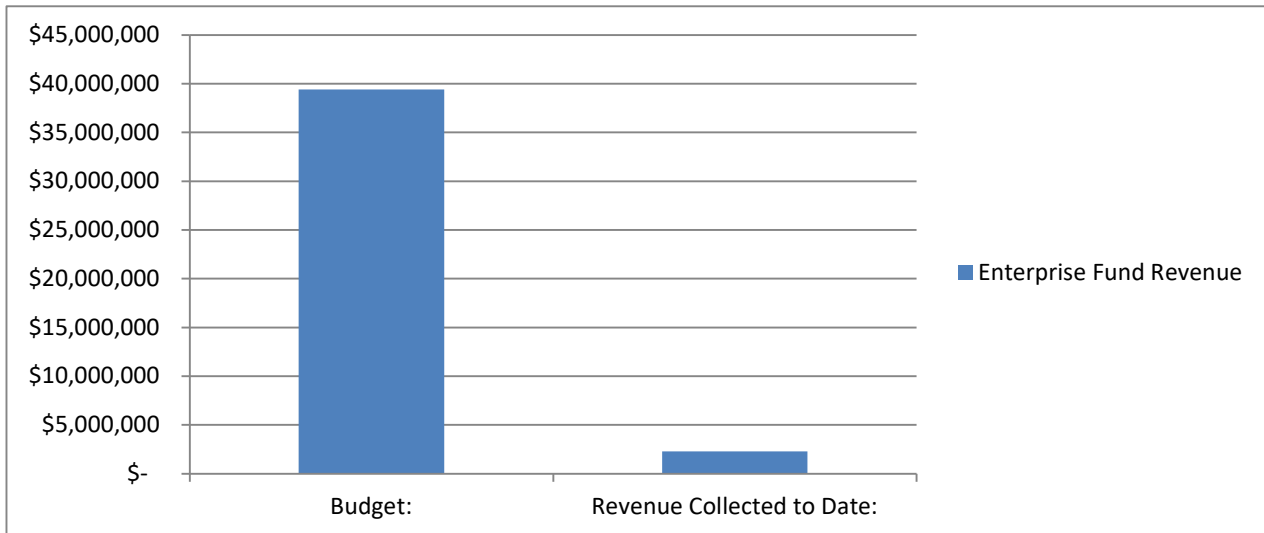
Expense Analysis

				% Yr.	
	Budget	To Date	% Expended	Completed	
11 Executive	\$ 3,403,666	\$ 214,282	6%	8%	
18 Boards Commissions & Councils	\$ 1,778,853	\$ 135,562	8%	8%	
19 Non-Departmental	\$ 2,294,253	\$ 331,575	14%	8%	
21 Public Safety	\$ 5,461,011	\$ 31,481	1%	8%	
32 Planning & Zoning	\$ 1,309,381	\$ 70,891	5%	8%	
33 Building Inspections	\$ 1,546,999	\$ 85,895	6%	8%	
41 Public Works	\$ 6,192,169	\$ 164,475	3%	8%	
61 Interfund Transfers	\$ 5,350,666	\$ -	0%	8%	
71 Debt Service	\$ 2,043,969	\$ -	0%	8%	

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget: \$ 39,432,774
Revenue Collected to Date: \$ 2,302,823
Percent of Total Budget Collected: 6%
Percent of Year Completed: 8%



Revenue Analysis

	Budget	To Date	% Received	% Yr. Completed
51 Water Fund	\$ 23,783,425	\$ 1,359,944	6%	8%
52 Sewer Fund	\$ 12,140,349	\$ 635,476	5%	8%
57 Solid Waste Fund	\$ 2,263,000	\$ 194,313	9%	8%
59 Storm Drain Fund	\$ 1,246,000	\$ 113,091	9%	8%

Fund 51 - Water Fund:

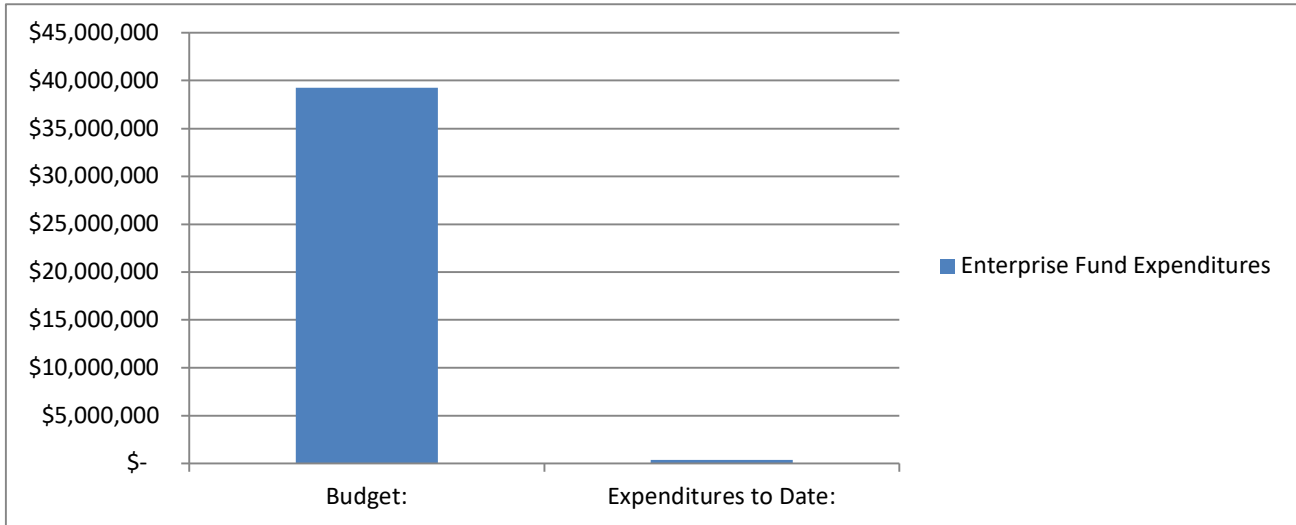
Fund 52 - Wastewater Fund:

Fund 57 - Solid Waste Fund:

Fund 59 - Storm Water Fund:

Enterprise Fund Expenditures

Budget:	\$	39,283,611
Expenditures to Date:	\$	379,210
Percent of Total Budget Expended:		1%
Percent of Year Completed:		8%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
51 Water Fund	\$ 23,783,425	\$ 171,248	1%	8%
52 Sewer Fund	\$ 12,140,349	\$ 146,701	1%	8%
57 Solid Waste Fund	\$ 2,176,599	\$ 13,972	1%	8%
59 Storm Drain Fund	\$ 1,183,238	\$ 47,289	4%	8%

Note:

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.

Committed Balance - restricted to pay reimbursement agreements, and budgeted expenses

Available Balance - amount in the fund that is available for future projects in the Capital Facilities plan.

Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 07/31/2022	Committed Balance	Available Balance	Projected Available Balance by 6/30/23**
11 - Water Impact Fee Fund	\$23,187,319	\$13,885,800	\$9,301,520	\$10,923,762
12 - Wastewater Impact Fee Fund	\$5,204,251	\$5,204,251	\$0	\$435,107
15 - Parks/Trails Impact Fee Fund	\$6,151,748	\$6,000,000	\$151,748	\$1,857,920
16- Public Safety Impact Fee Fund	\$50,505	\$0	\$50,505	\$84,357
17 -Stormwater Impact Fee Fund	\$2,967,244	\$2,391,310	\$575,935	\$822,944
18 -Transportation Impact Fee Fund	\$4,512,232	\$2,418,969	\$2,093,263	\$2,741,131

****Available balance + the average of the future facilities impact fee collected and projected out.**

*Unaudited figures - adjusting entries will be done throughout the fiscal year.

UPCOMING PLANNING-RELATED AGENDA ITEMS

Active Projects

Eagle Quest Master Development Agreement
Harmony Phase A, Plat 14 Site Plan
Master Transportation Plan
Overland Elementary School
Overland LDS Church Building
Overland Master Development Agreement Amendment
Overland Village 2 Phase A Preliminary Plat
Pole Canyon MDA/MDP Amendment
Porter's Crossing Town Center MDA/MDP Amendment
Scarlet Ridge Estates Phase A, Plat 1 Amended Plat
SilverLake LDS Church Building
Taco Bell Site Plan

Code Amendments

Commercial District Node Overlay
Industrial Zone
Landscaping Timing Requirements
Multifamily Commercial Design Standards
Neighborhood Improvement Codes
Water-wise Landscaping
Wildlife Corridor