EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

August 23, 2022, 5:30 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. Discussion Items

1.A Hidden Hollow Development Residential Concept Plans
Review of an application to modify: 1) The original concept plan for Lower Hidden Valley encompassing 248.2 acres of land and containing 1,225 dwelling units; and, 2) To add 9.3 acres of adjoining land -- within the approved Lower Hidden Valley (aka Hidden Hollow neighborhood) area -- to the original master planned residential community and arranging the same to contain 48 residential dwelling units.
Hidden Valley 22-07-11 Concept Plan Application.pdf
22-07-12 Concept Plan Application SDG.pdf
Approved Lower HV Land Use Element 2010
Approved Lower HV Parks & Open Space 2010
Lower HV Conceptual Site Plan 2010

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

2. Pledge of Allegiance

3. Declaration of Conflicts of Interest

4. Approval of Meeting Minutes

4.A August 9, 2022 Planning Commission Minutes
PC 08.09.22 DRAFT Minutes

5. Status Report

6. Action and Advisory Items

6.A ACTION ITEM / PUBLIC HEARING -- Site Plan Review for a LDS North Stake Center church building minor expansion
Review and approval of a minor site plan related to the proposed expansion of an existing church building at 8732 North Desert Canyon Road in the City; Utah County Parcel No.: 41:819:0008; within The Ranches.

Vicinity Map
Eagle Mountain North Stake Suite Addition - Site Plan Drawings

6.B ACTION ITEM / PUBLIC HEARING -- The Church of Jesus Christ of Latter-day Saints meetinghouse site plan

Site plan approval of a Religious Meeting Hall in the Overland development on Parcel 48:498:0306 at 1407 E. Sheps Ridge Road.

RL Site Overland LDS first.pdf
Overland Amended and Restated MDA.pdf
Overland LDS location.PNG

6.C ACTION ITEM -- Third Amendment to Amended and Restated Master Development Agreement for Overland Development and Pony Express Parcel.

Ivory Homes proposal to change the timing of park improvements in the Overland development, Village 2. This requires an amendment to the MDA.

Overland Amended and Restated MDA - 2nd Amendment.pdf
Overland Amended and Restated MDA - 1st Amendment.pdf
Overland Amended and Restated MDA.pdf
Overland DA 3rd Amend Draft.docx
Club Ivory and Home Exhibit.pdf

6.D ACTION ITEM / PUBLIC HEARING --Â Porter's Crossing Town Center MDP & MDA Amendment and Rezone

Applicant-proposed amendments of the Porter's Crossing Town Center Master Development Plan (and Rezone) and Master Development Agreement

Existing Approved Plans
2022_06_29 TIS Executive Summary
2022_07_05 Amended Exhibit-2B Zoning Summary
2022_07_05 Amended Exhibit-3B Land Use Summary
2022_07_05 Amended Exhibit-4B Street Plan
2022_07_05 Amended Exhibit-5B Open Space
North Area Concept Plans & Elevations
2022_07_12 Draft Amended MDA

6.E ACTION ITEM / PUBLIC HEARING -- Various City Proposed Code Amendments Modifying Certain Public and Private Right(s)-of-Way (ROW) Standards

Review of a "working draft" ordinance intended to amend Title 16, Chapter 16.35 by requiring private streets to conform to public street standards, amending Title 16 to specify the class of street tree(s) required along all collector and arterial rights-of-way, pre-determining the general type of traffic calming elements may be built into a street design, and, increasing of certain City rights-of-way widths.

Private Streets and Street Tree Amendments.Feb 2022.pdf
ROW Widths - Utah County ad Nampa, ID

6.F ACTION ITEM / PUBLIC HEARING -- Alpine School District Elementary School #110 Site Plan

A proposal to locate an elementary school in Village 2 of Overland Development at Mt. Jefferson Road and Wildcat Peak Drive.

ASD Elem School Elevations.pdf
RL ASD Elem School Civil reduced.pdf
RL ASD Elem School Concept.pdf
RL ASD Elem School Lighting.pdf
ASD location map.PNG
Overland Amended and Restated MDA.pdf

6.G ACTION ITEM / PUBLIC HEARING -- Overland Village 2 Phase A Preliminary Plat Amendment

A request to amend the approved Overland Village 2 Phase A preliminary plat by reconfiguring the location and number of lots and units and increasing the overall acreage of the plat.

Approved May 2021 Oveland V2 Phase A Prelim Plat.pdf
May 2021 CC OV2 PA Prelim Plat minutes.pdf
Overland Traffic Impact Study Exec Summ.pdf
RL Overland Village 2 Phase A Am Prelim second.pdf

7. Discussion Items

8. Next scheduled meeting

9. Adjournment

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

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EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **AUGUST 23, 2022**

TITLE:	Hidden Hollow Development Residential Concept Plans
ITEM TYPE:	Concept Plan
FISCAL IMPACT:	
APPLICANT:	Perry Homes and Sanctuary Development Group as Owners/Applicants, Dan Reeve and Steve McCleery with Chris Hupp as representatives respectively

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Foothill Residential	Lower Hidden Valley Master Development Plan	244.6 and 9.3 respectively	Hidden Valley

PUBLIC HEARING:
No

PREPARED BY:
Robert Hobbs, Planning

PRESENTED BY:
Robert Hobbs, Planning Manager

RECOMMENDATION:
N/A

BACKGROUND:
In mid-2011, the "Master Development Agreement for the Lower Hidden Valley Master Planned Development Area" was memorialized and recorded. The lengthy development agreement set forth standards that would govern build-out of the Lower Hidden Valley in perpetuity. The Agreement provided for residential development with a capped density as follows:

Zoning, Density and Land Use Standards. The Project will be zoned as residential in accordance with Chapter 25 of the Municipal Code. The residential zone must be a predominately residential use, but certain commercial and mixed-use developments are allowed as a conditional use within the Project. The Land Use Map is the zoning map for the Property.

Phases and Densities. The total Project densities are as follows: Total Land Area: 6 acres

Total Buildable Acres: 205.1 acres Total Residential Units: 1,256 units

Improved Open Space: Not less than 24.2 acres

The overall density of the Project may not exceed a total of 1,256 residential dwelling units (the "**Maximum Density**"). In addition, the Property is divided into six phases (individual "**Phase**" and collectively "**Phases**") which permit a certain number of dwelling units within each Phase. The location of each of Phase is depicted on Exhibit **C** (the "**Phasing Map**"). The number of dwelling units provided for each Phase is a maximum, and dwelling units may not be transferred between Phases to increase the number of dwelling units for any particular Phase.

Except as provided herein, the development of each Phase must contain improvements to meet the City's Tier II, Tier III or Tier IV requirements concurrent with the density for that particular Phase, or such other requirements as adopted by the City in the future.

Maximum Density. Developer shall be entitled to develop up to the Maximum Density provided that Developer has complied with applicable provisions of the Municipal Code. Developer acknowledges that the City may enact future ordinances, amendments, or other development standards which increase or otherwise modify minimum lot size requirements, setbacks, frontage requirements, or other similar standards. Notwithstanding anything to the contrary herein, any City ordinance, amendment to the Municipal Code, or other development standard enacted, implemented, regulated and/or enforced by the City on or after the date of this Agreement which has the effect of prohibiting and/or unreasonably restricting Developer's ability to develop the vested densities set forth herein shall be inapplicable to the Property, unless the Council, on the record, finds that a compelling, countervailing public interest would be jeopardized without applying such ordinance, amendment or standard to the Property. The City makes no guarantee or warranty that the entitled Maximum Density can be achieved, and the parties acknowledge that as development progresses certain market, infrastructure, and/or other similar constraints beyond the control of the parties may be presented which could prevent the practical use of all vested densities.

ITEMS FOR CONSIDERATION:
EMMC § 16.15.020: "The concept plan review is an optional process

(except when making application for a master development plan) that is offered as a means for applicants, developers or property owners to receive input from the planning director, planning commission, and city council on a proposed development prior to incurring the costs associated with further stages of the approval process."

EMMC § 16.15.030: "The concept plan review does not create any vested rights to proceed with development in any particular configuration and developers may anticipate that the planning director, planning commission, and/or city council will raise other issues not addressed at the concept plan stage." [Ord. O-10-2019 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(2) § 3.3)]

By submitting the concept plans provided (see attachments), the Applicants are seeking the City's reaction to, and input for, their proposal to slightly amend/adjust the originally approved Master Development Plan and Development Agreement for Lower Hidden Valley, including the addition of some 9.3 acres of land intended to be subdivided and built-out in care and keeping with the balance of the Lower Hidden Valley project.

REQUIRED FINDINGS:
N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:

Hidden Valley 22-07-11 Concept Plan Application.pdf
22-07-12 Concept Plan Application SDG.pdf
Approved Lower HV Land Use Element 2010
Approved Lower HV Parks & Open Space 2010
Lower HV Conceptual Site Plan 2010

HIDDEN VALLEY

Concept Plan Application

July 11, 2022

Prepared by:

PERRY HOMES

PSOMAS

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EAGLE MOUNTAIN

CONCEPT PLAN APPLICATION

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

PROJECT INFORMATION

UPDATED: 6/2015

Official Project Name: Hidden Valley

Zone: Foothill & Neighborhood Residential 1 Parks & OS Surrounding Land Uses: Foothill & Neighborhood Residential 1 Parks & OS

Number of Lots or Units: 1 225 Total Acreage of the Subject Property: 248.2

General Location of the Property: South East of Pony Express Parkway in the Hidden Valley Neighborhood Character Area

AUTHORIZED AGENT INFORMATION	PROPERTY OWNER INFORMATION
Authorized Agent: Dan Reeve	Property Owner: Perry Land Investments LLC
Address: 17 East Winchester St #200 Murry UT 84107	Address: 17 East Winchester St #200 Murry UT 84107
Phone: 801.264.8800 Cell: 801.608.8040	Phone: 801.264.8800 Cell: 801.608.8040
E-mail: DReeve@PerryHomesUtah.com	E-mail: DReeve@PerryHomesUtah.com

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

SUBMITTAL REQUIREMENTS

- 1 digital/electronic PDF copy of all plans & other required materials are required on a jump drive or through Dropbox. Please ensure there is only one PDF electronic file for each type of plan; do not separate the individual pages within a set of plans. Please label accordingly. Plans will not be reviewed until all digital files are received.

FOR OFFICE USE ONLY

Date:	Application & fee received by:	Application Complete? ☐ Yes ☐ No If not complete, what is missing:
For a plan containing 40 lots or less: Base Fee $300.00 ***For a plan containing over 40 lots:*** Base Fee $300.00 + Number of ERU _____ x $5.00 = _____ ***Condominium projects:*** Base Fee $650.00 + Number of ERU _____ x $10.00 = _____ ***Land Use Concept Plan:*** Base Fee $250.00 ***To Present the Concept Plan before the Planning Commission:*** Additional Fee of $250.00		Amount Paid: Review: ☐ City Staff Only ☐ City Staff & Planning Commission

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

Property Owner's Signature: _____ Date: 7/11/2022

Documents to attach to application:

- Concept Plan Application Requirements/Checklist

Please mark whether you want your concept plan to be reviewed only by City Staff or by both City Staff and the Planning Commission:

☐ City Staff Only

☒ City Staff and Planning Commission

CONCEPT PLAN APPLICATION REQUIREMENTS/CHECKLIST

☐ CONCEPT PLAN: The proposed concept plan drawn to a scale of not more than one inch equals 100 feet showing the following:

- Property boundary with dimensions.
- Ownership of all adjacent tracts of land.
- Locations & widths of existing and proposed streets
- Configuration of proposed lots with minimum & average lot sizes.
- Approximate locations, dimensions & area of all parcels of land proposed to be set aside for park or playground use or other public use.
- Those portions of property designated as flood plain & slopes in excess of 15 and 25+ percent.
- Total acreage of the entire tract proposed for the subdivision.
- General topography
- North arrow scale and date of drawing.

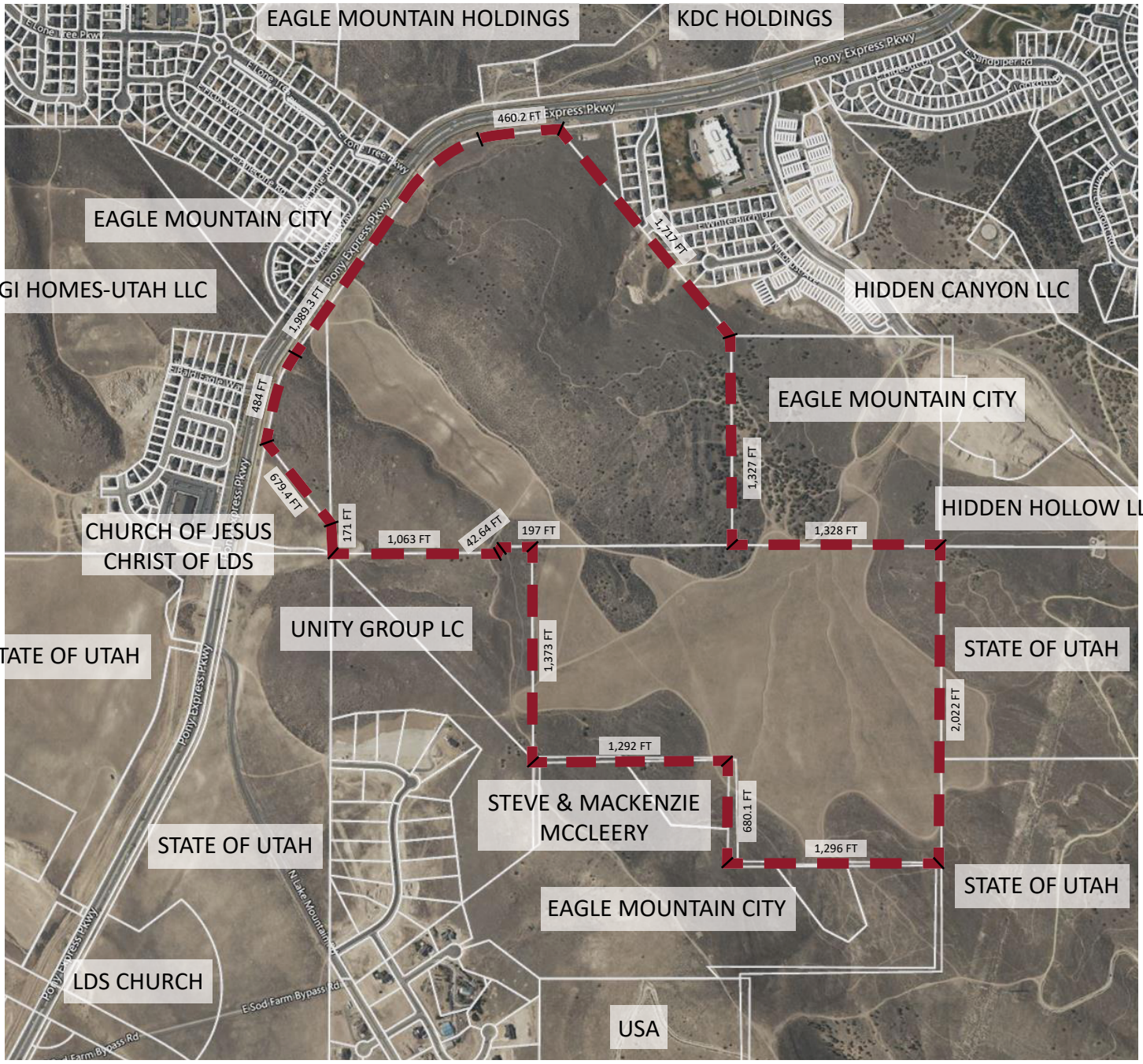
☐ **FOR EAGLE MOUNTAIN PROPERTIES PROJECTS ONLY** With your submittal please include a statement of the following:

- The total number of residential units allowed under the Master Site Plan and After-Acquired Properties carrying residential densities;
- The cumulative total number of residential units previously approved for all of Owner/Developers Properties, including After-Acquired Properties carrying residential densities, from the date of the approval for the Master Site Plan to the date of the application;
- The number of units and densities for which a permit is sought under the particular development phase application and
- The balance remaining allowable to the Owner/Developers properties.

☐ FEE: The processing fee of $300.00 plus $5.00 per lot for plans containing over 40 lots. If the development is a condominium project, the processing fee is $650.00 plus $10.00 per ERU. A fee of $250.00 is required for Land Use Concept Plan. If the Concept Plan is to go before the Planning Commission, an additional fee of $250.00 is required.

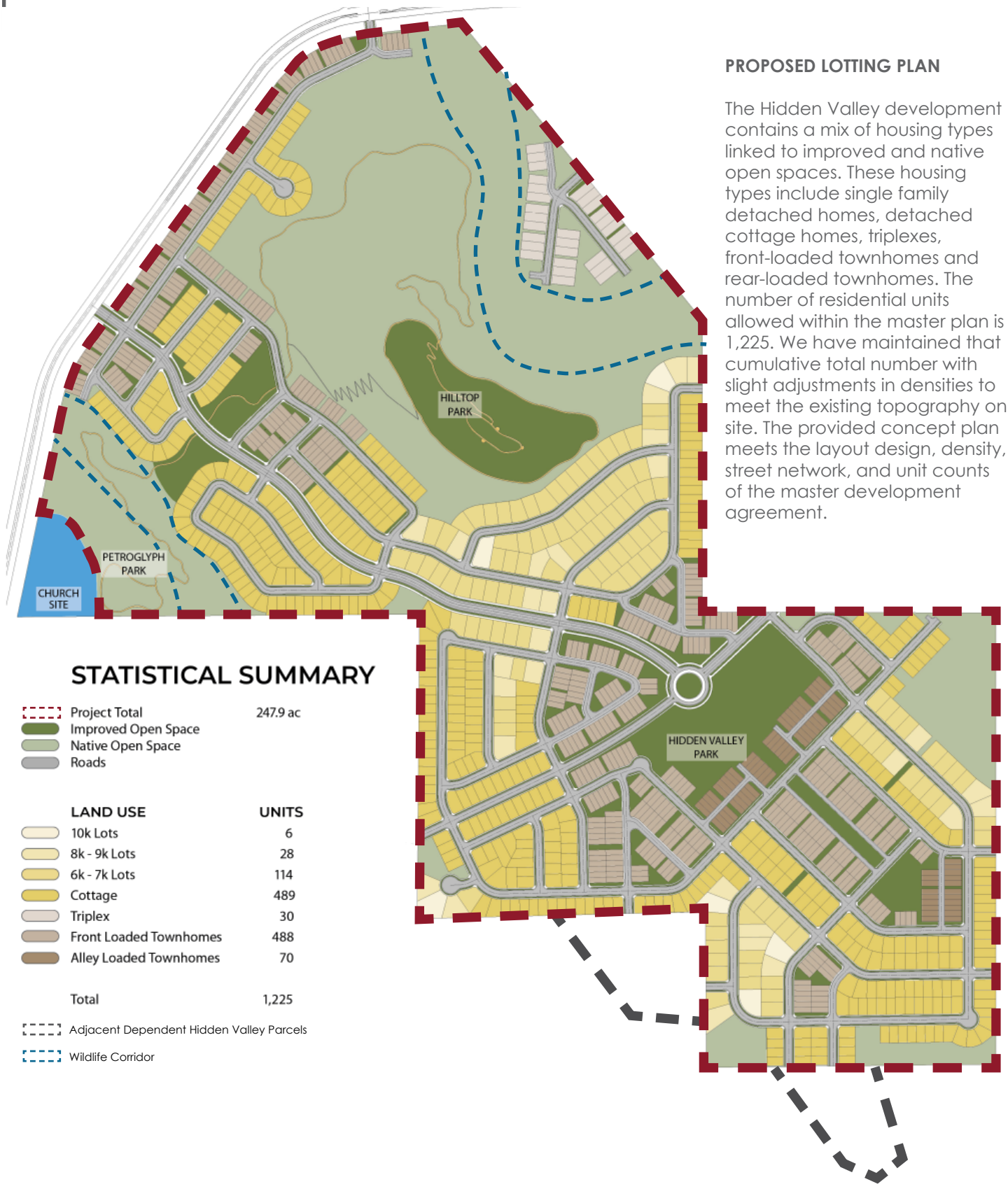
Property Boundary & Adjacent Ownership

The property encompasses a total of 248.2 acres of land within the Hidden Valley Neighborhood Character Area. It is delineated by Pony Express to the northwest, Juniper Springs Neighborhood to the northeast, and sits in the hidden and lower hidden valleys. The site is bordered by a number of property owners as shown on the map below.



Hidden Valley

Concept Plan Application



STATISTICAL SUMMARY

Project Total	247.9 ac
Improved Open Space	
Native Open Space	
Roads	

LAND USE	UNITS
10k Lots	6
8k - 9k Lots	28
6k - 7k Lots	114
Cottage	489
Triplex	30
Front Loaded Townhomes	488
Alley Loaded Townhomes	70
Total	1,225

Adjacent Dependent Hidden Valley Parcels

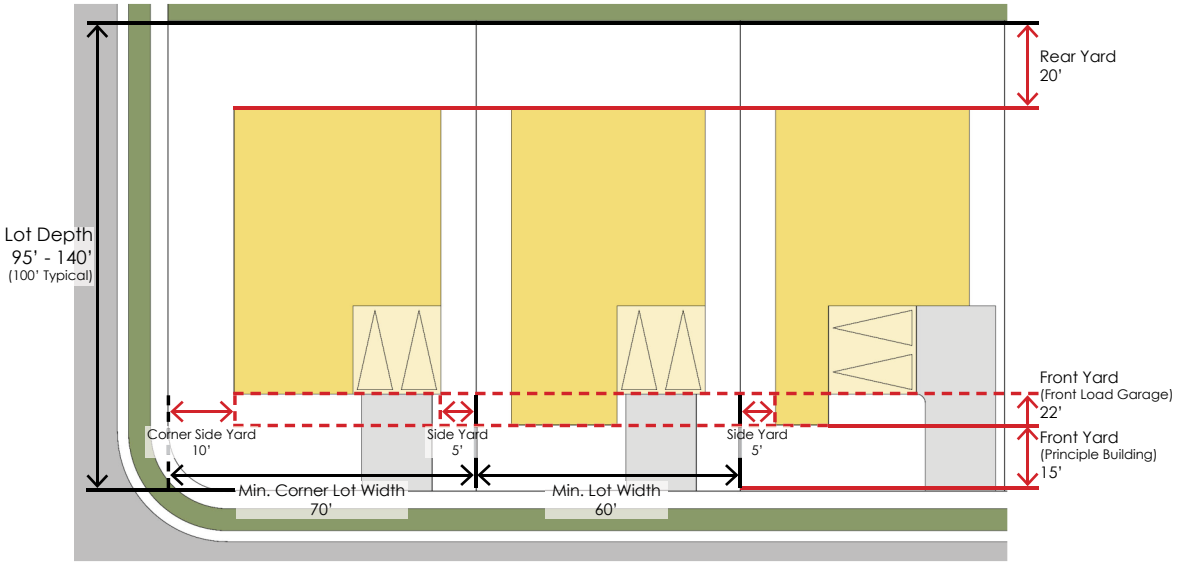
Wildlife Corridor

PROPOSED LOTTING PLAN

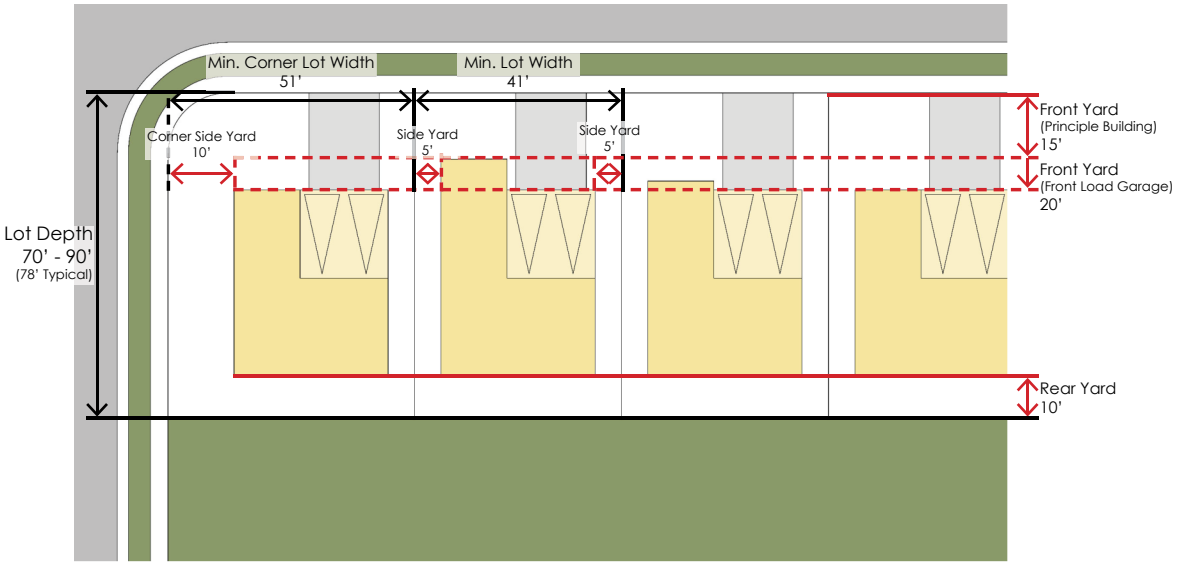
The Hidden Valley development contains a mix of housing types linked to improved and native open spaces. These housing types include single family detached homes, detached cottage homes, triplexes, front-loaded townhomes and rear-loaded townhomes. The number of residential units allowed within the master plan is 1,225. We have maintained that cumulative total number with slight adjustments in densities to meet the existing topography on site. The provided concept plan meets the layout design, density, street network, and unit counts of the master development agreement.

The images on this page represent an artist's rendering, are conceptual in nature, and subject to change

Single Family Lot Dimensions & Averages



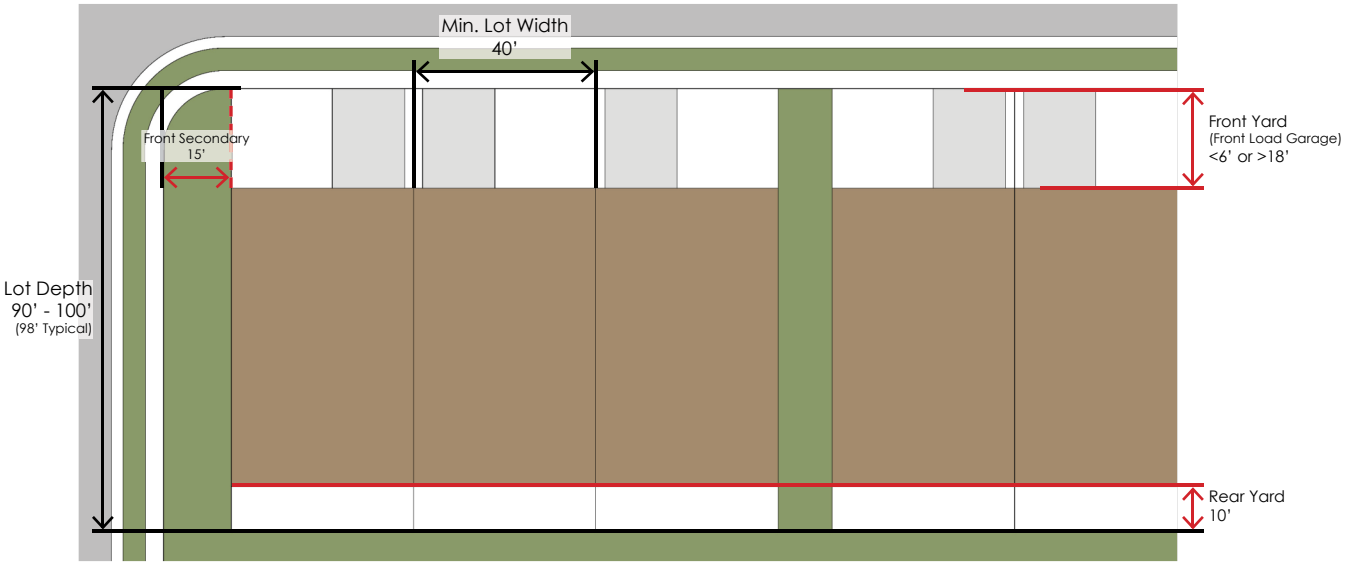
Cottage Lot Dimensions & Averages



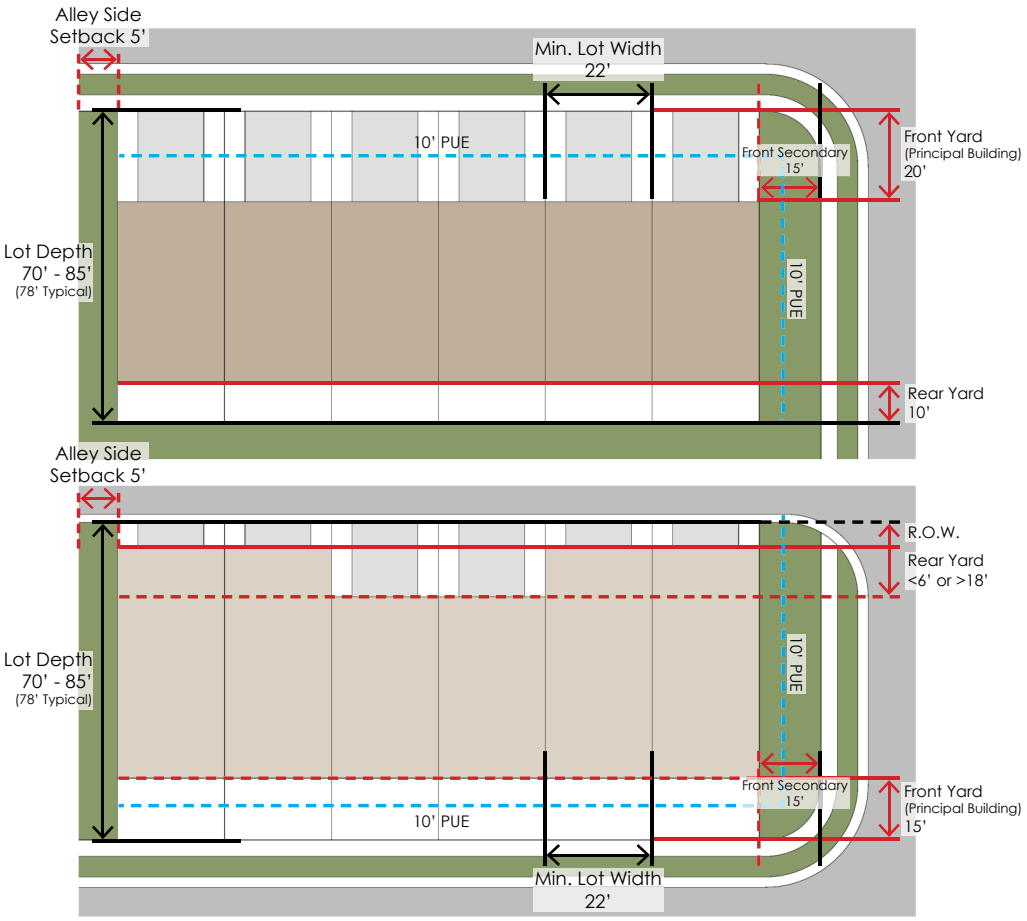
Hidden Valley

Concept Plan Application

Triplex Lot Dimensions & Averages



Front & Rear-Load Townhome Lot Dimensions & Averages



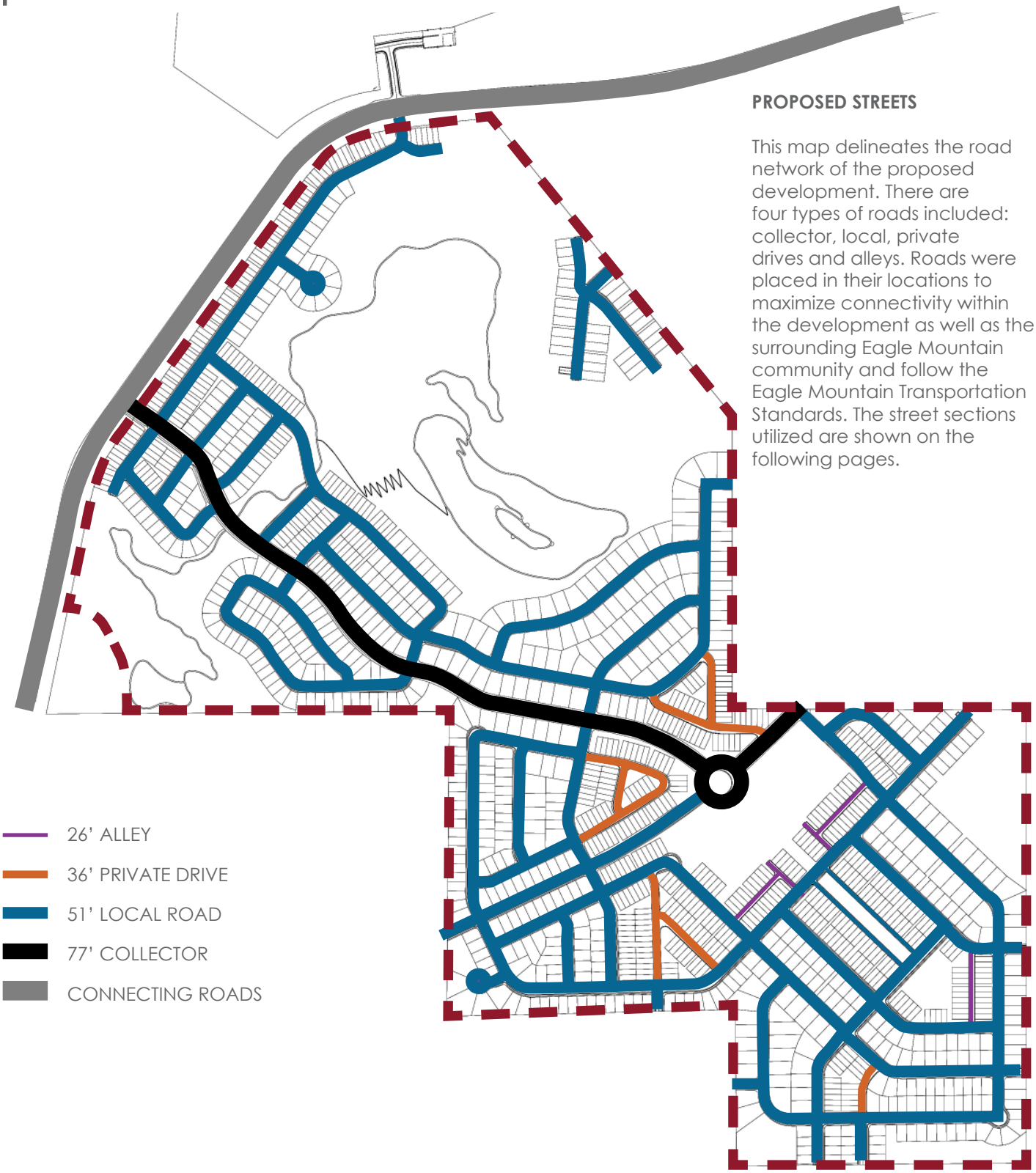
The images on this page represent an artist's rendering, are conceptual in nature, and subject to change

OPEN SPACE PLAN

This map highlights the conceptual location of proposed open space. The lighter green color shows native open space, while the darker green shows improved open spaces. This development will include a minimum of 52.1 acres of open space per the MDA – 24.3 acres of improved, consisting of a 2.5 ac Petroglyph park, 13 ac Hill Top Native Park, and 14.3 acres of other improved parks throughout the community. Open Space locations shown are conceptual in nature, with location, size, and shape subject to change at the platting stage. All improved park space 2 acres and greater shall be improved by Developer and dedicated to and maintained by the City. Plan also includes a minimum of 21 acres of native open space and 6.8 acres of community trails.

Hidden Valley

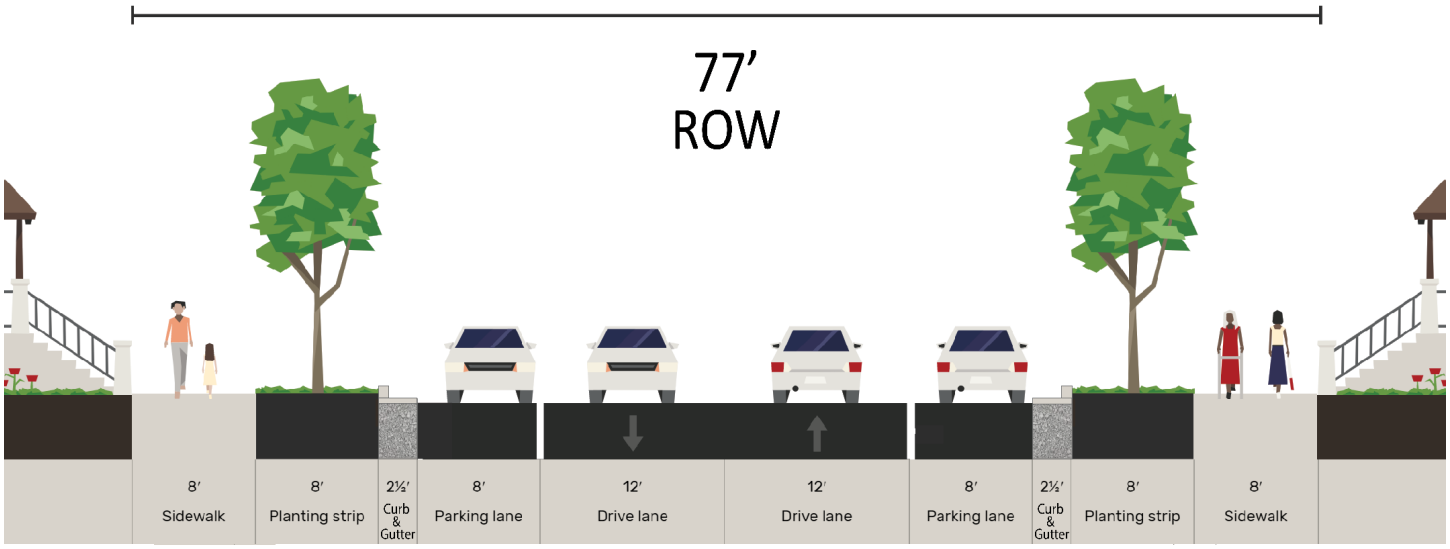
Concept Plan Application



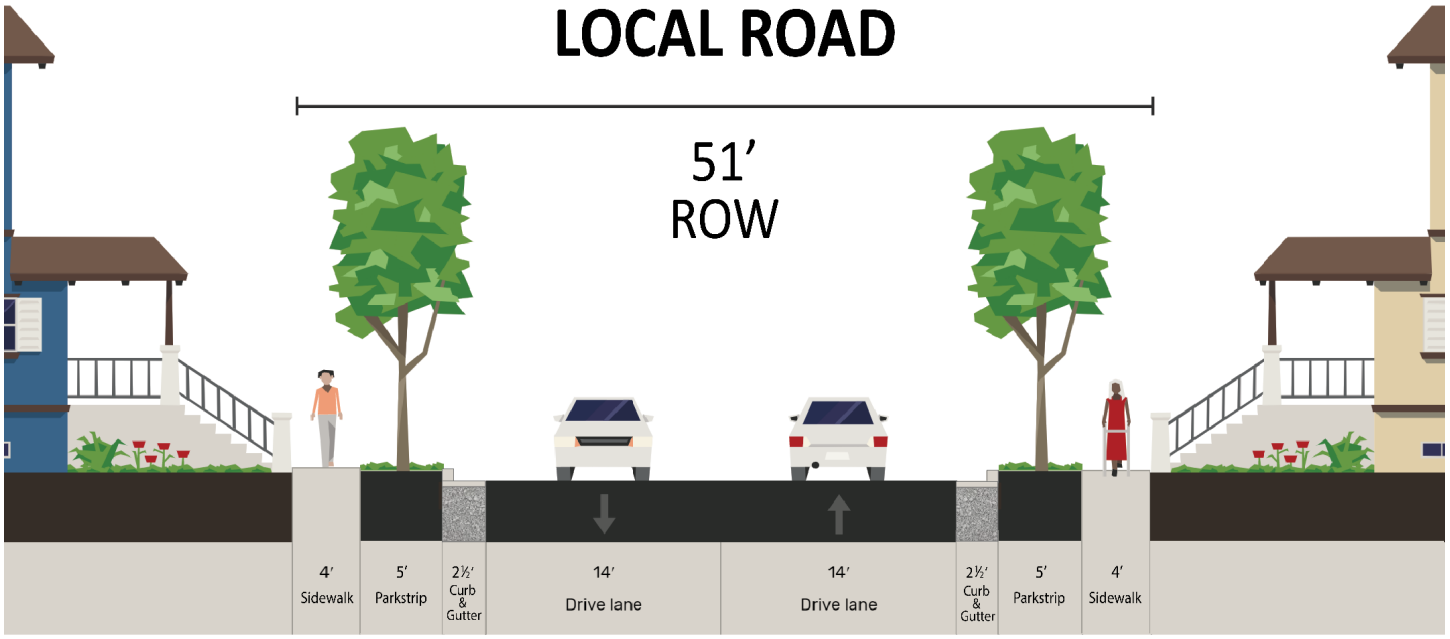
PROPOSED STREETS

This map delineates the road network of the proposed development. There are four types of roads included: collector, local, private drives and alleys. Roads were placed in their locations to maximize connectivity within the development as well as the surrounding Eagle Mountain community and follow the Eagle Mountain Transportation Standards. The street sections utilized are shown on the following pages.

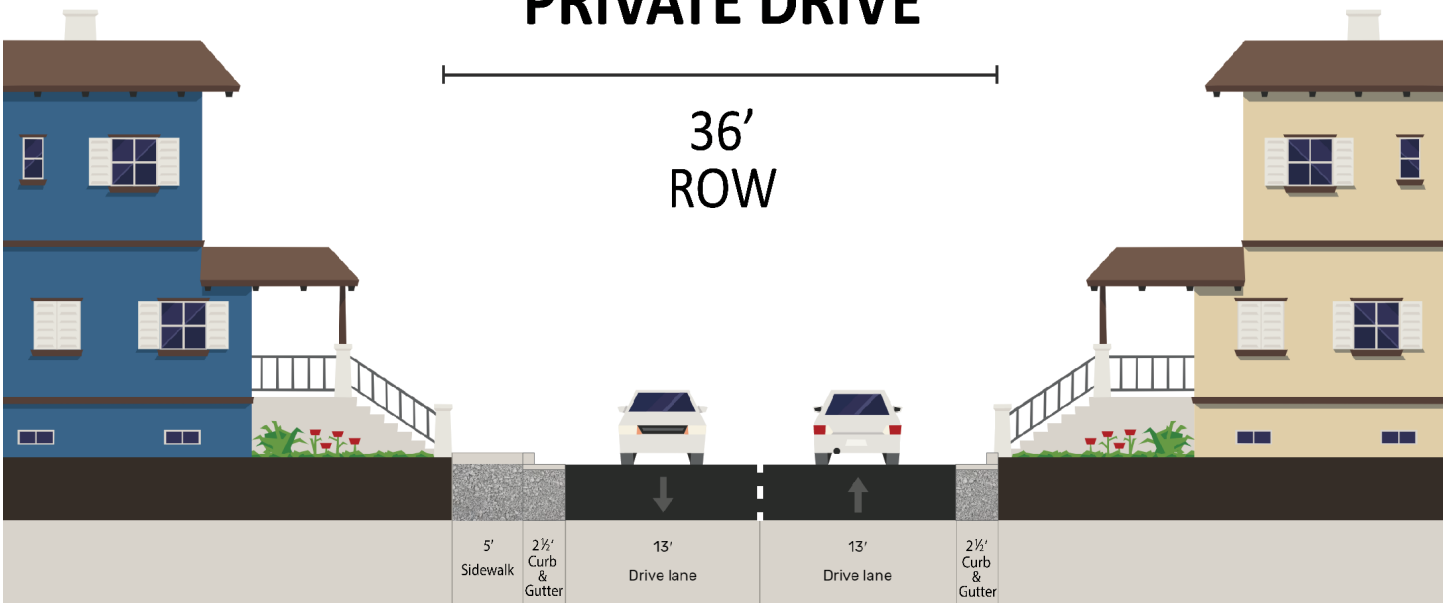
COLLECTOR



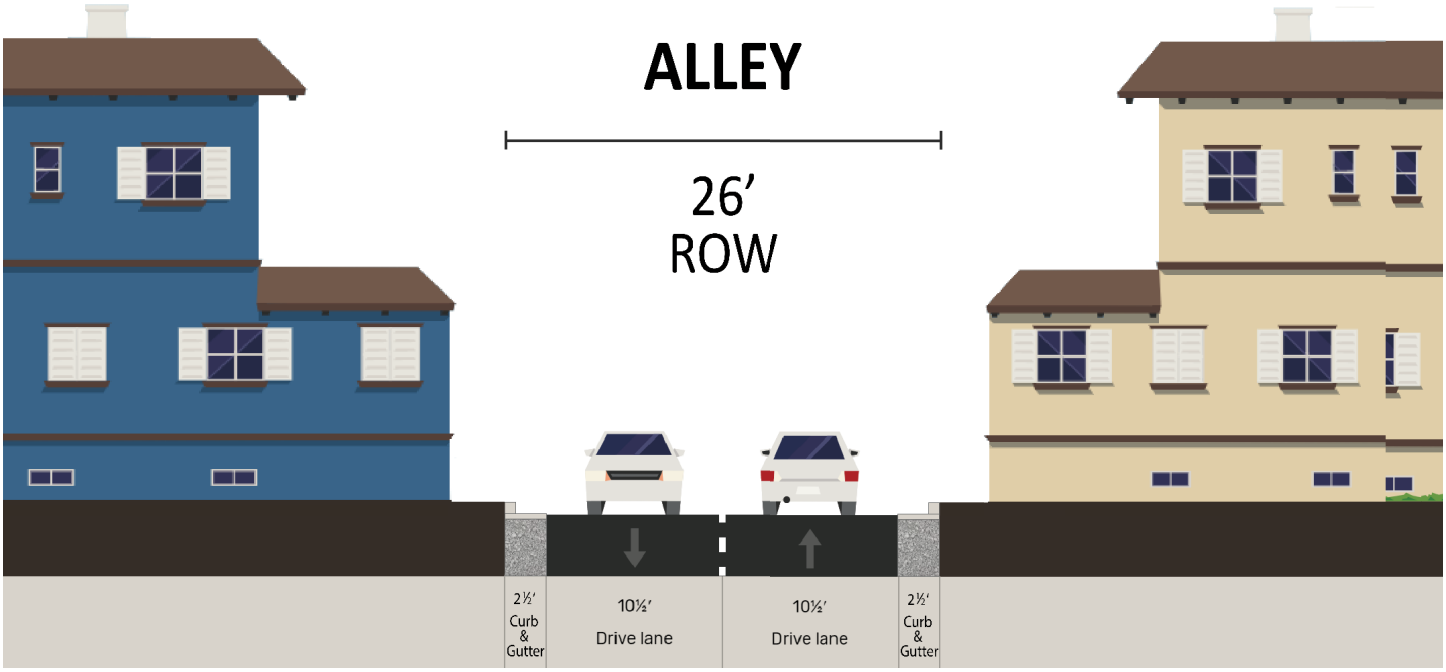
LOCAL ROAD



PRIVATE DRIVE

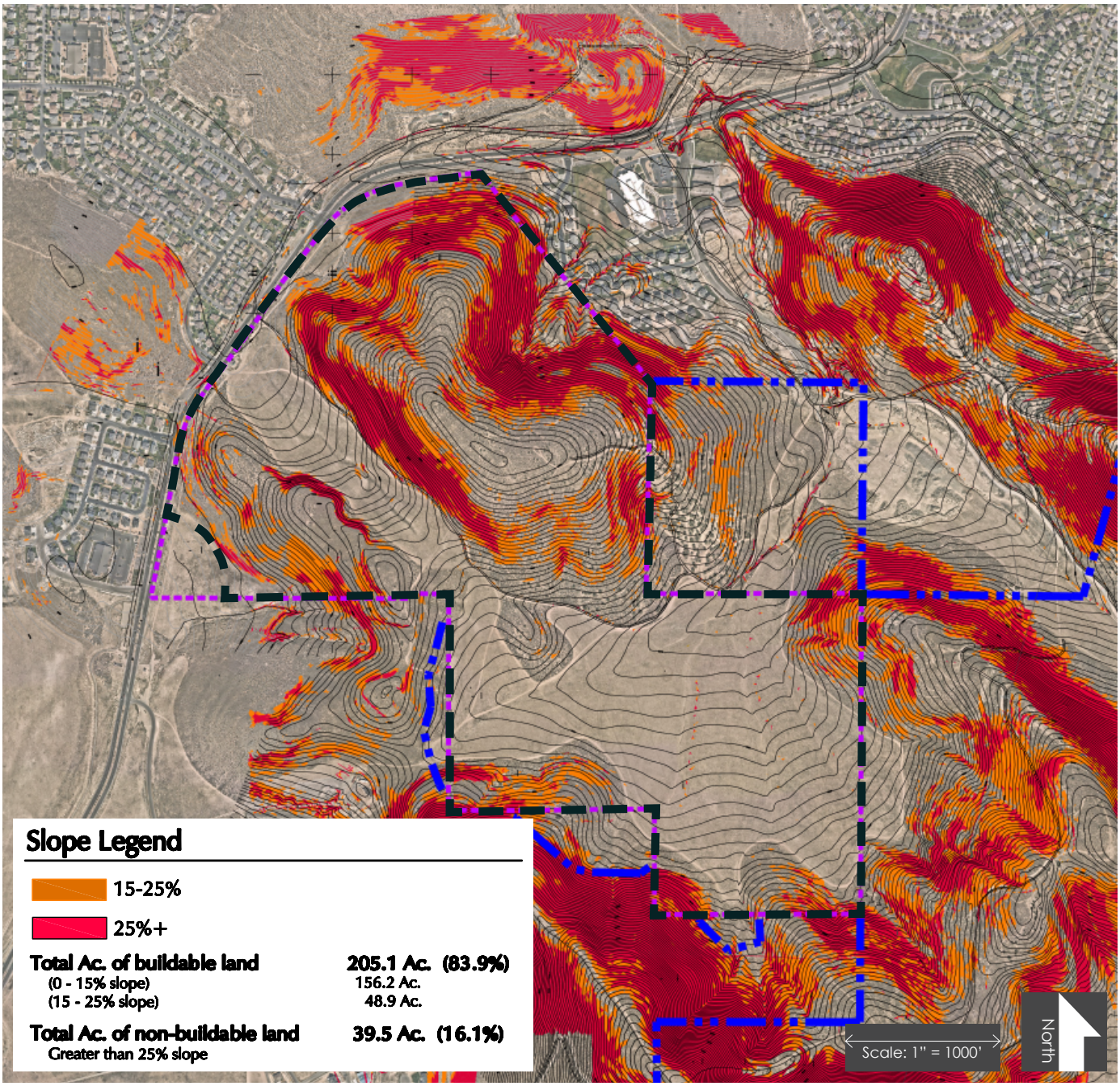


ALLEY



SLOPE, TOPOGRAPHY, & FLOODPLAIN MAPS

This map shows the slope and topography of the Hidden Valley site. The thin black lines are at 2 ft contours and areas marked in orange and red indicate slopes between 15 and 25 percent, and greater than 25 percent. All areas within the project fall within the minimal flood hazard classification.



HIDDEN VALLEY

Concept Plan Application

July 12, 2022

Prepared by:

Sanctuary Development Group

PSOMAS

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Hidden Valley

Concept Plan Application

CONCEPT PLAN APPLICATION

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

PROJECT INFORMATION	UPDATED: 6/2015

Official Project Name: Hidden Valley

Zone: Foothill Residential & Parks & OS Surrounding Land Uses: Foothill Residential & Parks & OS

Number of Lots or Units: 48 Total Acreage of the Subject Property: 9.3

General Location of the Property: South East of Pony Express Parkway in the Hidden Valley Neighborhood Character Area

AUTHORIZED AGENT INFORMATION	PROPERTY OWNER INFORMATION
Authorized Agent: Steve McCleery	Property Owner: Sanctuary Development Group
Address: 2021 East Village Green Circle Draper, UT 84020	Address: 2021 East Village Green Circle Draper, UT 84020
Phone: 801.209.1875 Cell:	Phone: 801.209.1875 Cell:
E-mail: Steve.McCleery@Gmail.com	E-mail: Steve.McCleery@Gmail.com

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SUBMITTAL REQUIREMENTS

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FOR OFFICE USE ONLY

Date:	Application & fee received by:	Application Complete? ☐ Yes ☐ No If not complete, what is missing:

For a plan containing 40 lots or less:
Base Fee $300.00

For a plan containing over 40 lots:
Base Fee $300.00 + Number of ERU _____ x $5.00 = _____

Condominium projects:
Base Fee $650.00 + Number of ERU _____ x $10.00 = _____

Land Use Concept Plan:
Base Fee $250.00

To Present the Concept Plan before the Planning Commission:
Additional Fee of $250.00

Amount Paid:

Review:
☐ City Staff Only
☐ City Staff & Planning Commission

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

Property Owner's Signature: Date: 7/12/2022

Attached Documents:

- Concept Plan Application Requirements/Checklist

CONCEPT PLAN APPLICATION REQUIREMENTS/CHECKLIST

☐ CONCEPT PLAN: The proposed concept plan drawn to a scale of not more than one inch equals 100 feet showing the following:

- Property boundary with dimensions.
- Ownership of all adjacent tracts of land.
- Locations & widths of existing and proposed streets
- Configuration of proposed lots with minimum & average lot sizes.
- Approximate locations, dimensions & area of all parcels of land proposed to be set aside for park or playground use or other public use.
- Those portions of property designated as flood plain & slopes in excess of 15 and 25+ percent.
- Total acreage of the entire tract proposed for the subdivision.
- General topography
- North arrow scale and date of drawing.

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- The total number of residential units allowed under the Master Site Plan and After-Acquired Properties carrying residential densities;
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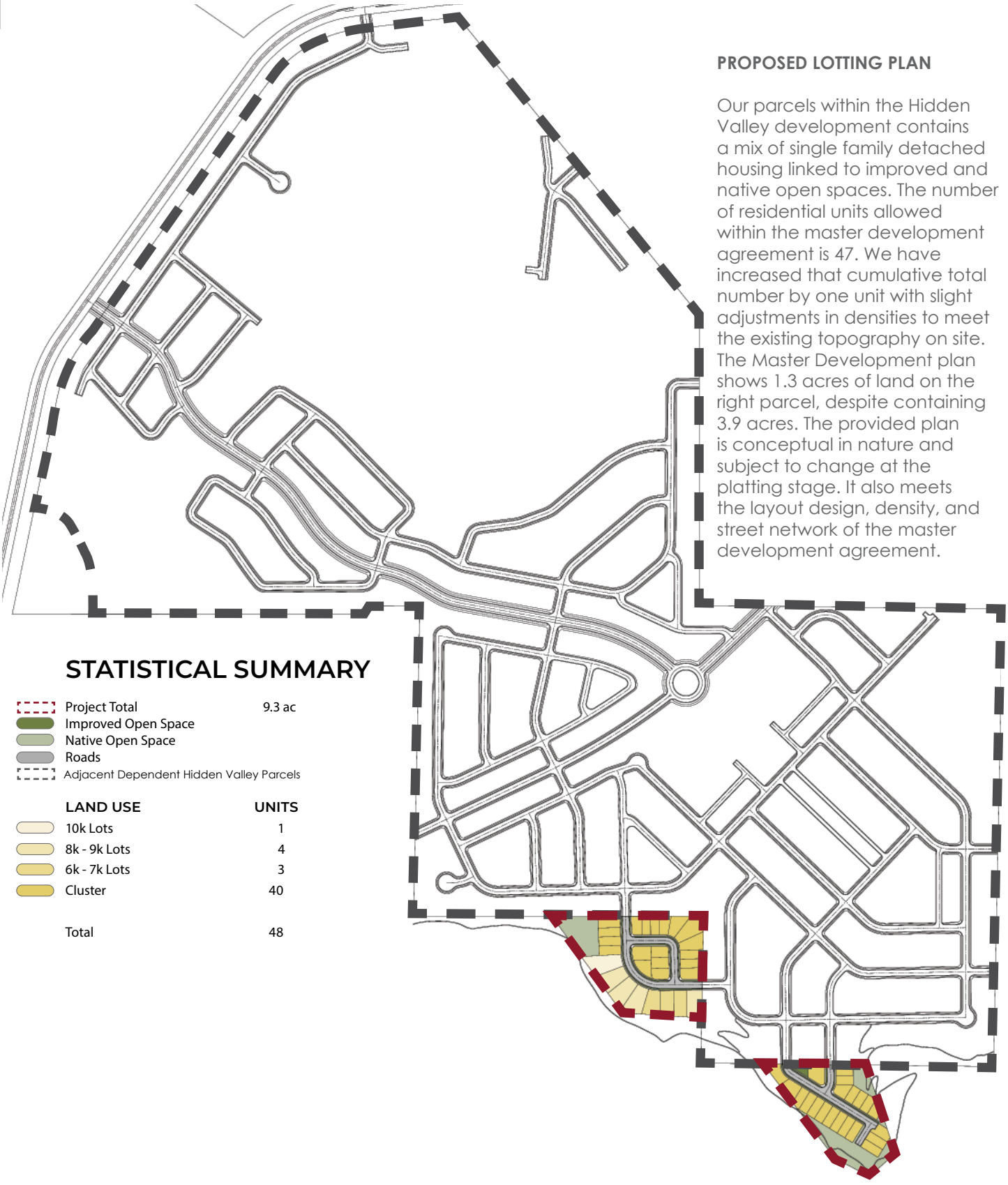
Property Boundary & Adjacent Ownership

The property encompasses a total of 9.3 acres of land within the Hidden Valley Neighborhood Character Area. It is delineated by the Perry Homes Hidden Valley Site to the north, and western edge of the Ridge Mountains to the south. The site is bordered by Perry Land Investments LLC and Eagle Mountain City ownership as shown on the map below.

Hidden Valley

Concept Plan Application



PROPOSED LOTTING PLAN

Our parcels within the Hidden Valley development contains a mix of single family detached housing linked to improved and native open spaces. The number of residential units allowed within the master development agreement is 47. We have increased that cumulative total number by one unit with slight adjustments in densities to meet the existing topography on site. The Master Development plan shows 1.3 acres of land on the right parcel, despite containing 3.9 acres. The provided plan is conceptual in nature and subject to change at the platting stage. It also meets the layout design, density, and street network of the master development agreement.

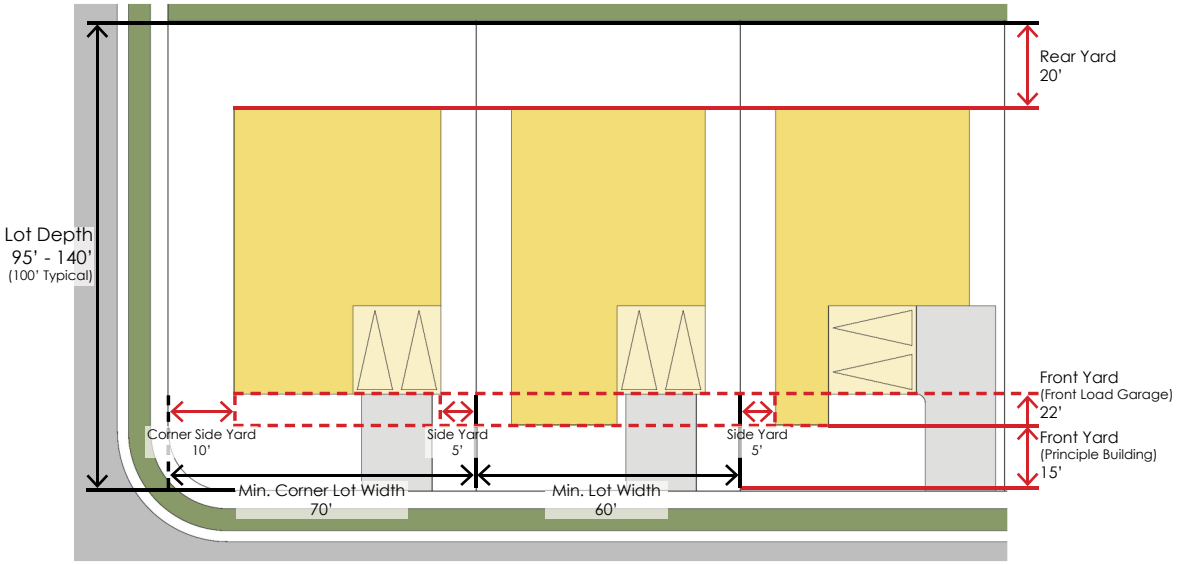
STATISTICAL SUMMARY

Project Total	9.3 ac
Improved Open Space	
Native Open Space	
Roads	
Adjacent Dependent Hidden Valley Parcels	

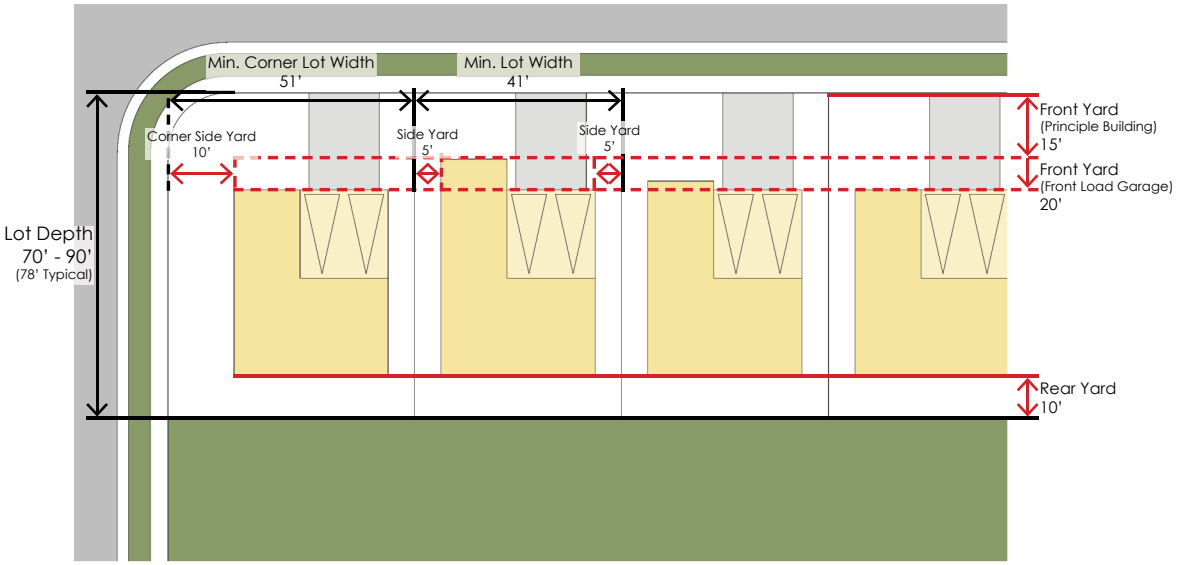
LAND USE	UNITS
10k Lots	1
8k - 9k Lots	4
6k - 7k Lots	3
Cluster	40
Total	48

The images on this page represent an artist's rendering, are conceptual in nature, and subject to change

Single Family Lot Dimensions & Averages



Cottage Lot Dimensions & Averages

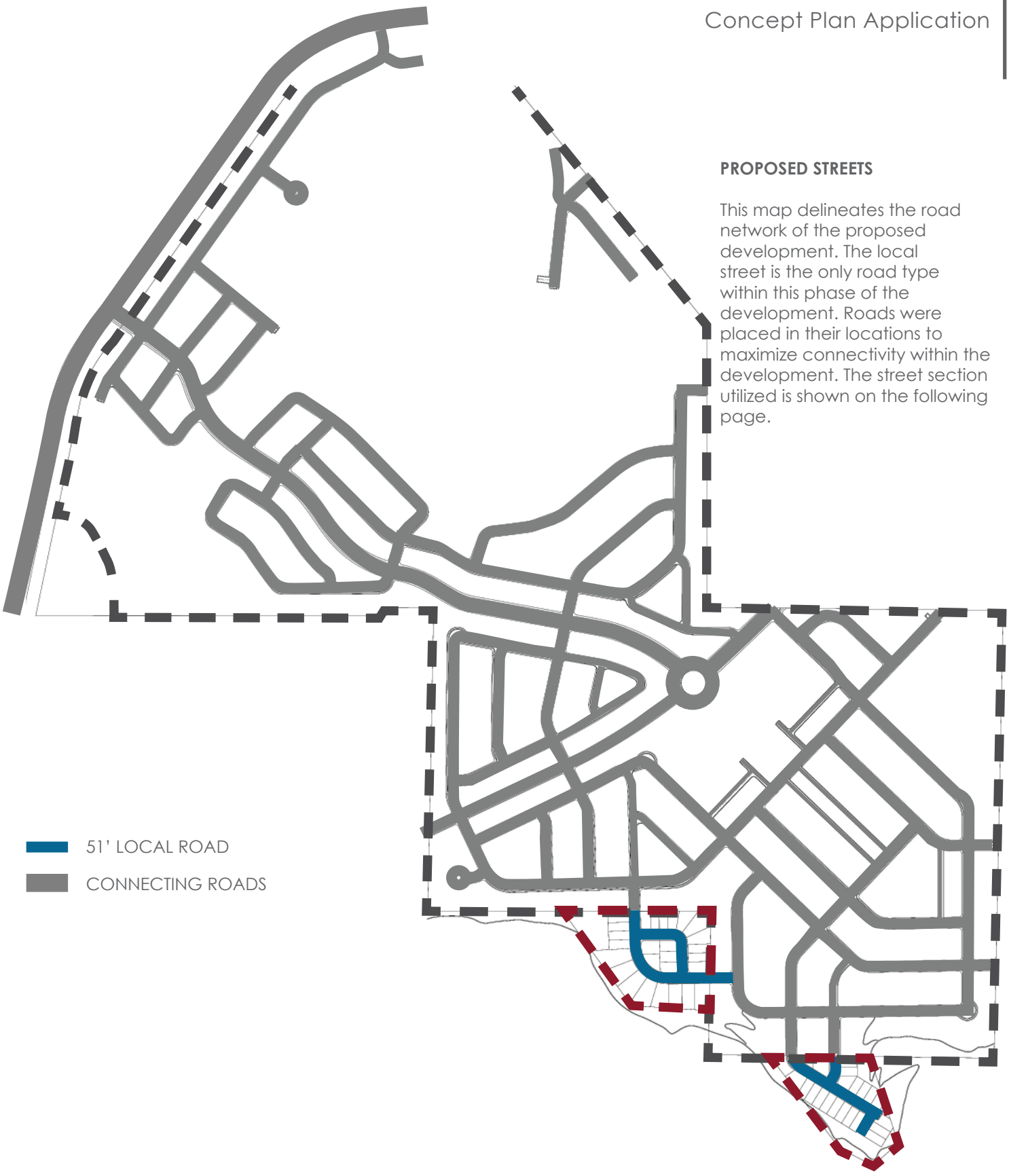


Hidden Valley

Concept Plan Application

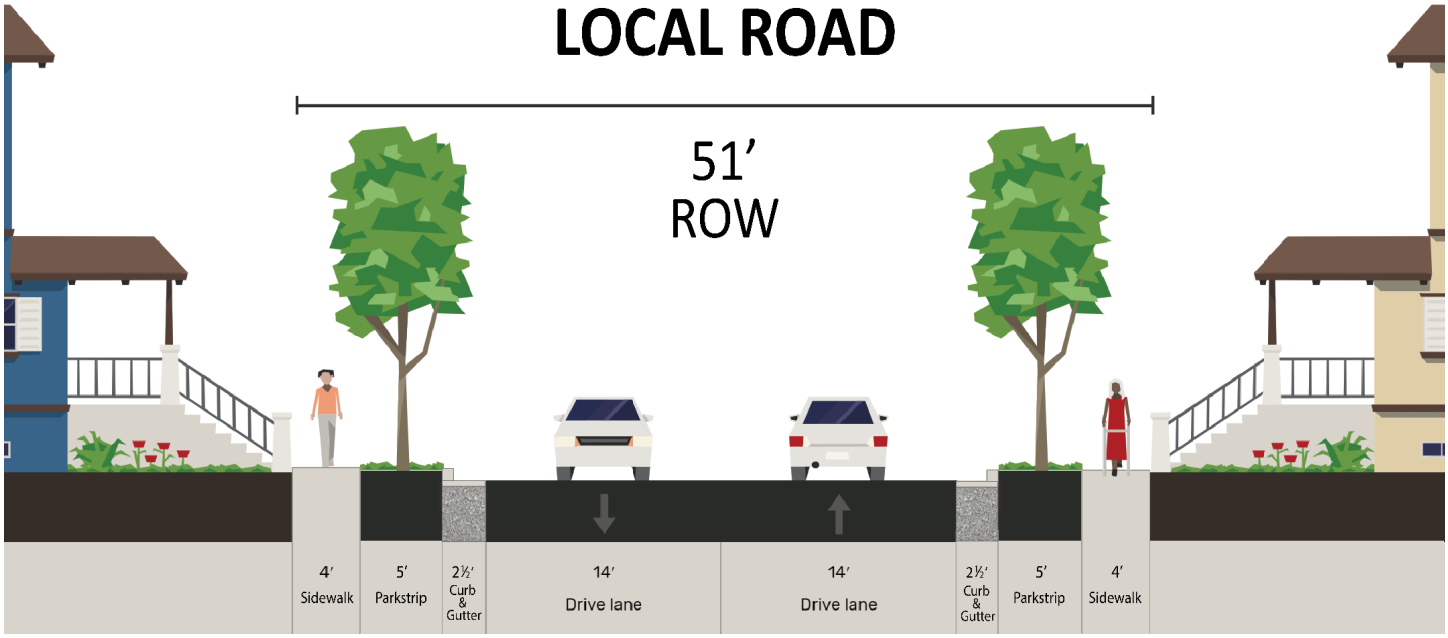
OPEN SPACE PLAN

This map highlights the conceptual location of proposed open space. The lighter green color shows native open space, while the darker green shows improved open spaces. This development will include a minimum of 1.8 acres of open space. Open Space locations shown are conceptual in nature, with location, size, and shape subject to change at the platting stage.



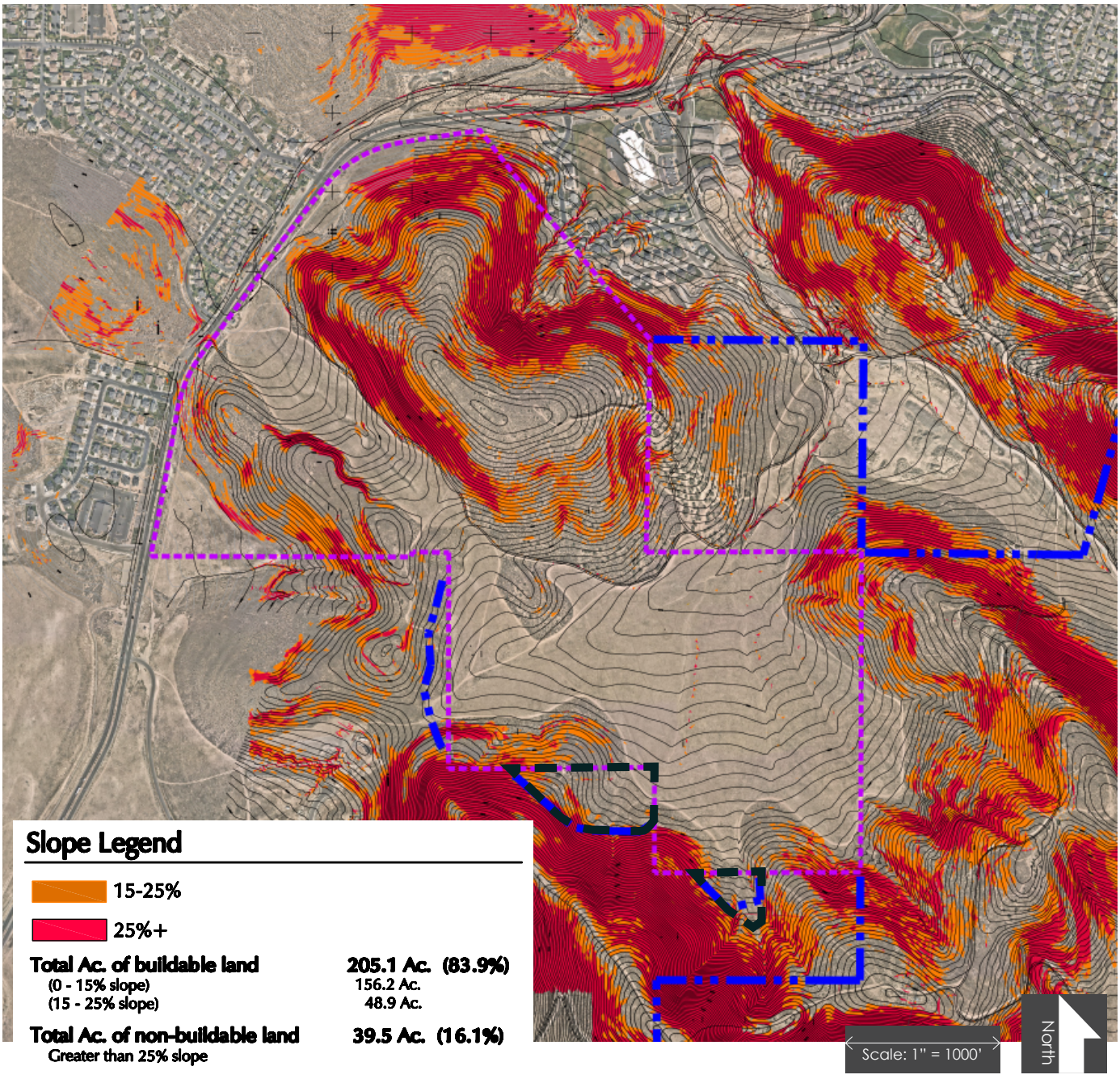
PROPOSED STREETS

This map delineates the road network of the proposed development. The local street is the only road type within this phase of the development. Roads were placed in their locations to maximize connectivity within the development. The street section utilized is shown on the following page.


LOCAL ROAD
51’
ROW
4’
Sidewalk
5’
Parkstrip
2½’
Curb
&
Gutter
14’
Drive lane
14’
Drive lane
2½’
Curb
&
Gutter
5’
Parkstrip
4’
Sidewalk

SLOPE, TOPOGRAPHY, & FLOODPLAIN MAPS

This map shows the slope and topography of the Hidden Valley site. The thin black lines are at 2 ft contours and areas marked in orange and red indicate slopes between 15 and 25 percent, and greater than 25 percent. All areas within the project fall within the minimal flood hazard classification.



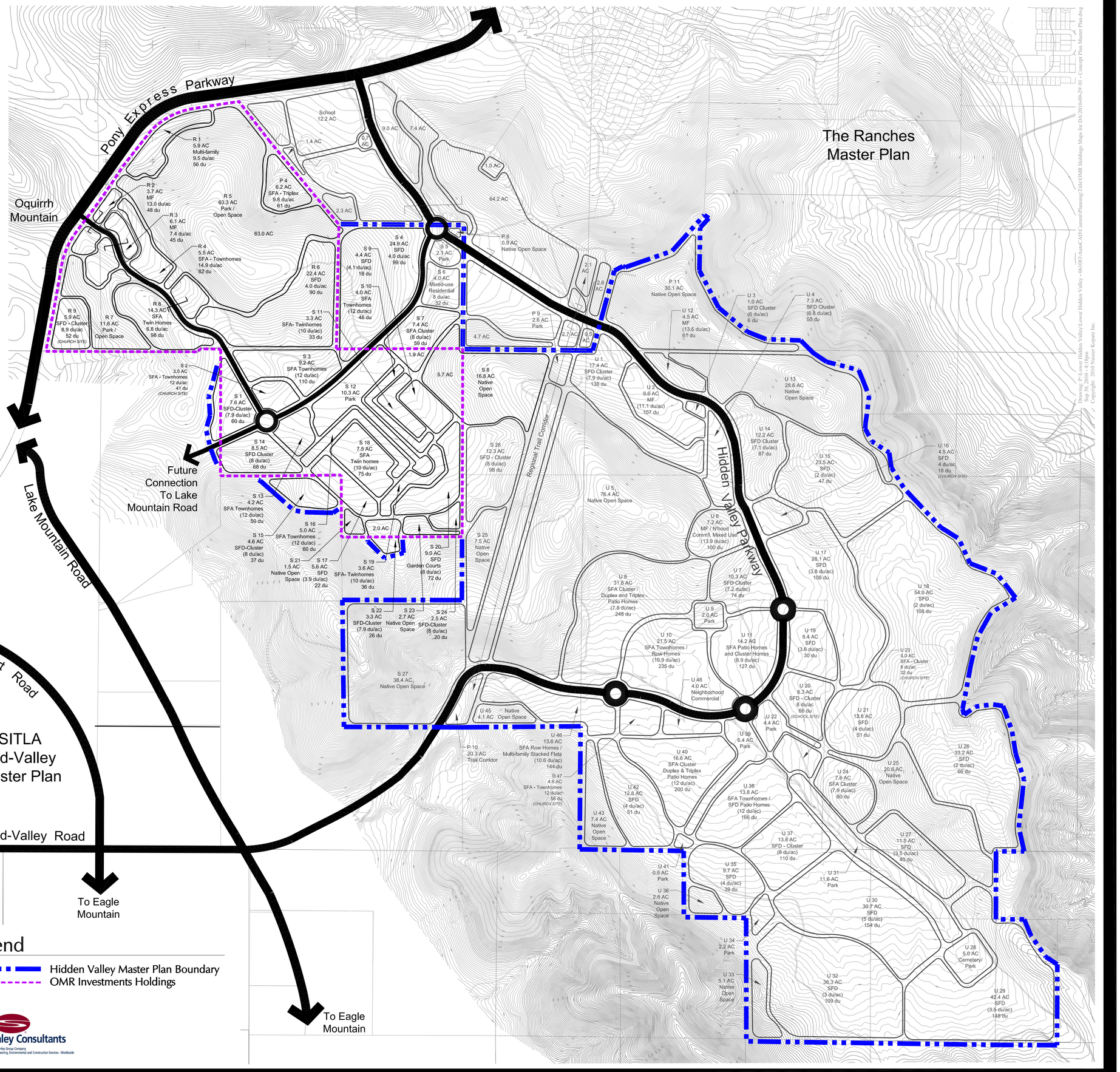
OMR Investments Holdings

LOWER HIDDEN VALLEY

Master Development Plan

Land Use Data

PARCEL	LAND USE	AREA (AC)	DENSITY (DU/AC)	DU	RES TIER	% OF MASTER PLAN AREA
LOWER HIDDEN VALLEY						
P 4	SFA - TRIPLEX	6.2	9.8	61	III	
SUBTOTAL RESIDENTIAL		**6.2**	**9.8**	**61**		**0.6%**
LOWER HIDDEN VALLEY TOTALS		**6.2**	**9.8**	**61**		**0.6%**
HIDDEN VALLEY WEST						
R 1	MULTI-FAMILY	5.9	9.5	56	III	
R 2	MULTI-FAMILY	3.7	13.0	48	IV	
R 3	MULTI-FAMILY	6.1	7.4	45	III	
R 4	SFA - TOWNHOMES	5.5	14.9	82	IV	
R 6	SFD	22.4	4.0	90	II	
R 8	SFA - TWIN HOMES	14.3	6.8	98	III	
R 9	SFD - CLUSTER (Church Site)	5.9	8.9	52	III	
SUBTOTAL RESIDENTIAL		**63.8**	**7.4**	**471**		**5.7%**
R 1	PARKS	0.7	*acres included in Residential Subtotal*			
R 5 *(partial)*	PARK / OPEN SPACE	55.7				
R 5	PARKS	7.3				
R 6	PARKS	1.4	*acres included in Residential Subtotal*			
R 7	PARK / OPEN SPACE	8.5				
R 7	PARKS	3.1				
SUBTOTAL PARKS & OPEN SPACE		**76.7**				**6.8%**
HIDDEN VALLEY WEST TOTALS		**138.4**	**3.4**	**471**		**12.3%**
MID-VALLEY						
S 1 *(partial)*	SFD - CLUSTER	5.6	8.0	45	III	
S 2	SFA - TOWNHOMES (Church Site)	3.5	11.7	41	III	
S 3	SFA - TOWNHOMES	9.2	12.0	110	III	
S 4 *(partial)*	SFD	0.6	3.3	2	II	
S 7 *(partial)*	SFA - CLUSTER	1.9	7.9	15	III	
S 9	SFD	4.4	4.1	18	II	
S 10	SFA - TOWNHOMES	4.0	12.0	48	III	
S 11	SFA - TWIN HOMES	3.3	10.0	33	III	
S 13	SFA - TOWNHOMES	4.2	11.9	50	III	
S 14 *(partial)*	SFD - CLUSTER	8.3	8.0	66	III	
S 16	SFA - TOWNHOMES	5.0	12.0	60	III	
S 17 *(partial)*	SFD	4.2	4.0	17	II	
S 18	SFA - TWIN HOMES	7.5	10.0	75	III	
S 19	SFA - TWIN HOMES	3.6	10.0	36	III	
S 20	SFD - GARDEN COURTS	9.0	8.0	72	III	
S 22 *(partial)*	SFD - CLUSTER	2.0	8.0	16	III	
S 24	SFD - CLUSTER	2.5	8.0	20	III	
SUBTOTAL RESIDENTIAL		**78.8**	**9.2**	**724**		**7.0%**
S 3	PARK	1.5	*acres included in Residential Subtotal*			
S 8	NATIVE OPEN SPACE *(partial)*	5.7				
S 12 *(partial)*	PARK	10.2				
S 21	NATIVE OPEN SPACE	1.5				
S 23	NATIVE OPEN SPACE	2.7				
SUBTOTAL PARKS & OPEN SPACE		**21.6**				**1.9%**
ROW		1.1				
MID-VALLEY TOTALS		**100.0**	**7.2**	**724**		**8.9%**
HIDDEN VALLEY COMBINED DATA						
SFD	TRADITIONAL	31.6	4.0	127		
SFD	CLUSTER	33.3	8.1	271		
TOTAL SINGLE FAMILY		64.9	6.1	398		5.8%
MF	SFA	68.2	10.4	709		
MF	MULTI-FAMILY	15.7	9.5	149		
TOTAL MULTI-FAMILY		83.9	10.2	858		7.5%
TOTAL RESIDENTIAL		**148.8**	8.4	**1,256**		**13.3%**
TOTAL PARKS	*(includes 3 areas totaling 3.6 acres, that are included also in "Total Residential" above)*	**24.2**	**-**	**-**		**2.2%**
TOTAL NATIVE OPEN SPACE		**74.1**	**-**	**-**		**6.6%**
TOTAL ROW		**1.1**				**0.1%**
TOTAL		**244.6**	**5.1**	**1,256**		**21.8%**



LOWER HIDDEN VALLEY
Master Development Plan

Eagle Mountain City, Utah
September 29, 2010

NORTH

0' 500' 1000' 1500'

SCALE: 1" = 500'

Stanley Consultants
A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

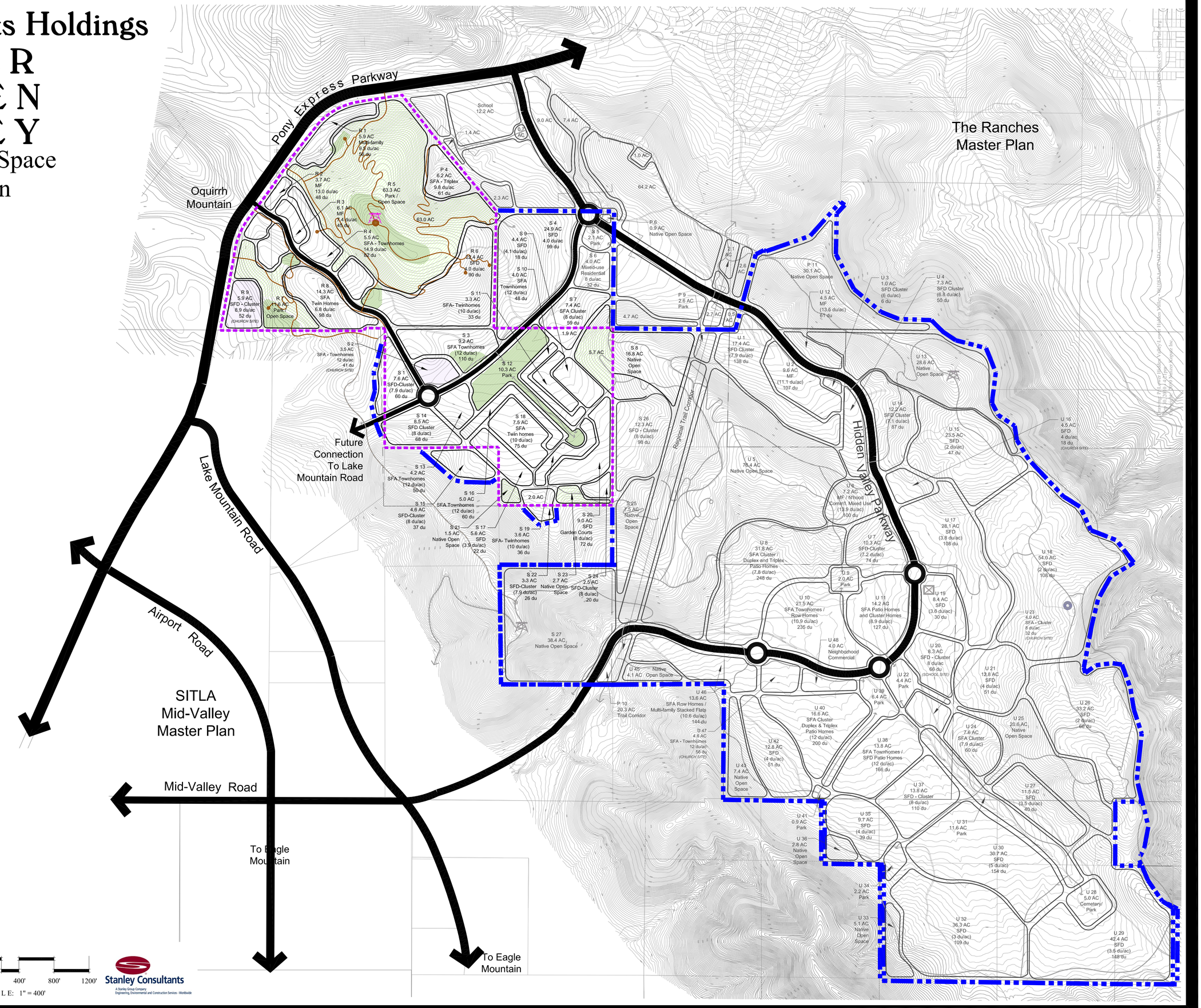
Drawing: P:\Lower Hidden Valley\Lower Hidden Valley - 6b\10053-AutoCAD Civil\Planning\THE\OMR Holdings\Maps for DA\20100409-29-01 - Concept Plan Master Plan.dwg
Sep 29, 2010 - 4:19pm
Copyright: 2010 Stanley Consultants Inc.

OMR Investments Holdings

LOWER HIDDEN VALLEY

Improved Open Space Concept Plan

Land Use Data - Parks & Open Space			
PARCEL	LAND USE	AREA (AC)	% OF MASTER PLAN AREA
MID-VALLEY			
S 3	PARK	1.5	
S 12	PARK	10.3	
SUBTOTAL PARKS		**11.8**	**1%**
S 8	NATIVE OPEN SPACE	16.8	
S 21	NATIVE OPEN SPACE	1.5	
S 23	NATIVE OPEN SPACE	2.7	
SUBTOTAL OPEN SPACE		**21.0**	**2%**
MID-VALLEY PARKS & OPEN SPACE TOTAL		**32.8**	**3%**
HIDDEN VALLEY WEST			
R 5	PARKS	8.0	
R 6	PARKS	1.4	
R 7	PARKS	3.1	
SUBTOTAL PARKS		**12.5**	**1%**
R 5	PARK / OPEN SPACE	56.0	
R 7	PARK / OPEN SPACE	8.5	
SUBTOTAL PARK / OPEN SPACE		**64.5**	**6%**
H/V WEST PARKS & OPEN SPACE TOTALS		**77.0**	**7%**
HIDDEN VALLEY COMBINED DATA			
TOTAL PARKS		**24.3**	**2%**
TOTAL PARKS / OPEN SPACE		**64.5**	**6%**
TOTAL NATIVE OPEN SPACE		**21.0**	**2%**
TOTAL COMMUNITY TRAILS		**6.8**	**1%**
TOTAL CHURCHES (S2, R9)		**9.4**	**1%**
HIDDEN VALLEY OPEN SPACE TOTALS		**126.0**	**11%**



LEGEND - Conceptual Locations

- NATIVE OPEN SPACE
- PARK
- CHURCH
- COMMUNITY TRAIL (Off-site trails shown as dashed lines)
- VIEWING TOWER
- HIDDEN VALLEY MASTER PLAN BOUNDARY
- OMR INVESTMENTS HOLDINGS

LOWER HIDDEN VALLEY
Master Development Plan

Eagle Mountain City, Utah
September 29, 2010

NORTH

0' 400' 800' 1200'

SCALE: 1" = 400'

Stanley Consultants
A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

Land Use Data

297	Single-family Detached Lots
68	SFD Garden Court Homes
224	SFD Motor Court Clustered Homes
242	SFA Twin Homes (duplexes)
59	SFA Motor Court Clustered Homes
231	SFA Townhomes
160	SFA Row Townhomes
32	Triplex Units
223	6- to 8-Unit Stacked Condominiums
126	"Mansion" Condominiums
1,662	TOTAL UNITS
320	TOTAL ACRES on plan

Hidden Valley

Sage Communities' Holdings

October 30, 2008

SCALE: 1" = 200'

0 100 200 400 600

NORTH

NUSZER KOPATZ

SAGE COMMUNITIES

EAGLE MOUNTAIN
Planning Commission MEETING MINUTES

August 9, 2022, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Jason Allen, Jeremy Bergener, and Matthew Everett. Commissioner Erin Wells arrived at 5:59 p.m. Commissioner Chris Pengra was excused.

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

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; Robert Hobbs, Planning Manager; David Stroud, Senior Planner; and Fionnuala Kofoed, Director of Administrative Services/City Recorder.

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

Commissioner Everett called the meeting to order at 5:39 p.m.

1. Discussion Items

1.A. DISCUSSION – Community District Node Overlay Zones

Planning Manager Robert Hobbs presented the item. The contemplated purpose of the Community District Node Overlay Zones is to create designated areas within the City's neighborhoods to act as focal points of activity and development. The development of the nodes can act as a way to relieve development pressure on other portions of the City that are intended to be protected or more rural, while also improving the capacity for better transportation systems and providing services and amenities on a local level.

There are three node types of Community District Node Overlay Zones currently proposed:

A. City Center Node. A downtown Main Street style of commercial and office uses with a mixture of uses in a horizontal or vertical format (e.g. residential or office above retail and residential above office).
B. Community Node. A community business district style of commercial and office uses serving multiple surrounding neighborhoods with a mixture of uses in a horizontal or vertical format (e.g. residential or office above retail and residential above office).
C. Neighborhood Node. A small collection of retail and service uses focused on a corner or single block, serving the immediate surrounding neighborhood with a mixture of uses in a horizontal format (e.g. different uses adjacent to each other).

DRAFT

The Community District Node Overlay Zones shall be applied to areas as noted by the Future Land Use Map of the General Plan. Not all neighborhoods in the City will have a node in close proximity, a neighborhood may include multiples of a node type, and not all node types may be within a neighborhood. A node should be centered on an existing or future major intersection or mass transit stop. A future intersection or mass transit stop is defined as one identified in the current Transportation Master Plan at the time of a request for the overlay zone mapping.

Discussion clarified the minimum setback requirement footages increase if the property is adjacent to residential uses.

Assistant City Administrator/Community Development Director Steve Mumford explained the intent of the nodes is to focus higher density and commercial activity in areas that provide mass transit and walkable communities for node residents and to mitigate traffic impacts on single-family residential neighborhoods benefiting the City as a whole. The City's goal is to work with the Utah Transit Authority (UTA) to bring transit options to Eagle Mountain to provide economical transportation options for residents.

Commissioner Bergener noted that projects would require approval prior to the application of the overlay. Due to the requisite oversite, he thinks the node system could be advantageous to the City in appropriate locations. He views these types of communities as beneficial as they provide residents with additional transportation and employment opportunities within the City. The standards, as drafted, have areas he feels should be addressed and amended before approval and codification.

Commissioner Allen concurred with the intent to focus these types of development near major transportation corridors. He expressed concerns with developers desiring the maximum allowed acreage for a neighborhood node even though the intent is for a small area, permitting courtyards on any side of a building, and allowing 50-unit buildings.

Commissioner Wells agreed that it would be wise to preserve areas for future transit. Nevertheless, she is not in favor of the proposed densities and desires to better understand how the nodes would function in relation to current commercial zoning.

Commissioner Everett stated although he is not opposed to the general concept, he is apprehensive about passing the standards due to the ambiguity regarding plans for the locations for future major roadways and transit stations, the proposed building heights and acreages allowed, and the permitted and special uses. It might be better to wait and implement a node system after major roadway and transit locations have been finalized. Until that time, the commercial standards could be amended to address immediate needs and development.

Discussion ensued regarding the following:

- Benefits and limitations of implementing a node system prior to or after further development and transportation planning;
- Balancing economic growth, density, and the character of the City;
- Parking issues and impacts;

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- UTA and Utah Department of Transportation (UDOT) long-term plans, strategies, and funding limitations;
- The potential for State legislative mandate to require higher density projects;
- High density and commercial projects supplementing property taxes for larger lots and rural development; and
- Options for amending the node standards.

The Commission determined to delay recommending amendments to the standards until after the draft is reviewed by the City Council to determine if the overlay has enough support to merit dedicating additional time and resources.

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

Commissioner Everett called the policy session to order at 6:34 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. July 26, 2022 Planning Commission Minutes

MOTION: ***Commissioner Allen moved to approve the July 26, 2022 minutes. Commissioner Bergener seconded the motion.***

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

The motion passed with a unanimous vote.

5. Status Report

Mr. Mumford stated that 43 residential building permits were issued in July. No City Council meeting was held on August 2, 2022.

6. Action and Advisory Items

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6.A. ACTION ITEM/PUBLIC HEARING – Eagle Mountain Municipal Code Regarding Small Cell Wireless (5G) Facilities

This item was presented and discussed after item 6.C.

Assistant to the City Administrator Evan Berrett presented the item. The Federal Government is supporting the roll-out of 5G technology to increase internet options in rural areas as a major step towards future technologies including smart cities and autonomous vehicles and to facilitate the necessary communication companies to handle the increased load on networks. Utah Code 54-21 was established in 2018 to provide general limitations on the deployment of small wireless facilities and to provide certain rights to cities. State law permits cities to establish design standards; enforce permitting and zoning/land use controls; require written consent before new poles are installed; establish fees for applications, colocations, and right-of-way use; require repair/replacement for damaged poles or right-of-way; and request relocation of a small wireless facility at no cost to the City. State law prevents cities from prohibiting the deployment of small cell wireless facilities, prohibiting certain communications companies/providers, establishing fees beyond what is permitted, and/or requiring communications providers construct or provide anything beyond the scope of small cell wireless facilities.

Components of the proposed amendment to Eagle Mountain Municipal Code:

- Master license required;
- Permits required for installing new small cell facilities;
- Small cell facilities to be installed in the right-of-way;
- Can collocate devices on poles with other providers;
- Can erect new poles only after demonstrating necessity;
- Can replace City decorative poles, if made to look similar to other poles;
- Poles maximum of 40 feet;
- Equipment must be enclosed or hidden in some way with cables running through the inside of the pole and any equipment that cannot be put on the pole can be put in a cabinet at the base of the pole;
- Cannot be in front of stores, in walkways, etc.;
- Must be placed at corners of property lines where possible;
- If equipment is placed on top of buildings, it must be shielded;
- Fees established for the application process and right-of-way occupancy; and
- Establishes requirements if facilities are damaged, abandoned, etc.

The intent of the proposed standards is to ensure small cell wireless facilities are located in the safest locations possible, to minimize the aesthetic impact on the City as much as possible, and to protect Eagle Mountain against the future impacts of evolving technologies.

Mr. Berrett explained that equipment could be placed upon the exterior of buildings, rather than a pole on top of a building, and would require decorative shielding. Staff determined to recommend including a master license agreement and the practice could be adapted for other services providers within the City. The 60-calendar day timeframe for final decisions on applications is a Federal requirement.

DRAFT

Commissioner Allen suggested amending EMMC 13.12.045(A)(3) to clarify the intent is to locate small wireless facilities as far away from the residents as possible rather than specifically at intersecting property lines and adding a timeframe for the removal of abandoned facilities.

Commissioner Everett opened the public hearing at 7:38 p.m. As there were no comments, he closed the hearing.

MOTION: ***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.

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

The motion passed with a unanimous vote.

6.B. ACTION ITEM/PUBLIC HEARING – Eagle Mountain Municipal Code Regarding Water Efficiency Standards

Assistant to the City Administrator Evan Berrett presented the item. Landscape water use accounts for over two-thirds of Eagle Mountain's annual consumption. Staff examined methods to extend Eagle Mountain's water supply, maintain eligibility for rebate programs, set up properties for

DRAFT

success from the beginning, and consistency in conservation across property types. Review of the draft standards recommended by Central Utah Water Conservancy District (CUWCD) and Jordan Valley Water Conservancy District (JVWCD) found that although the standards maximized efficiency, some aspects would be too burdensome to enforce, are unnecessarily specific or prohibitive, or lacked needed direction in areas of concern. Consequently, Eagle Mountain City staff made several modifications to the draft standards. Mr. Berrett reviewed the proposed standards.

Commissioner Everett opened the public hearing at 8:16 p.m. As there were no comments, he closed the hearing.

Commissioner Wells suggested amending EMMC 16.35.105(7), "Other non-functional improved open space areas may be improved with drought-resistant grasses or other waterwise landscaping approved by the City," because drought-resistant grasses are unable to handle foot traffic and changing *may* to either *shall* or *should.* She would be in favor of requiring the new standards for landscaping renovations but not structural renovations for existing buildings. She requested information regarding the current standards for commercial, industrial, institutional, and multifamily properties to evaluate if the proposed standards would be excessive.

Mr. Berrett explained that drought-resistant grasses were included due to the Parks and Recreation Director using such grasses in appropriate locations in City landscaping. It is at the purview of the Commission and Council to determine if buildings undergoing expansions or alterations should be required to adhere to the current landscaping standards. Other cities have elected to focus enforcement on new development.

Discussion ensued regarding EMMC 17.60.090(E)(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," to clarify the 35% is of the front and side yard and excludes the backyard square footage.

Commissioner Allen expressed appreciation for the amendment permitting allowances for front yards to be reasonably free from obstructions rather than outright prohibiting trees. However, he would like additional data to determine the benefits of shading by trees.

Mr. Berrett clarified that Localscape practices encourage trees and trees would be allowed in the 65% of the yard without grass.

Commissioner Everett recommended retaining the transitioning requirements in EMMC 17.60.030.

Mr. Mumford explained the language was removed because it was redundant; nevertheless, it can be retained if desired. He will further contemplate the impacts of retaining or removing the language before the review by the City Council.

Discussion ensued regarding lots where the front, side, and backyard placement and usage vary from standard practices in relation to the proposed definitions.

DRAFT

MOTION: ***Commissioner Wells moved to recommend approval of the amendment to Eagle Mountain Municipal Code regarding water efficiency standards to the City Council with the following changes:***

1. ***EMMC 16.35.105(7), "Other non-functional improved open space areas shall be improved with drought-resistant grasses or other waterwise landscaping approved by the City;"***
2. ***Any necessary numbering and lettering corrections; and***
3. ***EMMC 17.60.090(E)(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."***

Commissioner Bergener seconded the motion.

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

The motion passed with a unanimous vote.

6.C. ACTION ITEM – Harmony A-14 Site Plan

This item was presented and discussed before item 6.A.

Senior Planner David Stroud presented the site plan for Harmony A-14. The 38 single-family lot site plan encompasses 4.27 acres at the northeast corner of the intersection of Annabell Street and Rachel Way. The preliminary plat was approved on March 25, 2014, and a development agreement was approved by the City Council on January 6, 2015. The agreement requires a minimum of 10,374 square feet of open space and the applicant proposes 22,770 square feet. Staff review of the site plan is consistent with the development agreement provided the applicant corrects any existing redlines of the proposal. The development agreement requires two materials/textures on the front façade and wrap around to at least the first window and the applicant has agreed to add a second material. The applicant proposes carriage-style garage doors with a row of windows at the top of the door. Staff feels the existing redlines are minor in nature and can be finalized, with a condition of the Planning Commission, prior to scheduling the item with the City Council.

Applicant representative Michael Porter said picket-style fencing is planned around the open space and the park and front yards will be homeowner's association (HOA) maintained.

Commissioner Wells expressed concern about the lack of visitor parking for some of the homes. Mr. Mumford stated that staff agreed and had conveyed the same concern to the applicant.

Commissioner Everett opened the public hearing at 6:50 p.m. As there were no comments, he closed the hearing.

DRAFT

Commissioner Allen stated he agrees with parking concerns but sees no other issues with the site plan proposal.

Commissioner Everett concurred with parking concerns, especially for the interior lots without public street access. He suggested privacy fencing for the backyards and side yards for corner homes.

Mr. Stroud clarified that fencing cannot be required because the homes are not adjacent to a collector or arterial road.

Mr. Porter stated that the garages have two parking spaces and the driveway has two additional spots providing four parking spaces per unit.

Commissioner Wells noted that parking on the alley-side of the home is problematic due to the lack of a man door and the front door can only be reached by traversing the property. Fencing would further impede access to the front of the units.

Discussion ensued regarding City fencing requirements, the tendency for residents to utilize garages for uses other than vehicle parking, and signage or other measures to prohibit parking along the alleys.

Commissioner Bergener recommended including a condition of approval for the applicant to identify fencing location, style, and materials for the benefit of the City Council review.

MOTION: ***Commissioner Bergener moved to recommend approval of the site plan for Harmony A-14 to the City Council with the following conditions:***

1. ***Existing redlines shall be corrected prior to scheduling City Council review and action; and***
2. ***All fencing materials and locations shall be identified prior to review by the City Council; and***
3. ***Plans for prohibiting parking along the private alleys shall be identified before the application goes before the City Council.***

Commissioner Allen seconded the motion.

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

The motion passed with a unanimous vote.

7. Discussion Items

DRAFT

8. Next scheduled meeting

The next Planning Commission meeting is scheduled for August 23, 2022.

Commissioners Bergener and Everett might have conflicts impeding their attendance at the next meeting and will communicate with staff and the Commission once their plans are finalized.

9. Adjournment

MOTION: ***Commissioner Wells moved to adjourn at 8:53 p.m. Commissioner Allen seconded the motion.***

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

The motion passed with a unanimous vote.

The meeting was adjourned at 8:53 p.m.

Approved by the Planning Commission on August 23, 2022.

_____

Steve Mumford, AICP
Assistant City Administrator/Community Development Director

DRAFT

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **AUGUST 23, 2022**
TITLE:	ACTION ITEM / PUBLIC HEARING -- Site Plan Review for a LDS North Stake Center church building minor 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	CURRENT ZONE	ACREAGE	COMMUNITY
Neighborhood Residential Three	Ranches Master Plan	3.453	The Ranches

PUBLIC HEARING:
Yes

PREPARED BY:
Robert Hobbs, Planning

PRESENTED BY:
Robert Hobbs

RECOMMENDATION:
Staff suggests that the Planning Commission recommend to the City Council that they approve the Applicant(s) proposed site plan, contingent upon development/Applicant(s) compliance with any Planning Commission preferred conditions of approval.

BACKGROUND:
Application for minor site plan approval has been submitted to sanction a proposed expansion to 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 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:

n/a

ATTACHMENTS:

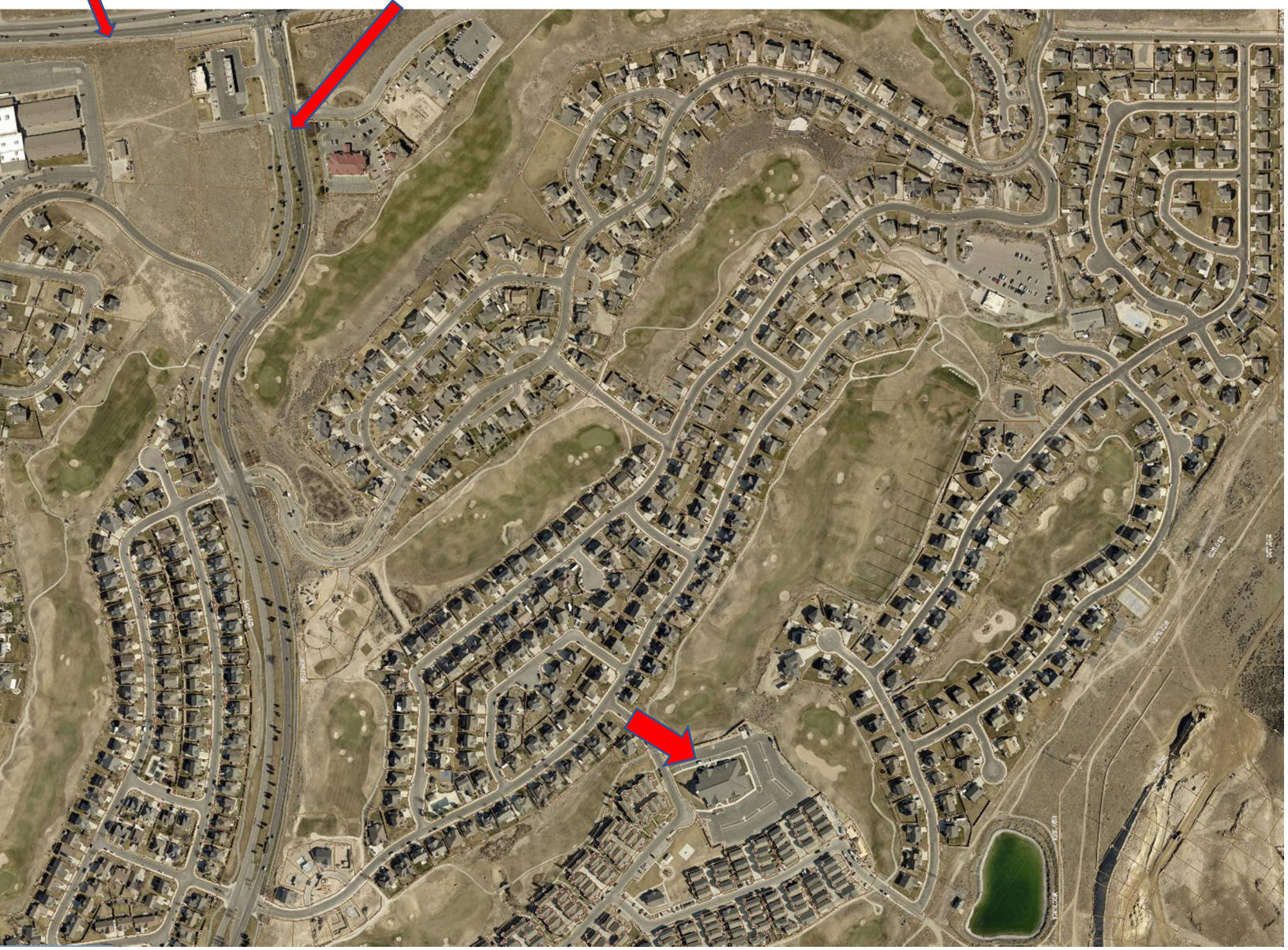
Vicinity Map

Eagle Mountain North Stake Suite Addition - Site Plan Drawings

Vicinity Map

LDS Church

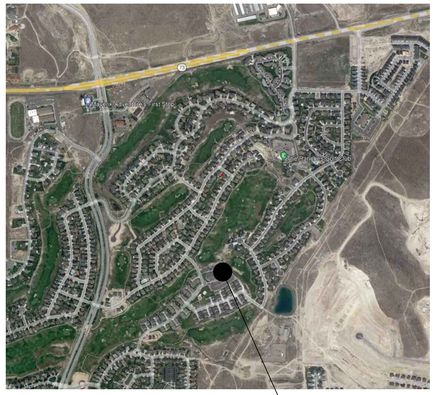
8732 N. Desert Canyon Road



Eagle Mountain North Stake Suite Addition
Eagle Mountain UT North Stake

Consultant	Consultant Name	Address		Contact	Phone	E-mail
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@pkjdesigngroup.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

Vicinity Map



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: 24,000 sf	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

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Stamp

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273770
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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

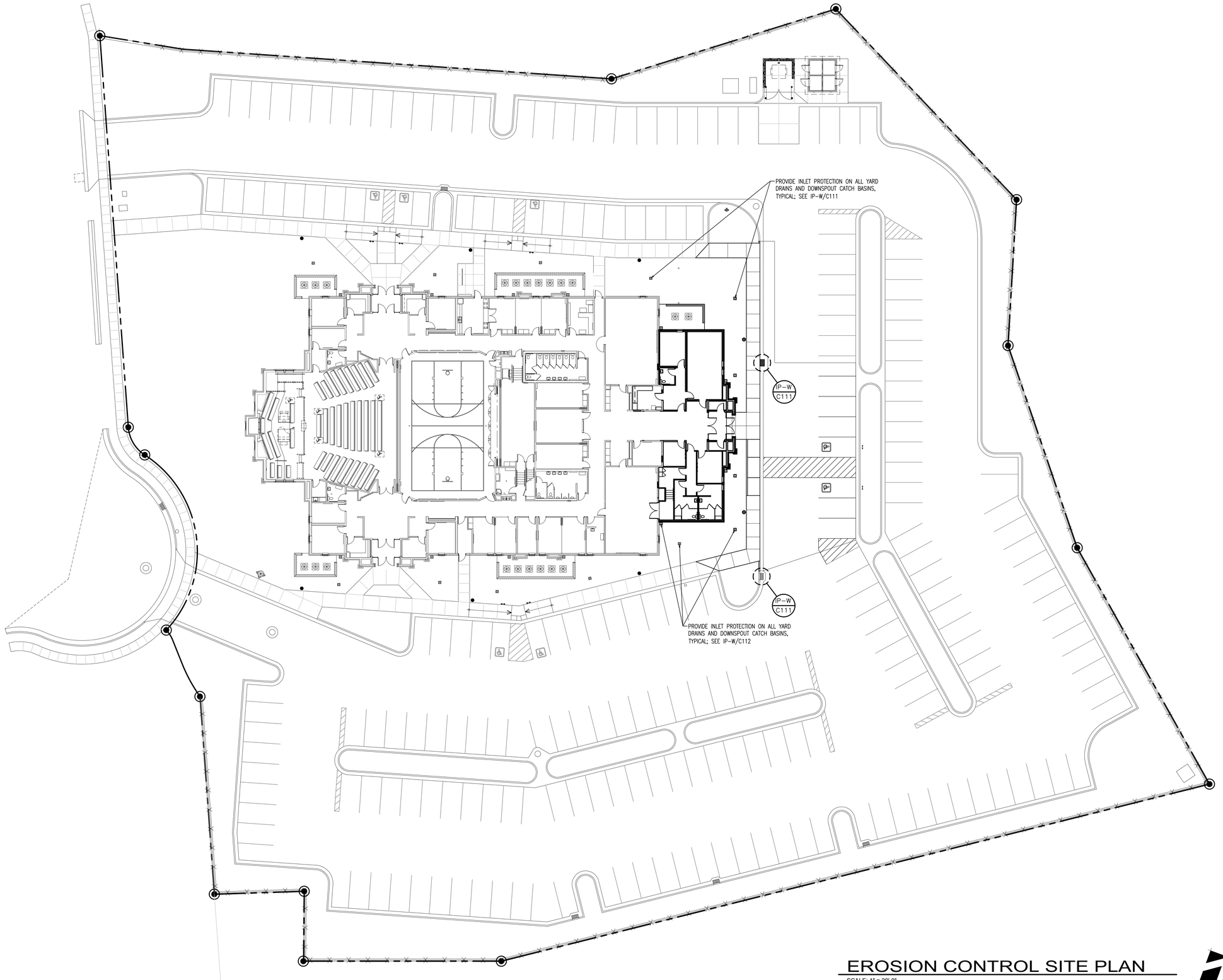
Plan Series
Stake Suite Addition

Property Number
50084732101010l

Date
May 2, 2022

Sheet Title
COVER SHEET

Sheet
G001



EROSION CONTROL SITE PLAN

SCALE: 1" = 20'-0"

NORTH

STORM WATER PROTECTION GENERAL NOTES:

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

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

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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:

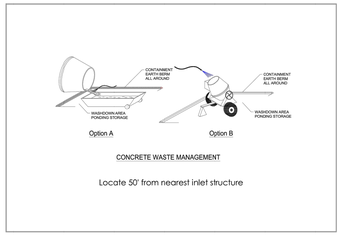
Follow the construction sequence throughout the project and modify the written plan before any changes in construction activities are executed. Update the plan if a site inspection indicates the need for additional erosion and sediment control.

Adapted from EPA – Stormwater Menu of BMPs

10

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.

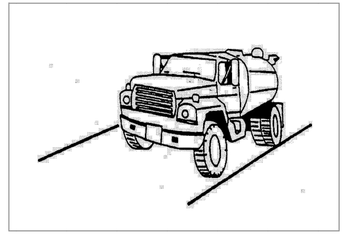
MAINTENANCE:

- 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:

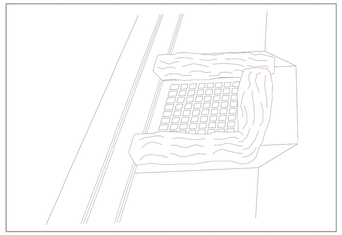
Construction site operators should allocate adequate time and resources for BMP maintenance and repair.

Adapted from EPA – Stormwater Menu of BMPs

28

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

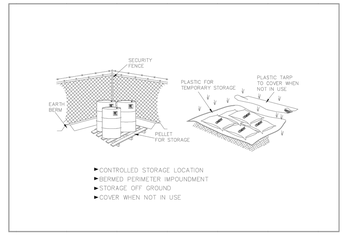
MAINTENANCE:

- 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.

27

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.

30

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Eagle Mountain North Stake Suite Addition
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Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions

Mark	Date	Description

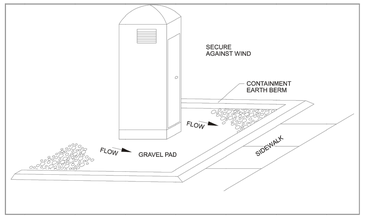
Project Number
22-28
Plan Series
Stake Suite Addition
Property Number
500847321010101
Date
May 2, 2022

Sheet Title
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.

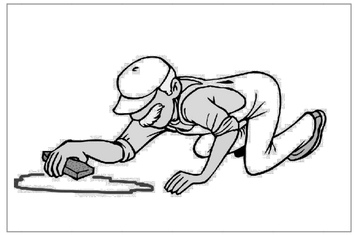
INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (6" tall by 6" wide), control for spill/protection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

BMP: Spill Clean-Up

SCU
Construction



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

APPLICATION:
All sites

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

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

BMP: Street Sweeping

SS
Construction

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

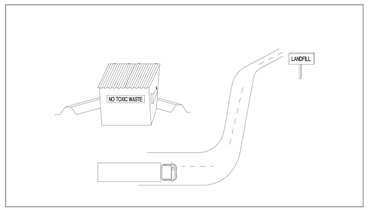
APPROACH:
- Prioritize cleaning to use the most sophisticated sweepers, at the highest frequency, and in areas with the highest pollutant loading.
- Restrict street parking prior to and during sweeping.
- Increase sweeping frequency just before the rainy season.
- Proper maintenance and operation of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

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

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

BMP: Waste Disposal

WD
Construction



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

APPLICATION:
All construction sites.

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

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

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

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Eagle Mountain, Utah

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

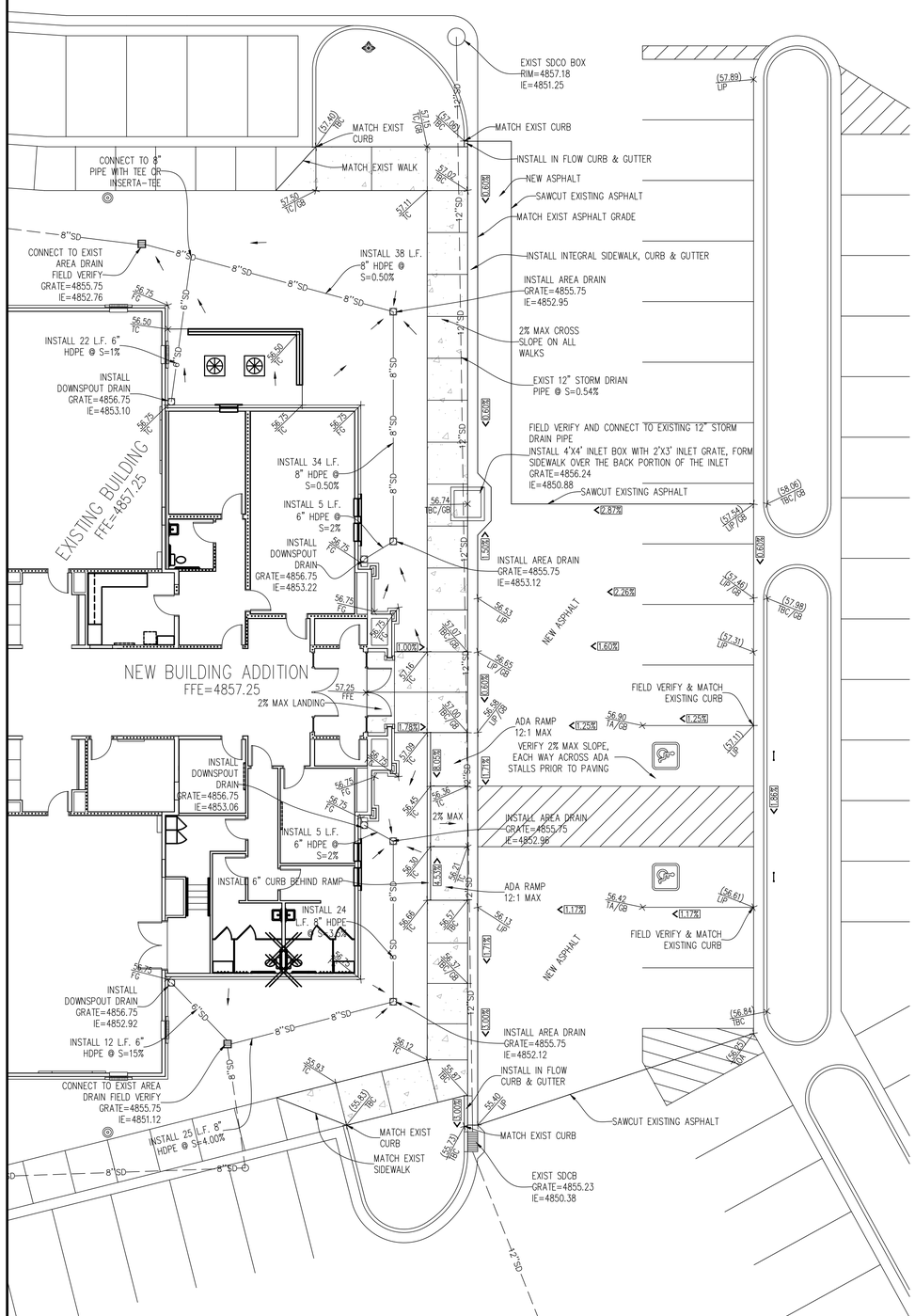
Revisions

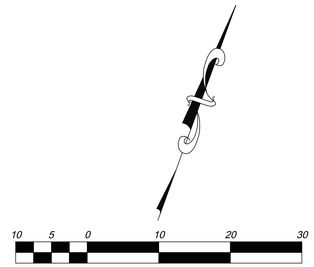
Mark	Date	Description

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

Sheet Title
EROSION CONTROL DETAILS

Sheet
C112





GRADING LEGEND

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
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
<0.00%>	DIRECTION OF DRAINAGE
(00.00)	EXISTING ELEVATION
00.00 TBC	PROPOSED ELEVATION

ELEVATION NOTE

ELEVATIONS ARE BASED ON RECORD DRAWINGS, NOT A FIELD SURVEY. FIELD VERIFY ELEVATIONS AT TIE-INS PRIOR TO INSTALLATION.

STORM DRAIN BASIN NOTE

1. DOWNSPOUT AND AREA DRAINS TO HAVE A 12" SQUARE SECURABLE PEDESTRIAN GRATE ON A NYLOPLAST YARD DRAIN OR EQUAL.

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REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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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		
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Project Number
22-28

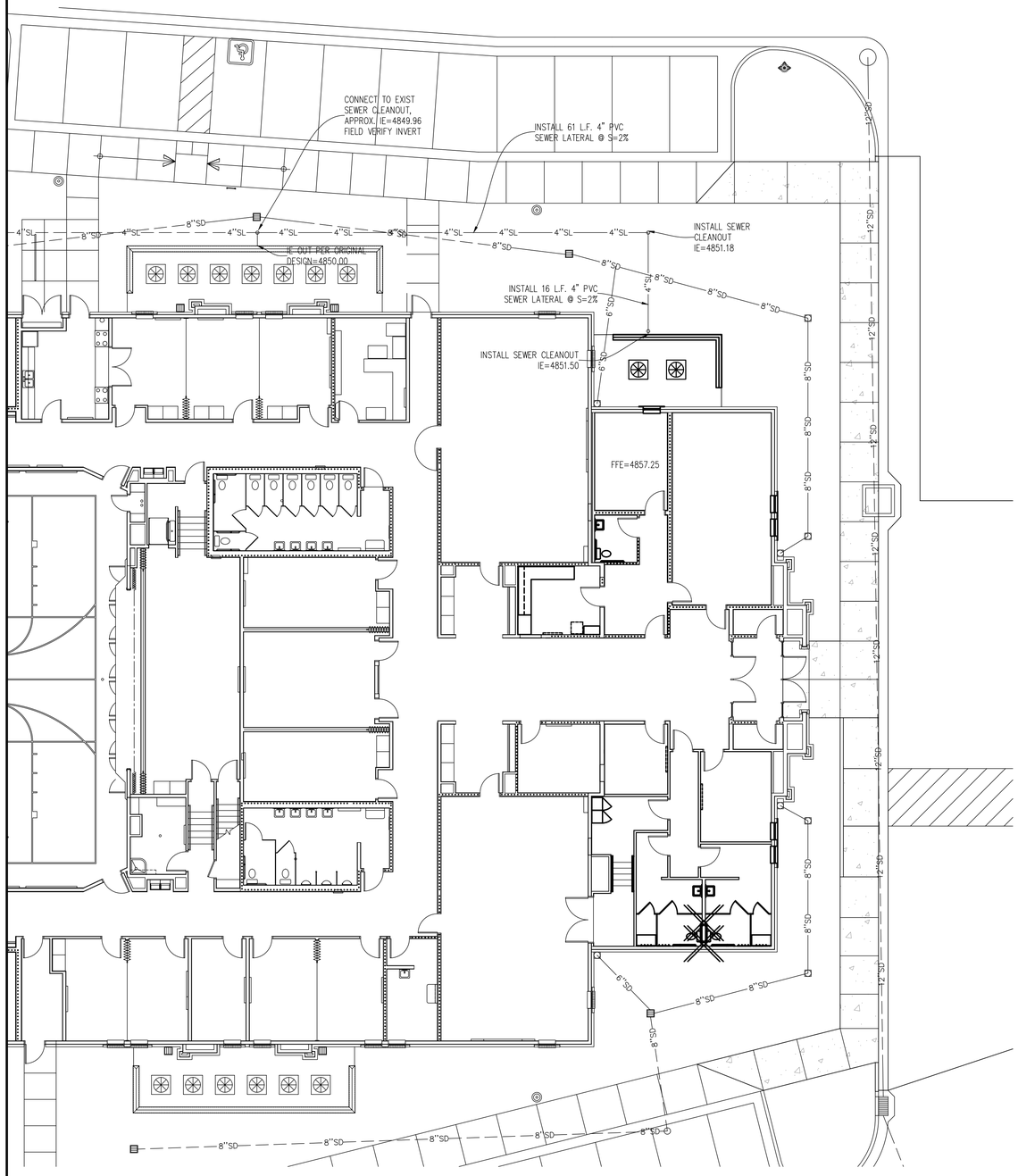
Plan Series
Stake Suite Addition

Property Number
500847321010101

Date
May 2, 2022

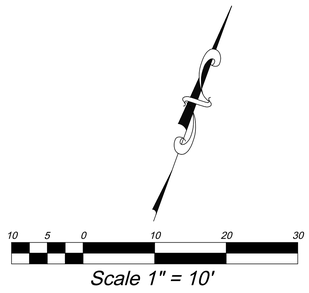
Sheet Title
GRADING & DRAINAGE PLAN

Sheet
C201



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.



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22-28
Plan Series
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Property Number
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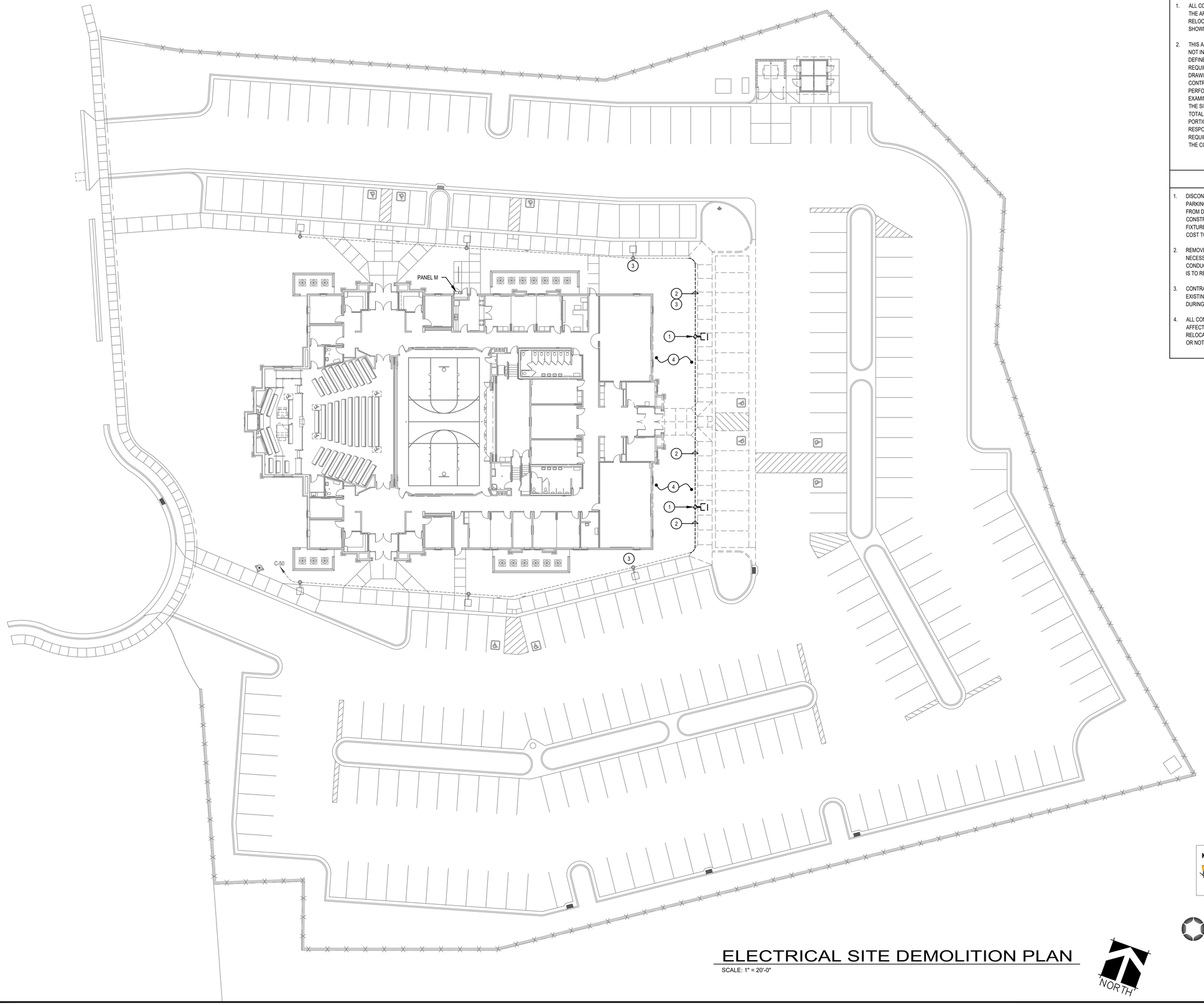
Sheet Title
UTILITY PLAN

Sheet
C202



GENERAL NOTES

1. ALL CONDUITS, BOXES, ETC. THAT ARE LOCATED IN THE AFFECTED CONSTRUCTION AREA SHALL BE RELOCATED OR REROUTED AS NECESSARY, SHOWN OR NOT.
2. 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 (#)

1. 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.
2. REMOVE EXISTING CONDUIT AND CONDUCTORS AS NECESSARY FOR NEW CONSTRUCTION. REMOVE CONDUCTORS BACK TO THE NEXT POLE LIGHT THAT IS TO REMAIN IN PLACE.
3. CONTRACTOR TO TEMPORARILY REWIRE THE EXISTING POLE LIGHTS SO THEY ARE OPERATIONAL DURING THE CONSTRUCTION.
4. ALL CONDUITS THAT ARE LOCATED IN THE AFFECTED CONSTRUCTION AREA SHALL BE RELOCATED OR REROUTED AS NECESSARY, SHOWN OR NOT.

ELECTRICAL SITE DEMOLITION PLAN

SCALE: 1" = 20'-0"

NORTH

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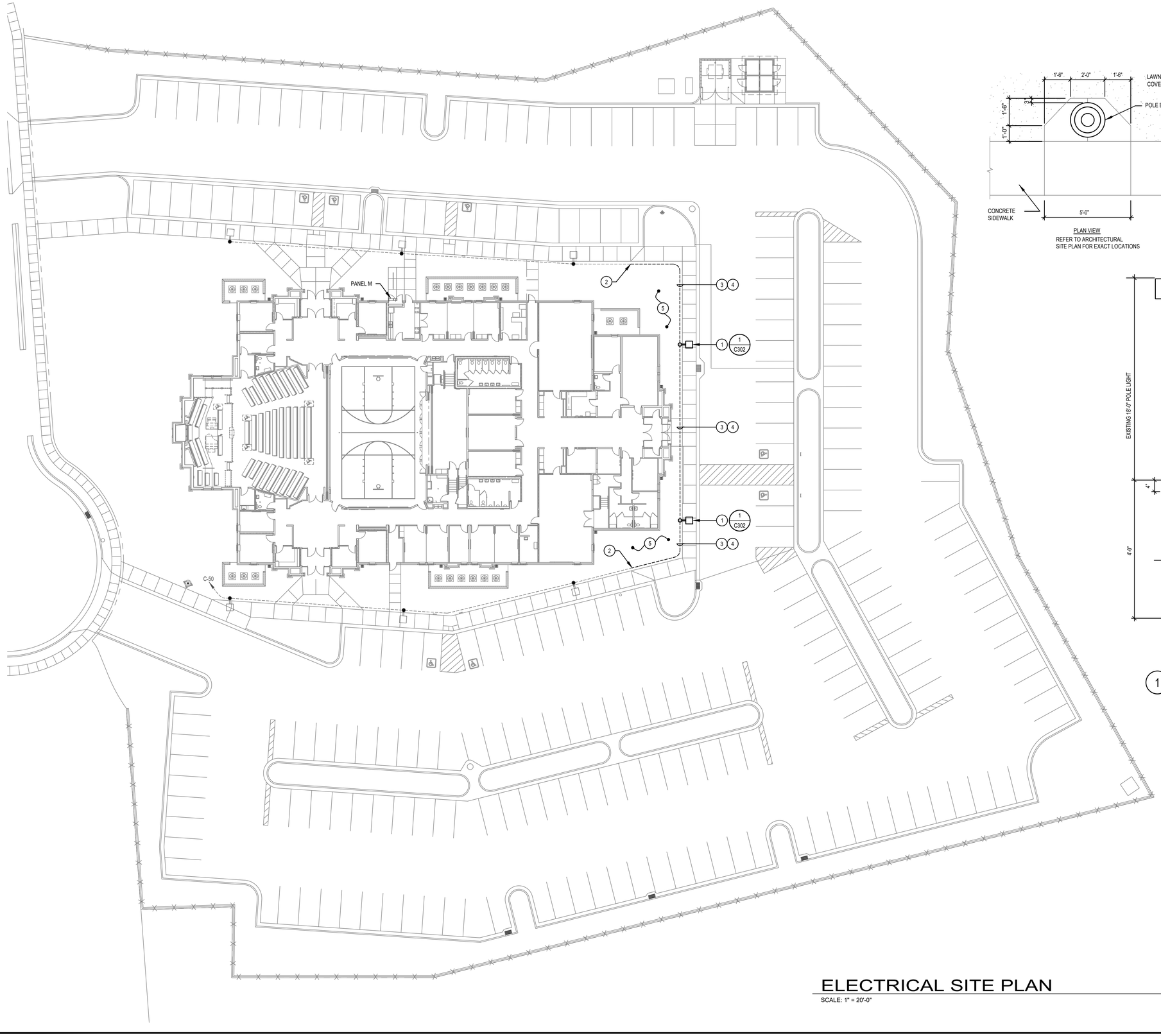
Sheet Title
ELECTRICAL SITE DEMOLITION PLAN

Sheet
C301

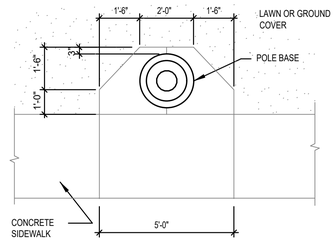


GENERAL NOTES

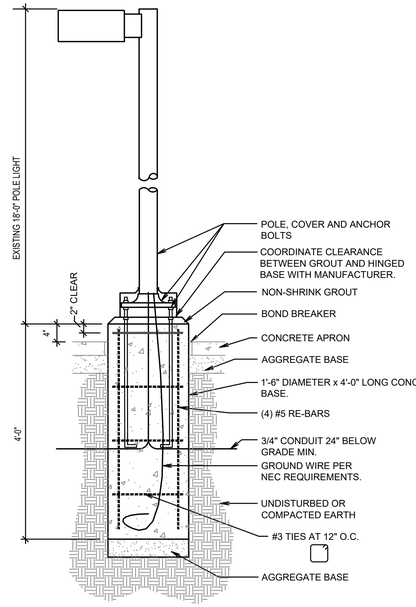
1. ALL CONDUITS THAT ARE 1" AND LARGER THAT ARE ROUGH-IN UNDER THE SLAB SHALL BE PLACED UNDER THE VAPOR BARRIER.
2. ALL BELOW GRADE CONDUIT AND LIGHT POLE CONDUIT SHALL BE PLACED BELOW THE GRAVEL BASE. DO NOT INSTALL CONDUIT ON TOP OF GRAVEL OR DIRECTLY BELOW THE SIDEWALK OR BUILDING SLAB.

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 #8 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.



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.

ELECTRICAL SITE PLAN

SCALE: 1" = 20'-0"

NORTH

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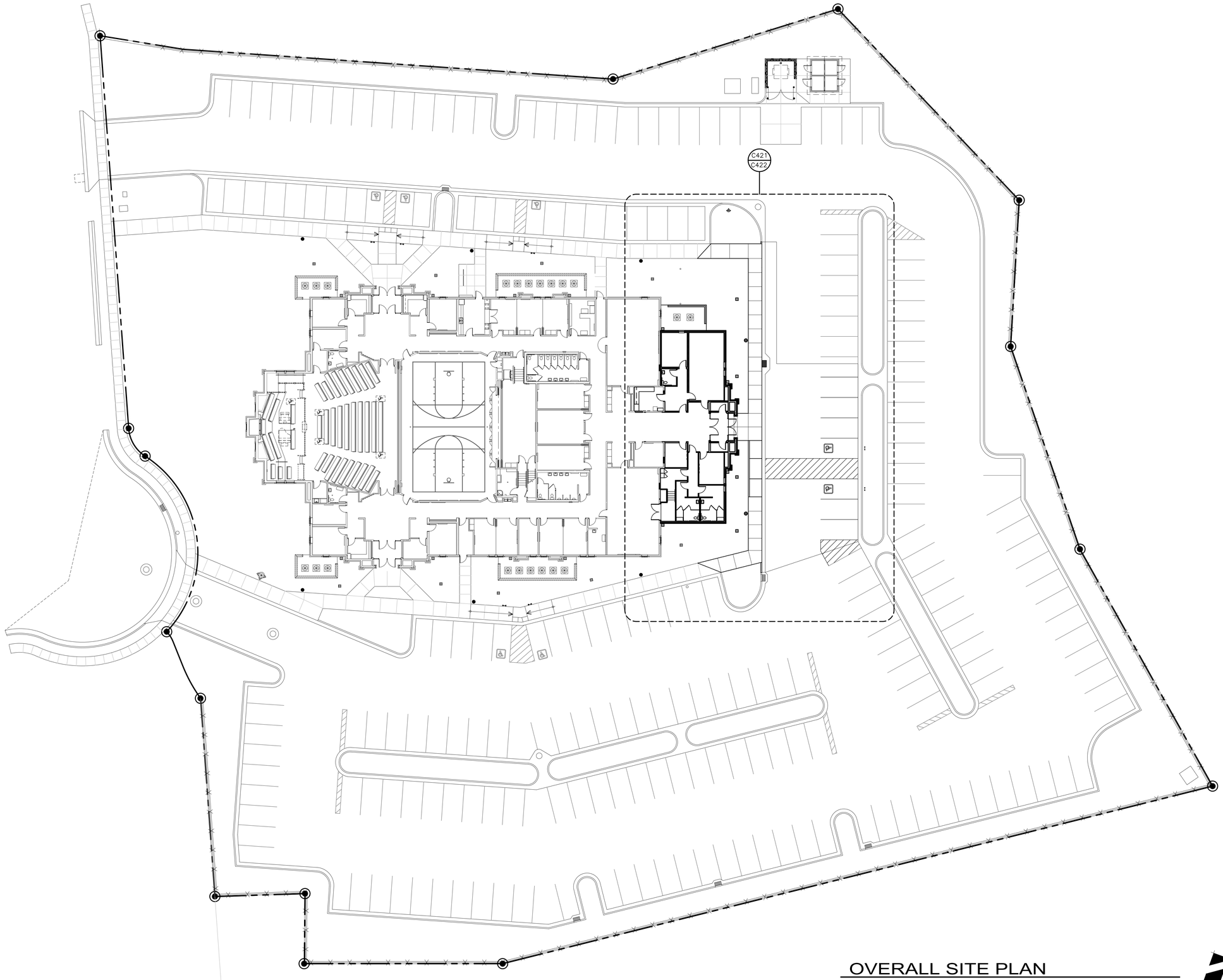
Sheet Title
ELECTRICAL SITE PLAN

Sheet
C302



OVERALL SITE PLAN

SCALE: 1" = 20'-0"

NORTH

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.

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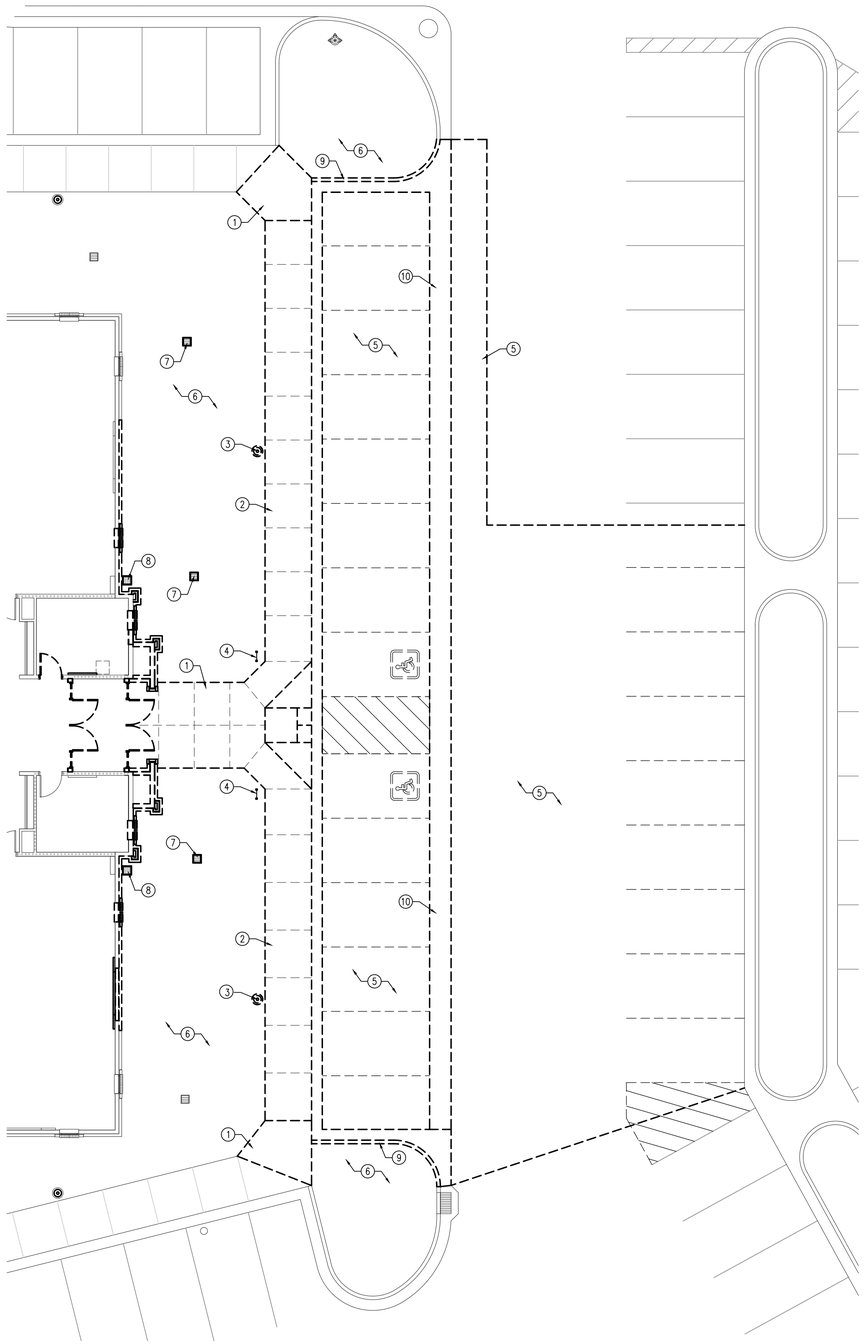
Revisions		
Mark	Date	Description

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

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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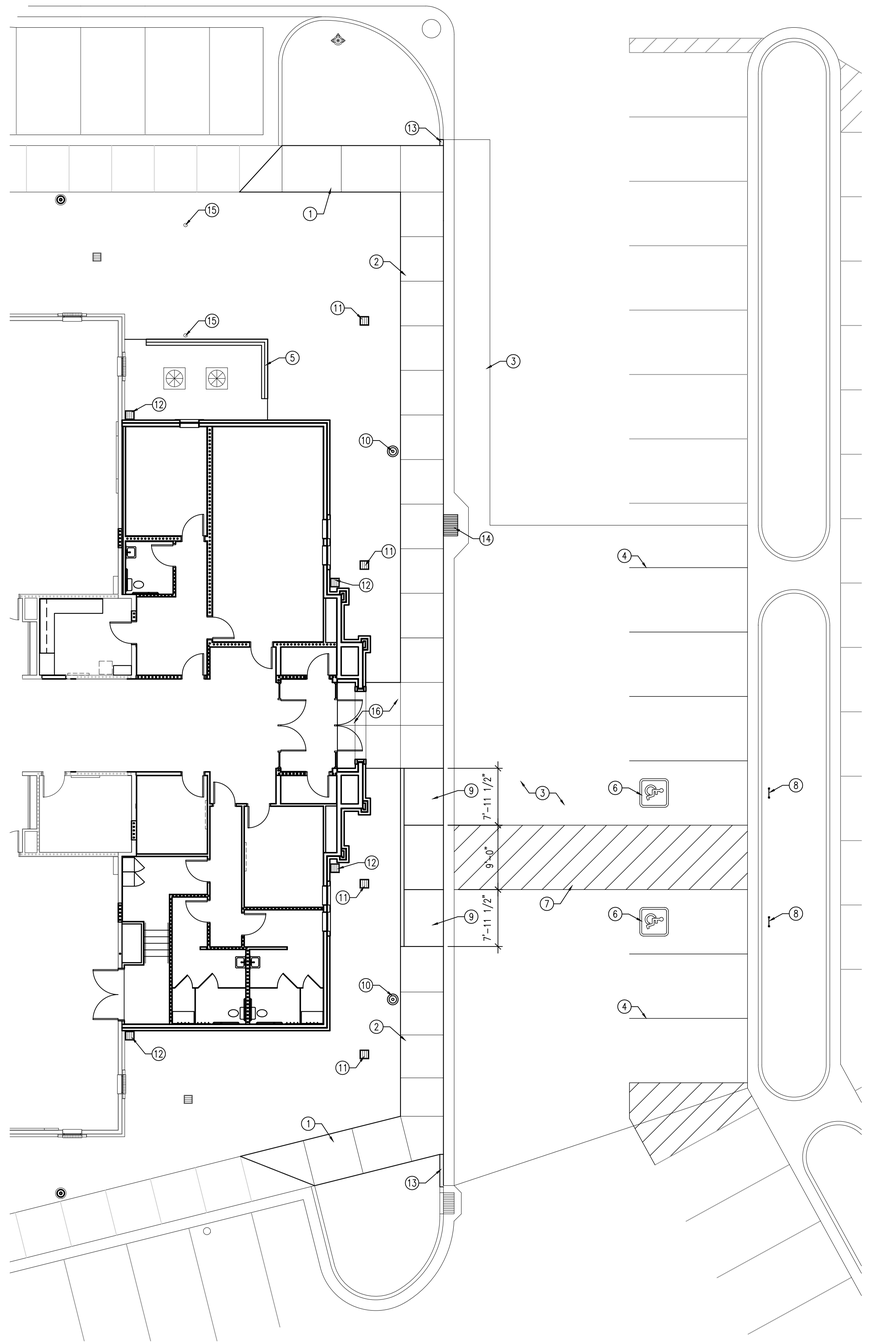
Sheet Title
DEMOLITION SITE PLAN

Sheet
C421



1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

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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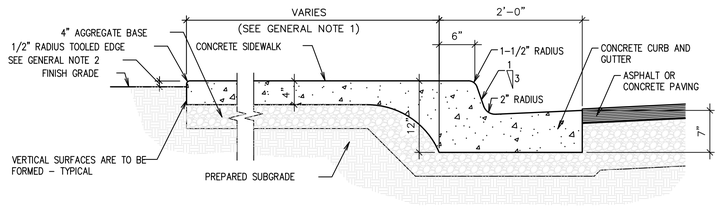
Sheet Title
ARCHITECTURAL SITE PLAN

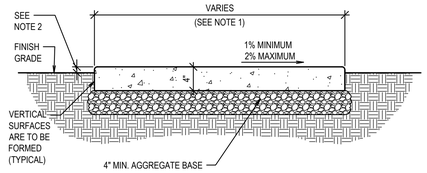
Sheet
C422



ON SITE WHEN WATER DRAINS TOWARD CURB

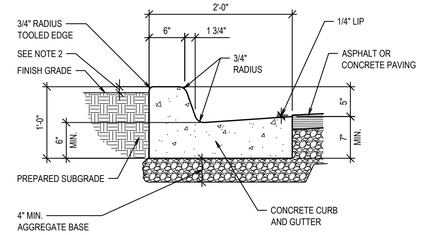
A INTEGRAL SIDEWALK, CURB AND GUTTER

SCALE: N.T.S.



B SIDEWALK DETAIL

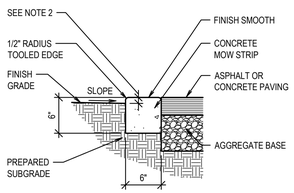
SCALE: N.T.S.



FOR USE WHERE WATER DRAINS TOWARD CURB

C CURB AND GUTTER - IN FLOW

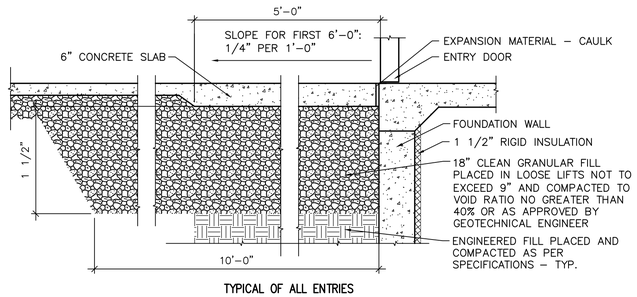
SCALE: N.T.S.



LAWN AREAS

D MOW STRIP

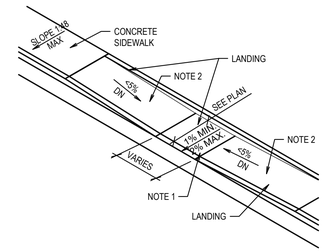
SCALE: N.T.S.



TYPICAL OF ALL ENTRIES

E ENTRY DETAIL

SCALE: N.T.S.

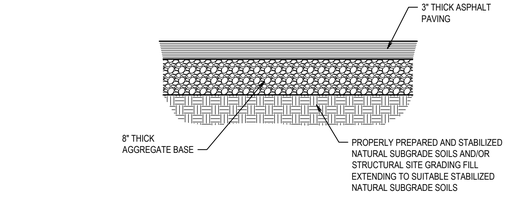


NOTES:

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

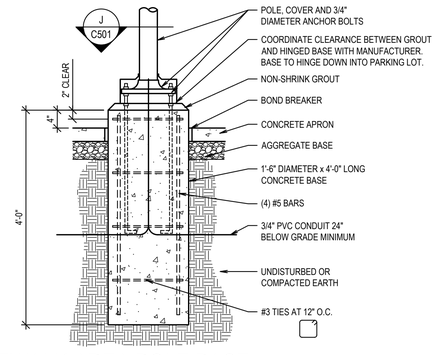
F ACCESSIBLE SLOPED WALK DETAILS

SCALE: N.T.S.



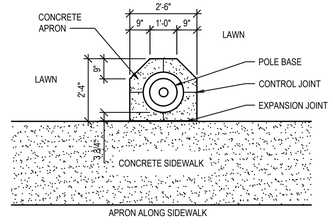
G ASPHALT PAVING

SCALE: N.T.S.



H SIDEWALK AREA POLE BASE

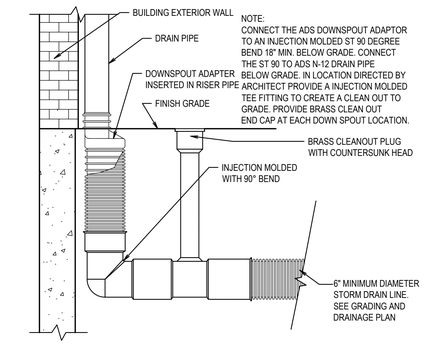
SCALE: N.T.S.



APRON ALONG SIDEWALK

J POLE BASE PLAN VIEW

SCALE: N.T.S.



K ROOF DRAIN CONNECTION

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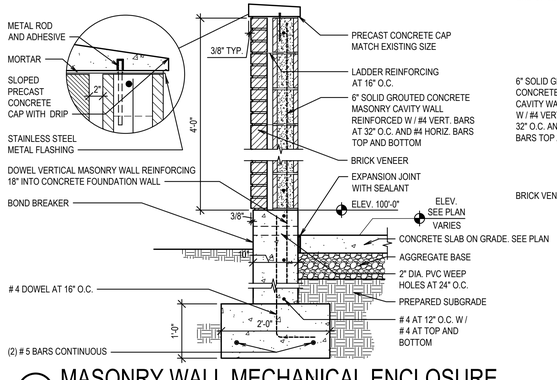
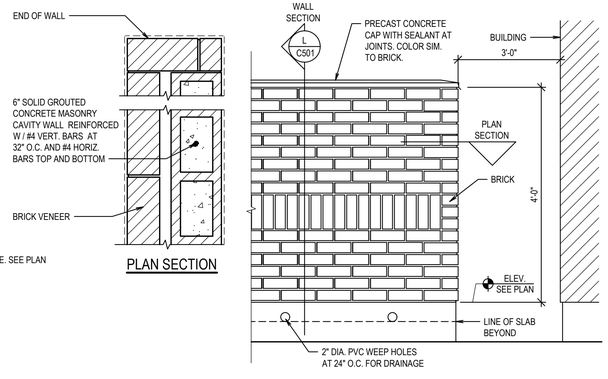
CONNECT TO LAWN DRAIN



L MASONRY WALL MECHANICAL ENCLOSURE

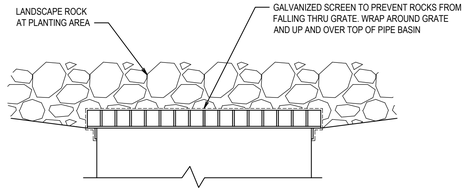
SCALE: N.T.S.



PLAN SECTION

M MASONRY WALL MECH. ENCLOSURE ELEV.

SCALE: N.T.S.



N AREA DRAIN SCREEN AT ROCK MULCH

SCALE: N.T.S.

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

GENERAL NOTES

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

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Stamp

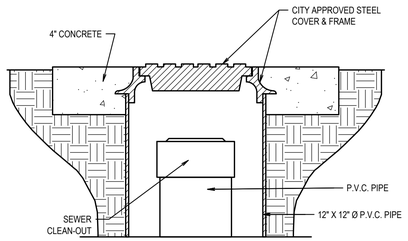
LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

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

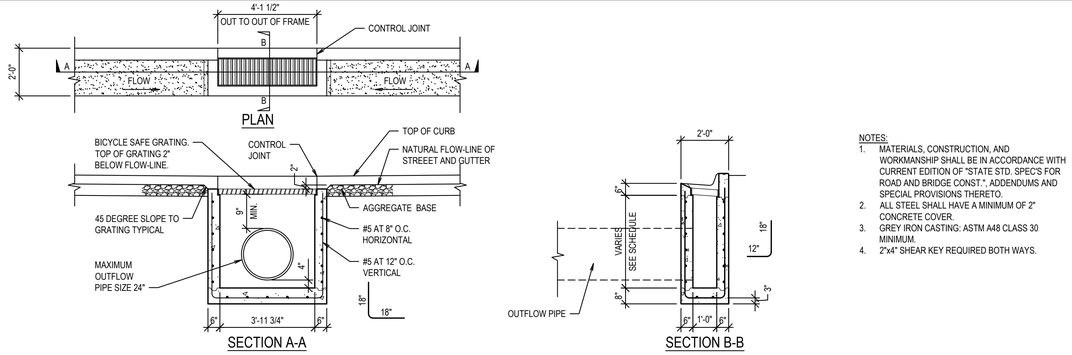
Revisions	Mark	Date	Description

Project Number	22-28
Plan Series	Stake Suite Addition
Property Number	50084732101010
Date	May 2, 2022
Sheet Title	SITE DETAILS
Sheet	C501



A SEWER CLEAN-OUT

SCALE: N.T.S.



NOTES:

1. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF "STATE STD. SPEC'S 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.

B SINGLE GUTTER INLET BOX

SCALE: N.T.S.

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Plan Series
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Property Number
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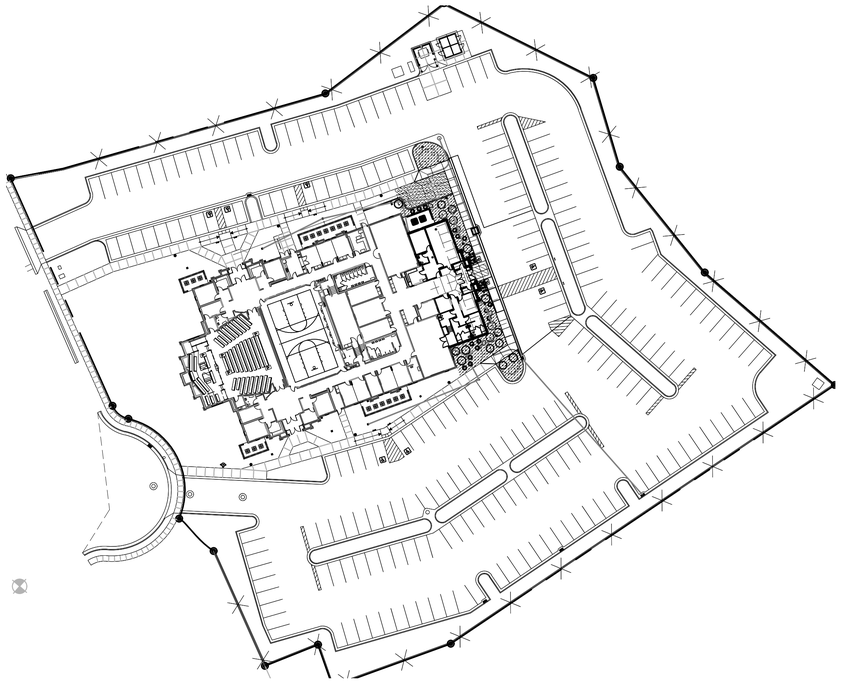
May 2, 2022

Sheet Title
SITE DETAILS

Sheet
C502



PLANT LEGEND

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	RT'A	6	Rhus trilobata `Autumn Amber` Autumn Amber Sumac GV1; 1 x 6; AV 12.5; full to part sun; z4	5 gal
	VT'A	4	Viburnum trilobum `Alfredo` Alfredo Cranberrybush Viburnum low; 6x6; sun to part sun; z3;	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	JH'I	7	Juniperus horizontalis `Monber` 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
	CA'K	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
	H'SD	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
I-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
I-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
I-17	BOULDERS - 2 RELOCATED FROM SITE; SEE EXISTING PLAN; 2 NEW 2'-3' TO MATCH EXISTING	4
I-18	6" CONCRETE MOW CURB	45 lf
I-19	EXISTING CURB	27' lf

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LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREWS
8128121-5301
07/27/2022
ELECTRONIC SEAL
STATE OF UTAH

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
UT22057

Plan Series
Stake Suite Addition

Property Number
500847321010101

Date
July 8, 2022

Sheet Title

LANDSCAPE PLAN

PKJ DESIGN GROUP
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0' 25' 50' 100' 200'
GRAPHIC SCALE: 1" = 50'

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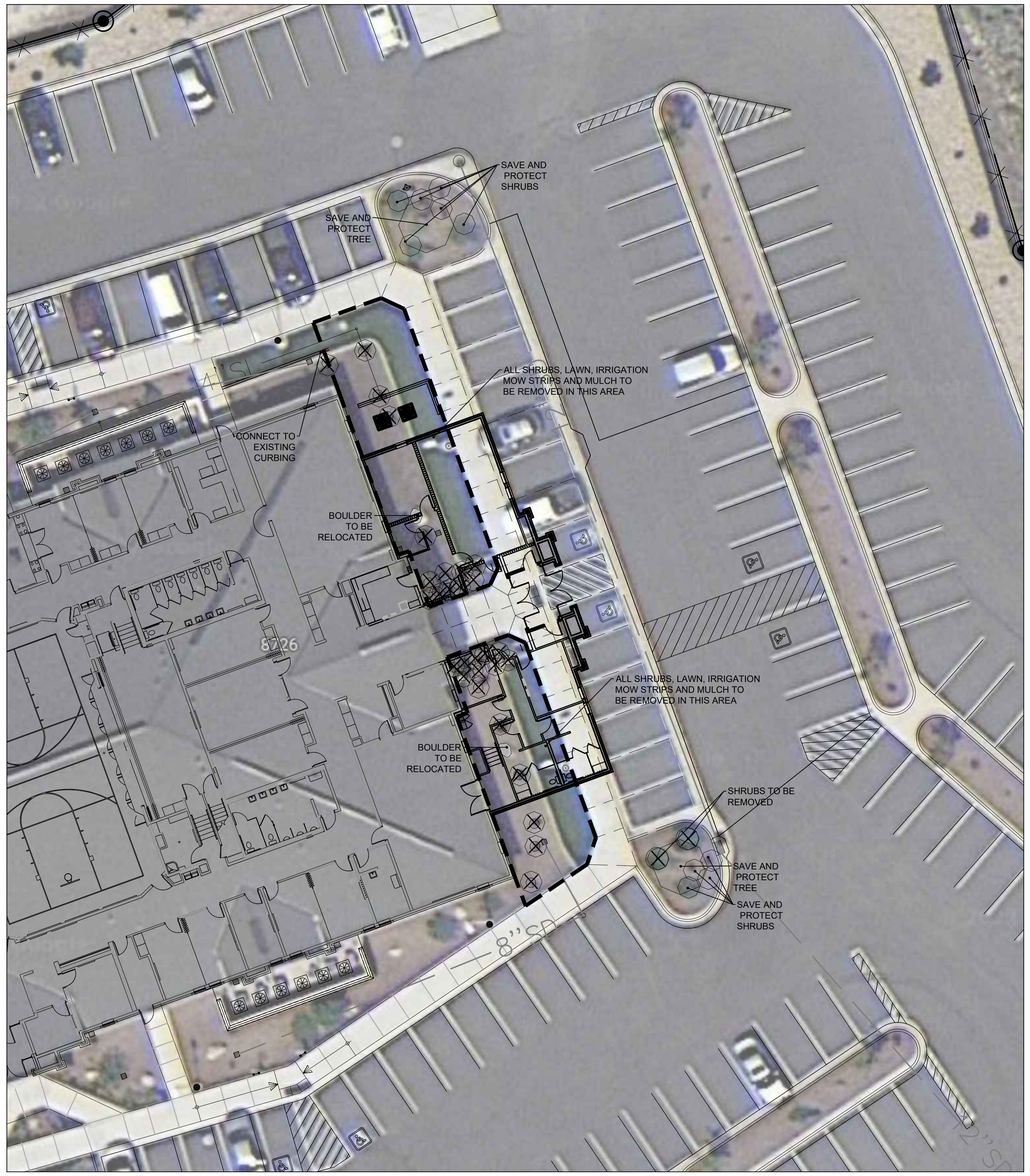

EXISTING AND NEW LANDSCAPE AREA

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 90% 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, IE: BEST MANAGEMENT PRACTICES (BMP), ANSI Z133.1, 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 DAMAGE.
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 WITH 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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LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREATH
8128121-5301
01/27/2022
RENEWAL DATE
STATE OF UTAH

Eagle Mountain North Stake Suite Addition
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Project for:
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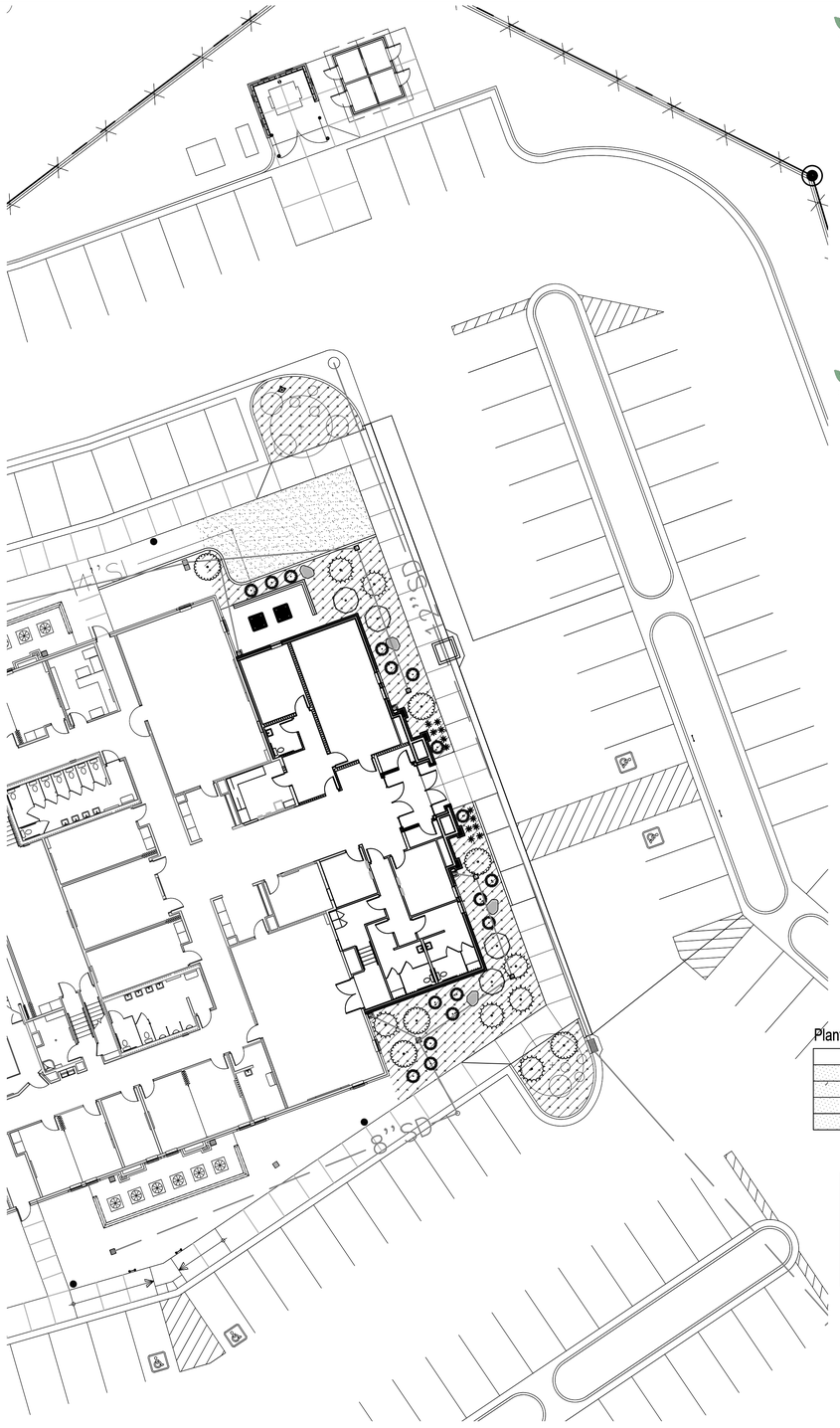
Revisions		
Mark	Date	Description

Project Number
UT22057
Plan Series
Stake Suite Addition
Property Number
500847321010101
Date
July 8, 2022

Sheet Title
EXISTING LANDSCAPE PLAN

Sheet
L101

MOWSTRIP PLAN



LANDSCAPE PLAN

PLANT LEGEND

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	RT'A	6	Rhus trilobata `Autumn Amber' Autumn Amber Sumac GV1; 1 x 6; AV 12.5; full to part sun; z4	5 gal
	VT'A	4	Viburnum trilobum `Alfredo' Alfredo Cranberrybush Viburnum low; 6x6; sun to part sun; z3;	5 gal
EVERGREEN SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**
	JH'I	7	Juniperus horizontalis `Monber' 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**
	CA'K	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**
	H'SD	12	Hemerocallis x `Stella de Oro' Stella de Oro Daylily PS; 2x2; AV 1; full to part sun; z3; Utah Lake water tolerant	1 gal

SITE MATERIALS LEGEND

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
I-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
I-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	1 LANDSCAPE DESCRIPTION	QTY
I-17	BOULDERS - 2 RELOCATED FROM SITE; SEE EXISTING PLAN; 2 NEW 2'-3' TO MATCH EXISTING	4
I-18	6" CONCRETE MOW CURB	45 lf
I-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	Moderatly 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	NA	
Additional jurisdictionally required lawn areasinfiltration, detention, retention, etc.	(Total sq. ft.)	Landscape percent	

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0' 8' 16' 32' 64'
GRAPHIC SCALE: 1" = 16'

evans + associates architecture
1800 south 1500 east, suite 200, bountiful, utah 84010
phone 801-553-8272 fax 801-553-8273

Stamp

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREWS
8128121-5301
07/27/2022
ELECTRONIC SEAL
STATE OF UTAH

Eagle Mountain North Stake Suite Addition
Eagle Mountain UT North Stake

8732 North Desert Canyon Road
Eagle Mountain, Utah

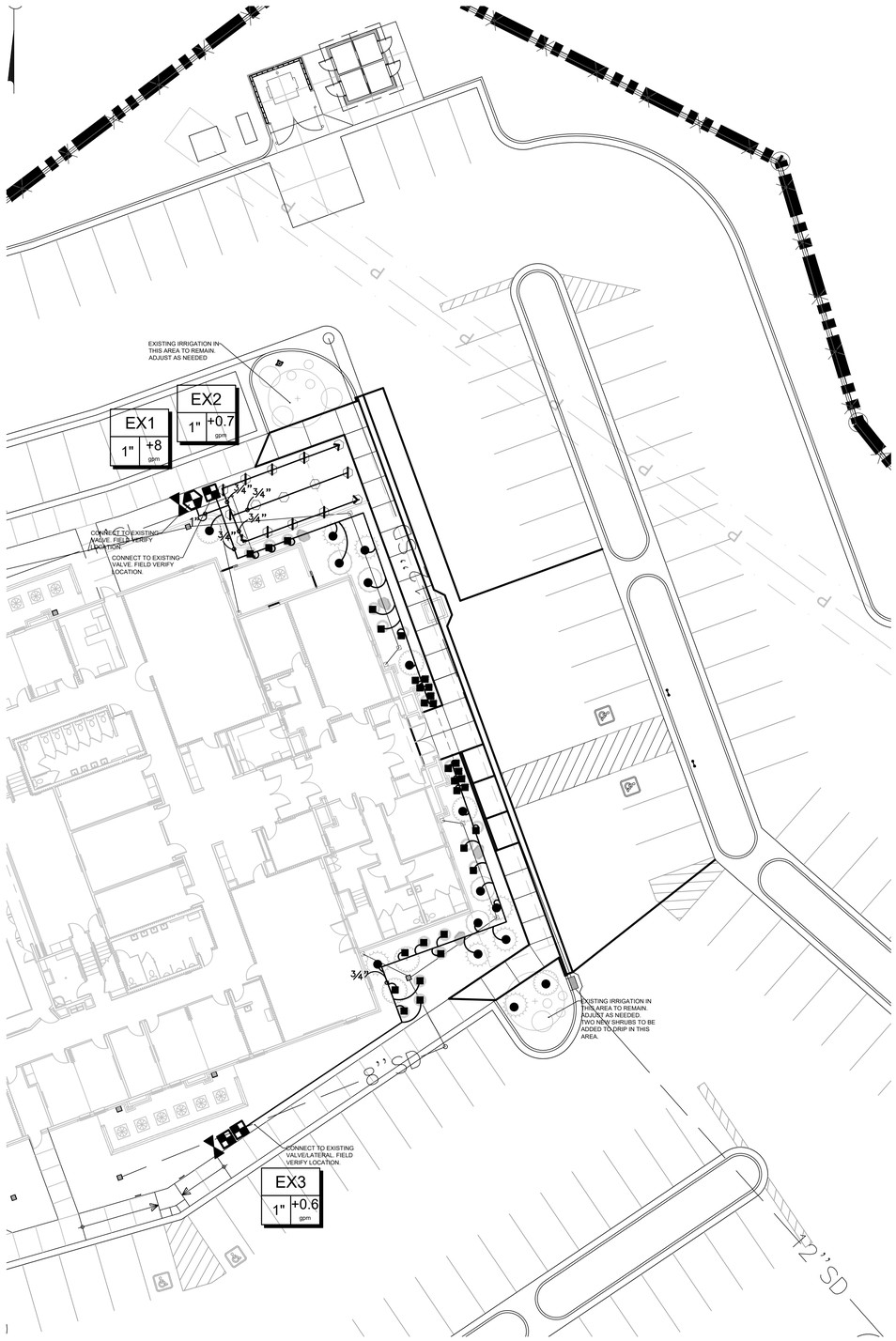
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Mark	Date	Description

Project Number
UT22057
Plan Series
Stake Suite Addition
Property Number
500847321010101
Date
July 27, 2022

Sheet Title
LANDSCAPE & MOWSTRIP PLAN

Sheet
L102



IRRIGATION_LEGEND

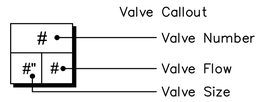
SYMBOL	EQUIPMENT	SIZE
	Existing Automatic Control Valve	(See Valve ID Tag)
	Existing Drip Control Zone Valve	1"
	Existing 2" Isolation Valve	2"

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



NOTE:
1. 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.
2. Contractor to install Master Valve and Flow Sensor wires in 1" grey PVC conduit to controller.
3. 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.
4. Contractor to verify smart controller can be installed and control both existing and new irrigation system and control the smart components on the system.
5. Locate all existing utilities on site prior to construction. Coordinate all excavation with General Contractor.
6. Connect drip emitter assembly's to nearest lateral line.
7. See details and specifications for additional information.

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0' 8' 16' 32' 64'
GRAPHIC SCALE: 1" = 16'

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11576 south state street, suite 103b, draper, utah 84020
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Eagle Mountain North Stake Suite Addition
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8732 North Desert Canyon Road
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Revisions

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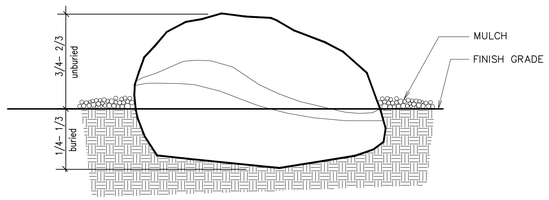
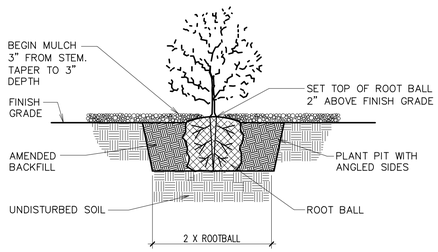
Sheet Title
IRRIGATION PLAN

Sheet
L103



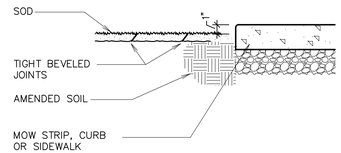
BOULDER PLACEMENT DETAIL

A NOT TO SCALE



SHRUB PLANTING DETAIL

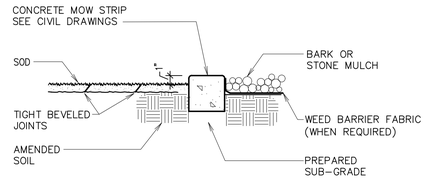
B NOT TO SCALE



SOD INSTALLATION

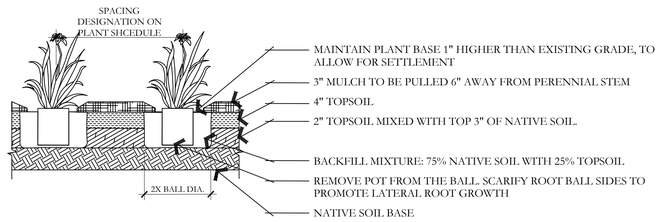
C NOT TO SCALE

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.



CONCRETE MOW STRIP

D NOT TO SCALE



PERENNIAL PLANTING

E NOT TO SCALE

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July 27, 2022

Sheet Title

LANDSCAPE DETAILS

Sheet
L500

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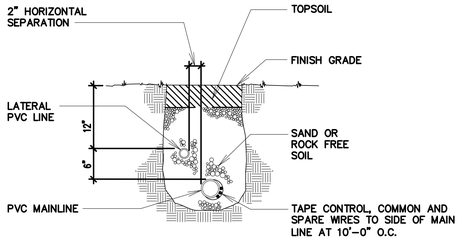
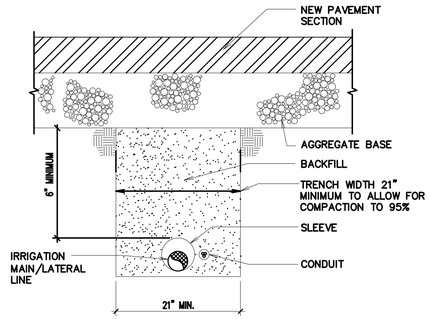


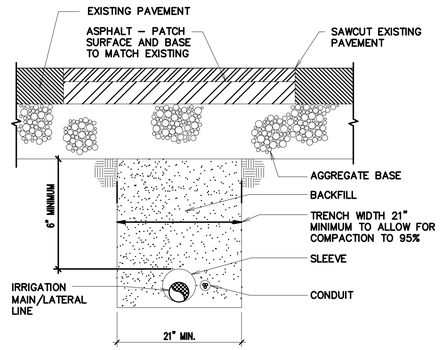
CONVENTIONAL WIRE SYSTEM

A TRENCH SECTION
NO SCALE



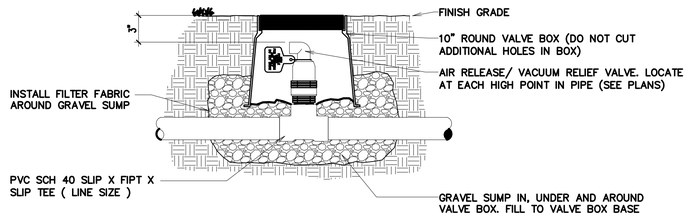
MISC. PIPE TRENCH DETAIL
NEW PAVEMENT AREAS

B
NO SCALE



MISC. PIPE TRENCH DETAIL
EXIST. PAVEMENT AREAS

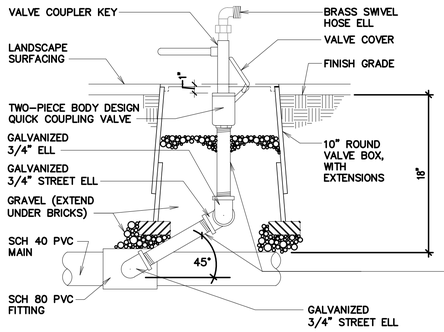
C
NO SCALE



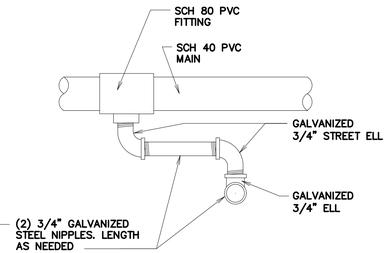
PRESSURE SUPPLY LINE
AIR RELEASE VALVE

D
NO SCALE

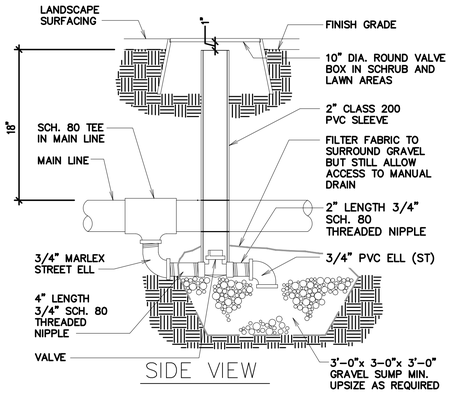
USE AT EVERY HIGH SPOT



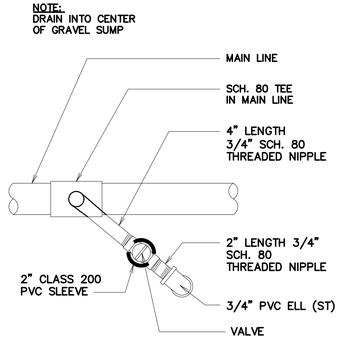
SIDE VIEW



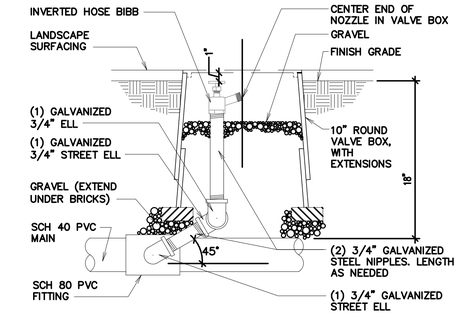
TOP VIEW



SIDE VIEW



TOP VIEW



SIDE VIEW

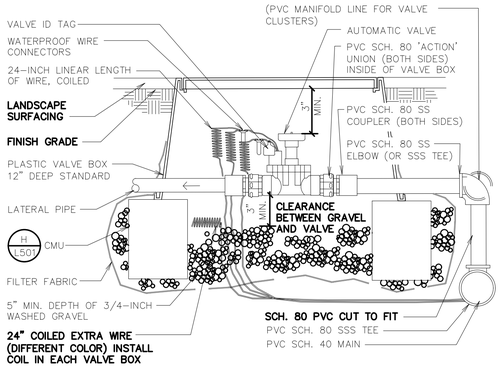
E QUICK COUPLING VALVE
NO SCALE

F MAIN LINE MANUAL DRAIN VALVE
NO SCALE

USE AT EVERY LOW SPOT ON MAINLINE

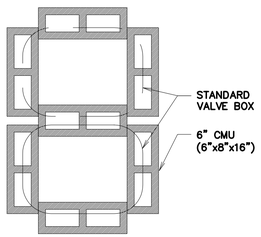
G HOSE BIB VALVE
NO SCALE

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

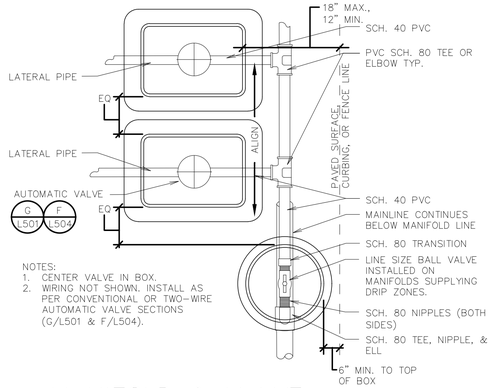


H AUTOMATIC VALVE WITH CONVENTIONAL WIRE SYSTEM
NO SCALE

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



I CMU PLACEMENT
NO SCALE



NOTES:
1. CENTER VALVE IN BOX.
2. WIRING NOT SHOWN. INSTALL AS PER CONVENTIONAL OR TWO-WIRE AUTOMATIC VALVE SECTIONS (G/L501 & F/L504).

J MANIFOLD & VALVE ASSEMBLY
NO SCALE

USE AT VALVE CLUSTERS

evans + associates architecture
interiors + planning
1588 south main street, suite 200
salt lake city, utah 84115
phone 801-553-8272 fax 801-553-8273

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LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8129-7701-5301 07/31/2022 ELECTRONIC SEAL STATE OF UTAH

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Sheet Title
IRRIGATION DETAILS

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L501

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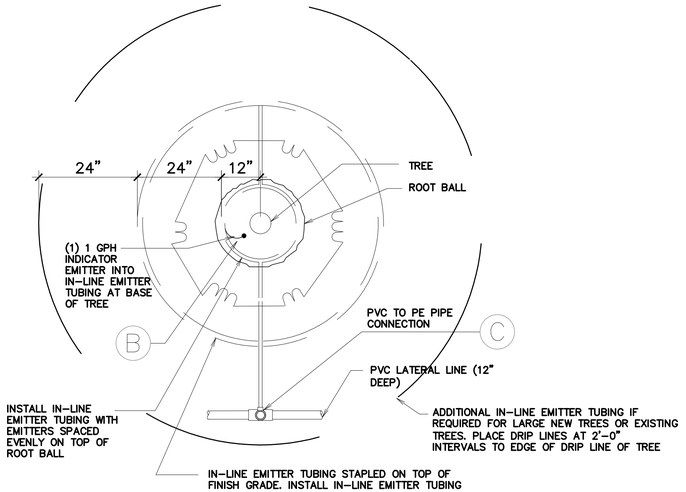
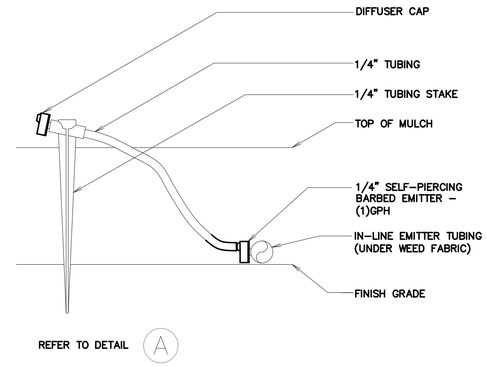


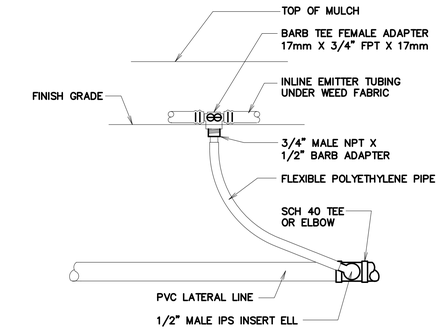
K TREE DRIP-PLAN VIEW (Planter Areas)
NO SCALE

NOTE: ALL FITTINGS TO INLINE DRIP TUBING TO BE COMPRESSION FITTINGS. IF MALE INSERTS ARE NEEDED, INSTALL WITH OETICKER CLAMPS.



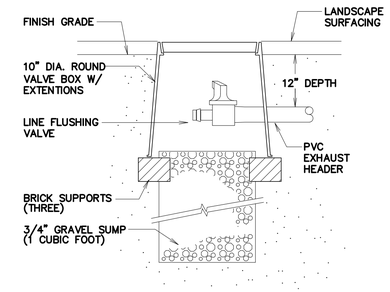
NOTE:
1. CONNECT SELF-PIERCING EMITTER DIRECTLY INTO IN-LINE EMITTER TUBING.
2. THIS IS AN INDICATOR ONLY EMITTER TO BE USED AT EACH TREE RING AND AREA WHERE IN-LINE EMITTER TUBING IS INSTALLED.
3. 1/4" TUBING LENGTH: MINIMUM 14", MAXIMUM 24".

L INDICATOR EMITTER
NO SCALE



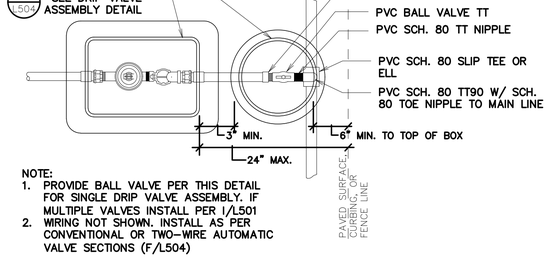
NOTE:
1. USE AT TREE RINGS ONLY.

M PVC TO IN-LINE EMITTER
NO SCALE



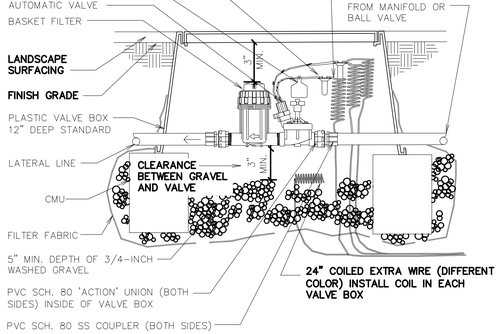
NOTE:
INSTALL DRIP FLUSH VALVE ONLY AT LOW POINT OF EACH DRIP ZONE

N INLINE DRIP FLUSH VALVE
NO SCALE

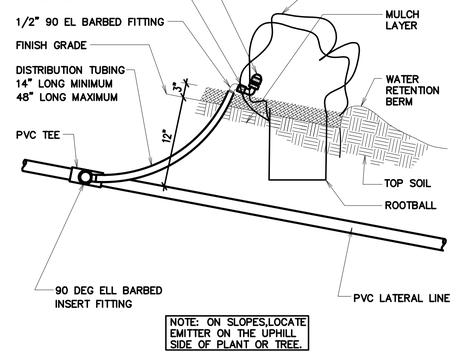


NOTE:
1. PROVIDE BALL VALVE PER THIS DETAIL FOR SINGLE DRIP VALVE ASSEMBLY. IF MULTIPLE VALVES INSTALL PER I/L501
2. WIRING NOT SHOWN. INSTALL AS PER CONVENTIONAL OR TWO-WIRE AUTOMATIC VALVE SECTIONS (F/L504)

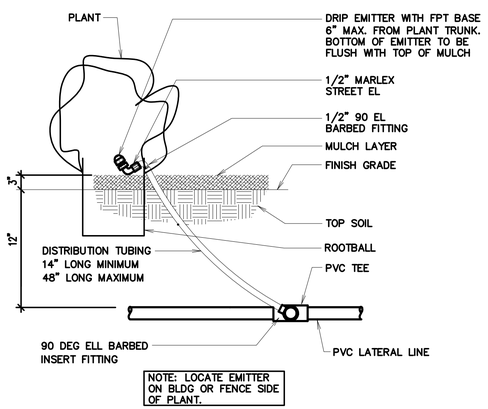
O DRIP VALVE ASSEMBLY
NO SCALE



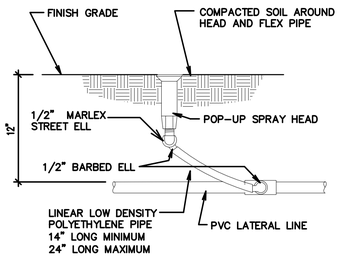
P DRIP VALVE ASSEMBLY-SECTION CONVENTIONAL WIRE SYSTEM
NO SCALE



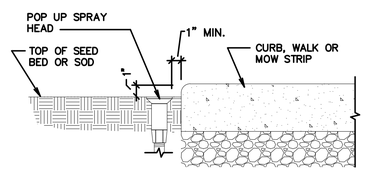
Q DRIP EMITTER
NO SCALE



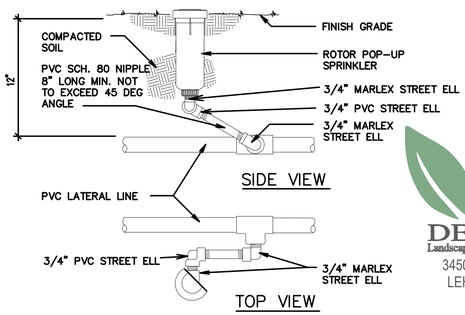
R DRIP EMITTER
1 1/2" = 1'-0"



S SPRAY AND ROTARY HEAD ASSEMBLY
NO SCALE



T SPRAY HEAD OR ROTOR NEXT TO CURB OR WALK
NO SCALE



U ROTOR POP-UP HEAD
NO SCALE

evans + associates architecture
interior design
1588 south main street, suite 400
salt lake city, utah 84115
phone 801-553-8272 fax 801-553-8273

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 UT22057
Plan Series Stake Suite Addition
Property Number 50084732101010 1
Date July 27, 2022

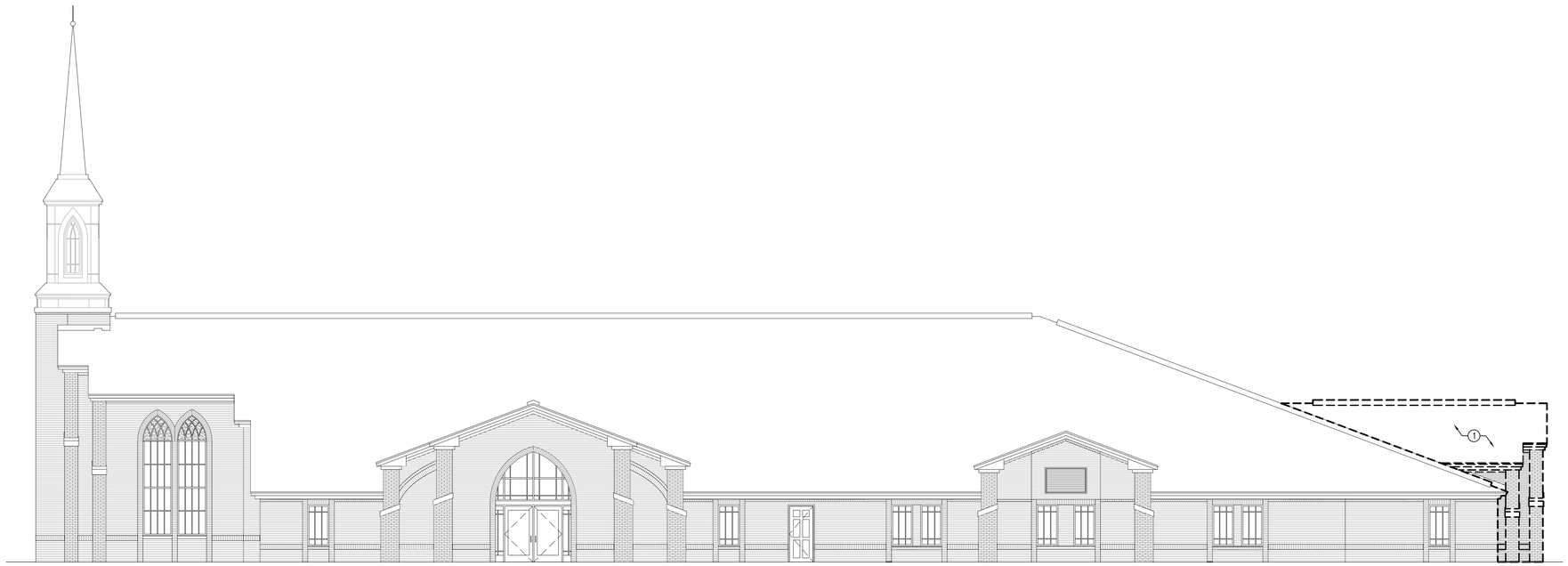
Sheet Title
IRRIGATION DETAILS

Sheet
L502

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

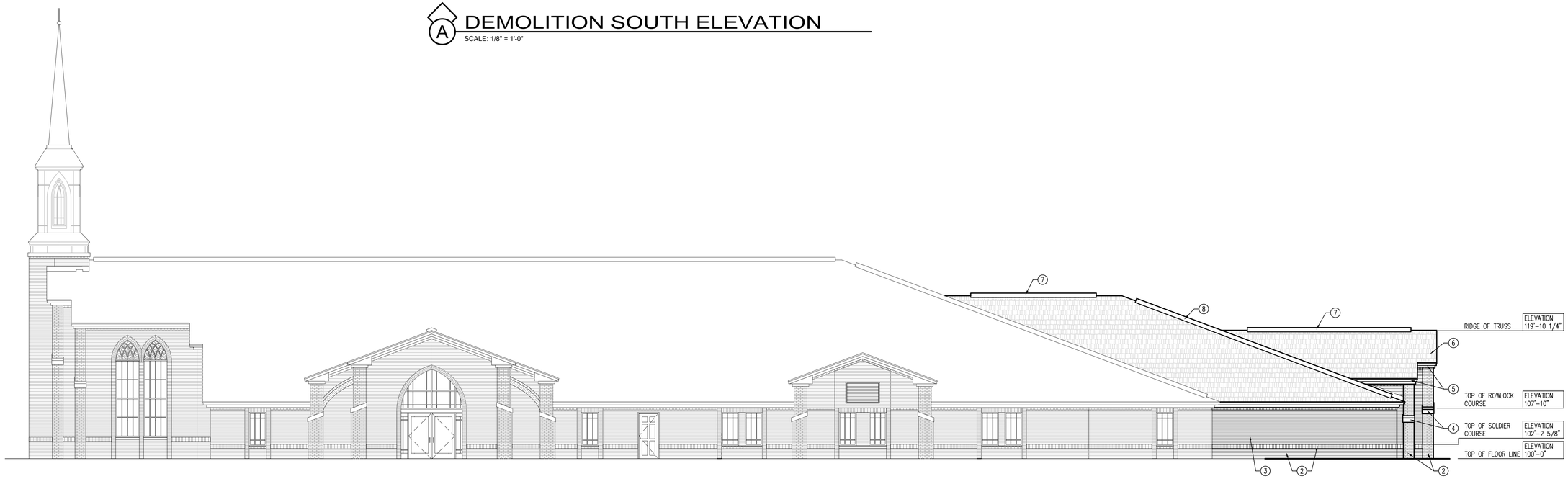
811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N



A DEMOLITION SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



B NEW SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL 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.
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.

KEYED NOTES

1. REMOVE EXISTING WALL FRAMING AND FINISHES, ROOF FRAMING AND FINISHES; SHOWN DASHED
2. NEW ACCENT BRICK VENEER TO MATCH EXISTING
3. NEW BRICK VENEER TO MATCH EXISTING
4. NEW PRECAST CONCRETE TO MATCH EXISTING
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 801-553-8272
fax 801-553-8273

Stamp

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

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

Plan Series
Stake Suite Addition

Property Number
50084732101010l

Date
May 2, 2022

Sheet Title
BUILDING ELEVATIONS

Sheet
A201

GENERAL 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.
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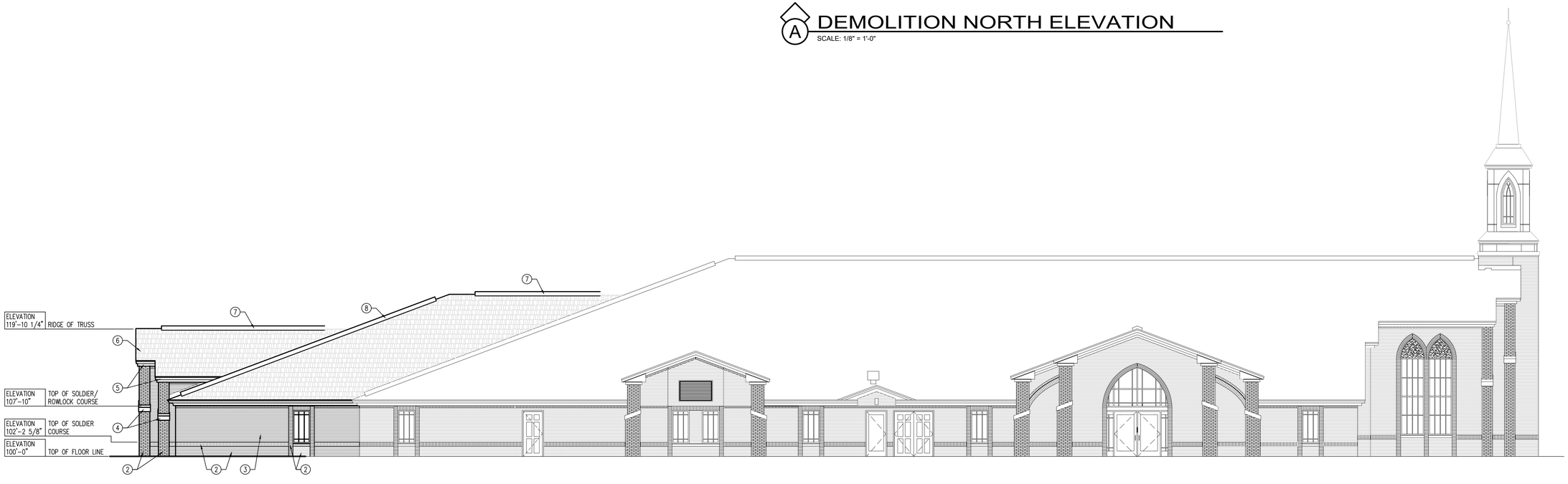
A DEMOLITION NORTH ELEVATION
SCALE: 1/8" = 1'-0"



B NEW NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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

Stamp

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

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
Plan Series
Stake Suite Addition
Property Number
50084732101010 1
Date
May 2, 2022

Sheet Title
BUILDING ELEVATIONS

Sheet
A202

GENERAL NOTES

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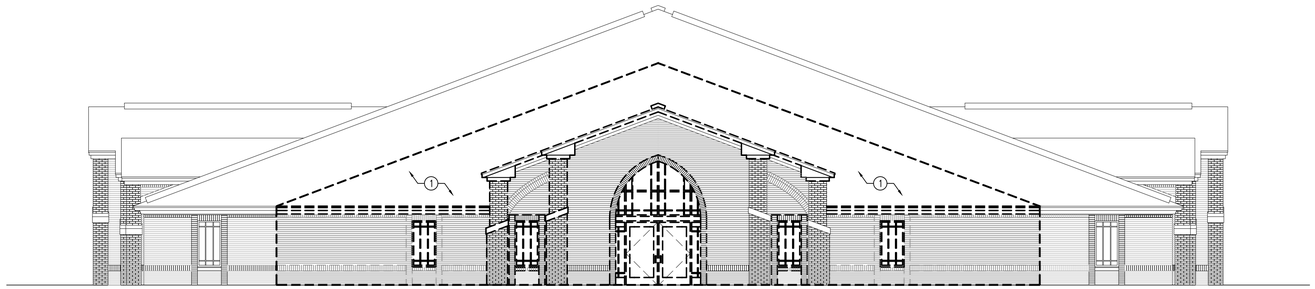
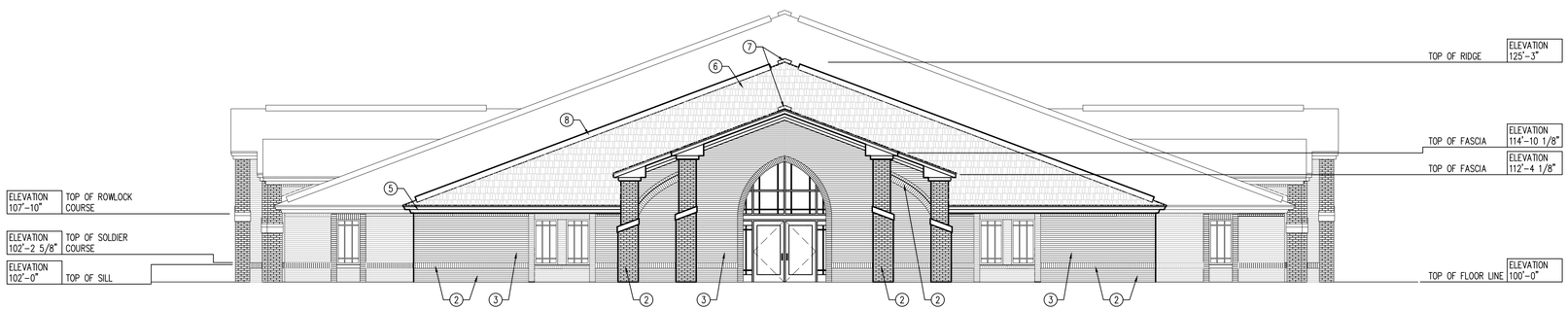


A DEMOLITION EAST ELEVATION
SCALE: 1/8" = 1'-0"



B NEW EAST ELEVATION
SCALE: 1/8" = 1'-0"

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

Stamp

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

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
Plan Series
Stake Suite Addition
Property Number
500847321010101
Date
May 2, 2022

Sheet Title
BUILDING ELEVATIONS

Sheet
A203

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **AUGUST 23, 2022**		
TITLE:	ACTION ITEM / PUBLIC HEARING -- The Church of Jesus Christ of Latter-day Saints meetinghouse site plan		
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:
Yes

PREPARED BY:
David Stroud, Planning

PRESENTED BY:
David Stroud

RECOMMENDATION:
The Planning Commission may make a recommendation of approval to the City Council regarding the Shep's Ridge Rd. church meetinghouse site plan for the reasons set forth in the staff report and in the meeting with the following condition(s):
1. Corrections as indicated by staff on the reviewed set of plans, attached to this staff report.

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 Planning Commission must find the proposed site plan is compliant with all applicable EMMC requirements and the Overland Master Development Agreement. Staff has reviewed the plan and a redline draft of changes needed has been included with this staff report. The changes are not substantive but additional details are needed and the changes will not affect the proposed use or impact adjacent property in a negative manner. This lot has been planned as a meetinghouse location since early in the Overland approval process.

PLANNING COMMISSION ACTION/RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation tot he City Council regarding the site plan of a church meetinghouse at 140 E. Shep's Ridge Rd. subject to the following condition(s):

1. Redlines corrected prior City Council submittal
2. Native species trees may be 1.5" caliper if 2" caliper cannot be

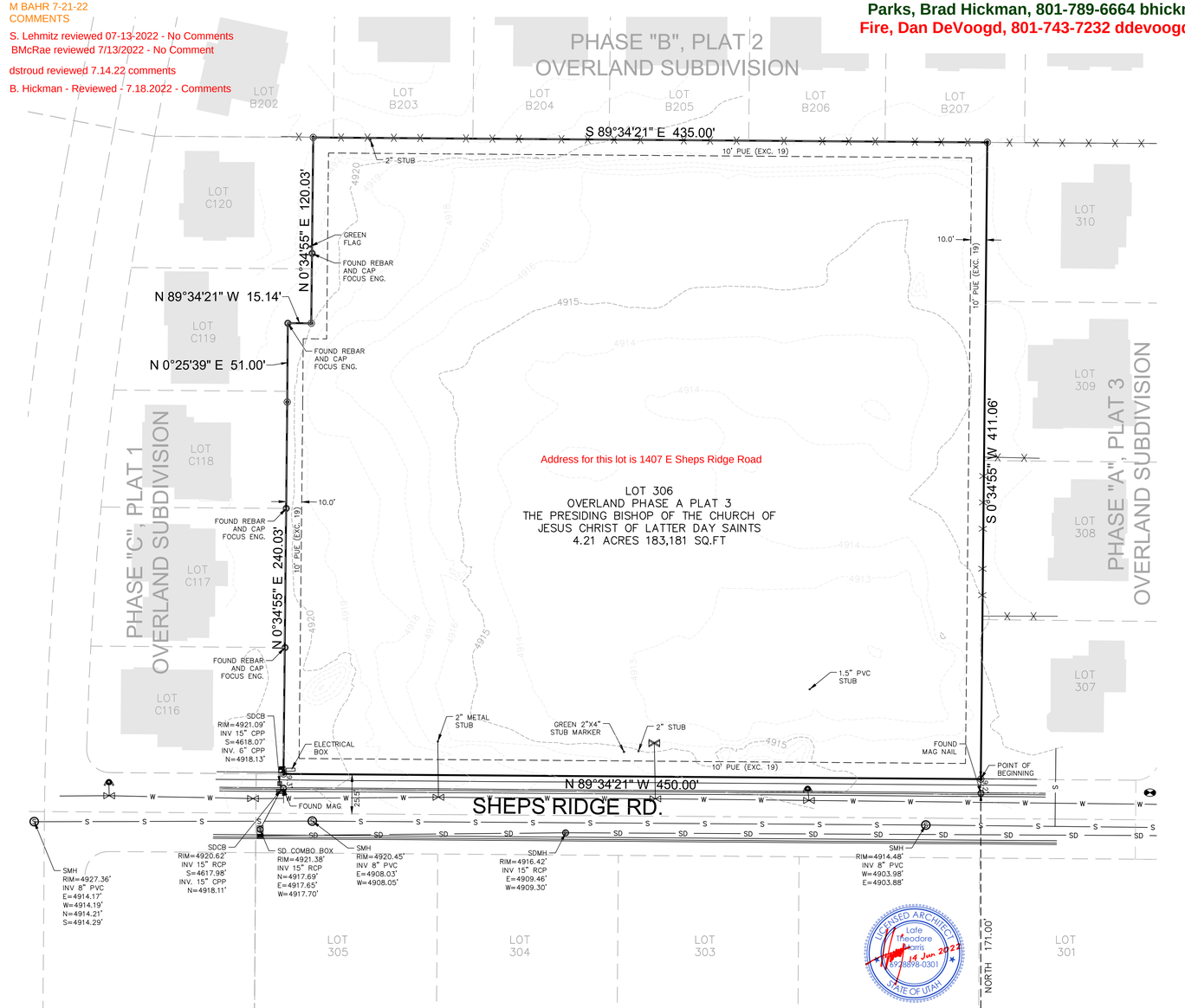
purchased.

ATTACHMENTS:

RL Site Overland LDS first.pdf
Overland Amended and Restated MDA.pdf
Overland LDS location.PNG

DDeVoogd/UFA 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

LICENSED PROFESSIONAL LAND SURVEYOR
No. 5152762
NATHAN B. WEBER
STATE OF UTAH
3/28/22

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.

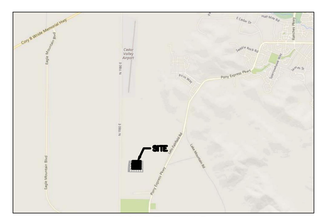
Notes:

1. 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.
2. The purpose of this survey is to retrace and monument the boundary of the described property according to the official records and the location of pertinent existing improvements located on the ground.
3. This does not represent a title search by the surveyor. Title information was provided by others for the subject property.
4. The location of underground utilities as shown hereon are base on above ground structures and blue stake locations. Additional maps were acquired from utility GIS and mapping departments for verification. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, please contact blue stakes and appropriate agencies.
5. The property contains 183,181 square feet or 4.21 acres.
6. The purported address for the site is 1407 East Sheps Ridge Road, Eagle Mountain, UT 84005.
7. The property has access to Sheps Ridge Road.

LEGEND

- Boundary Line
- Centerline
- Adjoiner Line
- Tie Line
- Easement Line
- S — Sanitary Sewer Line
- SD — Storm Drain Line
- Fire Hydrant
- Property Corner
- Storm Drain Catch Basin (Square)
- Storm Drain Catch Basin
- Sewer Manhole
- Storm Drain Manhole

GRAPHIC SCALE
40 0 20 40 80
1" (INCH) = 40 ' (FEET)



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

0' 75' 150' 300' 600'

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
A.L.T.A. & A.C.S.M. Surveys

1 Site Survey Plan
Scale: 1" = 150'-0"

Printed: 4 Jun 2022 10:15 AM

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
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 Sheps Ridge Road, Eagle Mountain, Utah 84005
40.334534, -112.018806
Owner #: 501-4025
Plan Series: Her 175C Custom
County Parcel: 48:498:0306
BHD #: 21.42
Date: 10 Jun 2022

#	Date	Description

Drawing Issue and Revision Schedule

Site Survey Plan

C101

Show calc of one stall per 20 s.f. of main assembly room; 160 stalls +/-

Provide details

Joshua & Candice — 48:509:0202
Travis & Camille Dimond — 48:509:0203
Jonathan & Krysta Newman — 48:509:0204
David Andrews & Heidi Maclean — 48:509:0205
Craig & Bonnie Mason — 48:509:0206
Timothy & Mary Bronley — 48:509:0207

Brendan & Ruth Done — 48:524:0120
Mahonry Aquino — 48:524:0119
Elise & Brad Neville — 48:524:0118
Nathan & Collette Crandall — 48:524:0117
Michael & Rebecca Miller — 48:524:0116
Jeremie & Michelle Perez — 48:498:0310
Jarom & Ashley Becar — 48:498:0309
Travis & Mariayne Nye — 48:498:0308
Wilson Umukoro — 48:498:0307

Site Data

TOTAL PARKING PROVIDED:	383	
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

Shift all islands one space to the south.

Shift all islands one space to the south.

Consider adding another bike rack, based on the number of people/youth that are likely to frequent the building

Landscape island every 12 stalls on single row. See others.

ADA stalls as close to the entrance as possible.

ADA stalls to be 10' feet wide

9'-0"

9'-0"

1 Site Architectural Plan

Scale: 1" = 20'-0"

0' 10' 20' 40' 80'

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

1. Existing property line.
2. Existing sidewalk to remain.
3. New pavilion. See pavilion sheets.
4. Existing curb and gutter to remain. See site survey.
5. Existing utility box to remain. See site survey.
6. Remove existing fire hydrant.
7. Existing street paving to remain. See site survey.
8. New concrete drive approach per city standards. See civil details. Remove existing sidewalk, curb, and gutter for new drive approach.
9. New concrete sidewalk. See A&H/C501.
10. New drinking fountain. See utility sheets.
11. New integral concrete curb at sloped sidewalk to retain the height of the adjacent landscaping.
12. New fire hydrant per city standards. See Utility Plan.
13. New asphalt paving - typical. See F/C501.
14. New accessible parking sign. See A/C502.
15. New accessible access aisle. Paint lines shall be 4" wide, at 45° angle, with 2'-0" spacing.
16. New blue & white painted accessible parking symbol - typical.
17. New 4" wide painted parking lines - typical.
18. New painted access aisle.
19. New integral sidewalk, curb, and gutter. See B/C501. See Grading and Drainage Plan for infall / outfall of gutter.
20. New concrete curb & gutter - typical. See typical details C501 & infall / outfall notation on the Grading & Drainage Site Plans.
21. New concrete control joint.
22. New concrete waterway. See civil sheets and detail G/C501.
23. New stainless steel bike rack. See L/C501.
24. New mechanical enclosure. See F&G/C503 & structural sheets.
25. New storage building. See C801.
26. New 6'-0" tall masonry dumpster enclosure with solid metal gates. See 1, A, and B/C503.
27. New bollard. See B/C502.
28. New fire department connection with locking knox plugs - model 3050 or 3043 (verify with fire department).
29. New fire alarm control panel location. See A101 and electrical sheets.
30. New knox box 3200 series recessed in brick (verify with fire department).
31. 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.
32. New electrical panel.
33. New gas meter. See plumbing sheets.
34. New pole light. See electrical sheets and D/C503.
35. New roof drain box at downspout. See utility sheets and C/C502.
36. Sloped section of sidewalk at 5% maximum slope. See grading plan.
37. Public utilities easement. See site survey and utility plan.
38. New concrete mow strip. See K/C501.
39. New road cut and repair for utility work. Cut and repair paving per city standards. See utility plan.
40. New Nyloplast yard drain or clean out box. See Grading & Drainage Site Plans and C/C502.
41. New concrete transformer pad and CT can per power company requirements. See Electrical Sheets.
42. In hatched area, install (2) 3" lifts of asphalt paving.
43. Transition height of curb from full height to even with sidewalk and gutter in 5'-0". See E/C501.
44. New Storm Drain catch basin, curb inlet box, or other storm drain structure. See civil sheets.
45. Existing storm drain box to remain.
46. Existing manhole to remain.
47. New sewer cleanout. See civil sheets.
48. 18" aggregate base at building entries. See J/C501.

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Suite 205 Draper, Utah 84020

LICENSED ARCHITECT — Lafe Theodore Harris — 14 Jun 2022 — 6578878-0301 — STATE OF UTAH

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

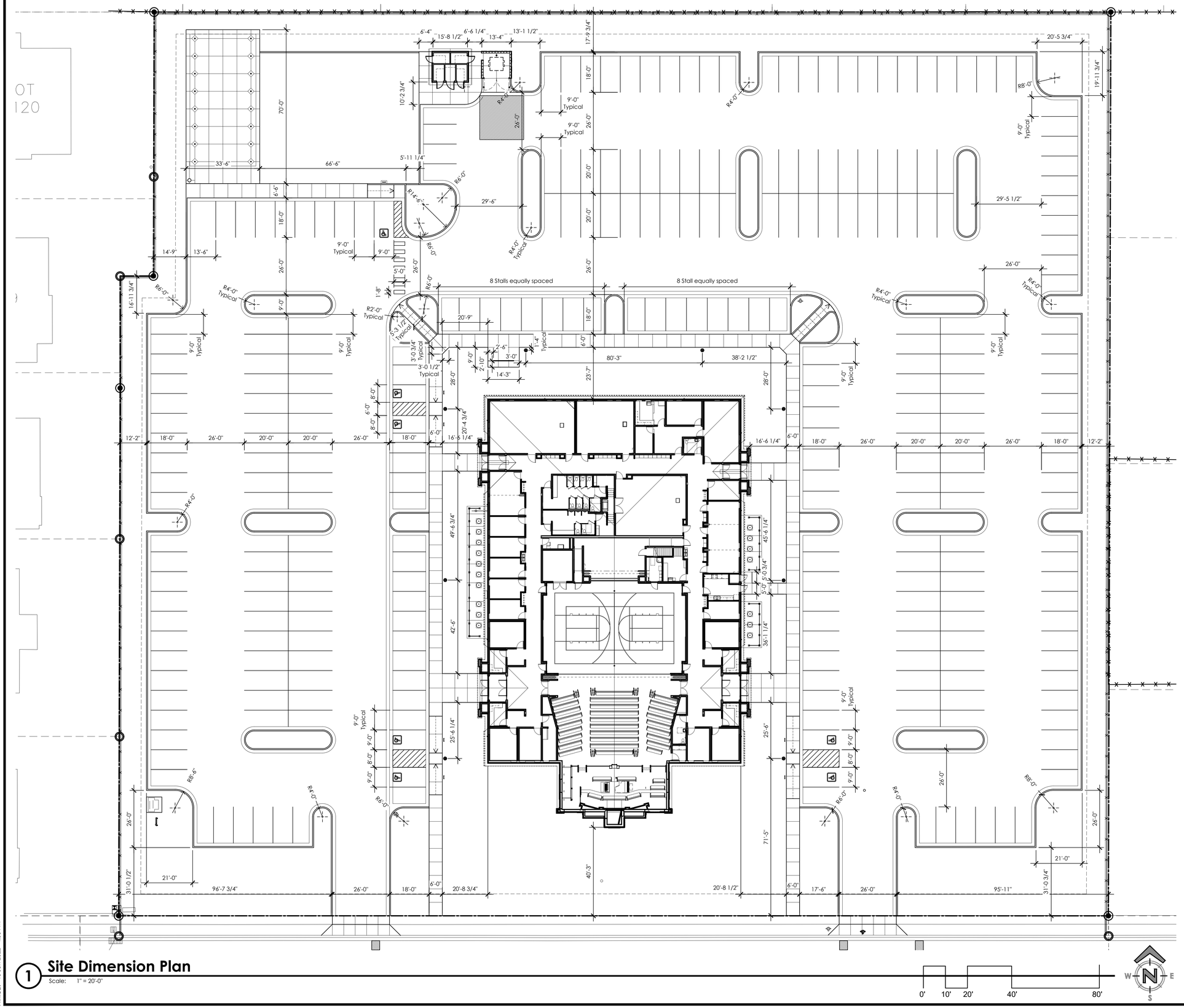
Date: 10 Jun 2022
BHD #: 21.42
County Parcel: 48:498:0306
Plan Series: Her 75C Custom
Owner #: 501-4025

Drawing Issue and Revision Schedule

#	Date	Description
1	10 Jun 2022	City Site Submittal

Site Architectural Plan

C111



1 **Site Dimension Plan**
Scale: 1" = 20'-0"

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LICENSED ARCHITECT
Lafe Theadore Harris
14 Jun 2022
6578878-0301
STATE OF UTAH

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
40.336504, -112.010806

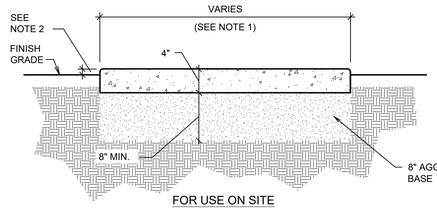
Date: 10 Jun 2022
BHD #: 2142
County Parcel: 48:499:0306
Plan Series: Her 175C Custom
Owner #: 501-4025

Drawing Issue and Revision Schedule

#	Date	Description
1	10 Jun 2022	City Site Submittal

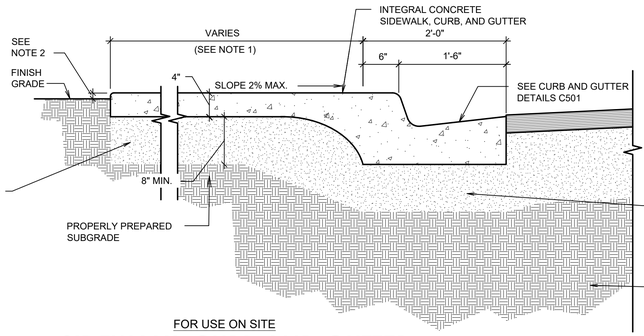
Site Dimension Plan

C112



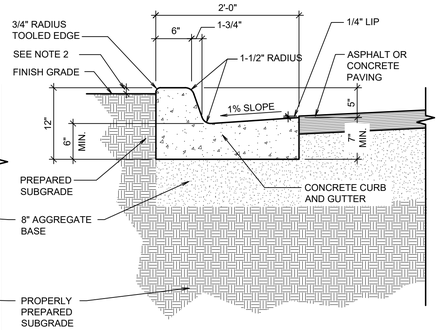
FOR USE ON SITE

A SIDEWALK DETAIL
Scale: 1" = 1'-0"



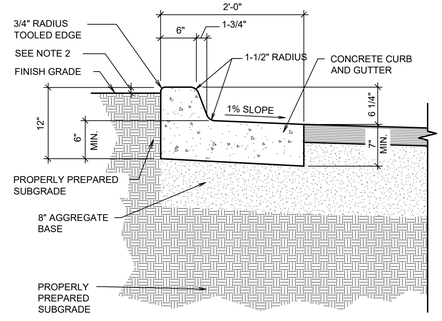
FOR USE ON SITE

B SIDEWALK, CURB AND GUTTER
Scale: 1" = 1'-0"



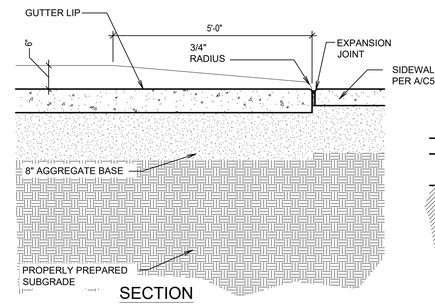
FOR USE ON SITE WHERE WATER DRAINS TOWARD CURB

C CURB AND GUTTER - IN FLOW
Scale: 1" = 1'-0"

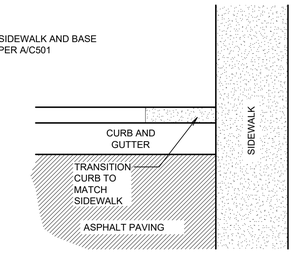


FOR USE ON SITE WHERE WATER DRAINS AWAY FROM CURB

D CURB AND GUTTER - OUT FLOW
Scale: 1" = 1'-0"



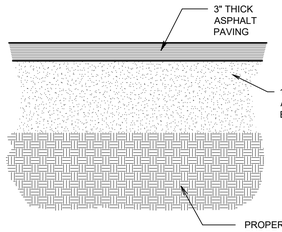
SECTION



PLAN

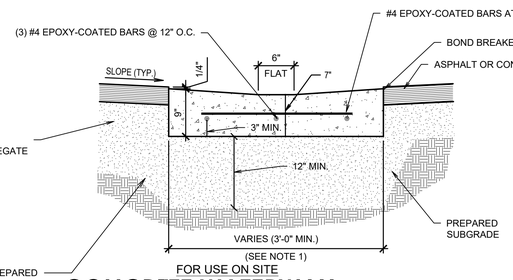
FOR USE ON SITE

E CURB TRANSITION
Scale: Not to Scale



FOR USE ON SITE

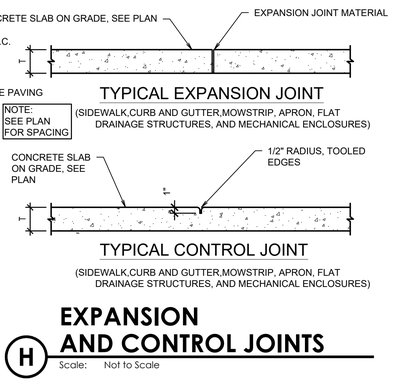
F ASPHALT PAVING
Scale: 1" = 1'-0"



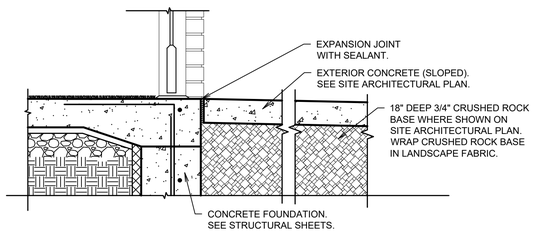
FOR USE ON SITE

G CONCRETE WATERWAY FLAT DRAINAGE STRUCTURE
Scale: 1" = 1'-0"

(FLAT DRAINAGE STRUCTURE)

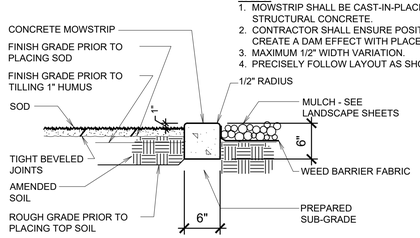


H EXPANSION AND CONTROL JOINTS
Scale: Not to Scale

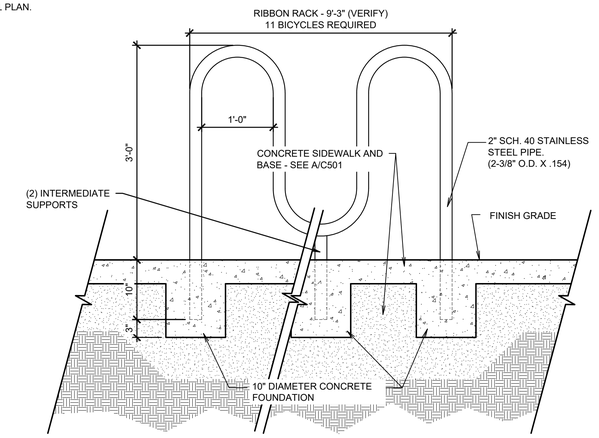


J TYPICAL ENTRY AT DOOR
Scale: 1" = 1'-0"

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



K CONCRETE MOW STRIP
Scale: 1" = 1'-0"



L BICYCLE RACK
Scale: 1" = 1'-0"

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LICENSED ARCHITECT Lafe Theodore Harris 14 Jun 2022 6279879-0301 STATE OF UTAH

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
40.336554, -112.014806

Owner #: 501-4025
Plan Series: Her 175C Custom
County Parcel: 48:499:0306
BHD #: 2142
Date: 6 Jun 2022

Drawing Issue and Revision Schedule

#	Date	Description
1	10 Jun 2022	City Site Submittal

Site Details

C501

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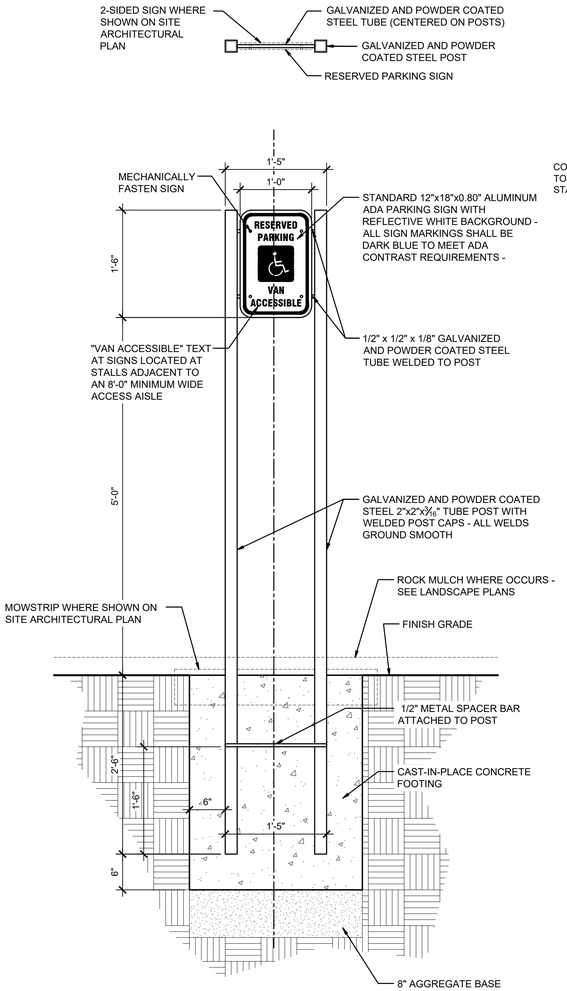
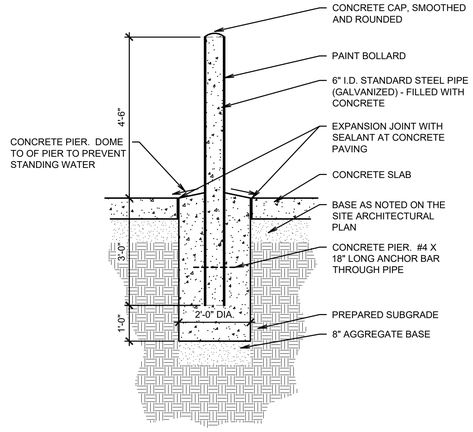


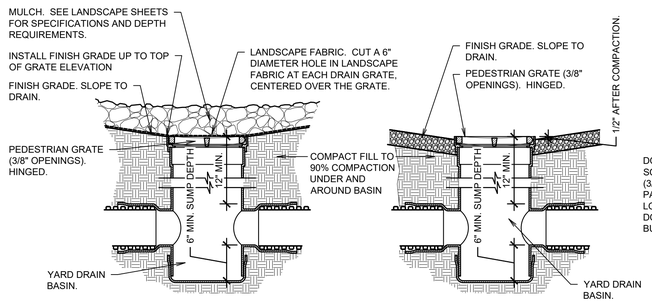
A ACCESSIBLE PARKING SIGN

Scale: 1" = 1'-0"



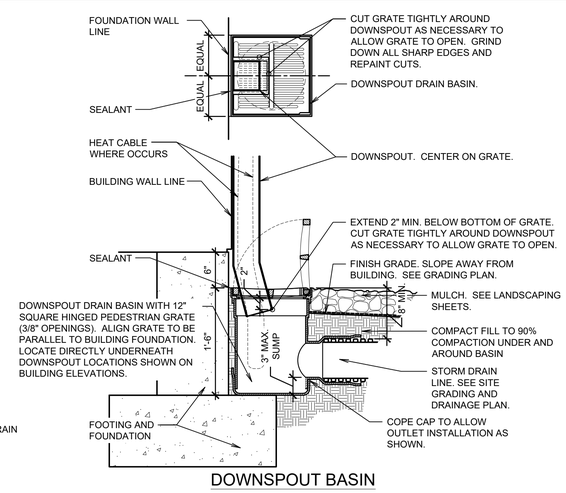
B BOLLARD DETAIL

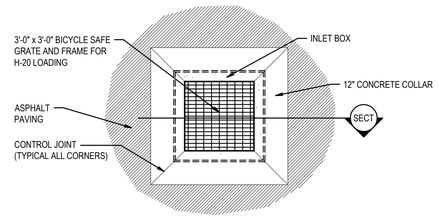
Scale: 1/2" = 1'-0"



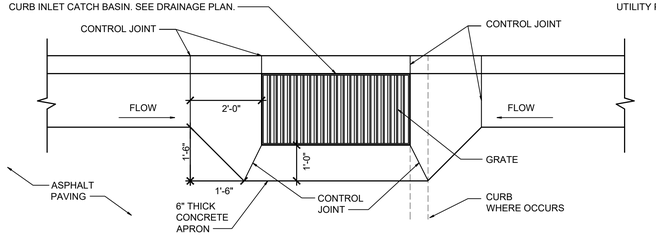
C DRAIN BASIN DETAIL

Scale: 1" = 1'-0"

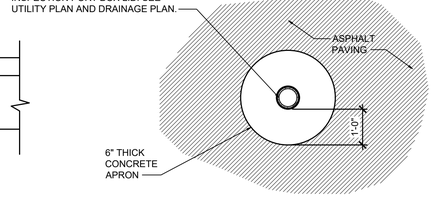




NOTES:
1. GRATE AND FRAMES SHALL BE HOT-DIPPED GALVANIZED.
2. DOWEL LAPS SHALL BE 24".
3. COAT ALL METAL PARTS WITH ASPHALTUM PAINT.



CURB INLET

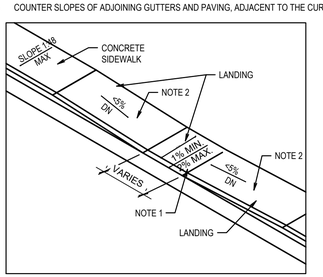


SEWER CLEANOUT, VALVE BOX, INSPECTION PORT

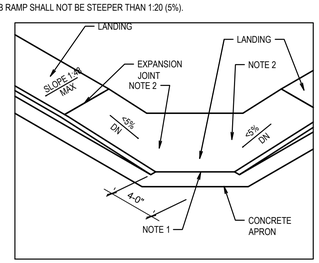
D CONCRETE COLLARS AND APRONS

Scale: NOT TO SCALE

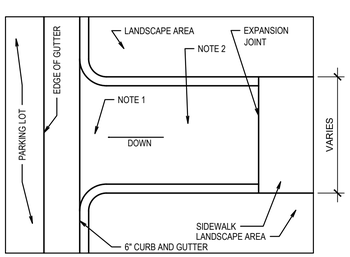
NOTES:
1. UNLESS REQUIRED OTHERWISE BY THE AUTHORITY HAVING JURISDICTION, USE A LIGHT BROOM FINISH ON RAMPS AND LANDINGS TO MATCH THE FINISHES ON THE SIDEWALKS.
2. 5% (MAXIMUM) IN DIRECTION OF TRAVEL. LIMIT CROSS SLOPE ON SIDEWALKS 2%.
3. ALL LANDINGS MUST HAVE 1:48 CROSS SLOPE AND RUNNING SLOPE. LANDING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



TYPE B



TYPE D



TYPE E

E ACCESSIBLE SLOPED SIDEWALKS

Scale: not to scale

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Lafe Theodore Harris
14 Jun 2022
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THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Overland 1, 2, & Eagle Mountain UT Central Stake

1407 East Steps Ridge Road, Eagle Mountain, Utah 84005
40.336554, -112.016806

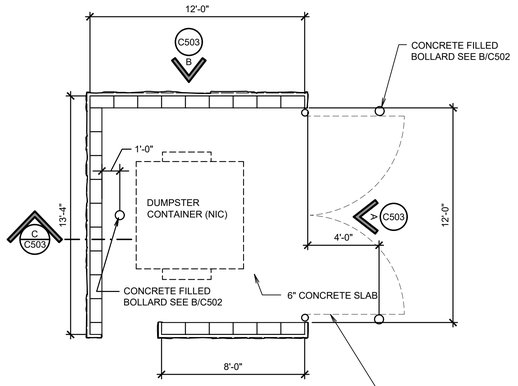
Owner #: 501-4025
Plan Series: Her 175C Custom
County Parcel: 48:498:0306
BHD #: 2142
Date: 6 Jun 2022

Drawing Issue and Revision Schedule

#	Date	Description
1	10 Jun 2022	City Site Submittal

Site Details

C502

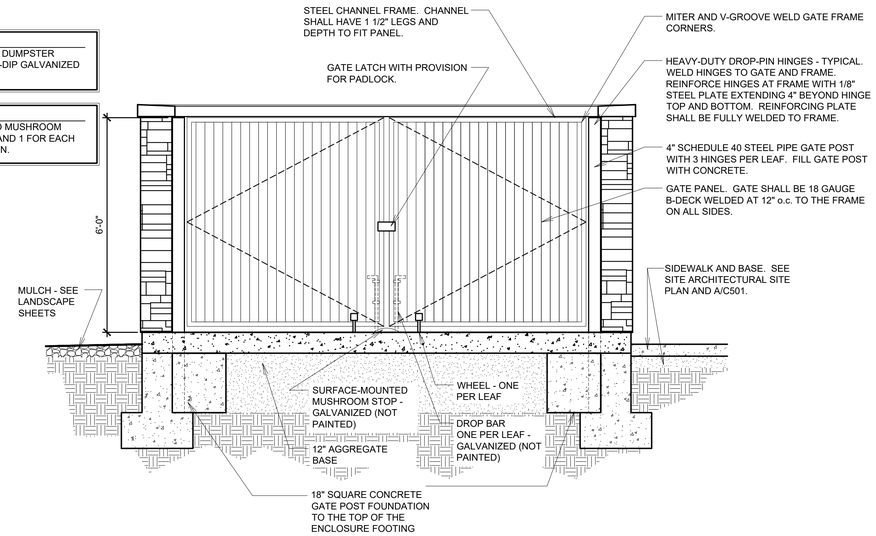


1 DUMPSTER ENCLOSURE PLAN

Scale: 1/4" = 1'-0"

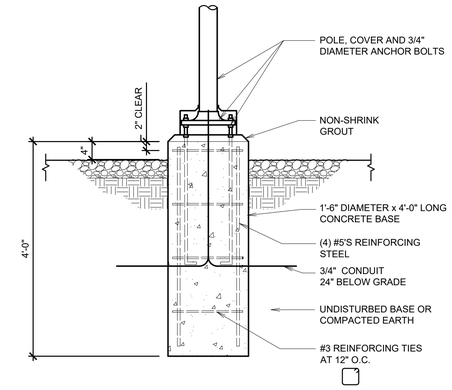
NOTE
ALL STEEL COMPONENTS OF THE DUMPSTER ENCLOSURE GATE SHALL BE HOT-DIP GALVANIZED AND POWDER COATED.

NOTE
PROVIDE (3) SURFACE - MOUNTED MUSHROOM STOPS: 1 AT CLOSED POSITION, AND 1 FOR EACH GATE LEAF AT THE OPEN POSITION.



A DUMPSTER GATE ELEVATION

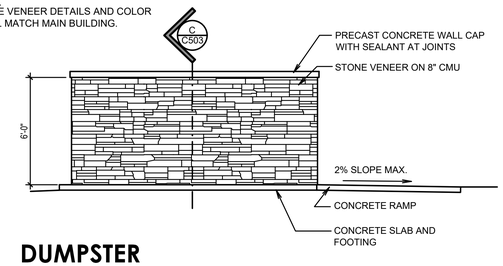
Scale: 1/2" = 1'-0"



D POLE LIGHT BASE IN LANDSCAPING AREAS

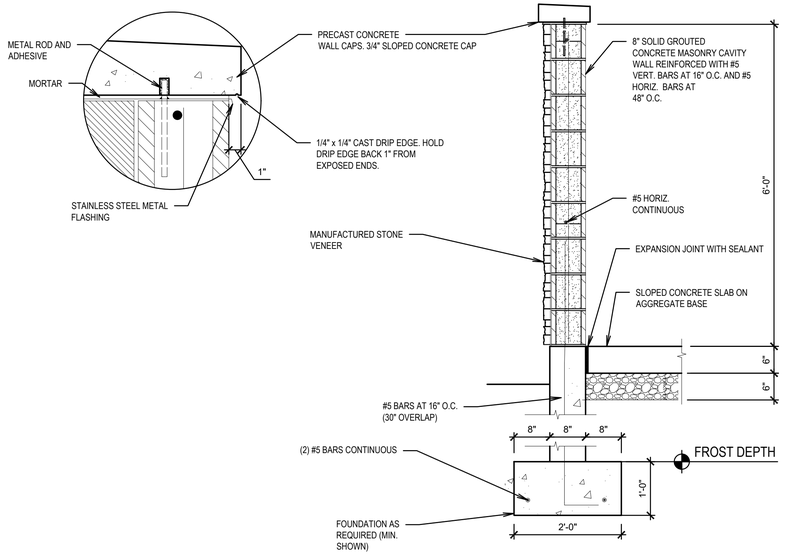
Scale: 3/4" = 1'-0"

NOTE:
STONE VENEER DETAILS AND COLOR SHALL MATCH MAIN BUILDING.



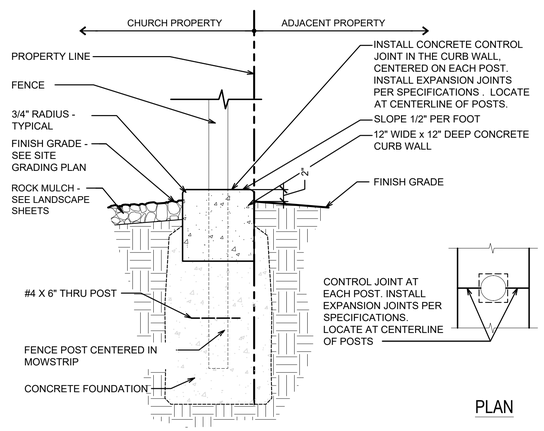
B DUMPSTER ENCLOSURE ELEVATION

Scale: 1/4" = 1'-0"



C DUMPSTER ENCLOSURE WALL SECTION

Scale: 3/4" = 1'-0"



E FENCE AND MOWSTRIP DETAIL

Scale: 1" = 1'-0"

Show fence details.

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Fax 801.571.0303
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Date: 6 Jun 2022

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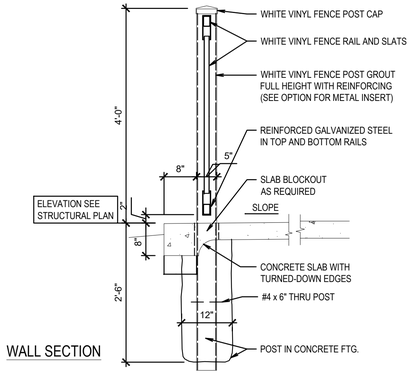
1	10 Jun 2022	City Site Submittal

Site Details

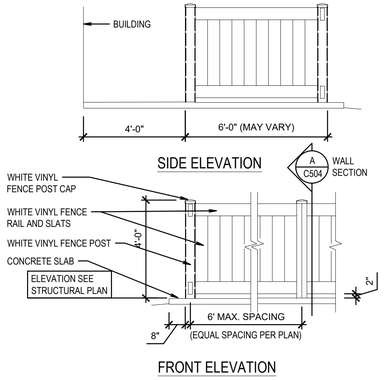
C503

Printed: 8 Jun 2022 1:36 P.M.



A VINYL MECHANICAL ENCLOSURE SECTION

Scale: 3/4" = 1'-0"



B VINYL MECHANICAL ENCLOSURE

Scale: 3/4" = 1'-0"

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LICENSED ARCHITECT
Lafe Theodore Harris
6978598-0301
14 Jun 2022
STATE OF UTAH

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

Date:	BHD #:	County Parcel:	Plan Series:	Owner #:
6 Jun 2022	2142	48:498:0306	Her 175C Custom	501-4025

Drawing Issue and Revision Schedule

#	Date	Description
1	10 Jun 2022	City Site Submittal

Site Civil Details

C504

Printed: 8 Jun 2022 1:37 PM

GENERAL NOTES

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.

1.2 PERMITTING AND INSPECTIONS

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.

1.3 COORDINATION & VERIFICATION

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO 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 FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

1.4 SAFETY AND PROTECTION

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 OR WORKERS AND 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 MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
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, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, 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", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
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 CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
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 TRAVELING 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 CONSTRUCTION.
13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

1.5 MATERIALS

1. SITE CONCRETE SHALL BE A MINIMUM 6 SACK MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
   - A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
   - B. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
   - C. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
   - D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
   - E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH. RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
   - F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 8" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL 'D3' SHEET C5.01
   - A. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
   - B. SURFACE COARSE SHALL BE ½" MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
   - C. AC PAVEMENT TO BE A ¼" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
   - D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

1.6 GRADING / SOILS

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE 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 THESE 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 EXCAVATED OR 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 NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE 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 VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

GENERAL NOTES: CONTINUED

1.7 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 CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. 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 IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING 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 STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
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 SEWER DISTRICT 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 WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
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.

1.8 SURVEY CONTROL

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.

1.9 AMERICAN DISABILITIES ACT

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 RUNNING 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.

LEGEND

NEW	EXISTING	
		MONUMENT LINE
		CENTER LINE
		SUBJECT PROPERTY LINE
		ADJACENT PROPERTY LINE
		EASEMENT LINE
		DITCH FLOWLINE
X	X	FENCE LINE
ATMS	atms	ATMS CABLE
TV	tv	CABLE TV LINE
C	c	COMMUNICATIONS LINE
FO	fo	FIBER-OPTIC CABLE
F	f	FIRE LINE
IRR	irr	IRRIGATION LINE
G	g	NATURAL GAS LINE
OHC	ohc	OVERHEAD COMMUNICATIONS
OHP	ohp	OVERHEAD POWER LINE
OHT	oht	OVERHEAD TELEPHONE LINE
OHTV	ohtv	OVERHEAD TELEVISION LINE
P	p	POWER LINE
P/C	p/c	POWER/COMMUNICATIONS LINE
P/T	p/t	POWER/TELEPHONE LINE
P/T/C	p/t/c	POWER/TELE/COMM LINE
RD	rd	ROOF DRAIN LINE
SW	sw	SECONDARY WATER LINE
S	s	SANITARY SEWER LINE
ST	st	STEAM LINE
SD	sd	STORM DRAIN LINE
T	t	TELEPHONE LINE
T/C	t/c	TELEPHONE/COMM LINE
UD	ud	UNDERDRAIN
UGC	ugc	UNDERGROUND COMMUNICATIONS
UGP	ugp	UNDERGROUND POWER LINE
UGT	ugt	UNDERGROUND TELEPHONE LINE
UGTV	ugtv	UNDERGROUND TELEVISION
W	w	WATER LINE
72	4572	CONTOUR LINE
		CURB & GUTTER (STD)
		CURB & GUTTER (OUTFALL)

NEW	EXISTING	
		SECTION CORNER (FOUND)
		SECTION CORNER (NOT FOUND)
		STREET MONUMENT
		BRASS CAP MONUMENT
		POWER POLE
		UTILITY POLE
GUY	GUY	GUY ANCHOR
TRANS	TRANS	POWER TRANSFORMER
		TRAFFIC SIGNAL CABINET
		LIGHT POLE
TR	TR	TELEPHONE RISER
T	T	TELEPHONE MANHOLE
		TRAFFIC SIGNAL BOX
W	W	WATER MANHOLE
		WATER VALVE
WM	WM	WATER METER
		FIRE HYDRANT
S	S	SANITARY SEWER MANHOLE
SSCO	SSCO	SANITARY SEWER CLEANOUT
SD	SD	STORM DRAIN MANHOLE
		STORM DRAIN CURB INLET
		STORM DRAIN CATCH BASIN
SD	SD	STORM DRAIN CLEANOUT
		STORM DRAIN COMBO BOX
MB	MB	MAILBOX
		SIGN
		FLOW DIRECTION
44.00 TOC	44.00 EX TOC	SPOT ELEVATION
		CONIFEROUS TREE
		DECIDUOUS TREE

ABBREVIATIONS

AC	ACRE	DIP	DUCTILE IRON PIPE	GM	GAS METER	PCC	POINT OF COMPOUND CURVE	T	TOWNSHIP
ADA	AMERICANS WITH DISABILITIES ACT	DTREE	DECIDUOUS TREE	GMH	GAS MANHOLE	PI	POINT OF INTERSECTION	TBC	TOP BACK OF CURB
ATMS	ADVANCED TRAFFIC MGMT. SYSTEM	DYL	DOUBLE YELLOW LINE	GUY	GUY WIRE	PM	PARKING METER	TELE	TELEPHONE
B&C	BAR & CAP	E	EAST	GV	GAS VALVE	PP	POWER POLE	TFC	TOP FACE OF CURB
BC	BUILDING CORNER	EB	ELECTRIC BOX	HDPE	HIGH DENSITY POLYETHYLENE	PRC	POINT OF REVERSE CURVE	TFG	TOP FINISH GRADE
BFG	BOTTOM FINISH GRADE	EGL	ENERGY GRADE LINE	HG	HEADGATE	PRK	PARKING STRIPE	TL	TREE LINE
BLUE	BLUE STAKED ELECTRIC	ELEV	ELEVATION	HGL	HYDRAULIC GRADE LINE	POC	POINT OF CONNECTION	TMH	TELEPHONE MANHOLE
BLUFO	BLUE STAKED FIBER OPTIC	EM	ELECTRIC METER	HP	HIGH POINT	PT	POINT OF TANGENCY	TOA	TOP OF ASPHALT
BLUG	BLUE STAKED NATURAL GAS	EMH	ELECTRIC MANHOLE	HW	HEADWALL or HIGH WATER	PWR	POWER	TOC	TOP OF CONCRETE
BLUIRR	BLUE STAKED IRRIGATION	EOA	EDGE OF ASPHALT	HWY	HIGHWAY	PVC	POLYVINYL CHLORIDE PIPE	TOF	TOP OF FOOTING
BLUSD	BLUE STAKED STORM DRAIN	EOC	EDGE OF CONCRETE	ICO	IRRIGATION CLEANOUT	R	RANGE	TOG	TOP OF GRATE
BLUSS	BLUE STAKED SANITARY SEWER	EOG	EDGE OF GRAVEL	ICV	IRRIGATION CONTROL VALVE	RCP	REINFORCED CONCRETE PIPE	TOE	TOE OF SLOPE
BLUT	BLUE STAKED TELEPHONE	EOL	EDGE OF LAWN	IE	INVERT ELEVATION	RD	ROOF DRAIN	TOP	TOP OF SLOPE or TOP OF PIPE
BLUW	BLUE STAKED WATER	EX or EXIST	EXISTING	IRR	IRRIGATION	REV	REVISION	TOW	TOP OF WALL
BM	BENCHMARK	F	FIRE	LF	LINEAR FEET	ROW	RIGHT-OF-WAY	TR	TELEPHONE RISER
BOF	BOTTOM OF FOOTING	FC	FOUNDATION CORNER	LIP	LIP OF GUTTER	RR	RAILROAD	TV	TELEVISION
BOB	BOTTOM OF BOX	FD	FOUND or FOUNDATION DRAIN	LP	LOW POINT or LIGHT POLE	S	SOUTH	TW	FINISH GRADE AT TOP OF WALL
BOL	BOLLARD	FDC	FIRE DEPT. CONNECTION	MAX	MAXIMUM	SAD	SEE ARCHITECTURAL DRAWINGS	TRANS	TRANSFORMER
BOT	BOTTOM	FDMN	FOUND MONUMENT	MIN	MINIMUM	SD	STORM DRAIN	TSP	TRAFFIC SIGNAL POLE
BOV	BLOW-OFF VALVE	FDSC	FOUND SECTION CORNER	MON	MONUMENT	SDCB	STORM DRAIN CATCH BASIN	TSB	TRAFFIC SIGNAL BOX
BOW	BACK OF WALK	FFE	FINISHED FLOOR ELEVATION	MP	METAL PIPE	SDCO	STORM DRAIN CLEOUNCUT BOX	UD	UNDERDRAIN
BW	FINISH GRADE AT BOTTOM OF WALL	FG	FINISHED GRADE	MW	MONITORING WELL	SDMH	STORM DRAIN MANHOLE	UGC	UNDERGROUND COMMUNICATIONS
℄	CENTERLINE	FH	FIRE HYDRANT	N	NORTH	SEC	SECTION	UGP	UNDERGROUND POWER
CATV	CABLE TELEVISION	FL	FLOW LINE	NG	NATURAL GROUND	SPECS	SPECIFICATIONS	UGT	UNDERGROUND TELEPHONE
CBR	CONCRETE BARRIER	FNC	FENCE	NGRET	NG AT RETAINING WALL	SL&M	SALT LAKE BASE & MERIDIAN	UGTV	UNDERGROUND TELEVISION
CC	CURB CUT	FNCCL	CHAIN LINK FENCE	NR	NAIL & RIBBON	SQ	SQUARE	U.N.O.	UNLESS NOTED OTHERWISE
COL	COLUMN	FNCIRN	IRON FENCE	NW	NAIL & WASHER	SQFT	SQUARE FEET	UP	UTILITY POLE
COMM	COMMUNICATIONS	FNCVYL	VINYL FENCE	NTS	NOT TO SCALE	SQYD	SQUARE YARD	VCP	VITRIFIED CLAY PIPE
CONC	CONCRETE	FNCWD	WOOD FENCE	OG	ORIGINAL GROUND	SS	SANITARY SEWER	VP	VERTICAL PIPE
CONST	CONSTRUCTION	FNCWR	WIRE FENCE	OH	OVERHANG	SSCO	SANITARY SEWER CLEANOUT	W	WEST or WATER
CMP	CORRUGATED METAL PIPE	FO	FIBER OPTIC	OHC	OVERHEAD COMMUNICATIONS	SSMH	SANITARY SEWER MANHOLE	WM	WATER METER
CP	CONTROL POINT	FOW	FRONT OF WALK	OHP	OVERHEAD POWER	ST	STEAM	WMH	WATER MANHOLE
CTREE	CONIFEROUS TREE	FT	FEET	OHT	OVERHEAD TELEPHONE	STA	STATION	WS	WATER SURFACE
CUFT	CUBIC FOOT	G	NATURAL GAS	OHTV	OVERHEAD TELEVISION	STD	STANDARD	WTR	WATER
CUYD	CUBIC YARD	GAR	GARAGE	℄	PROPERTY LINE	STM	STORM	WV	WATER VALVE
DEL	DELINEATOR	GB	GRADE BREAK	PB	POWER BOX	SYL	SOLID YELLOW LINE	WW	WATERWAY
DIA or Ø	DIAMETER	GL	GROUND LIGHT	PC	POINT OF CURVATURE	SWL	SOLID WHITE LINE		

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Structural Engineering • Land Surveying & HDS

EAGLE MOUNTAIN CENTRAL LDS 501-4025

PROJECT STREET ADDRESS
EAGLE MOUNTAIN, UTAH
LOCATED IN THE SW CORNER OF SECT. 36, TOWNSHIP 5 S, RANGE 2 W, SLM&M

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO: NUMBER
DRAWN BY: DRAWN BY
CHECKED BY: CHECKED BY
DATE: DATE

GENERAL NOTES, LEGEND AND ABBREVIATIONS

C0.01

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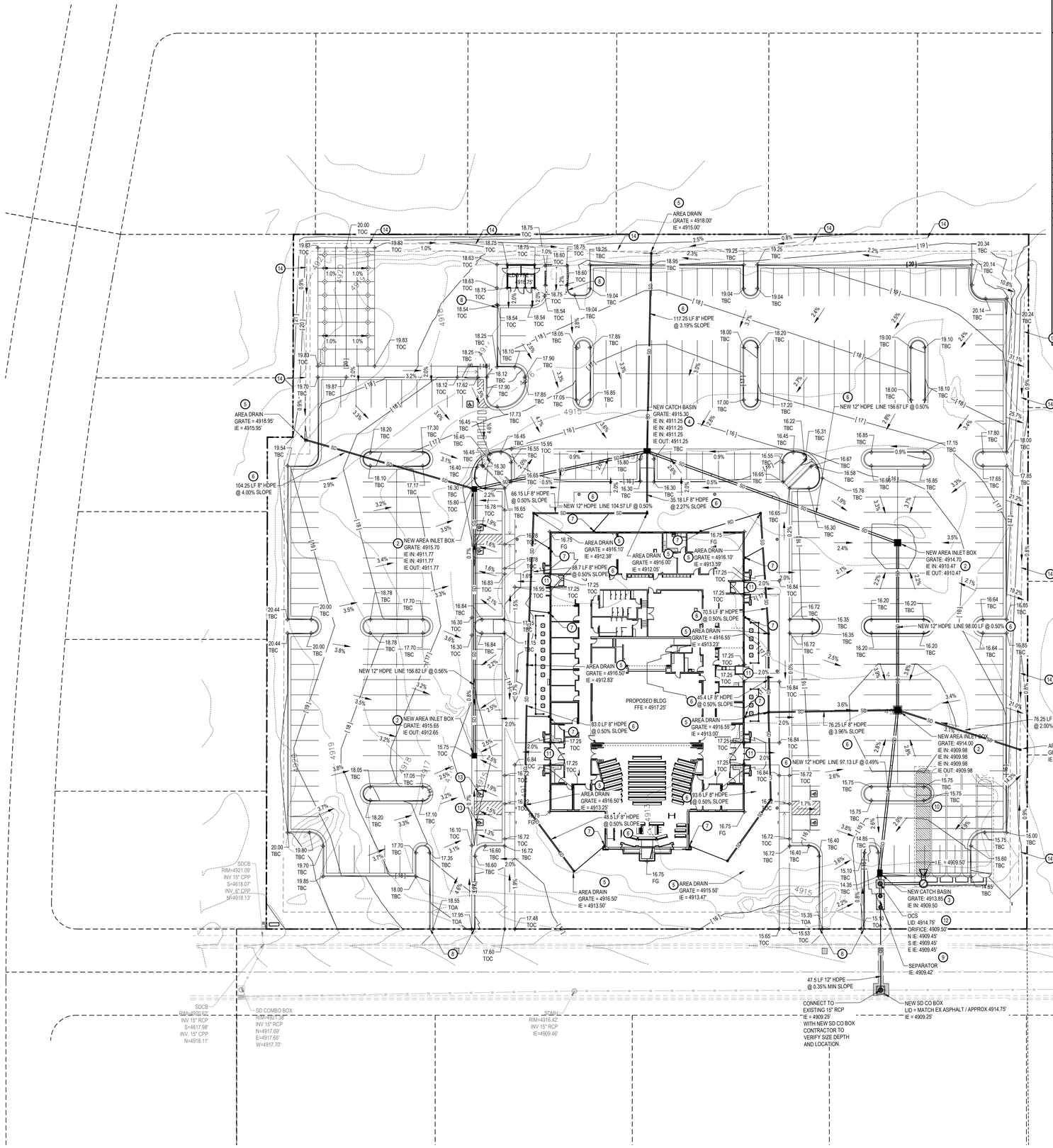

Printed: 20 May 2022 3:14 PM

Monell Engineering
9610 S. Sandy Pkwy, Sandy, UT

STORM RUNOFF
CALCULATION SHEET
Project No. 21421

Title :	Overland Calcs		
Scope :	Site Drainage Design		
	Detention Facilities		
Engineer :	DSM	Check:	RJP
Authority :		Rev. No.:	1

Design Philosophy:
The storm water runoff from the project site will be detained on-site via underground StormTech chambers. The outlet control structure will have an orifice to restrict to the rate at which stormwater is discharged from the site.

Area Identification	(A)		Runoff Coefficient (C)		(C*A)
Paved	111,905 sf	(2.57 ac)	0.90	=	100,715 sf
Roof Area	21,491 sf	(0.49 ac)	0.85	=	18,267 sf
Landscaped	49,785 sf	(1.14 ac)	0.15	=	7,468 sf
Total	183,181 sf	(4.21 ac)	0.69 (ave)		126,450 sf

Allowable Discharge Rate = 0.20 cfs/ac
100-Year, 24-Hour Storm: Allowable Peak Discharge = 0.84 cfs

Time (min)	Rate (in/hr)	Rainfall (Inches)	Q in (cfs)	Add'l Q in (cfs)	Total Q in (cfs)	Q out (cfs)	Storage (cf)
5	6.04	0.503	17.67	0.00	17.67	0.84	5,048
10	4.60	0.766	13.45	0.00	13.45	0.84	7,567
15	3.80	0.95	11.11	0.00	11.11	0.84	9,243
30	2.56	1.28	7.49	0.00	7.49	0.84	11,974
60	1.58	1.58	4.62	0.00	4.62	0.84	**13,621**
120	0.85	1.70	2.49	0.00	2.49	0.84	11,858
180	0.57	1.71	1.67	0.00	1.67	0.84	8,936
360	0.30	1.81	0.88	0.00	0.88	0.84	906
720	0.17	2.03	0.50	0.00	0.50	0.50	0
1440	0.09	2.13	0.26	0.00	0.26	0.26	0

StormTech Storage Provided:

	Area	Depth	Volume (cu. ft.)
Chambers			13655 cf
Total Chamber Storage			**13655 cf**

Total Detention Provided : **13,655 cf**
Total Detention Required : **13,621 cf**

Orifice Design:
The orifice is designed upon the following data:

Total acreage of development:	4.21 acres
Allowable discharge:	0.84 cfs (0.20 cfs/ac)
Max head (center orifice to hw):	3.50 ft
Diameter for new orifice:	**4.1 inch**

$$Q = C_d A_o \sqrt{2gh}$$

NORTH
SCALE: 1" = 30'
0 15' 30' 60' 90'

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.02 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

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.
10. STORMTECH MC-7200 CHAMBERS OR EQUIVALENT SYSTEM APPROVED PRIOR TO BIDDING. SYSTEM TO OUTLET CONTROL STRUCTURE AS SHOWN ON PLANS ALL PROVIDED BY THE CONTRACTOR. STORMTECH CHAMBER HAS DETENTION CAPACITY OF 13,655 C.F. TOTAL REQUIRED STORAGE = 13,621 C.F. WITH THE FIRST 8,246 C.F. BEING RETENTION 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 = 4909.50'.
11. LANDING AREAS TO HAVE 2% MAXIMUM SLOPE AWAY FROM BUILDING
12. 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 = 4.1" Ø
13. ADA PARKING STALL, TOA (TOP OF ASPHALT) SPOT GRADES ARE TO BE STAKED TO ENSURE SLOPE WITHIN ADA PARKING STALL REMAINS UNDER 2.0% MAX. SLOPE.
14. DRAINAGE SWALE TO DIRECT WATER TO AN AREA DRAIN AND NOT ONTO NEIGHBORS PROPERTY.

COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- 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
- SDCO	STORM DRAIN CLEANOUT BOX
- SDDB	STORM DRAIN DRAIN BASIN
- SDMH	STORM DRAIN MANHOLE
- TBC	TOP BACK OF CURB
- TOA	TOP OF ASPHALT
- TOC	TOP OF CONCRETE
- TOG	TOP OF GRATE
- TOW	TOP OF WALL
- TW	FINISH GRADE AT TOP OF WALL
- WW	WATERWAY

LID STORM WATER NOTES:

AS PER CITY REQUIREMENT 80TH PERCENTILE STORM IS TO BE RETAINED ON SITE AS L.I.D MEASURE. 80TH PERCENTILE STORM EQUATES TO 0.54" ACROSS THE SITE. PER CALCULATION THE FIRST 8,246 CF OF STORM WATER IS TO BE RETAINED.
0.54" x 183,181 SQ FT = 8,246 CF

UNDERGROUND STORM CHAMBERS ARE TO BE SET UP SUCH THAT THE WATER RETAINED AND STORED BELOW THE DISCHARGE OUTLET INVERT WILL MEET THE ABOVE CALCULATED L.I.D. REQUIREMENT AND ALL STORM WATER IN EXCESS OF THAT WILL BE DETAINED UNTIL DISCHARGED.

Blue Stakes of UTAH 811 — Blue Stakes.org

NOTICE!
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Preliminary - Not for Construction

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
40.336334, -112.016806

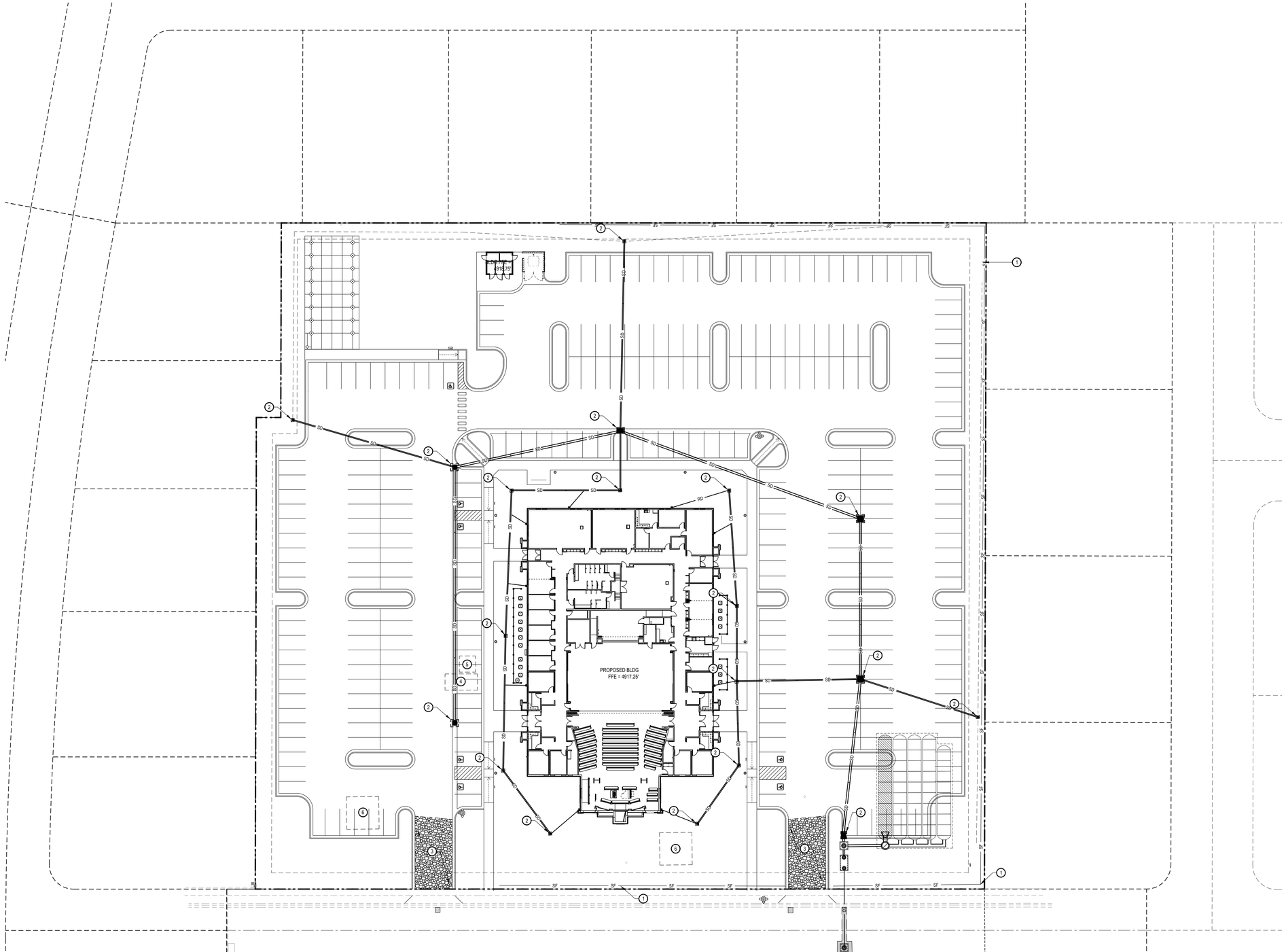
Owner #: 501-4025
Plan Series: Her 175C Custom
County Parcel: 48:496:0306
BHD #: 2142
Date: 14 Apr 2022

Drawing Issue and Revision Schedule

#	Date	Description

GRADING AND DRAINAGE PLAN

C2.01



NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

GENERAL NOTES:

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C5.04 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:

THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.03.
2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C5.03.
3. TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
4. CONCRETE WASHOUT AREA. SEE DETAIL 'A3', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
5. PORTABLE TOILET. SEE DETAIL 'C5', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
6. TOPSOIL STOCK PILE AREA. MAINTAIN SILT FENCE AROUND PERIMETER AT ALL TIMES. CONTROL DUST FROM PILE BY EITHER COVERING OR KEEPING MOIST. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

NOTICE!

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.

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Overland 1, 2, & Eagle Mountain UT Central Stake

1407 East Sheps Ridge Road, Eagle Mountain, Utah 84005
40.336534, -112.018806

Date: 14 Apr 2022
BHD #: 2142
County Parcel: 48:498:0306
Plan Series: Her 175C.Custom
Owner #: 501-4025

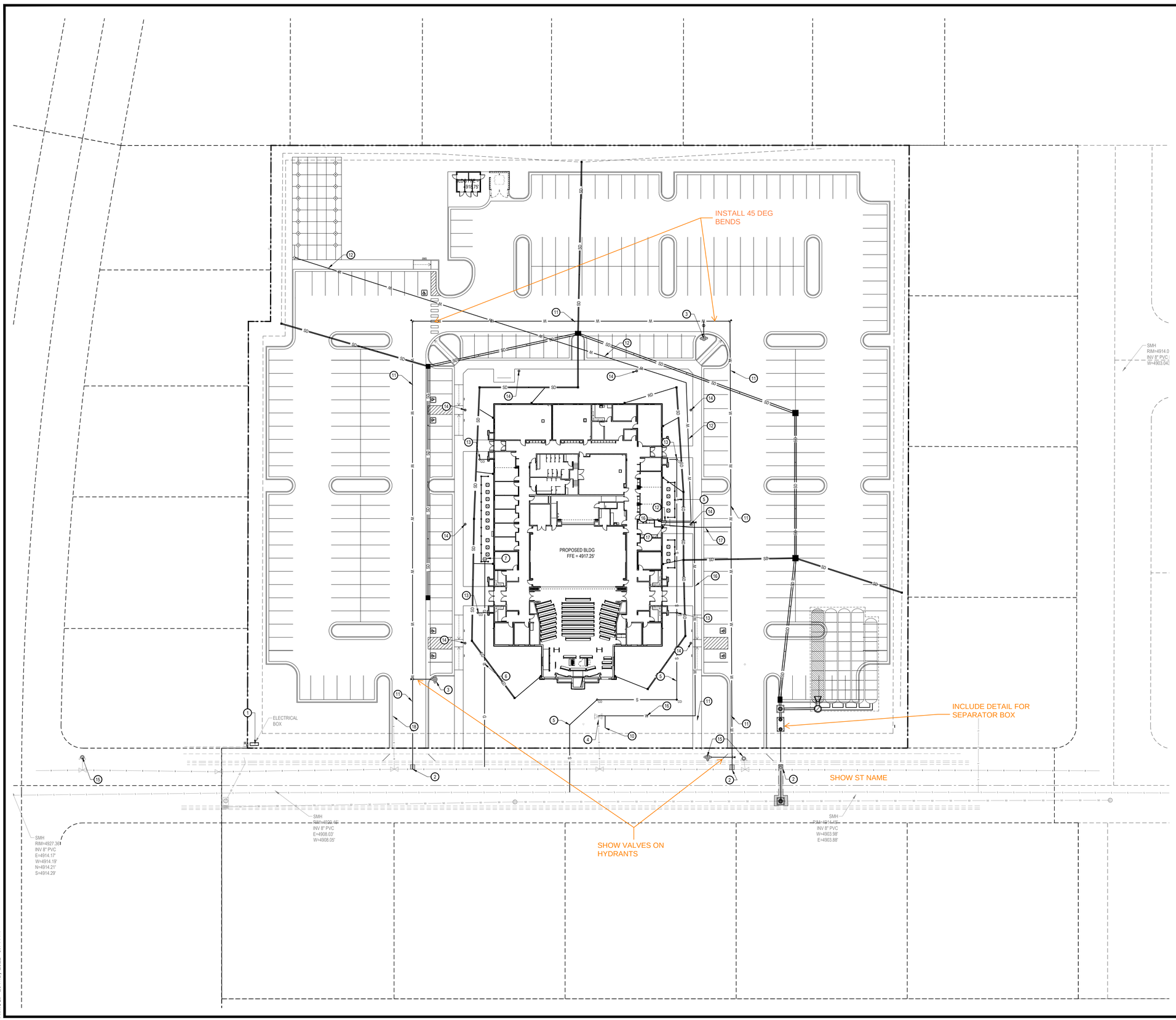
Drawing Issue and Revision Schedule

#	Date	Description

EROSION CONTROL PLAN

C2.10

Printed: 20 May 2022 3:14 PM



NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO BUILDING WITH CENTURY LINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY, COORDINATE SIZES AND LOCATION WITH CENTURY LINK.

CONTRACTOR IS TO SUBMIT SITE PLAN TO DOMINION ENERGY FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY LIMITS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

UTILITY ALERT PHONE NUMBERS
- WATER: EAGLE MOUNTAIN
- SEWER: EAGLE MOUNTAIN
- NATURAL GAS: DOMINION ENERGY
- ELECTRICAL POWER: ROCKY MOUNTAIN POWER
- TELEPHONE:

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. EXISTING ELECTRICAL BOX
2. ASPHALT T-PATCH PER APWA STANDARD, DETAIL "255" SEE SHEET C5.03.
3. INSTALL NEW FIRE HYDRANT PER APWA STANDARD, DETAIL "511", SHEET C5.03.
4. CONNECT NEW 2" POLY PIPE WATER SERVICE LINE TO EXISTING STUBBED LATERAL, PER APWA STANDARDS AND SPECIFICATIONS.
5. 6" PVC SDR-35 SANITARY SEWER LATERAL @ 1.00% MINIMUM SLOPE, INCLUDING NEW CLEANOUTS PER EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS. CONNECT TO EXISTING 8" SEWER LATERAL STUB. LATERAL PER AWPA STANDARD, DETAIL '431, SEE SHEET C5.03.
6. APPROXIMATE LOCATION OF NEW NATURAL GAS LINE. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY DOMINION ENERGY WITH OTHER CONSTRUCTION.
7. APPROXIMATE LOCATION OF NEW NATURAL GAS METER(S). CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION WITH DOMINION ENERGY AND WITH MECHANICAL PLANS.
8. UNDERGROUND CABLE AND POWER LINES. CONTRACTOR TO COORDINATE WITH COMCAST AND ROCKY MOUNTAIN POWER. SEE ELECTRICAL SITE PLAN FOR POWER CONNECTIONS.
9. TELEPHONE LINE. CONTRACTOR TO PROVIDE TRENCHING 30" DEEP X 24" WIDE FOR CENTURY LINK AND THEN BACKFILL AS REQUIRED. SEE ELECTRICAL SITE PLAN FOR COMMUNICATIONS CONNECTIONS.
10. INSTALL 2" STOP AND WASTE FOR IRRIGATION. CONNECT TO NEW 2" WATER LATERAL PER EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS. SEE LANDSCAPE PLANS FOR DETAILS.
11. NEW 8" PVC C-900 FIRE SERVICE WATER LINE PER EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE APWA DETAIL '000', SHEET C5.03 FOR TRENCHING AND DETAIL '561', SHEET C5.03 FOR THRUST BLOCKING.
12. 3/4" POLY PIPE WATER LINE FROM PROPOSED BUILDING TO THE PAVILION DRINKING FOUNTAIN. SEE PLUMBING PLANS FOR COORDINATION AND FOR DETAILS.
13. SEWER CLEANOUT AND 6" PVC SEWER LINE FOR USE IN CLEARING SEWER LINES WITHIN THE BUILDING FROM OUTSIDE (TYPICAL CHURCH DESIGN) SEE STANDARD CHURCH DETAIL 'C' SHEET C5.01.
14. SIDEWALK AREA LIGHT POLE, SEE ELECTRICAL PLANS FOR DETAILS.
15. EXISTING FIRE HYDRANT TO BE RELOCATED, PER APWA STANDARD PLAN 546, SEE SHEET C5.03.
16. 2" POLY PIPE WATER SERVICE LINE, PER APWA STANDARD, DETAIL '541', SEE SHEET C5.03.
17. NEW 8" PVC C-900 FIRE SERVICE WATER MAIN PER EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE EAGLE MOUNTAIN DETAIL '561', SHEET C5.03 FOR THRUST BLOCKING.
18. REMOVE 2" POLY PIPE WATER SERVICE LINE.

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40.334334, -112.01.4806

Owner #: 501-4025
Plan Series: Her 173C Custom
County Parcel: 48:498:0306
BHD #: 2142
Date: 14 Apr 2022

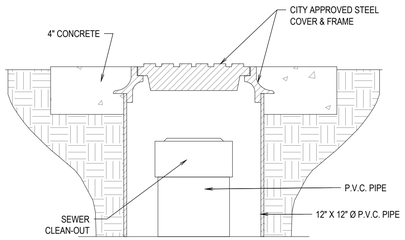
Drawing Issue and Revision Schedule

#	Date	Description

UTILITY PLAN

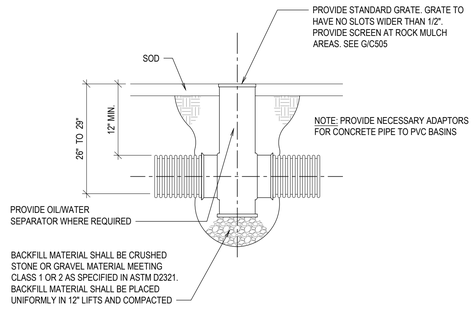
C4.01

Printed: 20 May 2022 3:14 PM



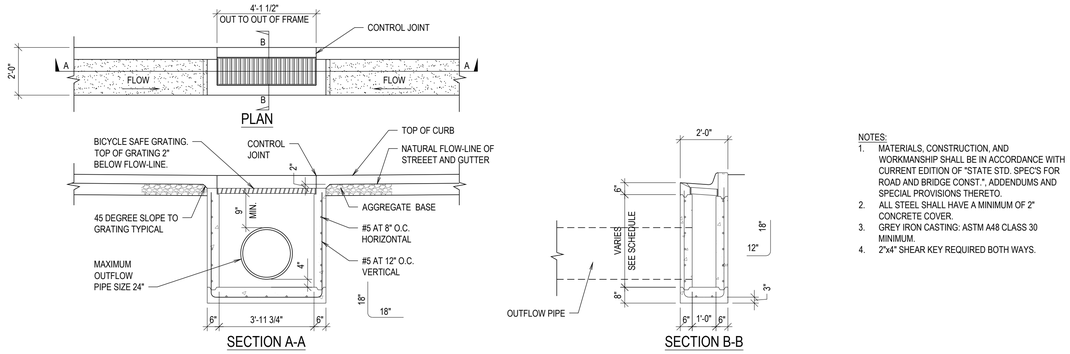
C SEWER CLEAN-OUT

SCALE: N.T.S.



L 12" AREA NYLOPLAST DRAIN BOX

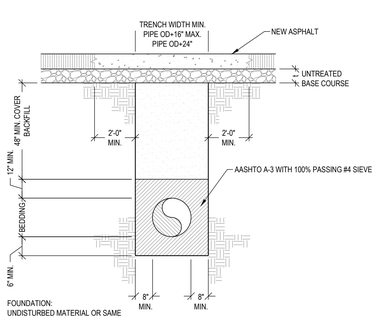
SCALE: N.T.S. NOTE : (DIAMETER OF BASIN DETERMINED BY NUMBER OF PIPES IN AND OUT)



M SINGLE GUTTER INLET BOX

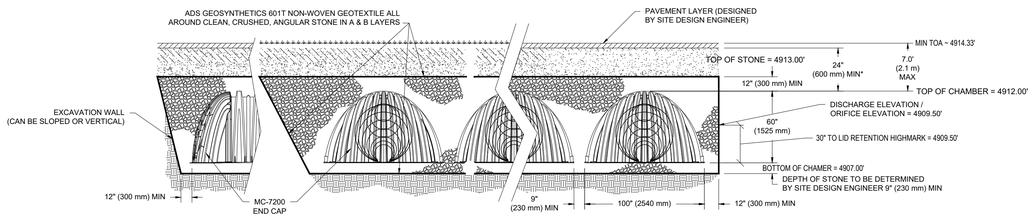
SCALE: N.T.S.

NOTES:
1. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF "STATE STD. SPEC'S 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.



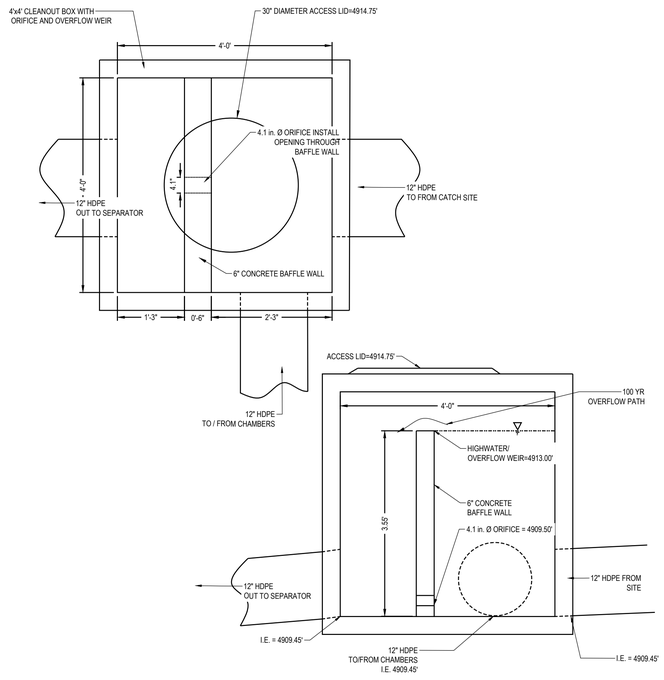
TYP. WATER TRENCH SECTION A1

SCALE: N.T.S.



STORMTECH CHAMBER SECTION DETAIL QL

SCALE: N.T.S.



OUTLET CONTROL STRUCTURE WITH ORIFICE AND OVERFLOW WEIR A4

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Date: 14 Apr 2022

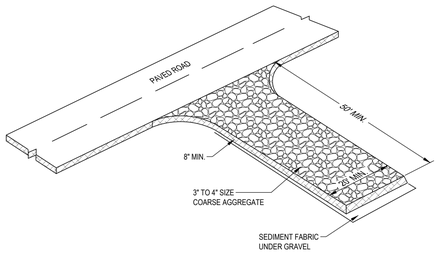
Drawing Issue and Revision Schedule

#	Date	Description

CIVIL DETAILS

C5.01

Printed: 20 May 2022 3:14 P.M.



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

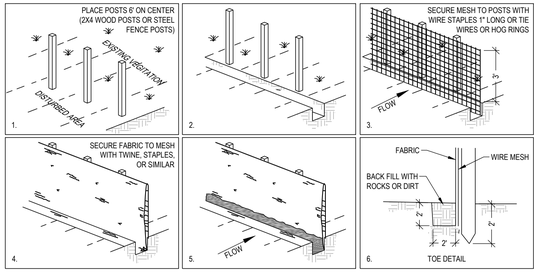
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

STABILIZED CONSTRUCTION ENTRANCE C1
SCALE: N.T.S.



DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:
- PERIMETER CONTROL: PLACER 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.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL OVER FILTER FABRIC TO ANCHOR.

LIMITATIONS:
- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.
- RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET.
- RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%).
- RECOMMENDED MAXIMUM FLOW RATE OF 0.5 CFS.
- PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 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

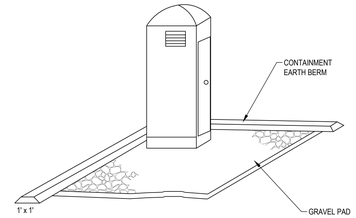
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

SILT FENCE C3
SCALE: N.T.S.



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:
- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO 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
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- ■ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

PORTABLE TOILETS C5
SCALE: N.T.S.

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 _" 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:
1. 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.
2. 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
3. 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.
4. STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
5. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
6. 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.
7. 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 SEEDED 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:
1. THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE FILTERSOCK REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. 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.
4. 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.
5. REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING UNDER THEM AS SEDIMENT COLLECTS.

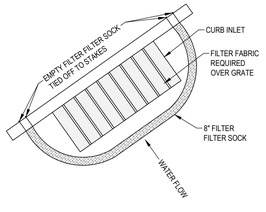
5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS "FILTREXX FILTERSOCK" PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

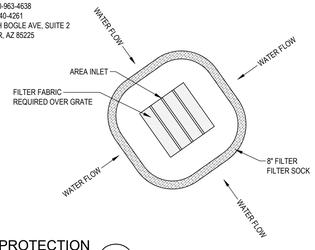
6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 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:
1. 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.
2. 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.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 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.

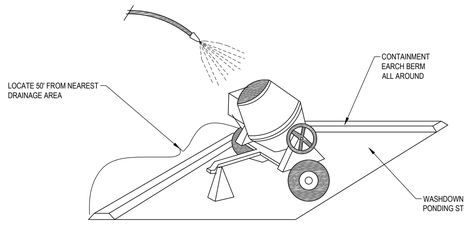
8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS:

WINDSWEPT ORGANIX INC.
WORK: 480-963-4638
FAX: 408-940-4261
850 SOUTH BOGLE AVE, SUITE 2
CHANDLER, AZ 85225





SEDIMENT BARRIER / FILTER SOCK PROTECTION A1
SCALE: N.T.S. © REPLENISH



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 BERMED 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 T ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
- IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

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- ■ HIGH IMPACT
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- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- □ CAPITAL COSTS
- □ O & M COSTS
- ※ MAINTENANCE
- ※ TRAINING

■ HIGH ※ MEDIUM □ LOW

CONCRETE WASTE MANAGEMENT A5
SCALE: N.T.S.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Preliminary - Not for Construction

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
County Parcel: 48:498:0306
BHD #: 2142
Date: 14 Apr 2022

Drawing Issue and Revision Schedule

#	Date	Description

CIVIL DETAILS

C5.02

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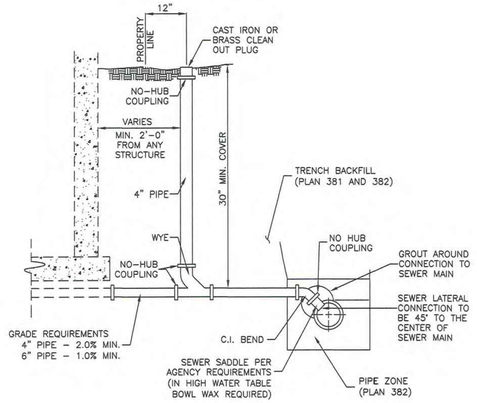
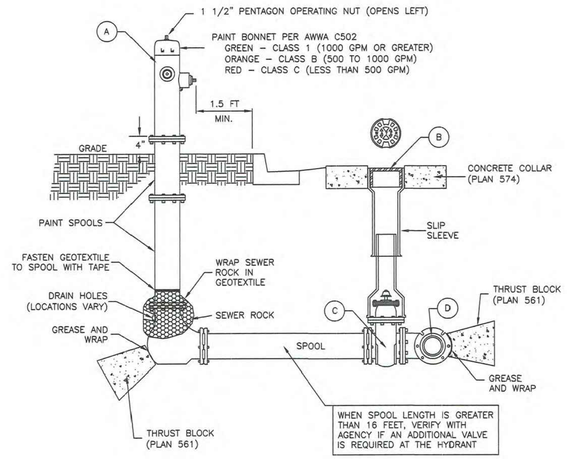


Sewer lateral connection

Plan **431** January 2011



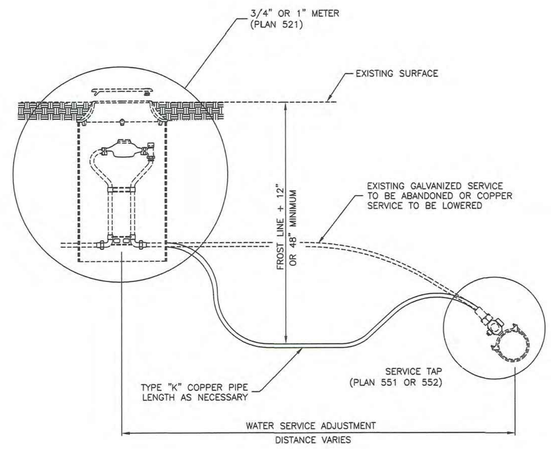
LEGEND			
No.	*	ITEM	DESCRIPTION
A		FIRE HYDRANT	AWWA C502
B		VALVE BOX WITH LID	2-PIECE CAST IRON
C		GATE VALVE WITH 2" X 2" NUT	AWWA C509
D		TEE WITH 125 # FLANGE	AWWA C110

* FURNISHED BY UTILITY AGENCY

SECTION

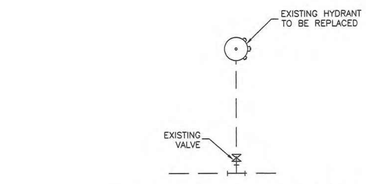
Fire hydrant with valve

Plan **511** February 2011

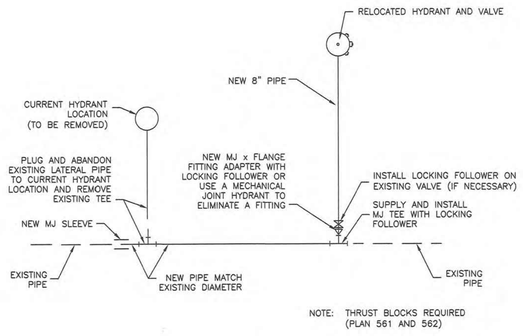


Water service line

Plan **541** August 2001



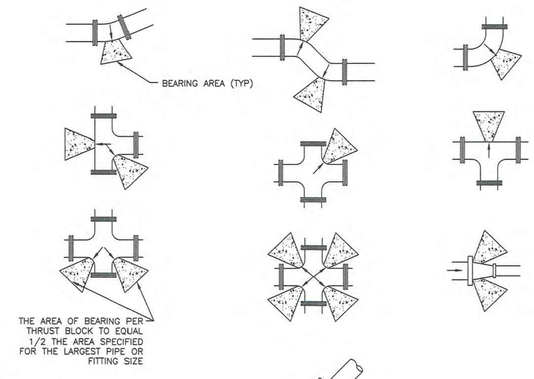
REPLACEMENT OF FIRE HYDRANT



RELOCATION OF FIRE HYDRANT

Fire hydrant replacement or relocation

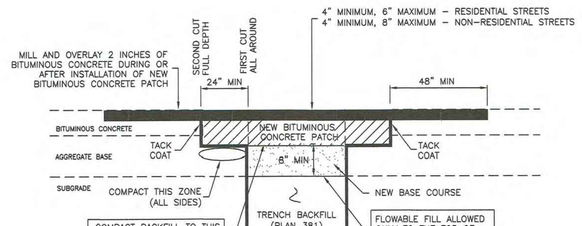
Plan **546** February 2011



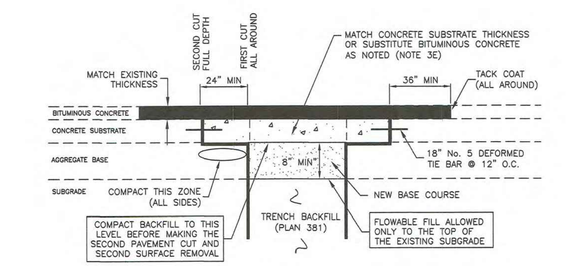
SIZE OF PIPE	MINIMUM BEARING AREA IN SQ. FT.				
	TEES, VALVES DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	2.5	2
8"	6.5	9.5	5	2.75	2.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	9
24"	53	74	41	21	12
30"	81	114	62	32	16

Direct bearing thrust block

Plan **561** August 2010



BITUMINOUS CONCRETE RESTORATION



COMPOSITE RESTORATION

Bituminous pavement T-patch

Plan **255** November 2015

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bhd ARCHITECTS
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Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Preliminary - Not for Construction

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
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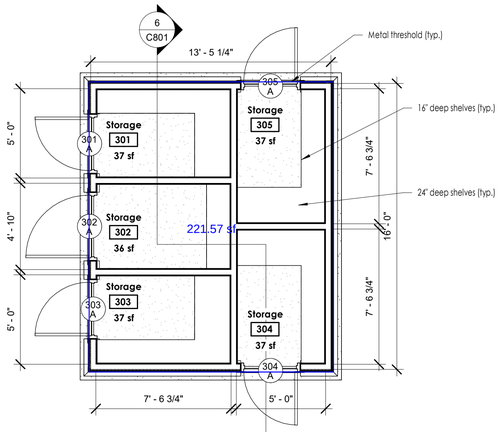
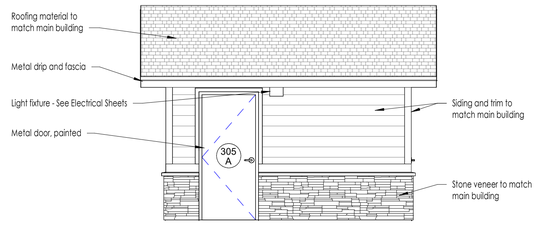
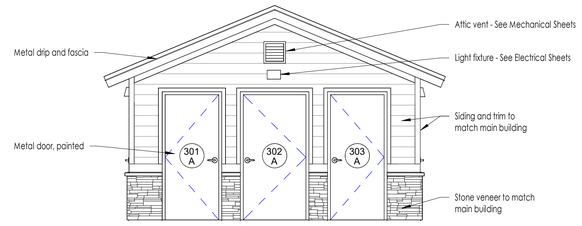
C5.03



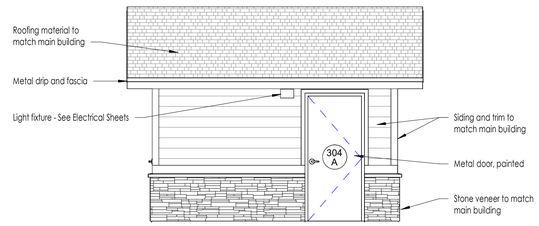
1 Floor Plan
Scale: 1/4" = 1'-0"



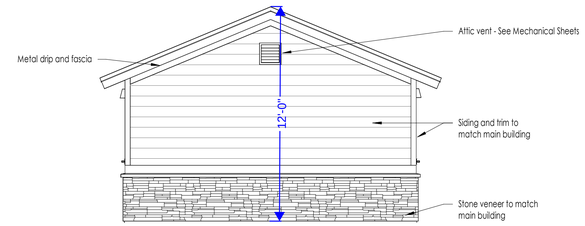
2 Building Elevation
Scale: 1/4" = 1'-0"



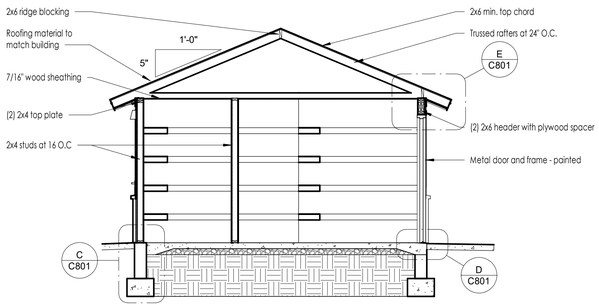
3 Building Elevation
Scale: 1/4" = 1'-0"



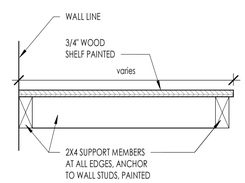
4 Building Elevation
Scale: 1/4" = 1'-0"



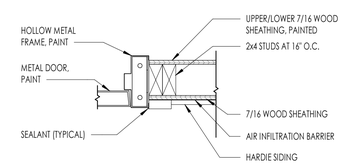
5 Building Elevation
Scale: 1/4" = 1'-0"



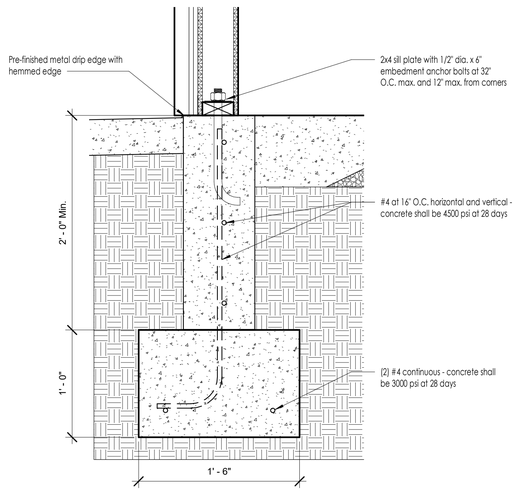
6 Section 1
Scale: 1/4" = 1'-0"



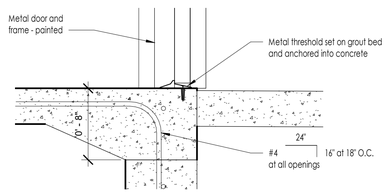
A Shelf Detail
Scale: 1 1/2" = 1'-0"



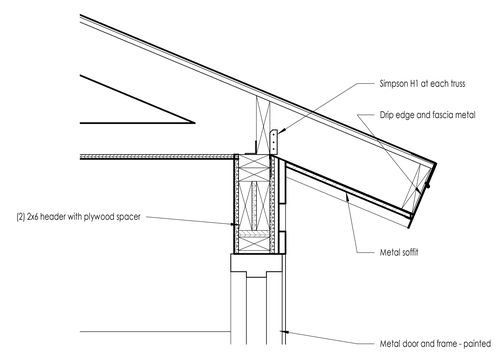
B Jamb Detail
Scale: 1 1/2" = 1'-0"



C Wall Base Detail
Scale: 1 1/2" = 1'-0"



D Door Threshold Detail
Scale: 1 1/2" = 1'-0"



E Head Detail
Scale: 1 1/2" = 1'-0"

6/13/2022 11:05:46 AM

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Lafe Theodore Harris
14 Jun 2022
6978898-0301
STATE OF UTAH

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Overland 1, 2, & Eagle Mountain UT Central Stake

Approximately 3951 West Waterbury Drive, Lehi, Utah
40.336534, - 112.016806

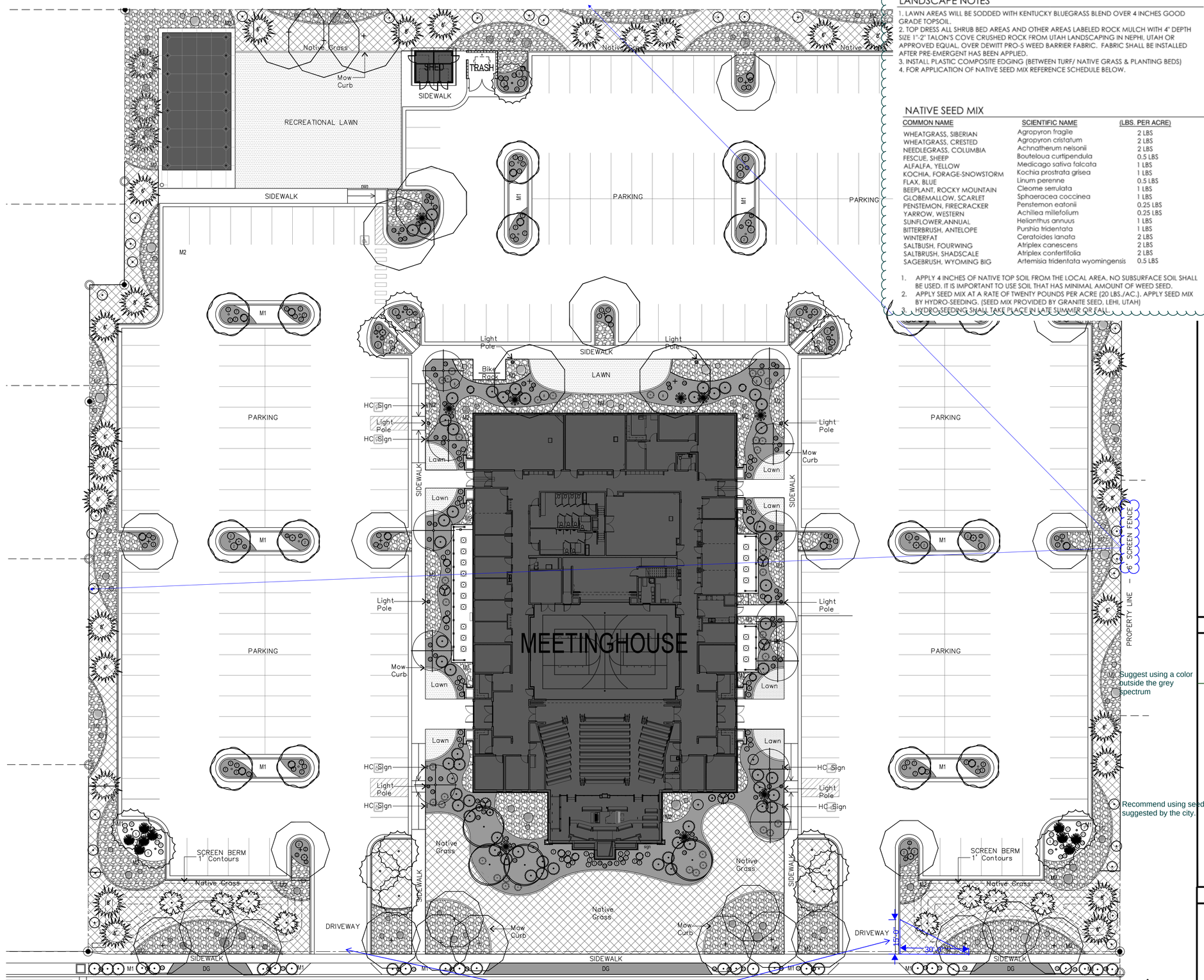
Date:	BHD #:	County Parcel:	Plan Series:	Owner #:
27 Apr 2022	2142	48:498:0306	Her 17 SC Custom	501-4025

Drawing Issue and Revision Schedule

#	Date	Description
1	10 Jun 2022	City Site Submittal

Storage Building

C801



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 serrulata	1 LBS
GLOBEMALLOW, SCARLET	Sphaeracea coccinea	1 LBS
PENSTEMON, FIRECRACKER	Penstemon eatonii	0.25 LBS
YARROW, WESTERN	Achillea millefolium	0.25 LBS
SUNFLOWER,ANNUAL	Helianthus annuus	1 LBS
BITTERBRUSH, ANTELOPE	Purshia tridentata	1 LBS
WINTERFAT	Ceratoides lanata	2 LBS
SALTBUSH, 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.. STANSBURY 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 FROM SUPPLIER. 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 SEEDED AT PRESCRIBED RATE. A HYDROSEED SLURRY OF SILVAFIBER TO BE APPLIED OVER THE SEEDED 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. Staker – Tan Copper Canyon
- M2 — CRUSHED ROCK 1–3" Dia. Staker – Burgandy Grey Colored
- DG — D.G. Substitute ¼" Minus Geneva Tan Crusher Fines
- LAWN — Sod Kentucky Blue Grass
- BOULDERS — 18"ø 2'ø 3'ø 4'ø
- 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

50% landscape coverage at maturity

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.

1 Landscape Plan

Scale: 1" = 20'-0"

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LICENSED LANDSCAPE ARCHITECT
06.10.2022

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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, -112.016804

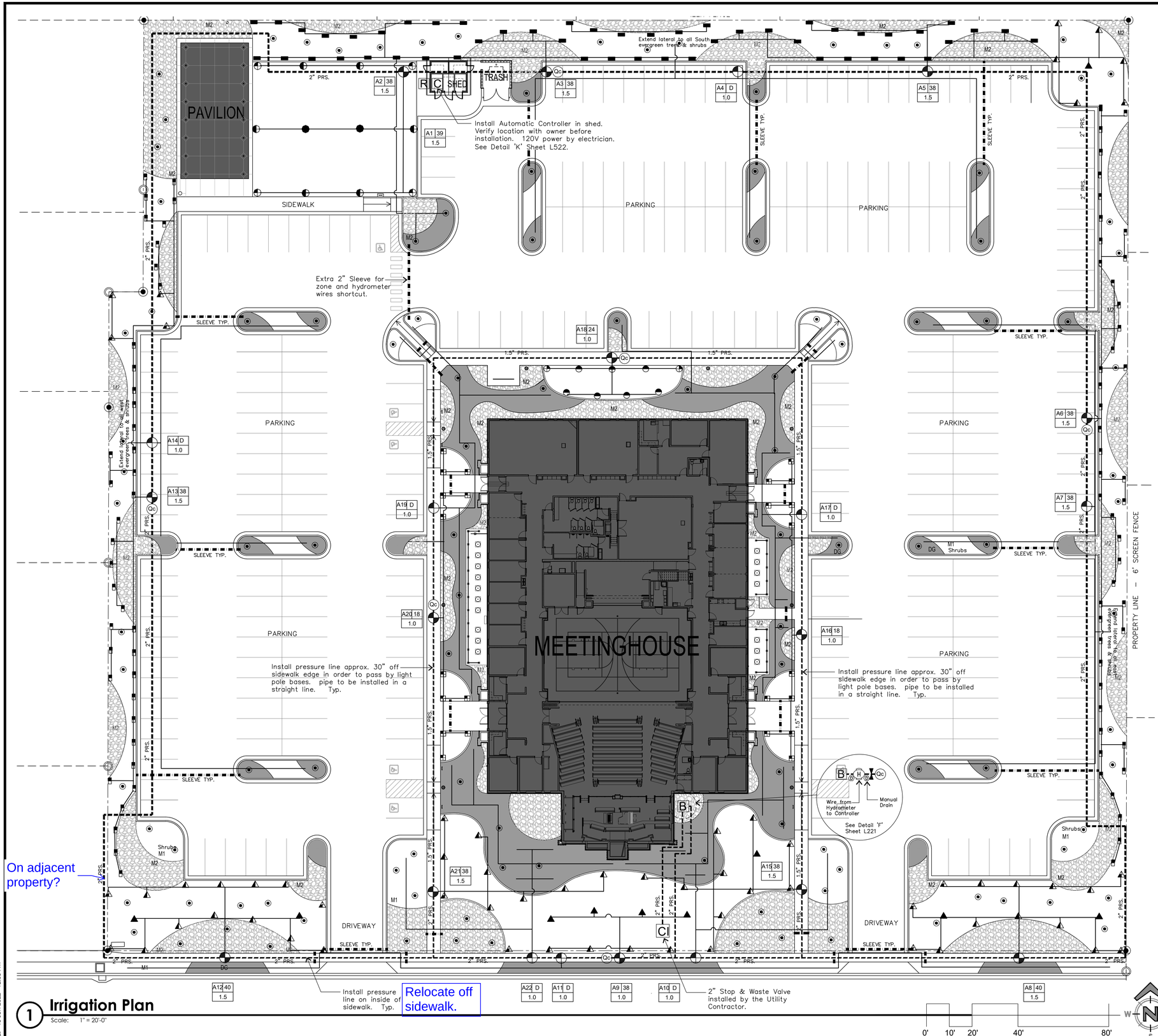
Owner #: 501-4025
Plan Series: Her 173C Custom
County Parcel: 48:498:0306
BHD #: 2142
Date: 14 Apr 2022

Drawing Issue and Revision Schedule

#	Date	Description
1	10 Jun 2022	Site Submittal

Landscape Plan

L101



1 Irrigation Plan

Scale: 1" = 20'-0"

Printed: 13 Jun 2022 12:05 PM

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

ZONE NO. → A1 | 25 ← GPM OR DRIP
VALVE SIZE → 1.0

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 ⅜" Minus Geneva Tan Crusher Fines
	LAWN Sod Kentucky Blue Grass
18"⌀ 2'⌀ 3' ⌀ 4'	BOULDERS
	CONCRETE MOW CURB 6"x6" See Civil Drawings
	CONTOUR LINES 1' INTERVAL
	NATIVE GRASSES Buffalo or Similar

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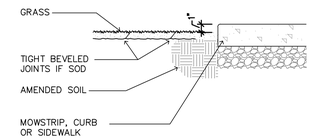
Owner #: 501-4025
Plan Series: Her 175C Custom
County Parcel: 48:498:0306
BHD #: 2142
Date: 14 Apr 2022

Drawing Issue and Revision Schedule

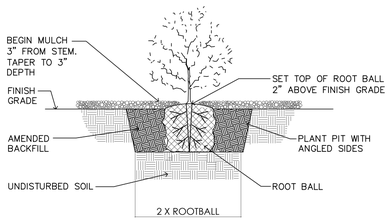
#	Date	Description
1	10 Jun 2022	Site Submittal

Irrigation Plan

L201



A LAWN / NATIVE GRASS
NOT TO SCALE



B SHRUB PLANTING DETAIL
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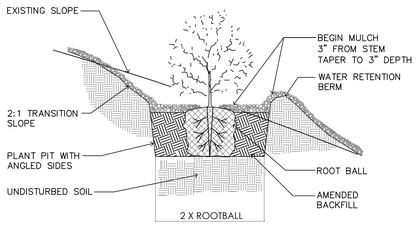
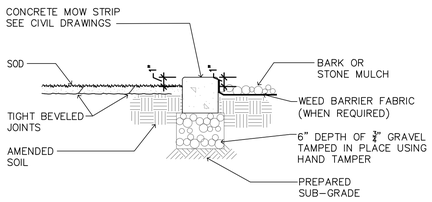


C SLOPE PLANTING
NOT TO SCALE

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
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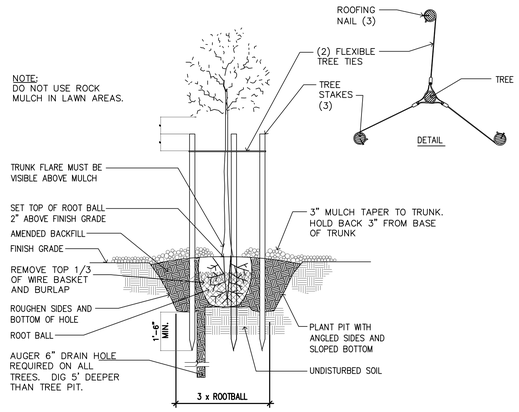
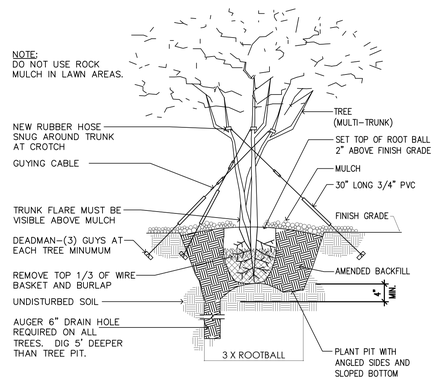
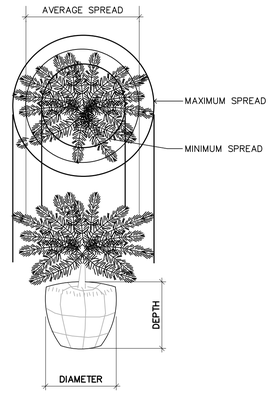


E TREE PLANTING & STAKING
NOT TO SCALE



F TREE GUYING (MULTI-TRUNK TREE)
NOT TO SCALE



G TYPICAL MEASUREMENT FOR PROSTRATE TYPE PLANTS
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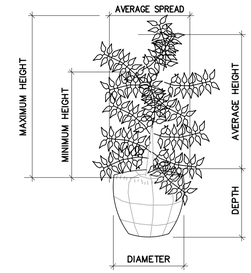

G TYPICAL MEASUREMENT FOR BROAD UPRIGHT TYPE
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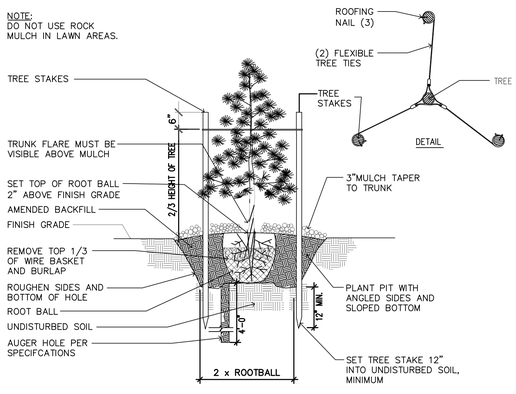

H CONIFER PLANTING AND STAKING
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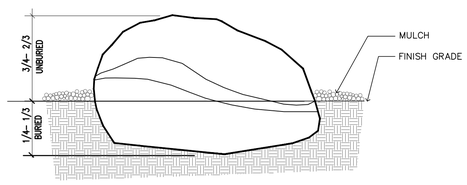

J BOULDER PLACEMENT DETAIL
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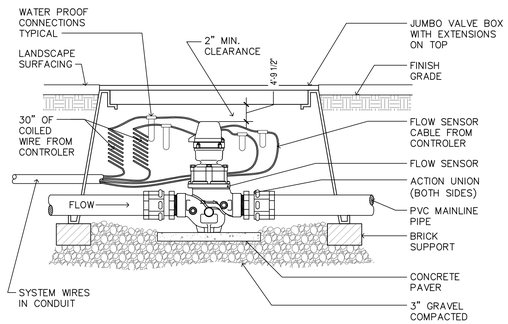

A FLOW SENSOR
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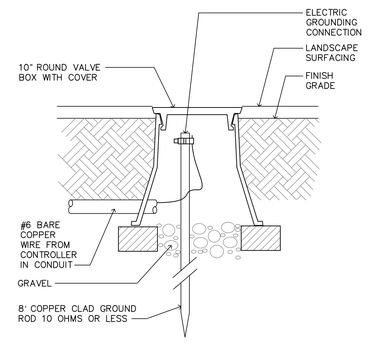

L LIGHTNING GROUNDING ROD
NO SCALE

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06.10.2022

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801-619-4040
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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

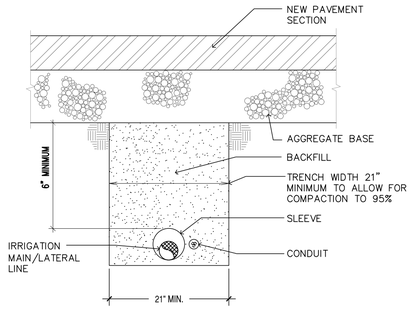
BHD #: 2142
County Parcel: 48:498:0306
Plan Series: Her 175C Custom
Owner #: 501-4025
Date: 14 Apr 2022

Drawing Issue and Revision Schedule

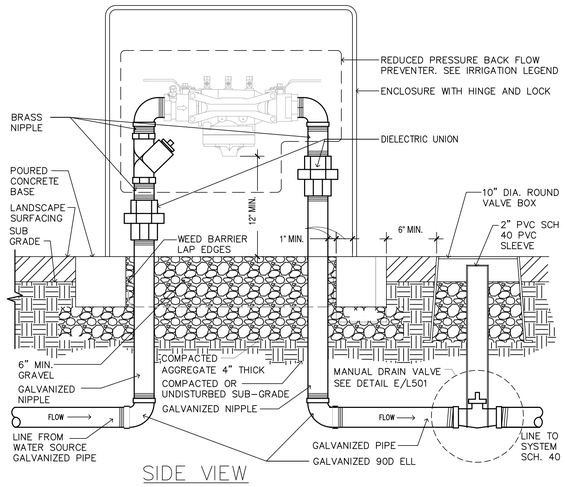
#	Date	Description
1	10 Jun 2022	Site Submittal

Landscape Details

L501

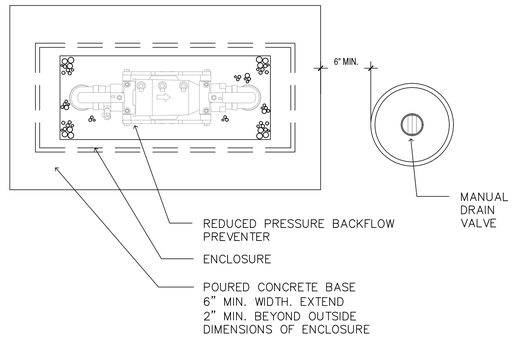


MISC. PIPE TRENCH DETAIL
NEW PAVEMENT AREAS
B NO SCALE

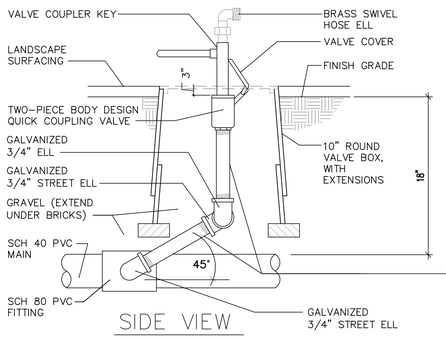


SIDE VIEW

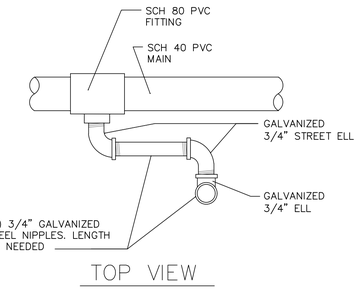
C REDUCED PRESSURE BACKFLOW PREVENTER
NO SCALE



TOP VIEW

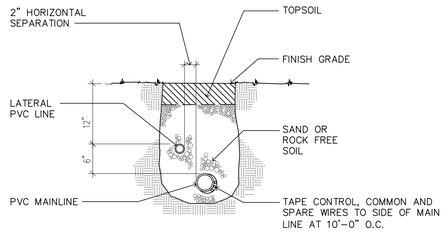


SIDE VIEW

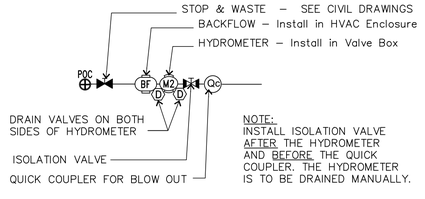


TOP VIEW

D QUICK COUPLING VALVE
NO SCALE

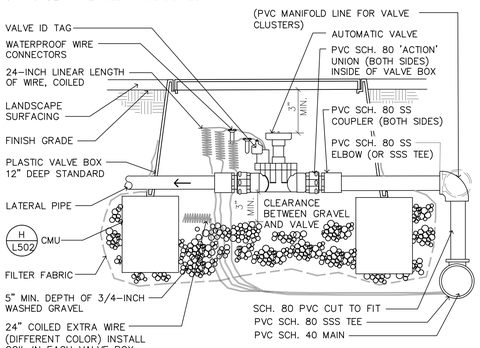


E TRENCH SECTION
NO SCALE



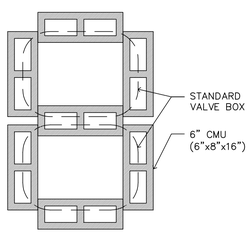
F POC SCHEMATIC LAYOUT
NO SCALE

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

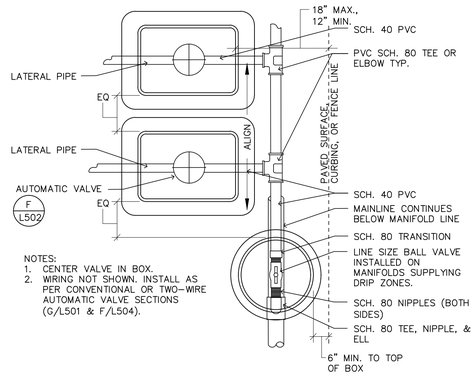


G AUTOMATIC VALVE
NO SCALE

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

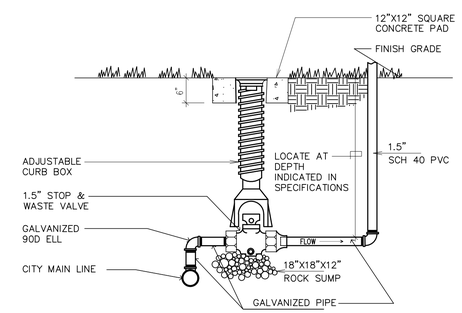


H CMU PLACEMENT
NO SCALE



NOTES:
1. CENTER VALVE IN BOX.
2. WIRING NOT SHOWN. INSTALL AS PER CONVENTIONAL OR TWO-WIRE AUTOMATIC VALVE SECTIONS (G/L501 & F/L504).

J MANIFOLD & VALVE ASSEMBLY
NO SCALE
USE AT VALVE CLUSTERS



K STOP & WASTE VALVE DETAIL
NO SCALE

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Overland 1, 2, & Eagle Mountain UT Central Stake

1407 East Sheps Ridge Road, Eagle Mountain, Utah 84005
40.336534, -112.016804

Date: 14 Apr 2022
BHD #: 2142
County Parcel: 48-498-0306
Plan Series: Her 175C Custom
Owner #: 501-4025

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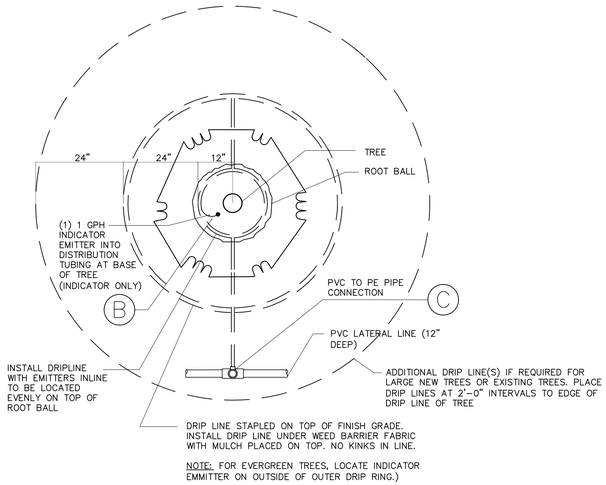
Irrigation Details

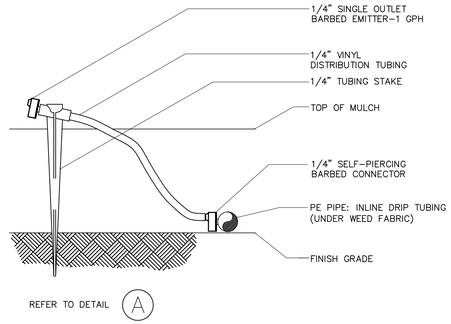
L521

Printed: 13 Jun 2022 12:08 PM



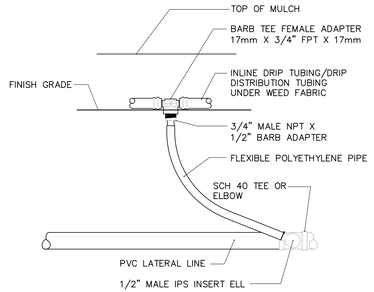
A TREE DRIP–PLAN VIEW (Planter Areas)
NO SCALE

NOTE: ALL FITTINGS TO INLINE DRIP TUBING TO BE COMPRESSION FITTINGS. IF MALE INSERTS ARE NEEDED, INSTALL WITH OETICKER CLAMPS.



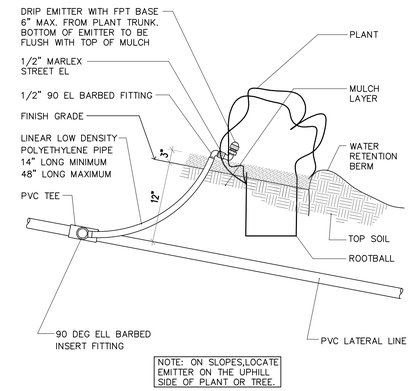
NOTE:
1. CONNECT EMITTER DIRECTLY INTO IN–LINE DRIP TUBING.
2. THIS IS AN INDICATOR ONLY EMITTER TO BE USED AT EACH TREE RING AND AREA WHERE IN–LINE TUBING IS INSTALLED.
3. 1/4" TUBING LENGTH: MINIMUM 14", MAXIMUM 24".

B INDICATOR EMITTER
NO SCALE



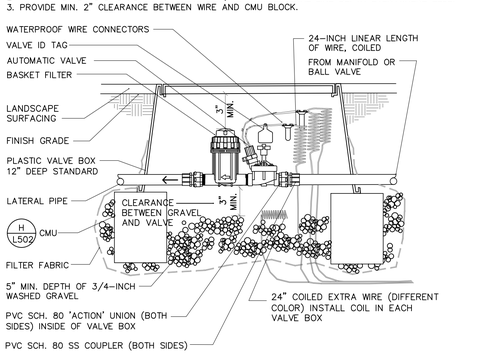
NOTE:
1. USE AT TREE RINGS ONLY.

C PVC TO PE PIPE CONNECTION
NO SCALE



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

D DRIP EMITTER
NO SCALE



NOTE:
1. PROVIDE BALL VALVE PER THIS DETAIL FOR SINGLE DRIP VALVE ASSEMBLY. IF MULTIPLE VALVES INSTALL PER I/L501
2. WIRING NOT SHOWN. INSTALL AS PER CONVENTIONAL OR TWO–WIRE AUTOMATIC VALVE SECTIONS (F/L504)

D DRIP VALVE ASSEMBLY
NO SCALE

SPRAY HEAD OR ROTOR NEXT TO CURB OR WALK
E
NO SCALE

SPRAY AND ROTARY HEAD ASSEMBLY
K
NO SCALE

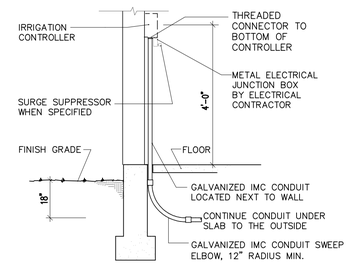
H TRENCH SECTION
NO SCALE

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

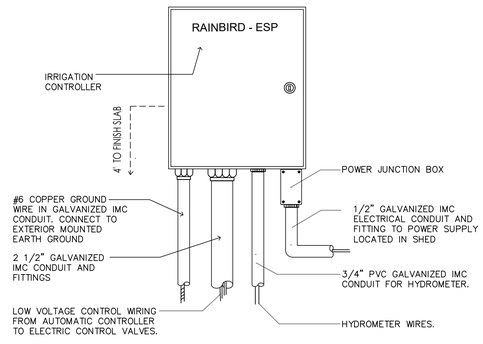
H DRIP VALVE ASSEMBLY
NO SCALE

NOTES:
1. LOCATE EMITTER ON BLDG. OR FENCE SIDE OF PLANT.
2. (6) EMITTERS MAX. PER LATERAL CONNECTION.

H DRIP EMITTER
1 1/2" = 1'–0"



J IRRIGATION CONTROLLER
NO SCALE



K CONTROLLER
NO SCALE

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Irrigation Details

L522

Printed: 13 Jun 2022 12:08 PM

1.5" minimum

Don't over plant these species,

6' minimum

Austrian Pine

TREE LEGEND

SYMBOL	PLANT TYPE	SCIENTIFIC NAME / COMMON NAME	DESCRIPTION	PLANT SIZE HT.	PLANT SIZE WD.	MATURE SIZE HT.	MATURE SIZE WD.	DROUGHT TOLERANT	COMMENTS
	Native Variety	Acer grandidentatum 'Highland Park' Big Tooth Maple	Clump B&B or Cont.	10'	3'	30'	15–20'	Yes	
	Native	Acer glabrum Rocky Mountain Maple	1.25" Cal. 15 Gal.	7'	2'	25'	15–20'	Yes	Largest Size Available
	Native Variety	Acer negundo 'Sensation' Box Elder	1.5" Cal. B&B or Cont.	10'	3'	30'	25'	Yes	A male seedless variety purported to be acceptable. We have no better large native tree available than this one.
	Native Variety	Prunus vergeniana 'Canada Red' Chokecherry	Clump B&B or Cont.	8'	3'	20'	18'	Yes	
	Native	Crataegus douglasii Black Hawthorn	1.25" Cal. 15 Gal.	10'	3'	30'	20'	Yes	Largest Size Available
	Native	Pinus aristata Bristlecone Pine	4–5' B&B or Cont.	4'	2'	18'	10'	Yes	Largest Size Available
	Native	Juniperus scopulorum Rocky Mountain Juniper	5–6' B&B or Cont.	4'	2'	20'	8'	Yes	Not Used
6'	Native Variety	Pinus flexilis glauca 'Vanderwolfe' Vanderwolfe Pine	B&B or Container	6'/8'	2–3'	30'	15'	Yes	

TREE NOTE TO CITY: Church requested experiment with 100% Native Trees. Some tree sized smaller than 1.5" caliper due to not being available larger. CC to approve

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

SHRUB LEGEND

SYMBOL	PLANT TYPE	SCIENTIFIC NAME / COMMON NAME	DESCRIPTION	PLANT SIZE HT.	PLANT SIZE WD.	MATURE SIZE HT.	MATURE SIZE WD.	DROUGHT TOLERANT	COMMENTS
	Native Variety	Potentilla fruticosa 'jackmanii' Potentilla	5 Gallon Container	2'	2'	3'	3'	Yes	
	Native Variety	Yucca filimentosa Adams Needle	5 Gallon Container	18"	18"	3'	3'	Yes	
	Native	Hesperaloe parvaflora Red Yucca	Bid Available Container	18"	18"	3'	3'	Yes	Not Used
	Native Variety	Ribes alpinum 'Green Mound' Alpine Currant	Bid Available Container	18"	18"	3'	3'	Yes	
	Native	Artemisia tridentata Big Sage	Bid Available Container	18"	18"	4'	4'	Yes	
	Native	Symphoricarpos oreophilus Mountain Snowberry	Bid Available Container	18"	18"	3'	3'	Yes	
	Native	Rhus trilobata Three Leaf Sumac	Bid Available Container	18"	18"	4–6'	4–6'	Yes	
	Native	Rosa woodssii Woods Rose	Bid Available Container	18"	18"	2–8'	2–8'	Yes	Size varies greatly depending on environmental factors.
	Native Variety	Cercocarpus intricatus Mt. Mahogany	Bid Available Container	18"	18"	4–5'	4'	Yes	
	Native Variety	Prunus besseyi 'Pownee Buttes' Western Sand Cherry	Bid Available Container	18"	18"	18"	4–6'	Yes	
	Native Variety	Arctostyphylos c. 'Panchito' Barberry Manzinita	Bid Available Container	18"	18"	2'	4'	Yes	Not Used

24" minimum at maturity

1 gallon minimum

GRASS & PERENNIAL LEGEND

SYMBOL	PLANT TYPE	SCIENTIFIC NAME / COMMON NAME	DESCRIPTION	PLANT SIZE HT.	PLANT SIZE WD.	MATURE SIZE HT.	MATURE SIZE WD.	DROUGHT TOLERANT	COMMENTS
	Native	Penstemon strictis Riding Hood or Bloom Beard Tongue	1 Gallon Container	12"	12"	3'	2'	Yes	
	Native	Salvia pachyphylla Mojave Sage	1 Gallon Container	18"	18"	18"	24"	Yes	
	Native Variety	Ratibida columnifera 'Yellow' Mexican Hat	1 Gallon Container	18"	18"	24"	24"	Yes	
	Native	Ericameria nauseosus Dwarf Rabitbrush	1 Gallon Container	18"	18"	24"	24"	Yes	
	Native	Asclepiias tuberos Butterfly Weed	1 Gallon Container	18"	18"	3'	3'	Yes	
	Native	Gaillardia x grandiflora 'Burgandy' Blanket Flower	1 Gallon Container	18"	18"	24"	24"	Yes	
	Native	Fallugia paradoxa Apache plum	1 Gallon Container	18"	18"	4–5'	4–5'	Yes	
	Native	Heuchera guacamole Green coral bells PINK PLUM	Seed	12"	12"	2'	3'	Yes	
	Native	Fectuca idahoensis Idaho fescue	1 Gallon Container	12"	6"	18"	18"	Yes	
	Native	Bouteloua gracilis Blye Grogama	1 Gallon Container	12"	6"	18"	24"	Yes	
	Native	Bouteloua dactylodies Buffalo Grass	Seed	–	–	12"	–	Yes	To be drill seeded and hydro-mulched over.

Siberian or Crested wheat grass and then use city recommended seed list on our projects.

IRRIGATION LEGEND - Heads

SYMBOL	DESCRIPTION	MANUF.	MODEL NO.	PSI	RADIUS	GPM	PREC. IN/HR
	PRS – SPRAY HEAD	RAINBIRD	1806 HE VAN 10H	30	10'	.82	2.80
	PRS – SPRAY HEAD	RAINBIRD	1806 HE VAN 12H	30	12'	1.18	1.58
	PRS – SPRAY HEAD	RAINBIRD	1806 VAN 18Q	30	18'	1.33	1.83
	PRS – SPRAY HEAD	RAINBIRD	1806 VAN 18H	30	18'	2.66	1.83
	PRS – SPRAY HEAD	RAINBIRD	1804 MPR 18F	30	18'	5.32	1.83
	PRS – SPRAY HEAD	RAINBIRD	1804 MPR 12H	30	12'	1.30	2.01
	PRS – SPRAY HEAD	RAINBIRD	1804 MPR 12Q	30	12'	.65	2.01
	PRS – SPRAY HEAD	RAINBIRD	1804 MPR 15Q	30	15'	.92	1.83
	PRS – SPRAY HEAD	RAINBIRD	1804 MPR 15H	30	15'	1.85	1.83
	PRS – SPRAY HEAD	RAINBIRD	1804 MPR 15F	30	15'	3.70	1.83
	FULL CIRCLE	RAINBIRD	5004 SERIES MPR 30g	55	30'	6.39	.79
	HALF CIRCLE	RAINBIRD	5004 SERIES MPR 30g	55	30'	3.30	.79
	QUARTER CIRCLE	RAINBIRD	5004 SERIES MPR 30g	55	30'	1.56	.68
	SHRUB DRIP EMITTER	RAINBIRD	XERI-BUG XBT-20PC 1/2" FPT 2.0 GPH				
	SHRUB DRIP EMITTER	RAINBIRD	XERI-BUG XBT-20PC 1/2" FPT 1.0 GPH				
	TREE DRIP LINE	NETIFIM	DRIPLINE 0.9 GPH EMITTERS 12" O.C. *				

IRRIGATION LEGEND - Controller & Valves

SYMBOL	DESCRIPTION	MANUF.	MODEL NO. / COMMENTS
	DRIP VALVE ASSEMBLY	RAINBIRD	XCZ-100-B-COM
	ELECTRIC VALVE	RAINBIRD	PEB VALVES – 1"
QC	QUICK COUPLER VALVE	RAINBIRD	33DRC – (3/4")
	GATE VALVE	NIPCO T-113	NON-RISING STEM GATE VALVE – SIZE PER MAIN LIE
C	CONTROLLER	RAINBIRD	ESP LXME2 PRO MODULAR 24 STATION
H	HYDROMETER	NETIFIM	LHM 15TG1-MEL
B	BACKFLOW	WILKENS	MODEL375B-1.5"
CI	CULINARY WATER CONN.	MUELLER	ORISEAL 2.0" S&W VALVE – Installed by Utility Contractor See installation Detail "K" Drawing L522
R	RAIN SENSOR	RAINBIRD	WIRELESS RAIN / FREEZE SENSOR
D	MANUAL DRAIN	NIPCO	3/4" BRASS GLOBE VALVE

IRRIGATION LEGEND - Pipe & Drip

SYMBOL	DESCRIPTION
----------	SCH 40 PVC PRESSURE LINE 2.0" & 1.5"
- - - - - -	CLASS 200 PVC SLEEVE PIPE – Two sizes larger than pipe size. Use everywhere piping & wires go under concrete or asphalt
————	SCH 40 PVC LATERAL LINE – Sized according to Pipe Sizing Chart

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

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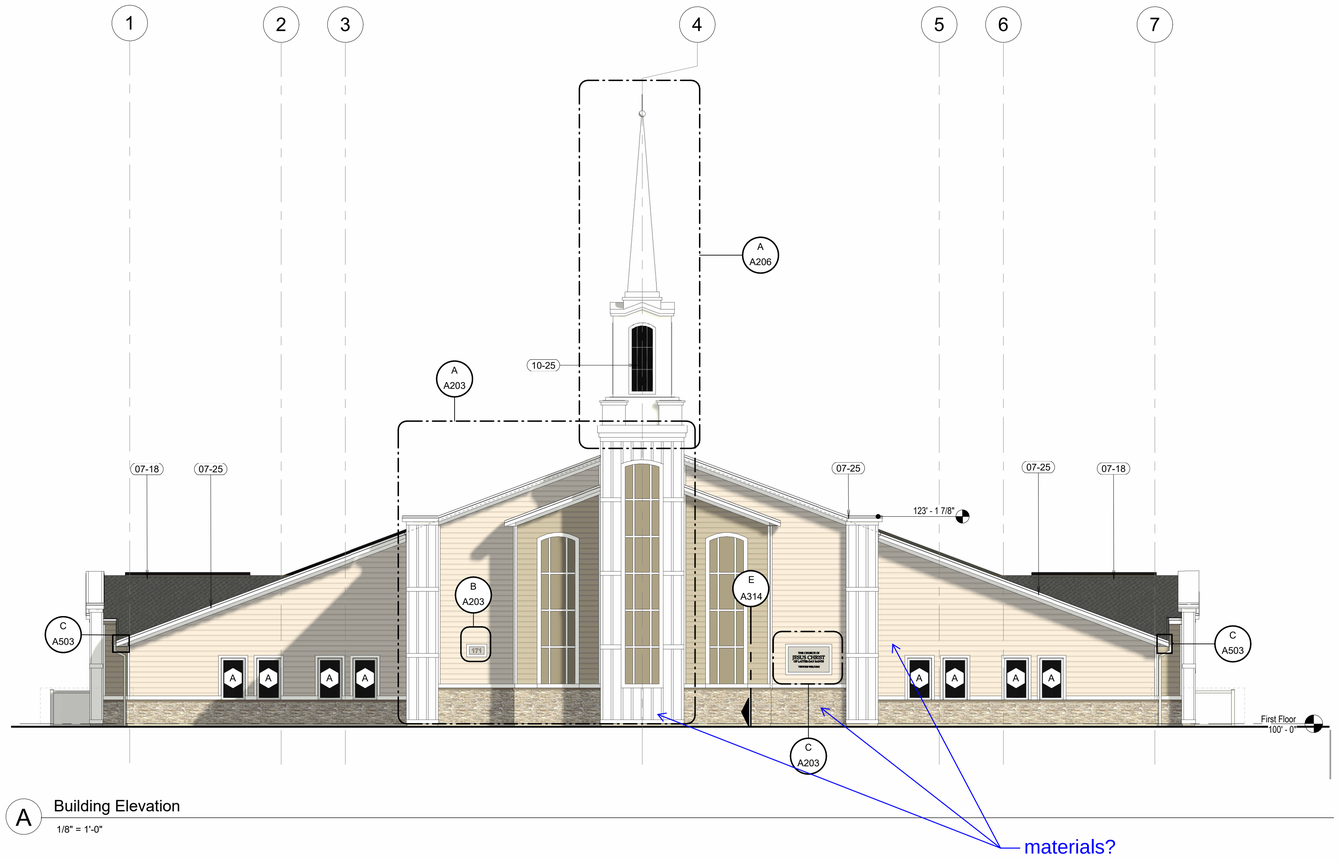
Legends

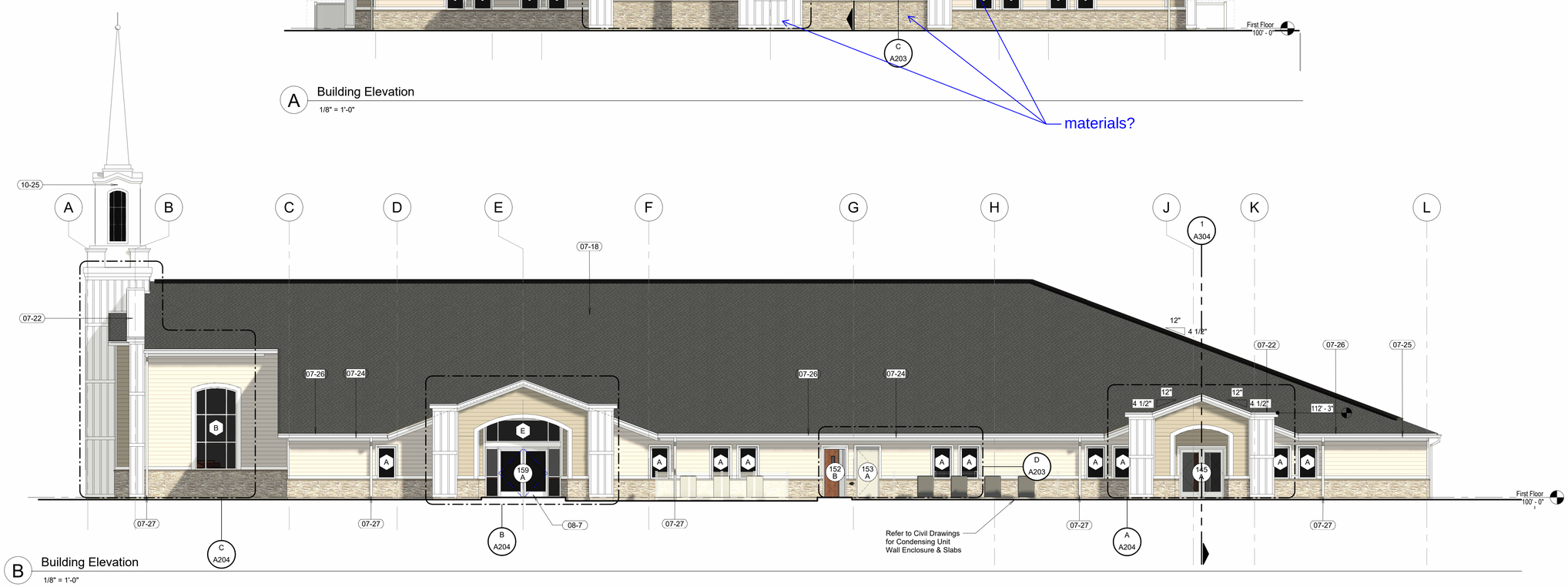
L601

Printed: 13 Jun 2022 12:09 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



A Building Elevation
1/8" = 1'-0"



B Building Elevation
1/8" = 1'-0"

2022-06-13 3:52:03 PM

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LICENSED ARCHITECT
Lafe Theodore Harris
Expires 14 Jun 2022
6978898-0301
STATE OF UTAH

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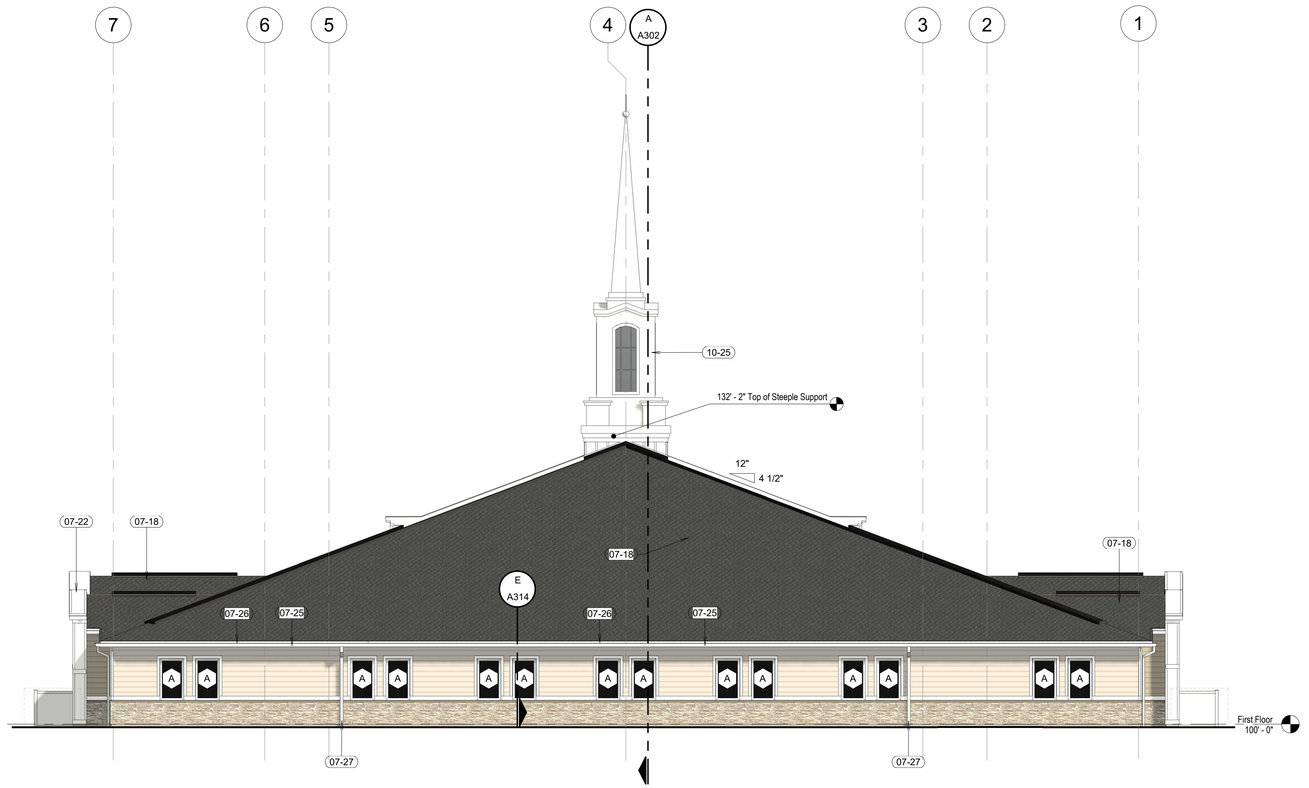
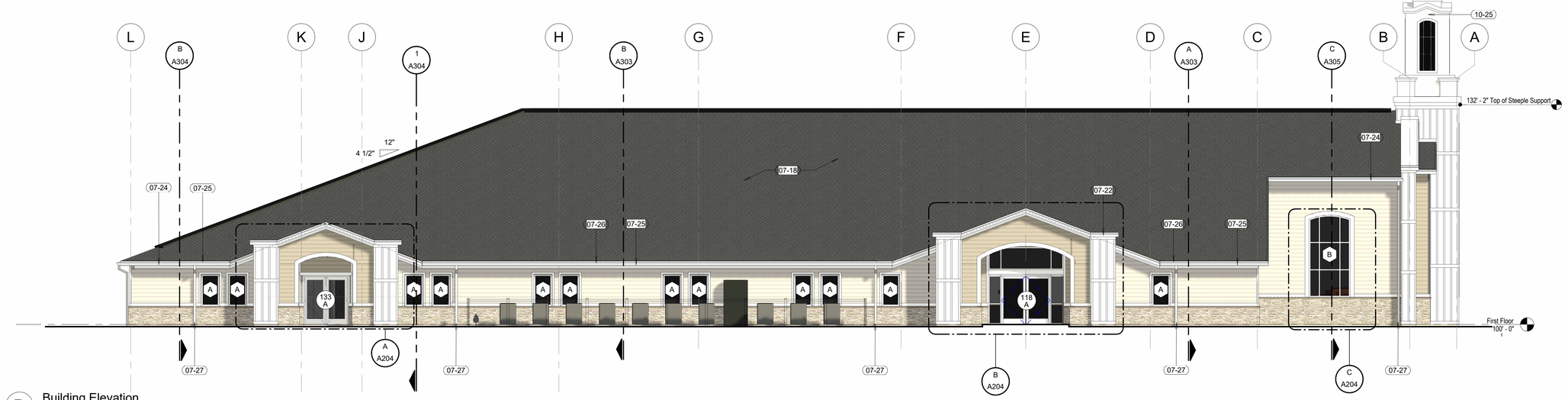
Exterior Elevations

A201

#	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
10-25	Aluminum Steeple Assembly; Refer to Elevations & Detailing



A Building Elevation
1/8" = 1'-0"



B Building Elevation
1/8" = 1'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
6278859-0301
14 Jun 2022
STATE OF UTAH

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
40.336564, -112.010606

Date: 10 Jun 2022
BHD #: 2142
County Parcel: 48:498:0306
Plan Series: Her 17.5C Custom
Owner #: 501-4025

Drawing Issue and Revision Schedule

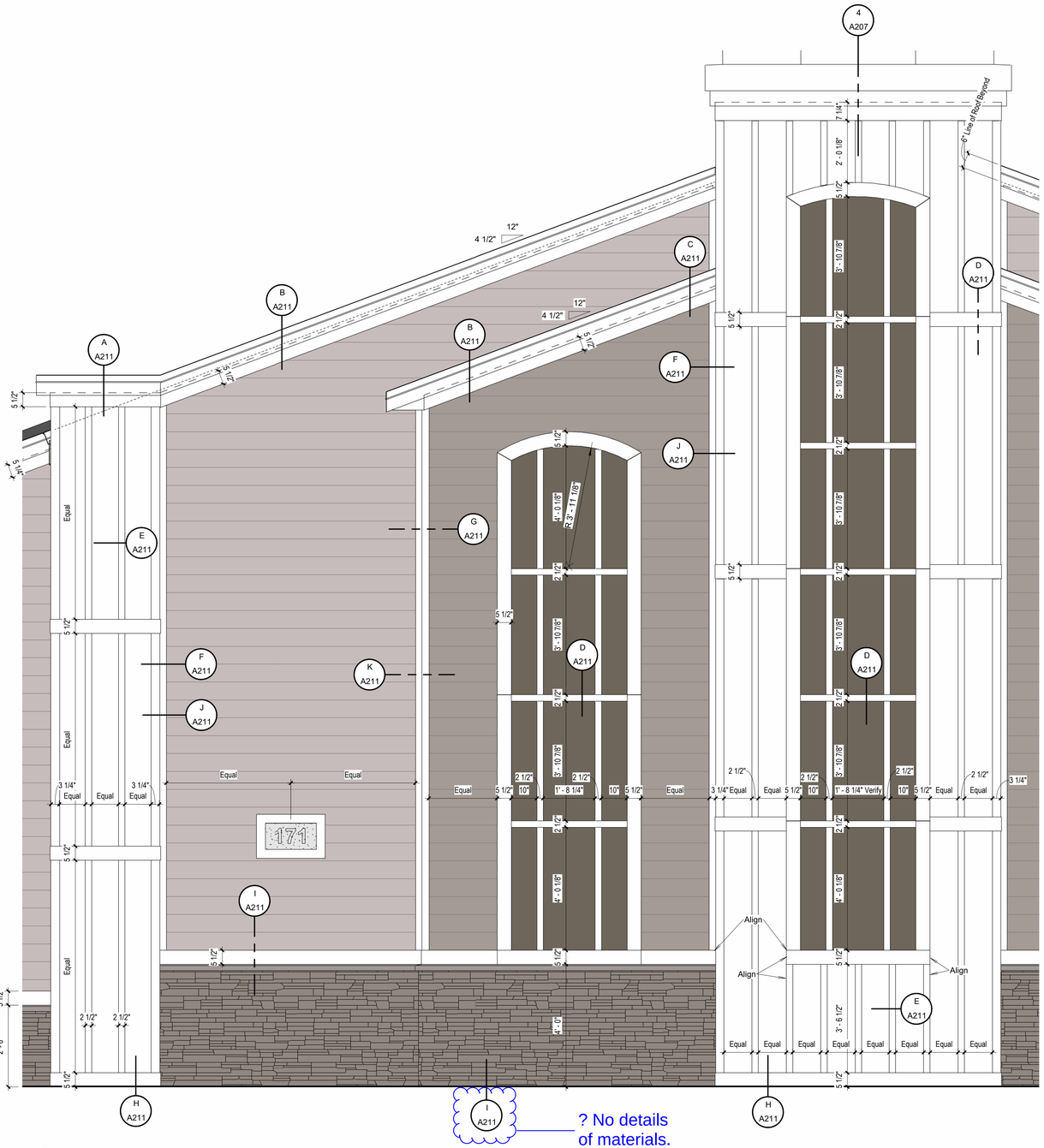
#	Date	Description
1	10 Jun 2022	City Site Submittal

Exterior Elevations

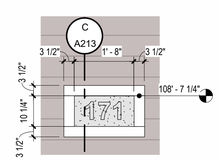
A202

2022-06-13 3:52:31 PM

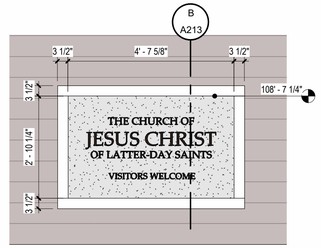
#	Keynote Legend
Key	Description



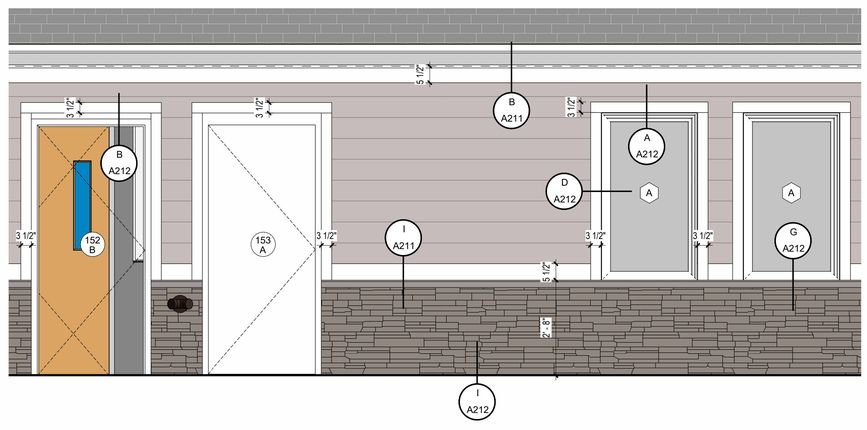
A Steeple Wall Elevation
1/2" = 1'-0"



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"

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LICENSED ARCHITECT
Lafe Theodore Harris
Expires 14 Jun 2022
8978898-0301
STATE OF UTAH

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

Date:	BHD #:	County Parcel:	Plan Series:	Owner #:
10 Jun 2022	2142	48:498:0306	Her 17 SC Custom	501-4025

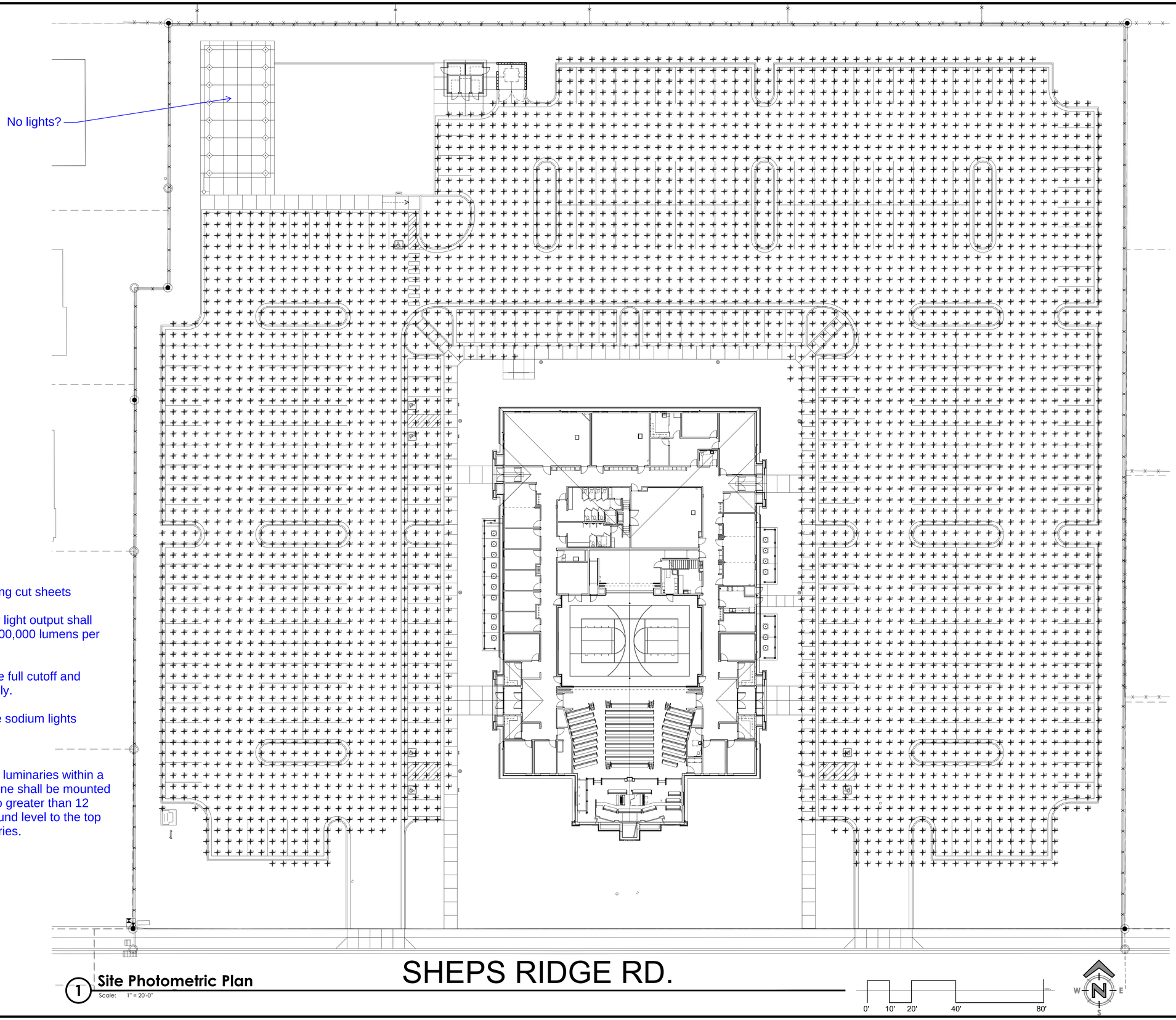
Drawing Issue and Revision Schedule

#	Date	Description
3	///	///
2	///	///
1	10 Jun 2022	City Site Submittal

Enlarged Exterior Elevations

A203

2022-06-13 3:52:40 PM



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"

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Suite 205 Draper, Utah 84020

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 175C Custom
County Parcel: 48:498:0306
BHD #: 2142
Date: 10 Jun 2022

Drawing Issue and Revision Schedule

#	Date	Description
1	10 Jun 2022	City Site Submittal

Site Photometric Plan

E111

Printed: 14 Jun 2022 10:07 AM

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 "upsize" 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.

NOTARY PUBLIC
Residing at: Salt Lake County

BRYON FRANKLIN PRINCE
NOTARY PUBLIC · STATE OF UTAH
COMMISSION# 681328
COMM. EXP. 01-26-2019

CITY
EAGLE MOUNTAIN CITY

By: Tom Westmoreland
Its: Mayor

Approved as to form and legality:

City Attorney

Attest:

City Recorder

CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

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

FIONNUALA B KOFOED
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 686717
COMM. EXP. 01-17-2020

OWNER
STATE OF UTAH, through
the School and Institutional
Trust Lands Administration

David Ure

By: David Ure
Its: Director

Approved as to Form:

Special Assistant Attorney General

OWNER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF SALT LAKE)

On 24th 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 Russell Roe

NOTARY PUBLIC
Residing at: Salt Lake County

ALAN RUSSELL ROE
Notary Public State of Utah
My Comm. Exp: May 6, 2021
Comm. Number: 694764

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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 ¼ 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 ¼ Section line 1,952.67 feet to a 1990 Utah County monument marking the West ¼ 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 ¼ 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 ¼ 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°25'50" (chord: S40°26'38"W 187.32 feet); thence S50°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°49'29" (chord: S46°14'48"W 47.08 feet) to the easterly line of said Sweetwater Road; thence N0°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°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°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°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°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°59'55"E) 223.26 feet through a central angle of 50°09'54" (chord: N25°04'52"E 216.20 feet); thence N50°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°25'50" (chord: N40°26'38"E 217.69 feet); thence N30°43'46"E 1,052.65 feet to the north line of said Section; thence S89°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°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°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°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°53'55" (chord: N32°38'31"W 1,299.55 feet); thence N65°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°17'44"E) 29.76 feet through a central angle of 3°44'53" (chord: N26°34'42"E 29.76 feet); thence N28°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)

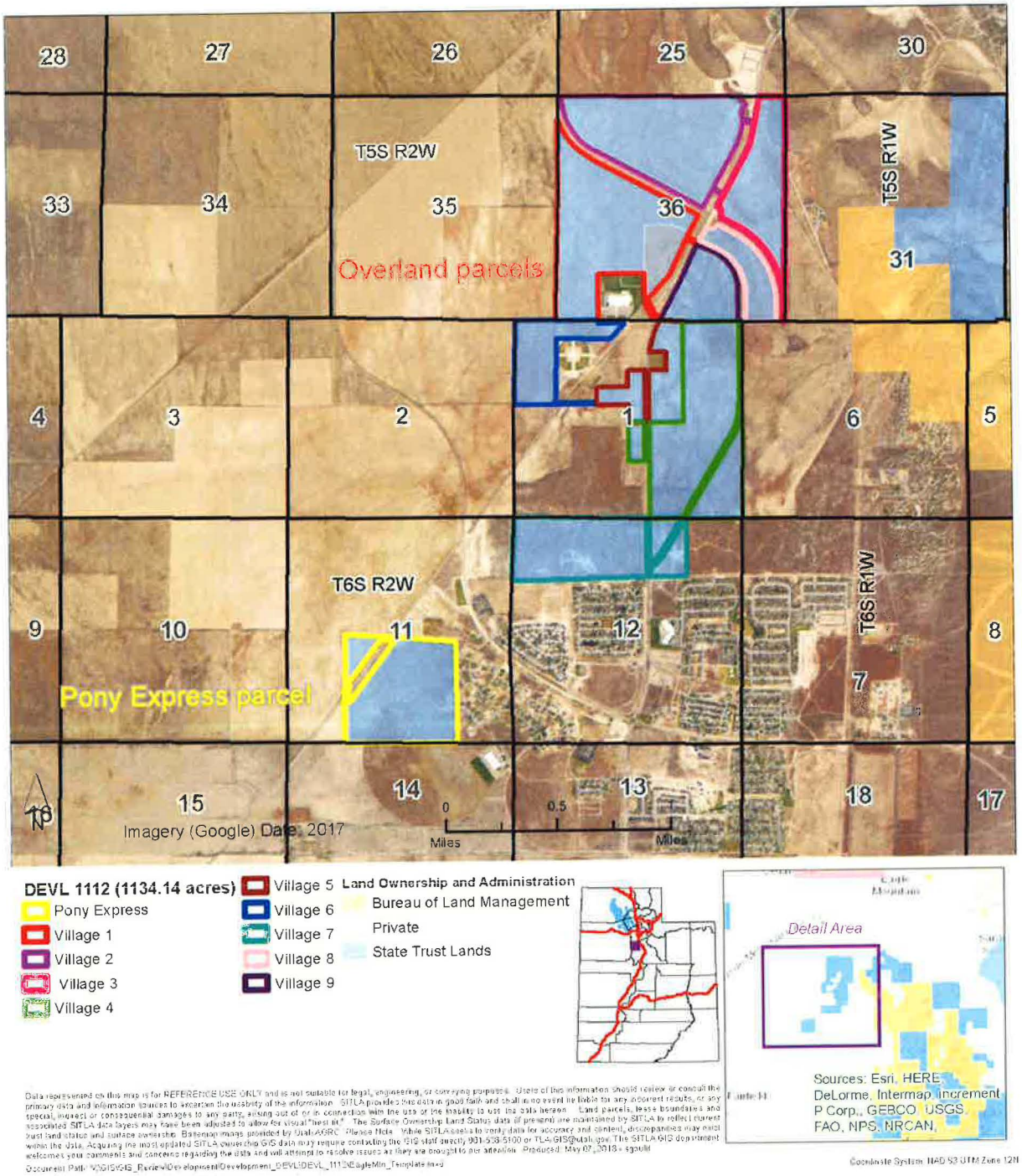
PUBLIC SPACE (PONY EXPRESS TRAIL PARK): BEGINNING AT A POINT S00°20'56"E 2911.14 FEET AND S89°39'04"W 158.94 FEET FROM THE NORTH 1/ 4 CORNER OF SECTION 11, T6S, R2W, SLB&M. BASIS OF BEARING BEING: S89°39'04"W BETWEEN THE NORTHEAST CORNER AND THE NORTH 1/ 4 CORNER OF SAID SECTION 11. THENCE S36°42'15"W 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:

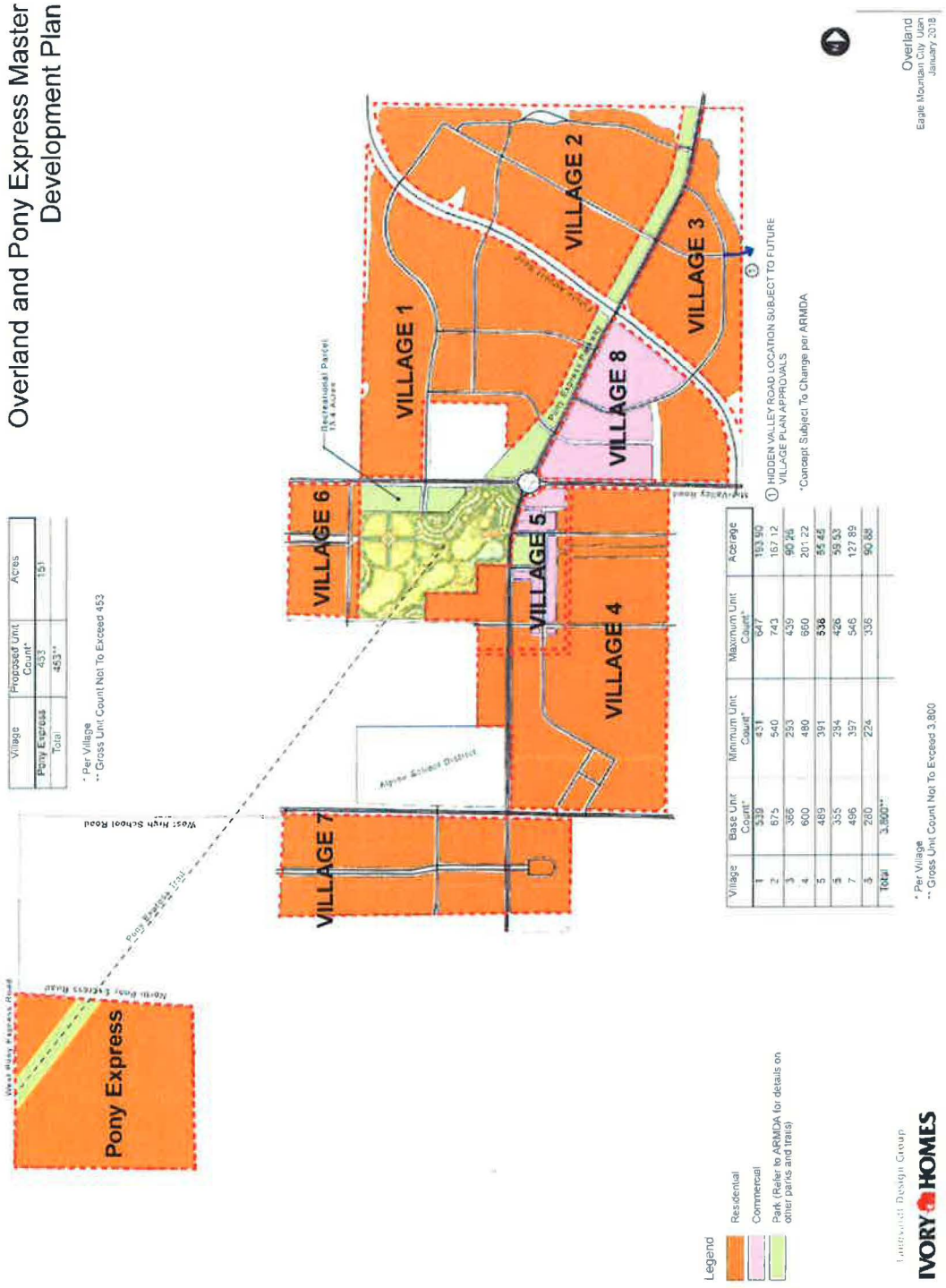


Data represented on this map is for REFERENCE USE ONLY and is not suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. SITLA provides this data in good faith and shall in no event be liable for any incorrect results, or any special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data hereon. Land parcels, lease boundaries and associated SITLA data layers may have been adjusted to allow for visual "best fit". The Surface Ownership Land Status data (if present) are maintained by SITLA to reflect current trust land status and surface ownership. Basemap images provided by UtahAGRC. 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 801-538-5100 or TLAGIS@utah.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. Produced: May 07, 2018 - sgould

Document Path: \\NGIS\GIS_Review\Development\Development_DEVL\DEVL_1112\EagleMtn_Template.mxd

Exhibit "B"

Master Plan



Village	Proposed Unit Count*	Acres
Pony Express	453	151
Total	453**	

* Per Village
** Gross Unit Count Not To Exceed 453

Village	Base Unit Count*	Minimum Unit Count*	Maximum Unit Count*	Acreage
1	539	431	647	193.90
2	675	540	743	167.12
3	366	293	439	90.26
4	600	480	660	201.22
5	489	391	538	85.45
6	355	284	426	59.53
7	496	397	546	127.89
8	280	224	336	90.68
Total	3,800**			

* Per Village
** Gross Unit Count Not To Exceed 3,800

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

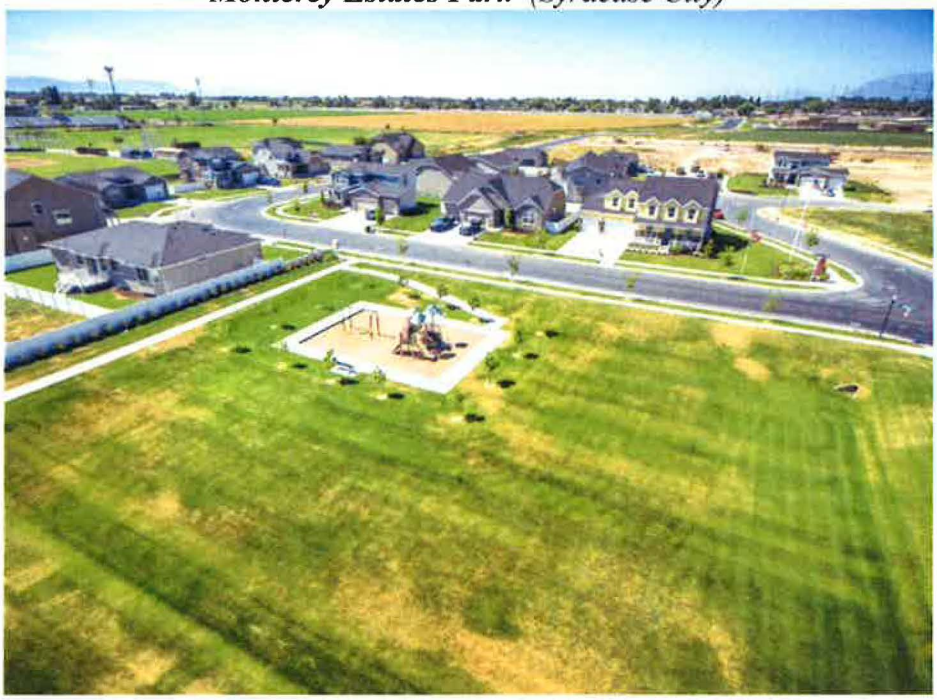
Bellevue Park *(Draper City)*

Ivory Ridge Park *(Lehi City)*

Exhibit "E" (continued)

MEDIUM PARK EXAMPLES

Monterey Estates Park *(Syracuse City)*

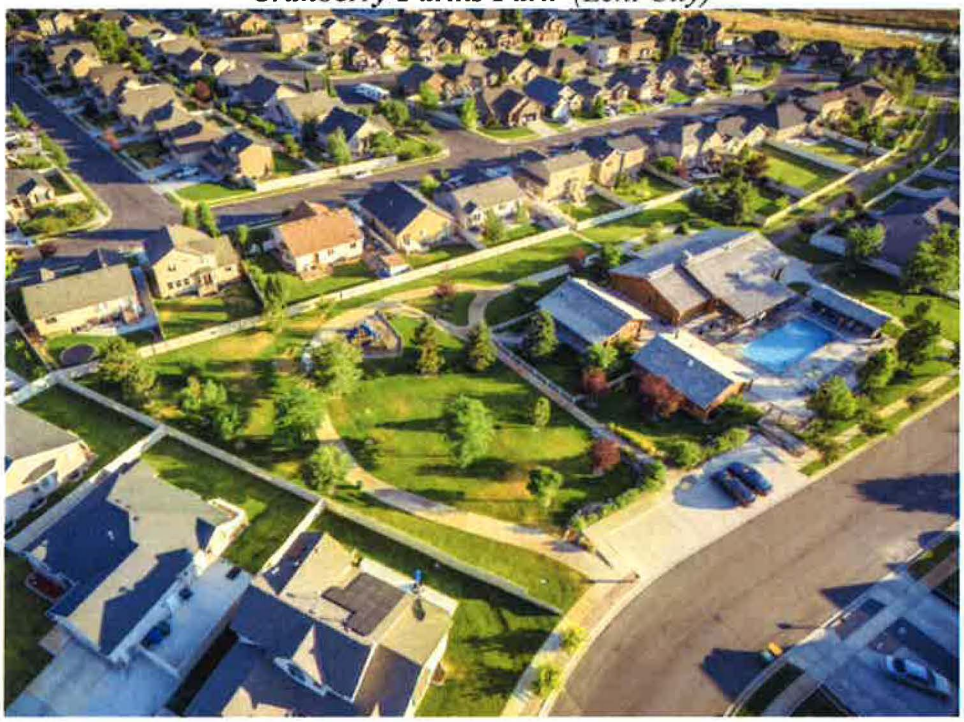


Colony Pointe Park *(Lehi City)*

Exhibit "E" (continued)

SMALL PARK EXAMPLES

Cranberry Farms Park *(Lehi City)*



Tuscan Estates Park *(South Ogden City)*

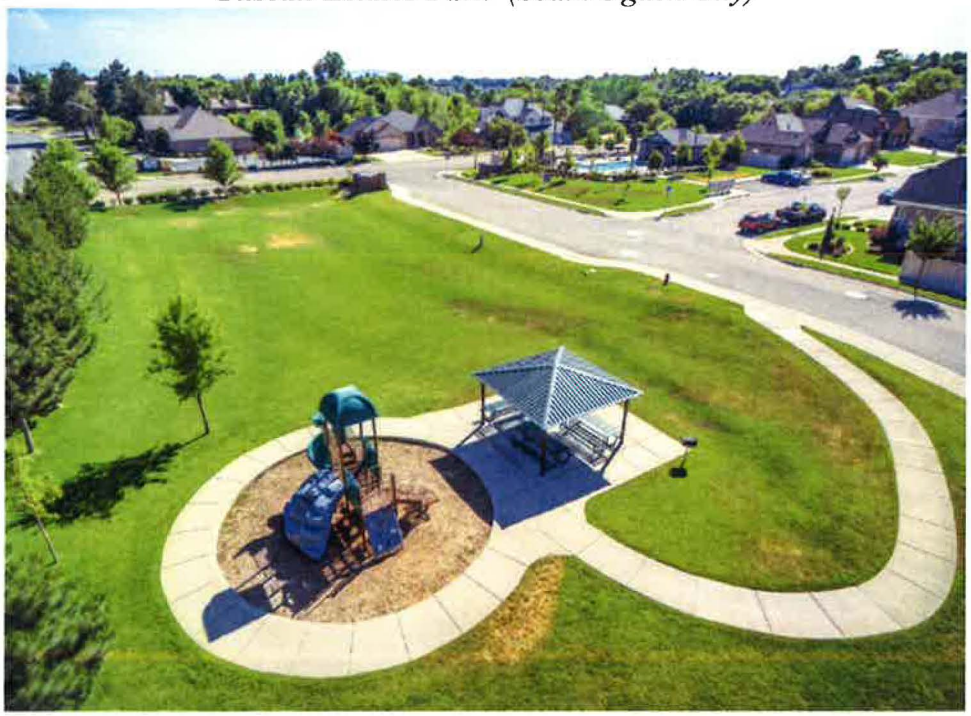


Exhibit "F"

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:

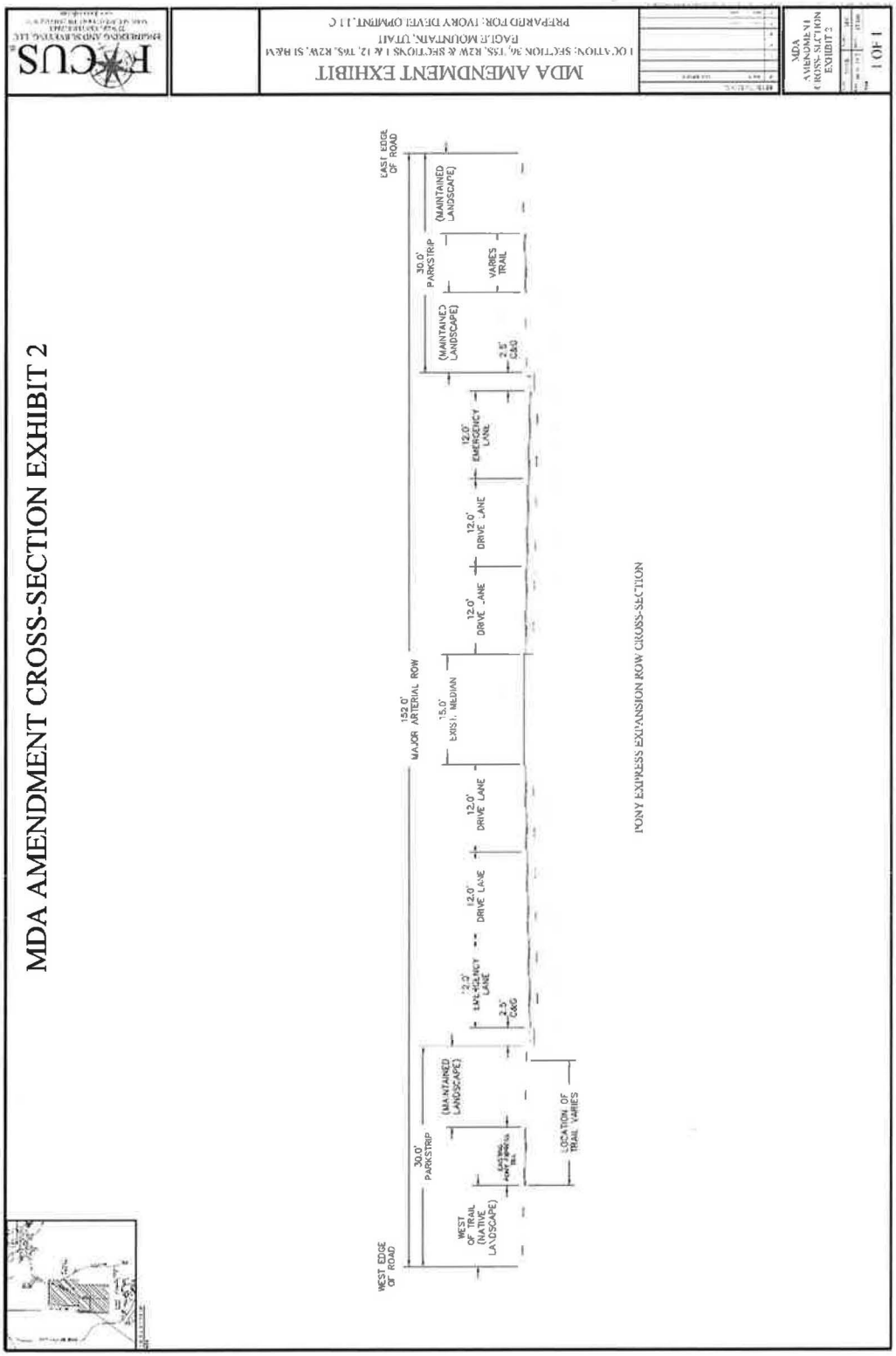
_____ Notary Public
Residing in: _____

Exhibit "H"

Trails Plan

Exhibit "I"

Cross-Section of Expansion of Pony Express Parkway



N Fiona St
E Lowe Peak Dr
Packard Dr
E Kelsey Dr
E Kelsey Dr
Kelsey Dr
N Davis Knls
N Little Mountain Way
N Vernon Dr
E Lowe Peak Dr
E Thorpe Dr
N Fiona St
E Sheps Ridge Rd
N Vernon Dr
N Pony Express Pkwy
N Davis Knls
E Sheps Ridge Rd
White Rock Rd

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **AUGUST 23, 2022**		
TITLE:	ACTION ITEM -- 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:
Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the proposed Third Amendment to the Amended and Restated Master Development Agreement for Overland Development and Pony Express.

ATTACHMENTS:

Overland Amended and Restated MDA - 2nd Amendment.pdf
Overland Amended and Restated MDA - 1st Amendment.pdf
Overland Amended and Restated MDA.pdf
Overland DA 3rd Amend Draft.docx
Club Ivory and Home Exhibit.pdf

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.

PETER STEVEN GAMVROULAS
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 698412
COMM. EXP. 01-10-2022

NOTARY PUBLIC
Residing at:
SALT LAKE COUNTY

CITY
EAGLE MOUNTAIN CITY

By: Tom Westmoreland
Its: Mayor

Approved as to form and legality:

City Attorney

Attest:

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

FIONNUALA B KOFOED
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 711066
COMM. EXP. 03-09-2024

OWNER
STATE OF UTAH,
through the School and
Institutional Trust Lands
Administration

David Ure
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 11th day of ~~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.

LISA STAMPS JONES
NOTARY PUBLIC -STATE OF UTAH
My Comm. Exp 05/16/2022
Commission # 700487

NOTARY PUBLIC
Residing at: Salt Lake

Exhibit A

Possible Retention Pond Location along Pony Express Parkway

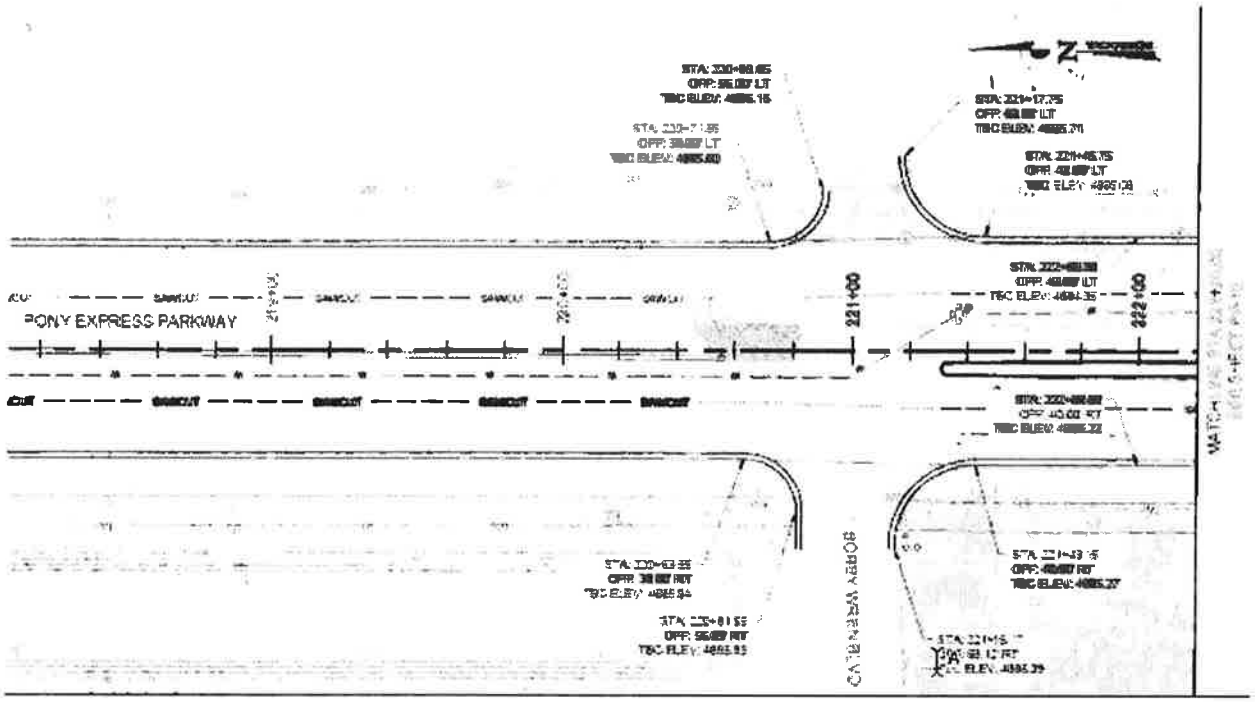
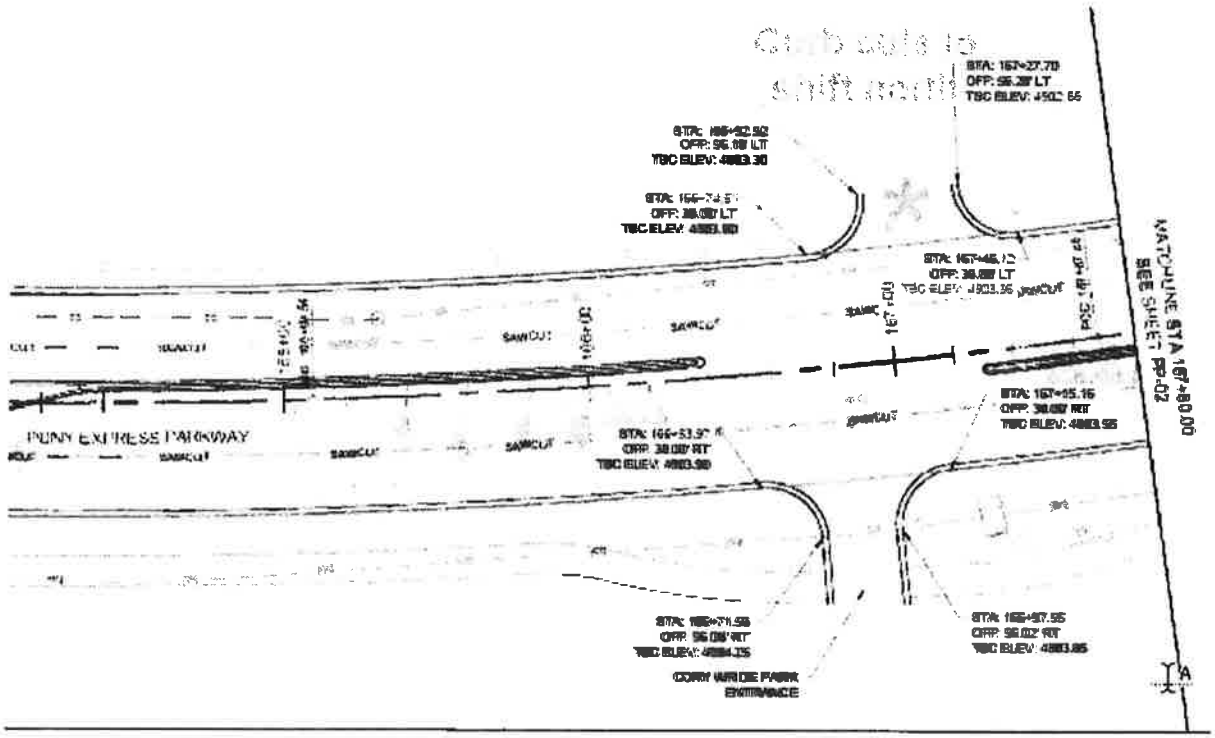


Exhibit B

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+/-

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)*]

MASTER DEVELOPER
Ivory Homes, Ltd.

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 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.

PETER STEVEN GAMVROULAS
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 698412
COMM. EXP. 01-10-2022

NOTARY PUBLIC
Residing at: SALT LAKE COUNTY

CITY
EAGLE MOUNTAIN CITY

By: Tom Westmoreland
Its: Mayor

Attest:

City Recorder

Approved as to form and legality:

City Attorney

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF UTAH)

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.

NOTARY PUBLIC
Residing at: Utah County

FIONNUALA B KOFOED
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 711066
COMM. EXP. 03-09-2024

OWNER
STATE OF UTAH, through the School and Institutional Trust Lands Administration

David Ure

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 11th day of ~~August~~ December 2020, ~~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.

LISA STAMPS JONES
NOTARY PUBLIC -STATE OF UTAH
My Comm. Exp 05/16/2022
Commission # 700487

NOTARY PUBLIC
Residing at: Salt Lake

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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 "upsize" 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.

NOTARY PUBLIC
Residing at: Salt Lake County

BRYON FRANKLIN PRINCE
NOTARY PUBLIC · STATE OF UTAH
COMMISSION# 681328
COMM. EXP. 01-26-2019

CITY
EAGLE MOUNTAIN CITY

By: Tom Westmoreland
Its: Mayor

Approved as to form and legality:

City Attorney

Attest:

City Recorder

CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

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

FIONNUALA B KOFOED
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 686717
COMM. EXP. 01-17-2020

OWNER
STATE OF UTAH, through
the School and Institutional
Trust Lands Administration

David Ure

By: David Ure
Its: Director

Approved as to Form:

Special Assistant Attorney General

OWNER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF SALT LAKE)

On 24th 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 Russell Roe

NOTARY PUBLIC
Residing at: Salt Lake County

ALAN RUSSELL ROE
Notary Public State of Utah
My Comm. Exp: May 6, 2021
Comm. Number: 694764

TABLE OF EXHIBITS

Exhibit "A"	Legal Description and General Depiction of Property
Exhibit "B"	Master Plan
Exhibit "C"	City's Vested Laws
Exhibit "D"	Reimbursable Improvements
Exhibit "E"	Parks and Open Space Examples
Exhibit "F"	Village 1 Parks, Open Space, Trails, and Amenities Master Plan
Exhibit "G"	Sample Owner's Dedication Language
Exhibit "H"	Trails Plan
Exhibit "I"	Cross Section of Expansion of Pony Express Parkway

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 ¼ 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 ¼ Section line 1,952.67 feet to a 1990 Utah County monument marking the West ¼ 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 ¼ 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 ¼ 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°25'50" (chord: S40°26'38"W 187.32 feet); thence S50°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°49'29" (chord: S46°14'48"W 47.08 feet) to the easterly line of said Sweetwater Road; thence N0°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°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°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°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°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°59'55"E) 223.26 feet through a central angle of 50°09'54" (chord: N25°04'52"E 216.20 feet); thence N50°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°25'50" (chord: N40°26'38"E 217.69 feet); thence N30°43'46"E 1,052.65 feet to the north line of said Section; thence S89°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°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°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°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°53'55" (chord: N32°38'31"W 1,299.55 feet); thence N65°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°17'44"E) 29.76 feet through a central angle of 3°44'53" (chord: N26°34'42"E 29.76 feet); thence N28°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)

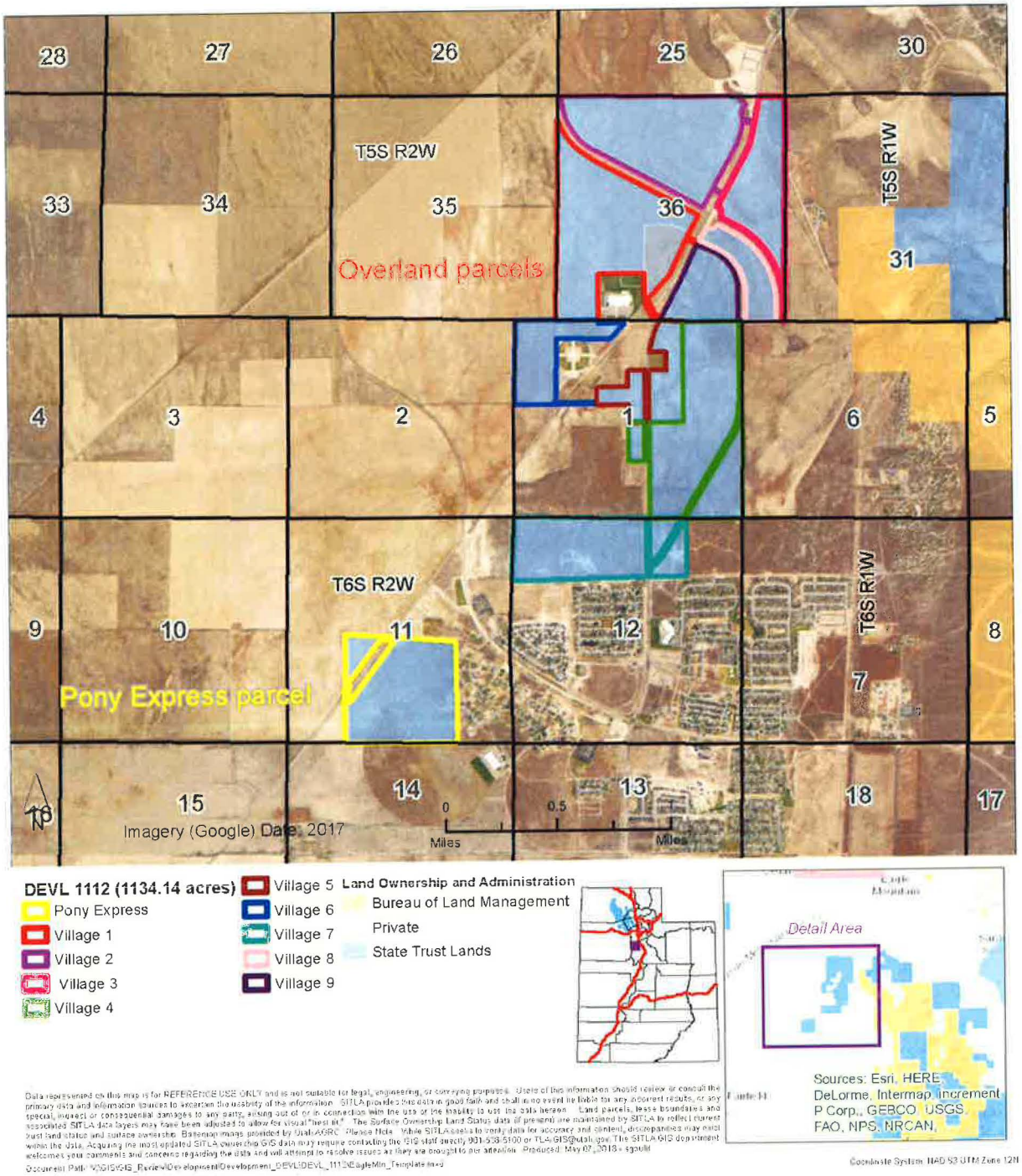
PUBLIC SPACE (PONY EXPRESS TRAIL PARK): BEGINNING AT A POINT S00°20'56"E 2911.14 FEET AND S89°39'04"W 158.94 FEET FROM THE NORTH 1/ 4 CORNER OF SECTION 11, T6S, R2W, SLB&M. BASIS OF BEARING BEING: S89°39'04"W BETWEEN THE NORTHEAST CORNER AND THE NORTH 1/ 4 CORNER OF SAID SECTION 11. THENCE S36°42'15"W 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:

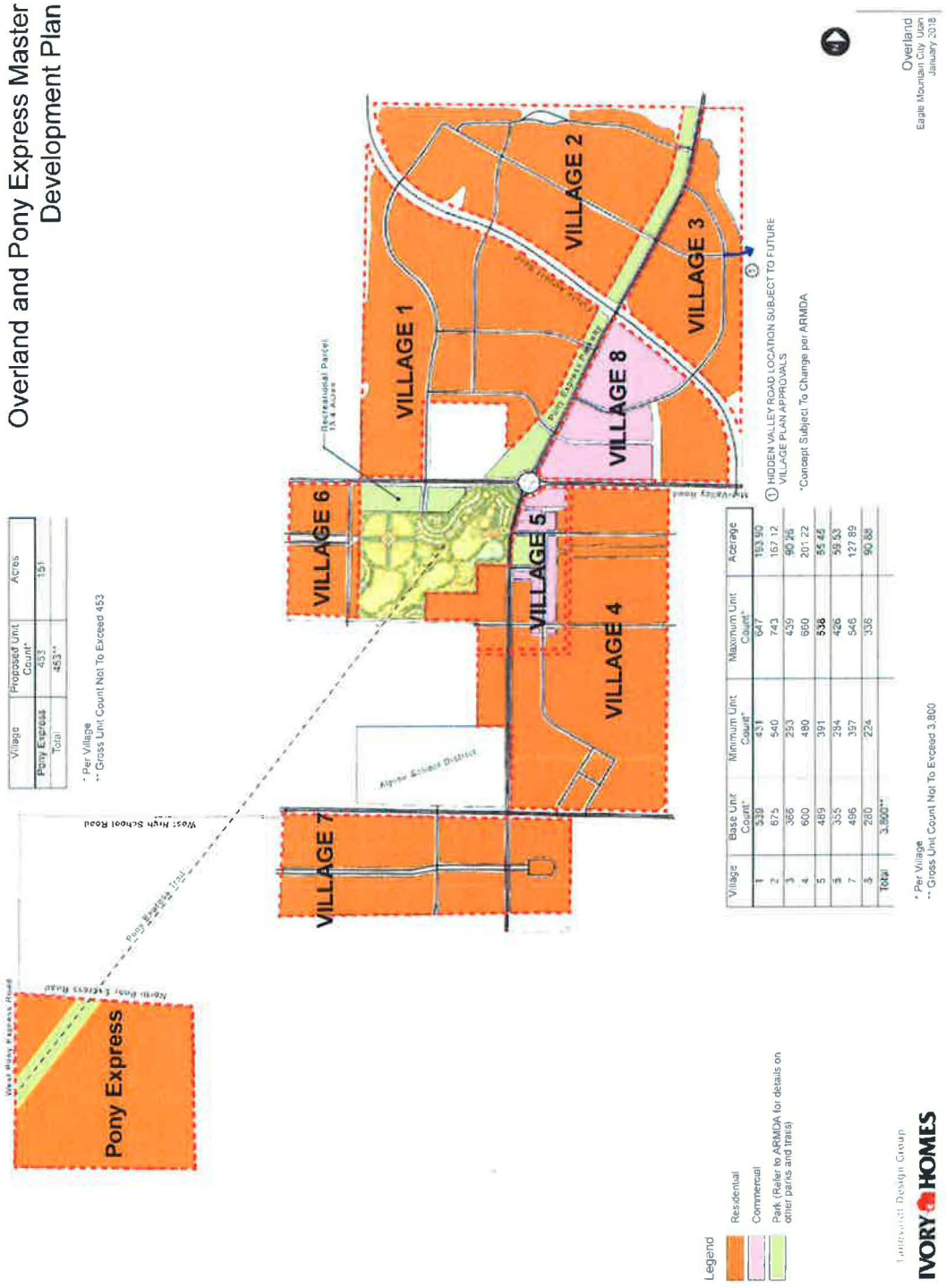


Data represented on this map is for REFERENCE USE ONLY and is not suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. SITLA provides this data in good faith and shall in no event be liable for any incorrect results, or any special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data hereon. Land parcels, lease boundaries and associated SITLA data layers may have been adjusted to allow for visual "best fit". The Surface Ownership Land Status data (if present) are maintained by SITLA to reflect current trust land status and surface ownership. Basemap images provided by UtahAGRC. 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 801-538-5100 or TLAGIS@utah.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. Produced: May 07, 2018 - sgould

Document Path: \\NGIS\GIS_Review\Development\Development_DEVL\DEVL_1112\EagleMtn_Template.mxd

Exhibit "B"

Master Plan



Village	Proposed Unit Count*	Acres
Pony Express	453	151
Total	453**	

* Per Village
** Gross Unit Count Not To Exceed 453

Village	Base Unit Count*	Minimum Unit Count*	Maximum Unit Count*	Acreage
1	539	431	647	193.90
2	675	540	743	167.12
3	366	293	439	90.26
4	600	480	660	201.22
5	489	391	538	85.45
6	355	284	426	59.53
7	496	397	546	127.89
8	280	224	336	90.68
Total	3,800**			

* Per Village
** Gross Unit Count Not To Exceed 3,800

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

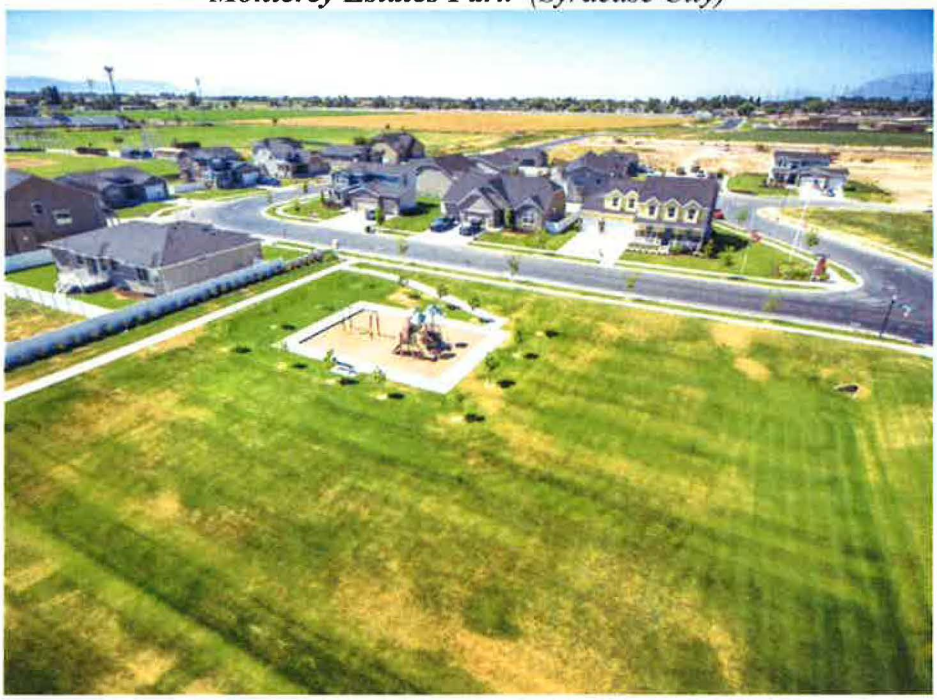
Bellevue Park *(Draper City)*

Ivory Ridge Park *(Lehi City)*

Exhibit "E" (continued)

MEDIUM PARK EXAMPLES

Monterey Estates Park *(Syracuse City)*

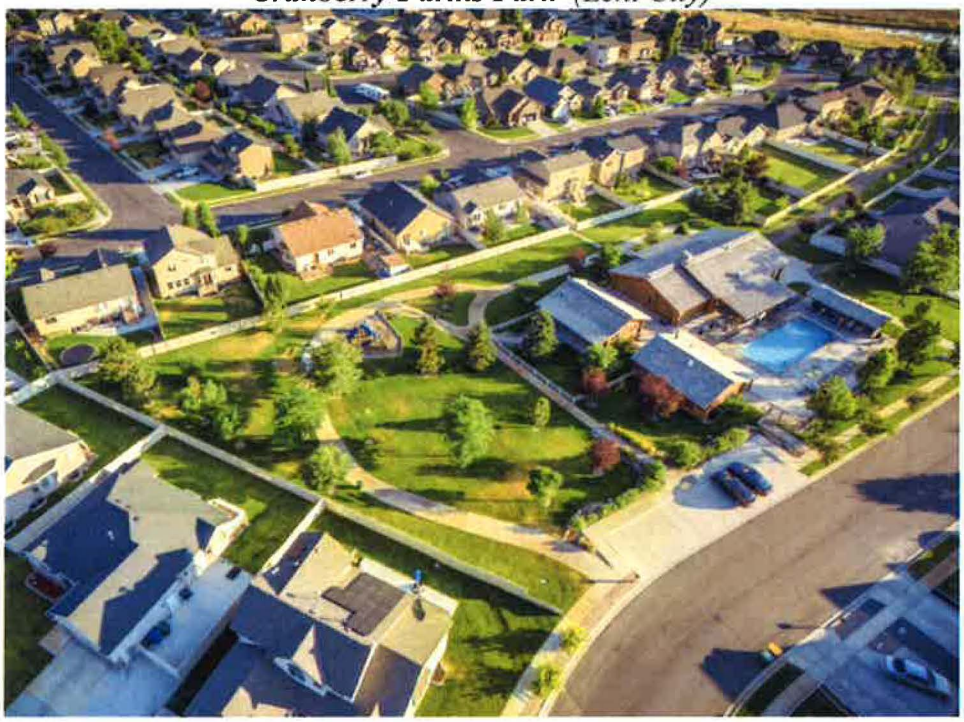


Colony Pointe Park *(Lehi City)*

Exhibit "E" (continued)

SMALL PARK EXAMPLES

Cranberry Farms Park *(Lehi City)*



Tuscan Estates Park *(South Ogden City)*

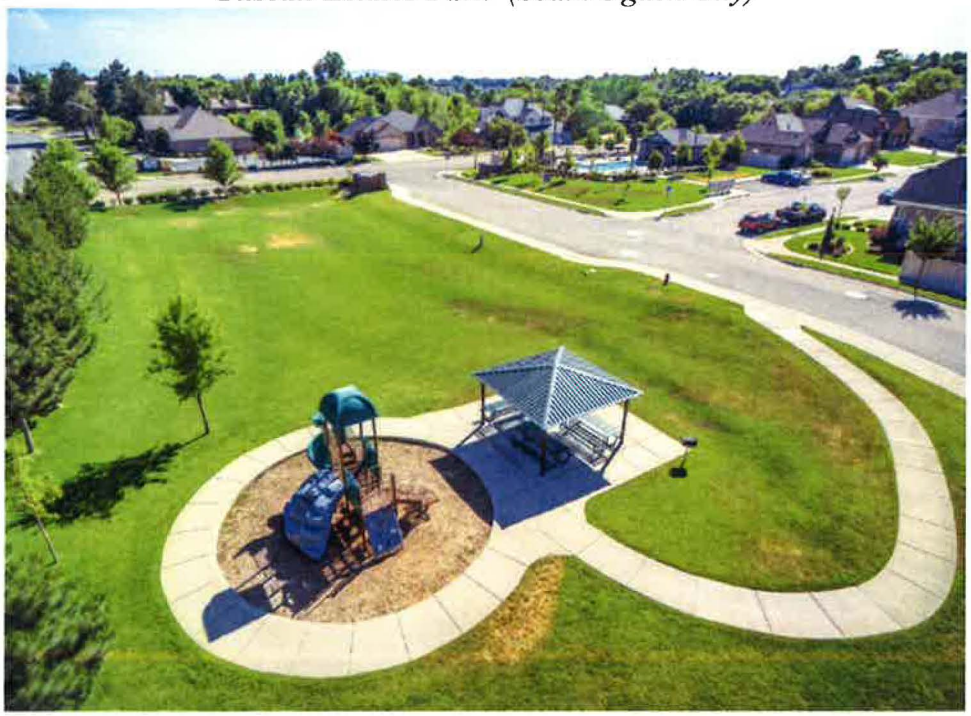


Exhibit "F"

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:

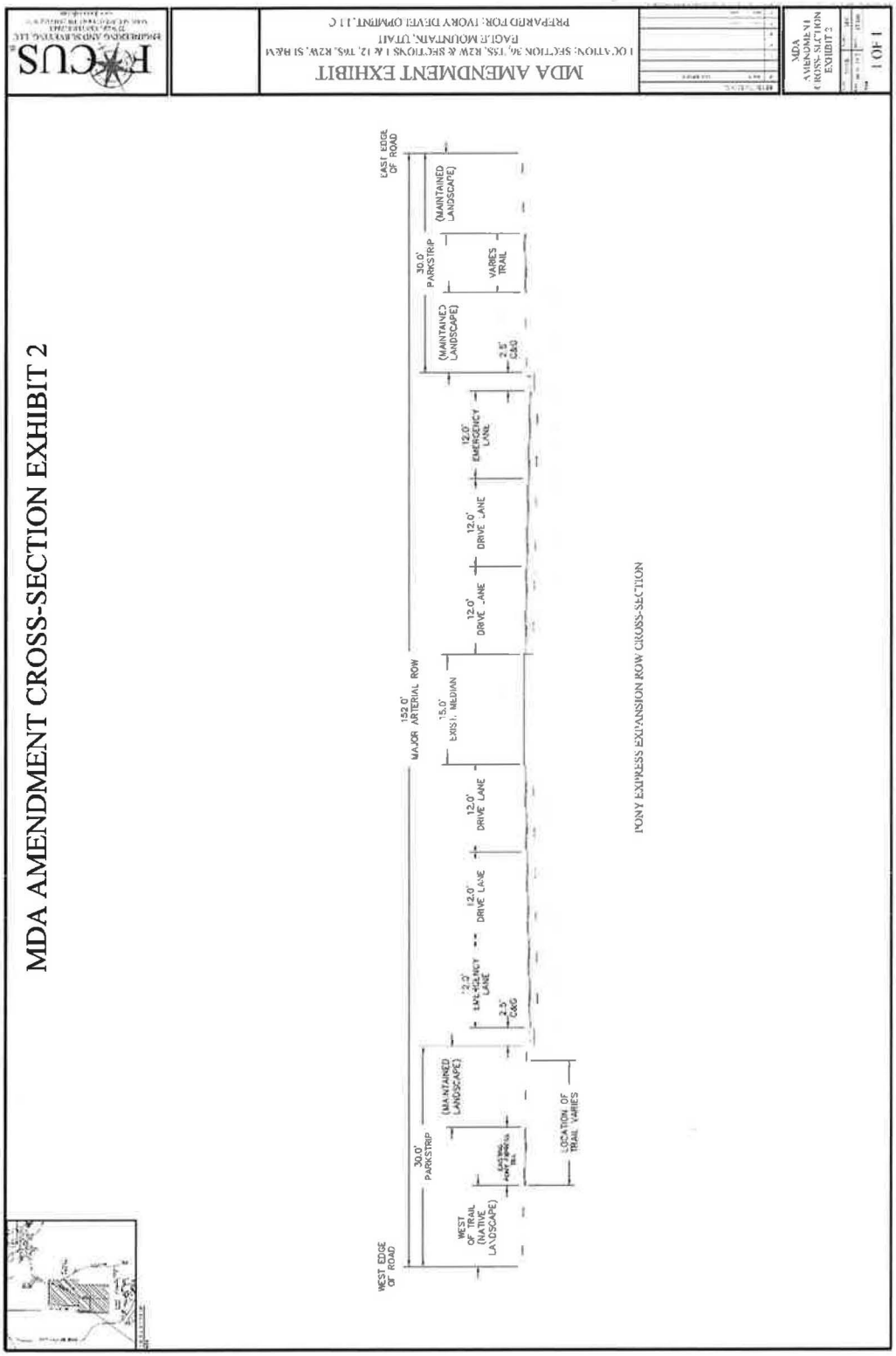
_____ Notary Public
Residing in: _____

Exhibit "H"

Trails Plan

Exhibit "I"

Cross-Section of Expansion of Pony Express Parkway



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:

LEGEND

- Estate
- Collection
- Cottage
- Garden 3rd Car
- Townhomes
- Open Space

OVERLAND VILLAGE 2 product overview

06/22/22

IVORYHOMES

FOCUS ENGINEERING AND SURVEYING, LLC

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **AUGUST 23, 2022**
TITLE:	ACTION ITEM / PUBLIC HEARING -- Porter's Crossing Town Center MDP & MDA Amendment and Rezone
ITEM TYPE:	Amended Master Development Plan
APPLICANT:	SK Hart (Khosrow Semnani)

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
Steve Mumford, Planning

BACKGROUND:

The existing Porter's Crossing Town Center MDA (2016) included the contemplation of a recreation center, senior housing, an institutional use, commercial use, and apartments (in addition to the areas already developed for commercial and residential uses). Some of these uses are no longer contemplated or desired in this project by the applicant, and the applicant has additional ideas for the project, so they are proposing amendments to the MDP and MDA. They have also responded to the many requests by the City and have added commercial property to the front of their project where there were previously 180 apartments. The Planning Commission and City Council reviewed a concept plan for this project a couple of times during the last year, and the applicant is now proposing the actual amendments for your review.

ITEMS FOR CONSIDERATION:

The proposed amendments relate to Pods #1, 2, 9a, 9b, 10, and 15.

The current MDP and MDA allows for the following land uses in those areas:

- Pod 1 - 4.9 acres of Commercial Retail
- Pod 2 - 11.6 acres to be developed for commercial, residential, or mixed use, with no more than 180 apartment units. Although not required, developer agreed to use commercially reasonable efforts to include commercial use in Pod 2.
- Pod 9a - To be dedicated to the City for development of a regional trail and public recreational facility, and related parking and improvements
- Pod 9b - Senior housing, assisted living housing, or commercial or institutional uses. The Senior Housing was

allowed up to five (5) stories in height, and isn't required to have any improved park space, but was required to include amenities based on the number of senior housing units. The developer had anticipated the development of 150 senior housing units.
- Pod 10 - 5 acres of "civic" space to be developed for commercial or institutional uses.
- Pod 15 - 4 acres of Community open space (utility corridor open areas). This area was anticipated, in the MDA, to be developed for RV storage.

The Proposed Master Plan includes the following:
- Pods 1 & 2 - Commercial development, including retail, office, and possible hotel
- Pods 9a & 9b - 156 apartments (3-story apartment buildings, 12 units per building) and 29 townhomes (with 2-car garages), as well as a pool, clubhouse, parking, and landscape improvements
- Pod 10 - 33 townhomes (1-car garages), parking, and a playground
- Pod 15 - open space and future RV storage or nursery, and a pickleball court
- A road (24 feet wide) from St. Andrews Drive to the northern portion of the property, providing access to the RMP substation and a second access to the project (in addition to Porter's Crossing)

Master Development Plan

EMMC 16.10.030 defines the General Considerations to apply to all proposed Master Developments:

A. Zoning Districts. A master development proposal is a rezone request and must contain specific proposed zoning districts and site use designations authorized by EMMC Title 17 for all land within the master development. An application for a master development shall be processed as an application for a rezone request pursuant to Chapter 17.90 EMMC.
    A. The existing MDP includes "zoning designations" which do not necessarily match the zoning districts in our code, but designate land use. Ideally this project would propose zones that comply with our current zoning (MF1, MF2, CC or CN) so that the development standards are clearly defined and the review processes

for site plans and preliminary plats will be straightforward.

B. General Plan Amendments. If the proposed zoning, land uses, and/or major roads in the master development do not comply with the current future land use and transportation corridors map, the application shall be processed as an application for a future land use and transportation corridors map amendment.
    A. The Future Land Use Map shows the area for Pods 9a, 9b and 10 as Neighborhood Residential One. Rezones are legislative decisions and the General Plan provides the ability for the approval authority to have flexibility when considering rezones. We recommend, however, that a General Plan Amendment application be submitted that requests a change to Neighborhood Residential 2 and Neighborhood Residential 3.

The Criteria for the approval of MDPs are defined in 16.10.070 of the Eagle Mountain Municipal Code. The project's compliance with these standards is discussed below:

A. General Criteria: There are no known slopes within the development greater than 25% and there are no known natural hazards present on the property. There is a small natural wash on the northwest portion of the property that leads to a large detention basin. The basin is being preserved. A small road and an asphalt trail are proposed to cross the wash. Major utility corridors cross through the project, including Rocky Mountain Power facilities and the Kern River Gas high pressure gas line.
B. Criteria related to Infrastructure: The applicant submitted an updated traffic study for the project. The study indicates that the trip generation for the peak hours in Pods 9a, 9b, and 10 were lower with this new proposal than the existing plan (going from a charter school, assisted living facility, and a recreation center to townhomes and apartments), so the traffic from these uses was not evaluated. The study instead focused on the proposed commercial project in Pods 1 and 2, anticipating the following land uses (96 MF units, 16,000 sq ft of fast food w/ drive-thru, 18,000 sq ft of high turnover restaurant, 2,400 sq ft of coffee shop w/ drive-thru, and 66,000 sq ft of commercial/retail). The "Plus Project" recommendations from Hales Engineering include:
    - 2022 Plus Project:

        - Porter's Crossing / Pony Express Parkway. Install dual southbound left-turn lanes.
    - 2027 Plus Project:
        - Porter's Crossing / Pony Express Parkway. Install southbound right-turn pocket; install westbound right-turn pocket.
        - SE Ridley's Access / Porter's Crossing. Stripe northbound left-turn pocket.
        - SW Project Access / Pony Express Parkway. Restrict to right-in/right-out turning movements only.
    - Recommended deceleration (ingress) lanes:
        - Southeast Project Access / Pony Express Parkway: Westbound right-turn and eastbound left-turn (a two-way left-turn lane already exists).
        - Southwest Project Access / Pony Express Parkway: Westbound right-turn

A. Criteria related to Compatibility:
    - North. A Rocky Mountain Power substation sits to the north of Pod 9a and 9b, along with vacant land. A vacant City-owned parcel sits to the north of Pod 10. The Dublin Farms townhomes, along with a city park, sit to the north of the Commercial Pod 2.
    - South. Parkside and New Park single-family neighborhoods sit to the south of Pods 9a and 9b. Pony Express Parkway sits to the south of Pods 1 and 2.
    - West. The Eagle Quest single-family neighborhood sits to the west of Pods 10 and 15. Porter's Crossing road sits to the west of Pod 2, along with the Ridleys shopping center.
    - East. The New Park single-family development sits to the east of Pod 9b. The Pony Express Townhomes sit to the east of Pod 2, along with a public road stub in the northeast corner.
    - Lot Size & Zone Transitioning. The lots to the south of Pod 9a, in the Parkside neighborhood, are approximately 6,000 sq ft in size. While not technically in the RC Zone, the average lot size in the RC Zone is 6,000 sq ft. The MF1 zone (the proposed orange townhomes) is an appropriate transition from the RC Zone according to EMMC 17.60.150 and 160. The lots immediately adjacent to Pod 10, to the west (Eagles Gate), are

approximately 6,600 sq ft in size. These also would fit into the RC Zone standards, and townhomes would be an appropriate transition from the RC Zone. The lots to the south and east of Pod 9b (New Park) are approximately 7,000 sq ft, with a couple larger lots. If considered as part of the larger neighborhood in that area, it would fit into the RC Zone standards; however, if taken separately, it could possibly be considered an R3 zone, except that it wouldn't meet the average lot size standard of 8,500 square feet. The applicant has placed open space, parking, and townhomes adjacent to this neighborhood.

- Buffering. EMMC Table 17.60.170b requires multi-family development to construct a fence or wall that is compliant with EMMC 17.60.110. This fence/wall should be improved along the adjacent single-family homes to the south, east, and west of the proposed residential units and to the north and east of the commercial property (Pod 2).
- General Plan Compatibility. The proposed plan is not currently consistent with the City's Future Land Use Map, and may require an amendment to that map.

B. Criteria related to Design:

A. Open Space & Trails. The proposal includes a 10-foot wide asphalt trail that runs north-south through the utility corridor, with additional trails that wrap around and through the middle of the new residential area. Per 17.25.040 MF1 and MF2 developments require 1,000 square feet of improved open space per 3-bedroom unit and 750 square feet of improved open space per 1 or 2-bedroom unit. If all of the proposed 218 units are 3-bedroom units, then this project requires 5 acres of improved open space and 500 amenity points. A portion of the required open space and/or amenities may be proposed as a fee-in-lieu, which the City can use in the Smith Ranch park on the south side of Pony Express Parkway, within the project, or to make community improvements in an area that benefits the future residents of this project.

A. Pool & Clubhouse. 218 residential units require a clubhouse of at least 1,635 square feet (7.5 sq ft per unit). A pool of at least 1,000 square feet is required.

B. Pod 2 and Dublin Farms Park. Pod 2 should be designed to provide good access and visibility to the public park to the north of Pod 2.

C. Additional Items to Consider:

A. Utility Corridor. A letter received from Rocky Mountain Power (Delynn Rodeback, Sr. Property Agent) states that they received a request from SK Hart management to encroach on a Rocky Mountain Power transmission easement and they are reviewing their plans and working with them on stipulations that will allow approval of their request.

B. Commercial Development. Converting Pod 2 to commercial uses is exactly what the City has been requesting for years with this project, and will bring increased sales tax and property tax revenue to the City, in addition to the quality of life benefits to the residents (access to food services, retail shops, medical offices, etc.) and business growth opportunities. The sooner this area develops the better, as we are losing commercial leasing opportunities to our neighboring city. Generally, businesses locating along Redwood Road would not be willing to open up a location in the Ranches as well (proximity issue).

C. Rezoning. The decision to rezone the northern properties to allow for the medium and higher density housing is a legislative decision, and the City Council can use a variety of criteria when making a determination, including but not limited to compatibility, safety, traffic, neighborhood impact, fiscal responsibility, etc.

D. Concept Plan. This is a master development plan and rezone and an approval can be simplified to the zoning (CC, MF1, MF2) and some general criteria for the property (maximum unit count, parks and open space, transitions and buffers, trails, etc.). The proposed master plan includes a fairly detailed site layout, which can be included as a concept plan, if the Commission and Council desire.

E. Road Connections. The project is providing future connections to the north (by the electrical substation) and the northwest (along the City's parcel) and to St. Andrews Drive. The project is also connecting to the public road stub to the east of Pod 2, although it is shown

as a private drive connection and the connection is shown in the wrong place on the map.

F. Parking. Many of the apartment buildings don't have enough parking adjacent to the building for more than 1 parking stall/unit, with the remaining required parking (and additional 1.33 stalls/unit) mainly included in the utility corridor. That will certainly be a large inconvenience for many of the future residents of this project.

Existing Master Development Agreement

The existing master development agreement, approved in 2016, contains the following requirements related to this proposal:

- Pod 9a
  - Pod 9a was to be dedicated to the City for development of a regional trail and public recreational facility with related parking and improvements. The City was going to reimburse the Developer $600,000 for the recreational facility parcel. Developer was going to contribute $2,600,000 to the construction of the recreational facility, to be reimbursed over time by the City with impact fees or other sources. Since the City did not request the contribution, in writing, by January 1, 2020, the contribution was not made.
  - Since the City failed to obtain the funding to construct the recreational facility by January 1, 2021, the City should have notified the Developer that it does not intend to construct the recreational facility. Pod 9a was then to be automatically zoned either as Residential (with densities not to exceed the density in Pod 6b), or as Commercial or Institutional use. Any alternative zoning included the requirement of at least a 1-acre park. It is the City Attorney's opinion that, since the City failed to obtain the funding for the recreational facility by January 1, 2021, Pod 9a is automatically rezoned to any of the three zones (residential, commercial, or institutional).
- Pod 9b
  - Pod 9b was to be developed for either Senior Housing, Assisted Living Housing, or Commercial or Institutional Uses. Senior housing or assisted living housing buildings were not to exceed five stories in height and must have included off-street parking according to code. They

weren't required to have any improved park space, but were required to provide amenities based on the number of senior housing units. No number of units was specified in the agreement.

- Pod 10
    - Pod 10 was to be developed for commercial or institutional uses, and was not required to have any parks, trails, open space, or amenities. Developer acknowledged that a portion of Pod 10 may be encumbered by easements and may be undevelopable due to those easements.
- Pod 15
    - The MDA states that Developer desires to utilize Pod 15 for RV Storage. The City was concerned about the impact on neighboring properties, and Developer believed that it can be designed to mitigate or eliminate such impacts.
- Pod 2
    - Pod 2 was approved for commercial, residential, or mixed use, with a maximum of 180 residential units (anticipated as apartments). No commercial uses were required as a condition of developing the apartments, but the Developer acknowledged that the City would prefer that Developer includes commercial development in Pod 2, and Developer agreed to use commercially reasonable effort to include commercial uses in Pod 2. A concept plan with a central plaza area was included with the MDA.
- Density
    - Section 4A of the agreement said that the Developer acknowledged that the maximum density is a ceiling, and factors as parcel configurations, residential product specifications, or building code requirements may limit the Developer's ability to build up to the maximum density in any given pod.
- In-Lieu Fee for Park and Open Space Improvements
    - The Developer was planning to use some of the required park and open space improvements for Pods 2, 4, 6a, and 6b on the recreation facility, and so a fee-in-lieu contribution was required to be paid to the City totaling $697,496.00. The Developer paid this fee to the City in December 2018.

- In-Lieu Fee for Pool and Clubhouse Improvements
    - The developer of Pod 4 chose to build a clubhouse and wasn't required by code to construct a pool based on the number of units in the development, so this section of the MDA doesn't apply to Pod 4.

Proposed Amended Master Development Agreement

The applicant has submitted the proposed Third Amendment to the Master Development Agreement along with the Master Development Plan application. The agreement makes major changes to reflect the Developer's proposal. We recommend that the Planning Commission table the proposed Amended MDA to allow additional time for the City to review and negotiate the agreement with the applicant, and modify the agreement to fit within our preferred MDA template. We strongly recommend a complete amended and restated agreement to replace all previous agreements.

REQUIRED FINDINGS:

Rezones are legislative decisions and are considered valid if reasonably debatable and not illegal. The criteria for a Rezone approval can be found in EMMC 17.90.060. Master Development Plan approvals are based upon compliance with City Code requirements found in EMMC 16.10.070. Master Development Agreement approvals are negotiated with the City Council and are based on criteria found in EMMC 16.10.080.

RECOMMENDATION:

You may recommend approval or denial of the proposed applications to the City Council, or you may table the applications to return at a future meeting with recommended changes.

We recommend that the Commission discuss the proposal in detail and then table the items with specific feedback to give time to the applicant to make final adjustments to the proposed plans and agreement for the following items and any additional items the Commission recommends:

- General Plan Amendment application and public noticing
- Parks and open space compliance
- Site Plan adjustments to resolve parking proximity concerns

- MF Architecture adjustments
- MDA revisions
- Any other feedback the Planning Commission wishes to give

ATTACHMENTS:

Existing Approved Plans
2022_06_29 TIS Executive Summary
2022_07_05 Amended Exhibit-2B Zoning Summary
2022_07_05 Amended Exhibit-3B Land Use Summary
2022_07_05 Amended Exhibit-4B Street Plan
2022_07_05 Amended Exhibit-5B Open Space
North Area Concept Plans & Elevations
2022_07_12 Draft Amended MDA

ZONING SUMMARY

EXHIBIT 2A

ZONING DESIGNATIONS

- Tier 2
- Civic
- Tier 3
- Tier 4 (Mixed–Use)
- Institutional
- Commercial
- Parks – Open Space

GENERAL NOTES:

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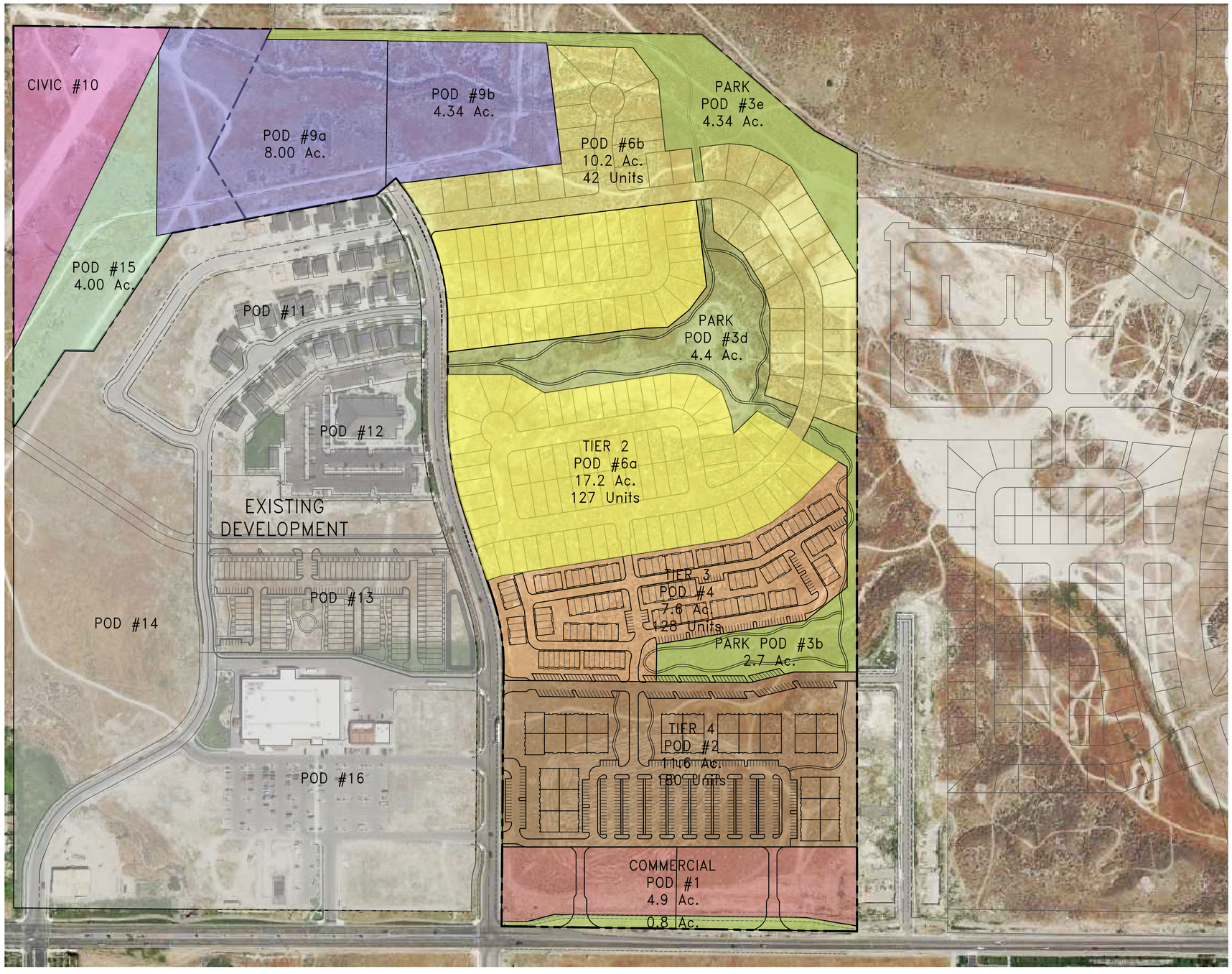
UNIT TOTALS SHOWN FOR EACH PARCEL MAY SURPASS ALLOWABLE PROJECT DENSITY TO ALLOW FOR ADJUSTMENT IN DESIGN.



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Porter's Crossing Village Center Plan

M2 CIVIL
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LAND USE PLAN

EXHIBIT 3A

LAND USE SUMMARY:

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

30' Wide Trail Corridor
For Future Trail

GENERAL NOTES:

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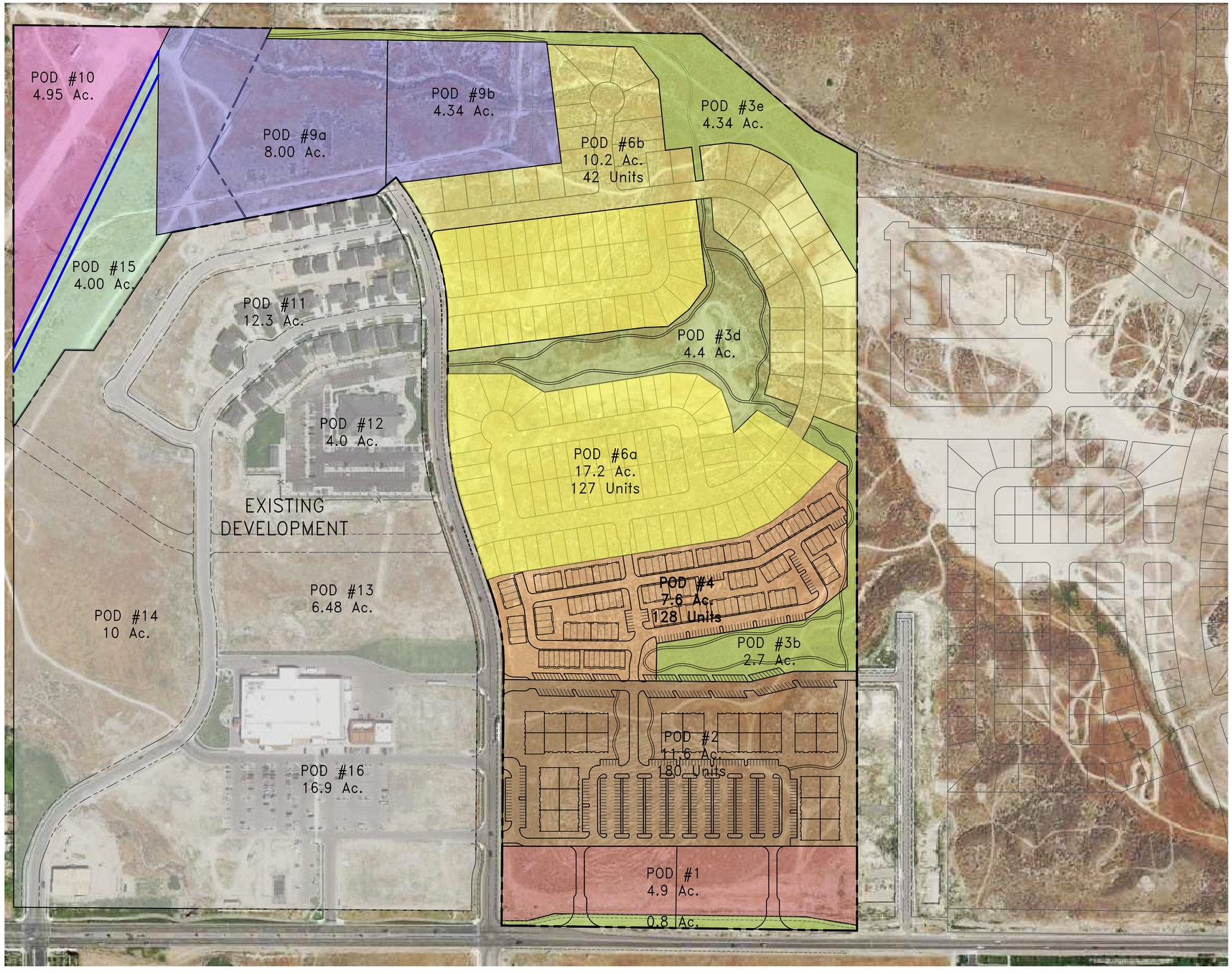

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Porter's Crossing Village Center Plan

PLANNING & ENGINEERING

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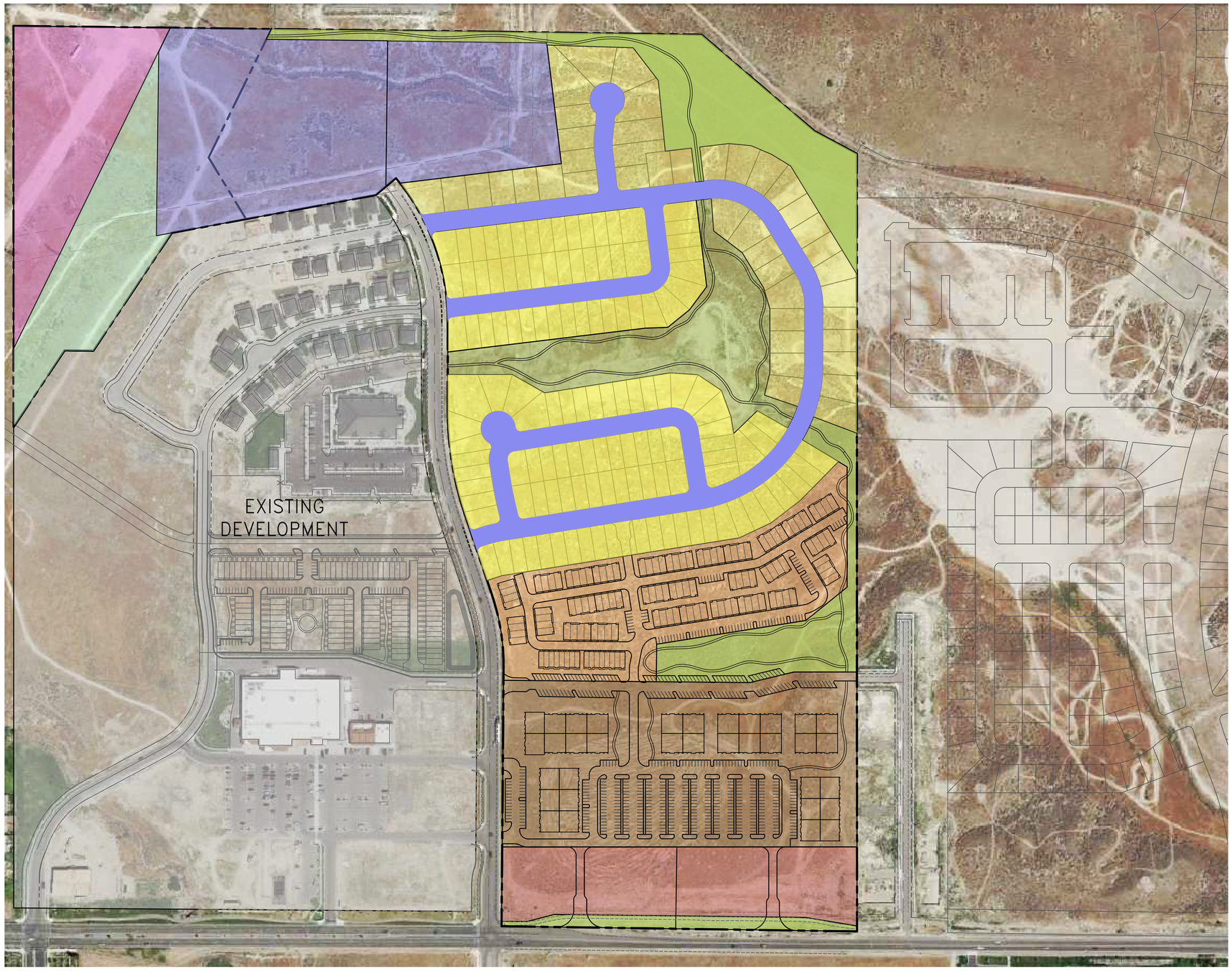
STREET PLAN

EXHIBIT 4A

ROAD DESIGNATIONS

LOCAL NEIGHBORHOOD
STREET 53' ROW



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Porter's Crossing Village Center Plan

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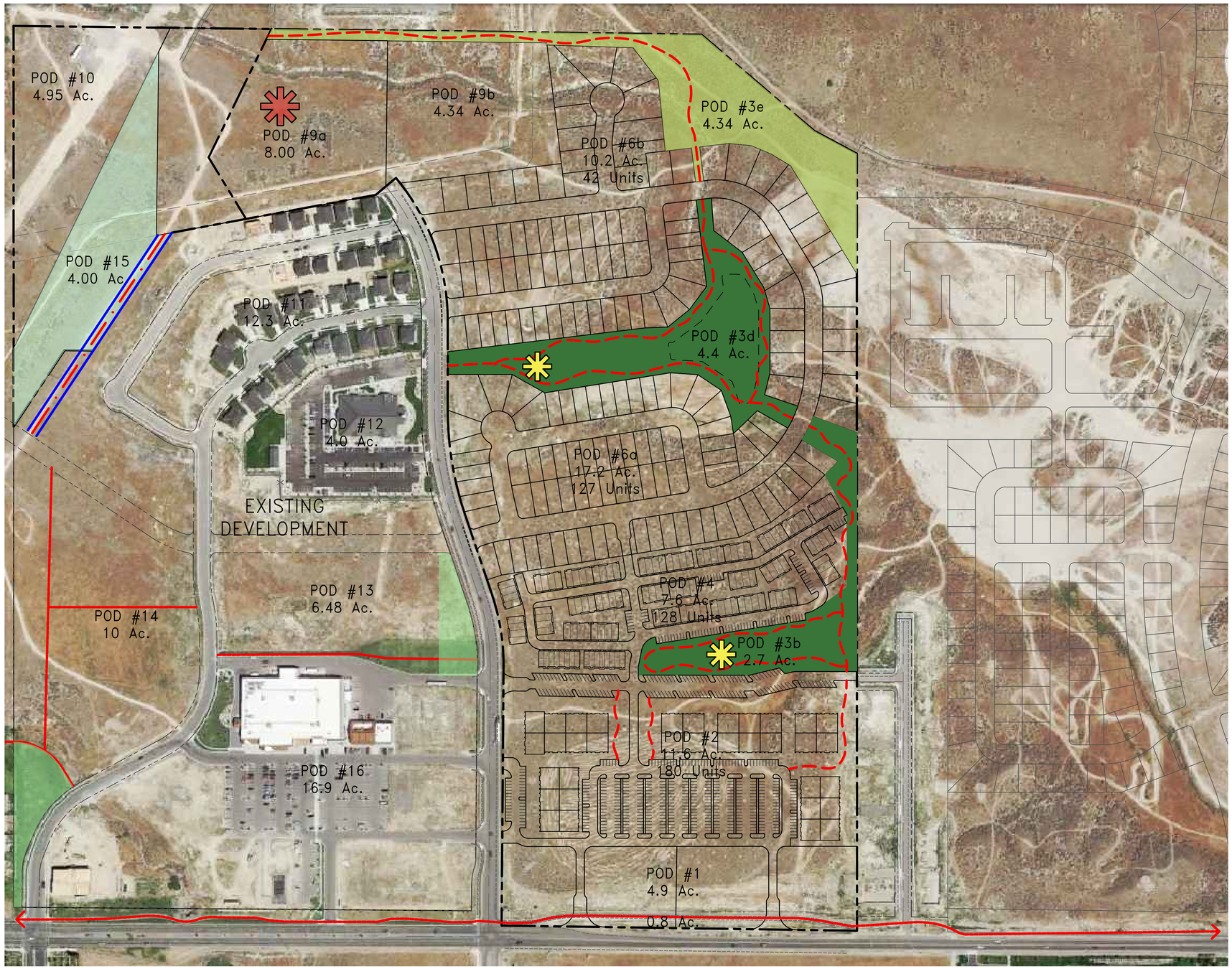
PARKS-RECREATION COMPONENTS

EXHIBIT 5A

- Club Facilty, Pool and or/spa
- Recreational Feature
- MULTI–USE WALK, PATH, OR TRAIL 7,038 LF
- Future Pathway Construction (By Others) 699 LF
- External Pathway Construction
- Parks – Improved Open Space
- Native Open Space
- Open Space Within Utility Corridor
- Previously Dedicated Open Space And Recreational Areas
- 10 Year Storm Basin Area 51,246 SF
- 30' Wide Trail Corridor For Future Trail



Porter's Crossing Village Center Plan

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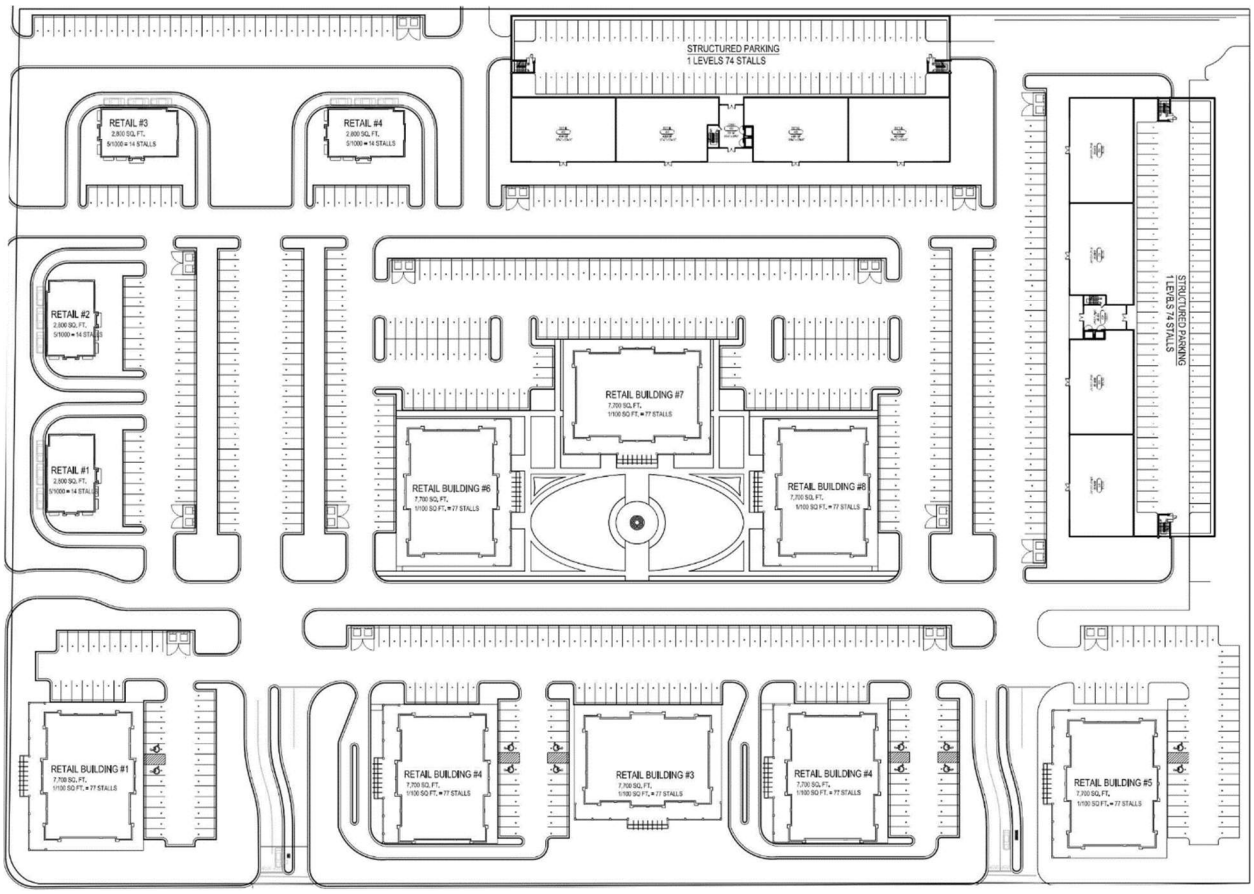
innovative transportation solutions

Porter's Crossing Commercial

Traffic Impact Study



Eagle Mountain, Utah

June 29, 2022

UT22-2248

LICENSED PROFESSIONAL ENGINEER
NO. 12335093
JOSHUA D.
GIBBONS
06/29/2022
STATE OF UTAH

1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343
www.halesengineering.com

EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Porter's Crossing Commercial development located in Eagle Mountain, Utah. The development is located northeast of the Porters Crossing / Pony Express Parkway intersection.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2022) and future (2027) conditions with and without the proposed project and to recommend mitigation measures as needed. The evening peak hour level of service (LOS) results are shown in Table ES-1. Recommended storage lengths are shown in Table ES-2. An exhibit of the proposed mitigated roadway network is shown in Figure ES-1. A site plan of the project is provided in Appendix A.

Table ES-1: Evening Peak Hour Level of Service Results

	Intersection	Level of Service					
		Existing (2022)			Future (2027)		
		BG	PP	PP MIT	BG	PP	PP MIT
1	Gazelle Run / Pony Express Parkway	A	B	A	B	B	B
2	Porters Crossing / Pony Express Parkway	C	C	C	C	D	C
3	Ridley's Southeast Access / Porters Crossing	b	f	e	c	f	f
4	Ridley's Middle Access / Porters Crossing	a	b	b	b	c	c
5	Ridley's Northeast Access / Porters Crossing	a	a	a	a	a	a
6	St. Andrews Drive / Porters Crossing	a	a	a	a	a	a
7	Prestwick Lane / St. Andrews Drive	a	a	a	a	a	a
8	SE Project Access / Pony Express Parkway	-	c	c	-	e	d
9	SW Project Access / Pony Express Parkway	-	c	c	-	f	c
10	West Project Access / Porters Crossing	-	b	b	-	b	b

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)
2. BG = Background (without project traffic), PP = Plus Project (with project traffic), MIT = Mitigated Scenario

Source: Hales Engineering, June 2022

Table ES-2: Recommended Storage Length

	Intersection	Recommended Storage Lengths (feet)															
		Northbound				Southbound				Eastbound				Westbound			
		LT		RT		LT		RT		LT		RT		LT		RT	
		E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P
2	Porters Crossing / Pony Express Parkway	100	-	100	-	100	125	-	125	200	-	-	-	100	225	-	200
3	Ridley's Southeast Access / Porters Crossing	-	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	SE Project Access / Pony Express Parkway	-	-	-	-	-	100	-	-	-	100	-	-	-	-	-	100
9	SW Project Access / Pony Express Parkway	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100

1. Storage lengths are based on 2040 95th percentile queue lengths and do not include required deceleration / taper distances
2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable

Source: Hales Engineering, June 2022

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions

- The development will consist of various fast-food and coffee drive-throughs, sit-down restaurants, commercial/retail, and multi-family housing
- The project is anticipated to generate approximately 8,476 (+5,568 pass-by) weekday daily trips, including 676 (+529 pass-by) trips in the morning peak hour, and 628 (+441 pass-by) trips in the evening peak hour
- Auxiliary right-turn deceleration lanes are recommended for the southeast and southwest project accesses along Pony Express Parkway, as well as a left-turn deceleration lane for the southeast access
- Only the southern commercial component of the Porter's Crossing development is being analyzed in this traffic impact study
- There were also changes to the land uses for the northern pods (pods 9/10) to the Porter's Crossing development, but the trip generation differences were negligible
    - Land use changes include going from a charter school, assisted living facility, and a recreation center to residential townhomes and apartments
    - Trip generation for the peak hours was lower with these new land uses

2022	Background	Plus Project
Assumptions	• Porters Crossing wide enough to allow for left-turn queuing without impeding through-traffic at most accesses	• Full access at all project access points
Findings	• Acceptable LOS • SB queues at Porters Crossing / Pony Express Parkway intersection back up past SE Ridley's access	• Poor LOS at SE Ridley's & south project access / Porters Crossing
Mitigations	• None	• **Porters Crossing / Pony Express Parkway:** ○ Install dual southbound left-turn lanes
2027	**Background**	**Plus Project**

Findings	• Acceptable LOS	• Poor LOS at:
		  ○ SE Ridley's & south project access / Porters Crossing
		  ○ SE project access / Pony Express Parkway
		  ○ SW project access / Pony Express Parkway
		• WB queues at Porters Crossing / Pony Express Parkway intersection back up past SW project access

Mitigations	• None	• **Porters Crossing / Pony Express Parkway:**
		  ○ Install SB right-turn pocket
		  ○ Install WB right-turn pocket
		• **SE Ridley's Access / Porters Crossing:**
		  ○ Stripe NB left-turn pocket
		• **SW Project Access / Pony Express Parkway:**
		  ○ Restrict to right-in/right-out turning movements only

Eagle Mountain Porters Crossing TIS Update
Mitigated Roadway Network

Figure ES-1

Hales Engineering
1220 North 500 West Ste 202, Lehi, UT, 84043

801.766.4343
06/27/2022

ZONING SUMMERY
3RD AMENDMENT

ZONING DESITNATIONS	
	RESIDENTIAL(APARTMENTS AND TOWNHOMES)
	COMMERCIAL

GENERAL NOTES:

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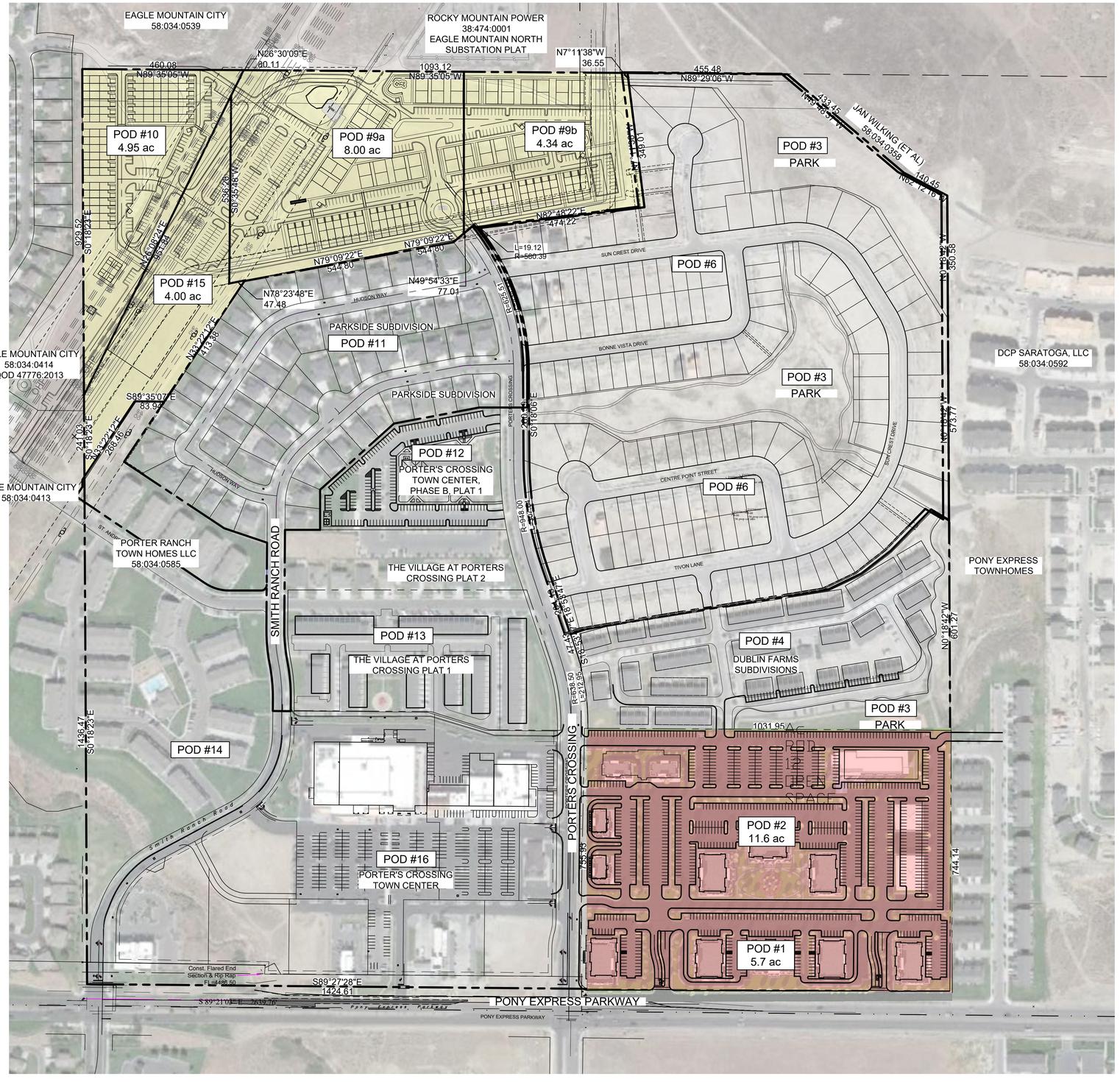

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PORTER'S CROSSING
EAGLE MOUNTAIN, UT
ZONING MAP
3RD AMENDMENT

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

CLIENT: SK HART MANAGEMENT
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PORTERS CROSSING
3RD AMMENDMENT
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EX-2B

LAND-USE SUMMERY
3 RD AMENDMENT

LAND-USE SUMMERY			
POD	**ACREAGE**	**CURRENT LAND USE DESCRIPTION**	**AMENDED LAND USE DESCRIPTION**
1	5.70 AC	COMMERCIAL	COMMERCIAL ONLY
2	11.60 AC	COMMERCIAL/180 UNIT APARTMENT	COMMERCIAL ONLY
9a	8.00 AC	CITY RECREATION CENTER	APARTMENTS/ TOWNHOMES
9b	4.34 AC	SENIOR LIVING APARTMENTS APPROX.200 UNITS	APARTMENTS/ TOWNHOMES
10	4.95 AC	INSTITUITIONAL	TOWNHOMES
RESIDENTIAL DENSITY		TOTAL UNITS IN EXCESS OF 300 APARTMENTS	TOTAL UNITS 225 APARTMENTS/TOWNHOMES
15	4.00 AC	ROCKY MOUNTAIN POWER EASEMENT/STORAGE	PARKING, STORAGE, & NURSERY

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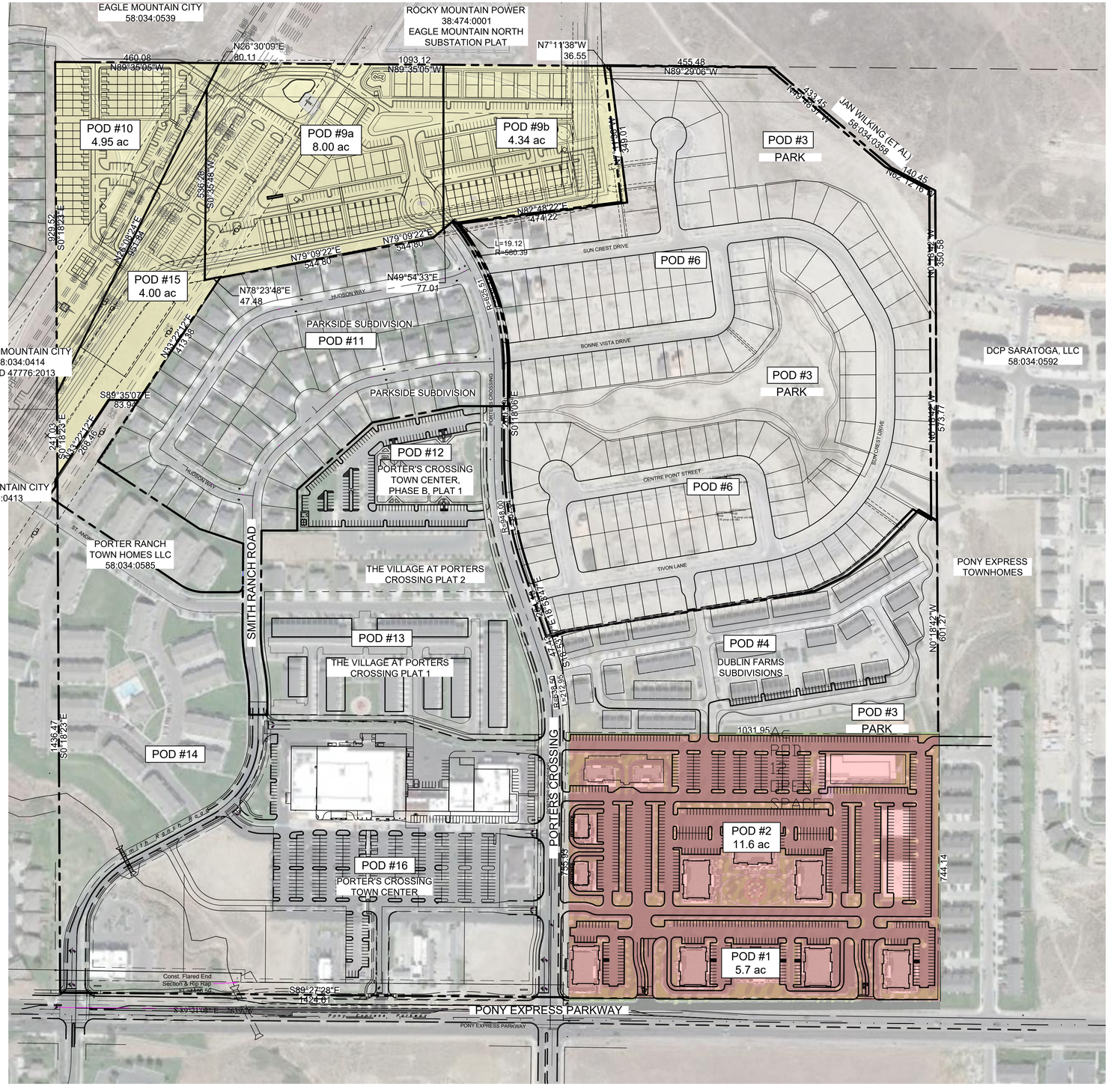

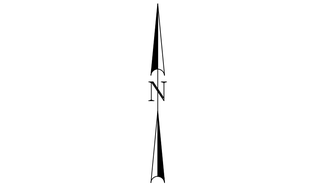

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PORTER'S CROSSING
EAGLE MOUNTAIN, UT

3RD AMENDED LAND USE PLAN

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

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PORTERS CROSSING
3RD AMMENDMENT
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3RD AMENDMENT STREET PLAN

ROAD DESIGNATIONS	
	PROPOSED ROADS

GENERAL NOTES:

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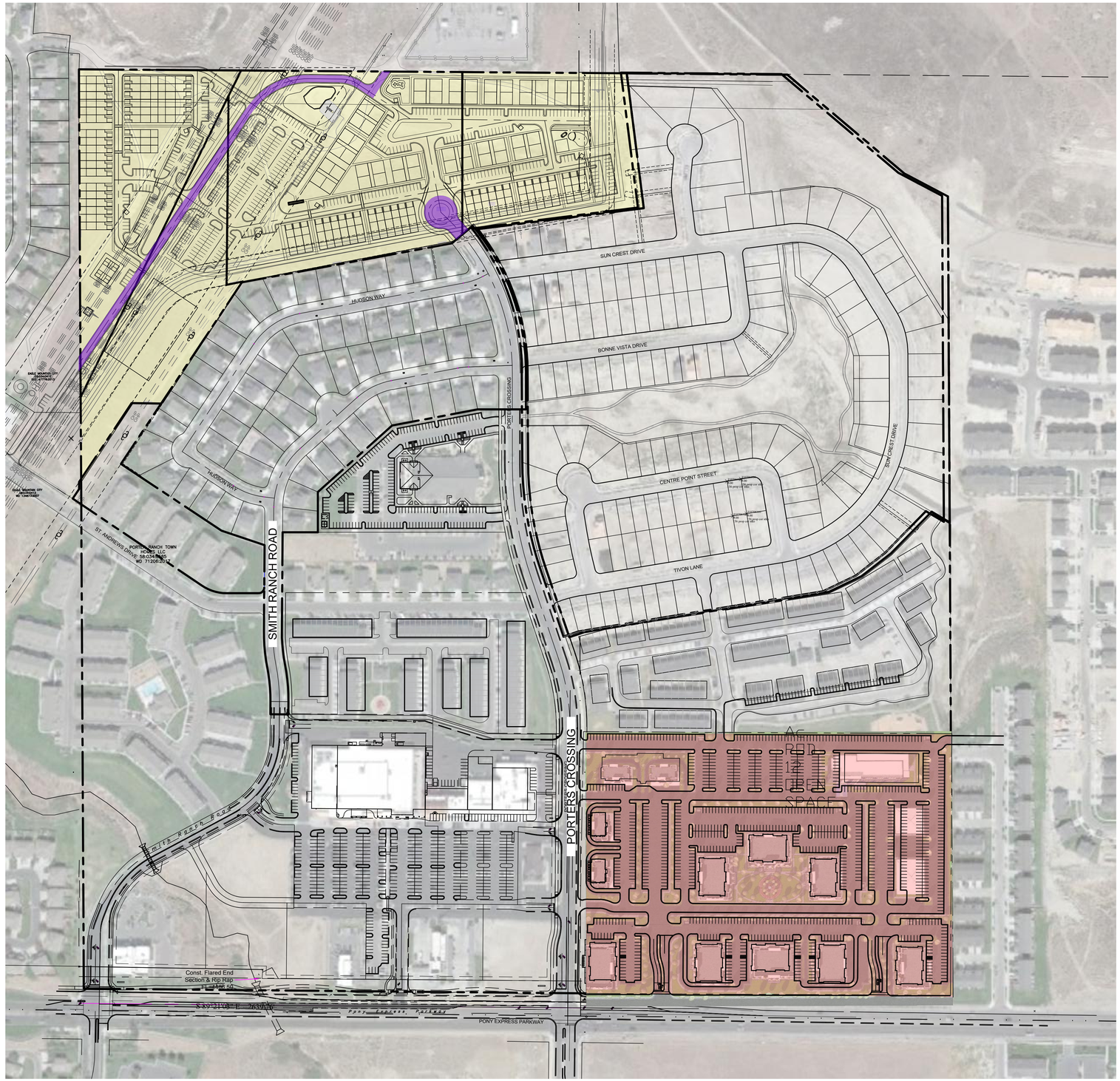

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EAGLE MOUNTAIN, UT
3RD AMENDED STREET PLAN

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OPEN SPACE SUMMERY
3 RD AMENDMENT

LEGEND	
	CLUB HOUSE, POOL FACILITY
	NEIGHBORHOOD PARK
	PICKLE BALL COURT
	PLAY GROUND
	MULTI-USE WALK, PATH, OR TRAIL
	IMPROVED LANDSCAPE
	NATIVE LANDSCAPE

GENERAL NOTES:
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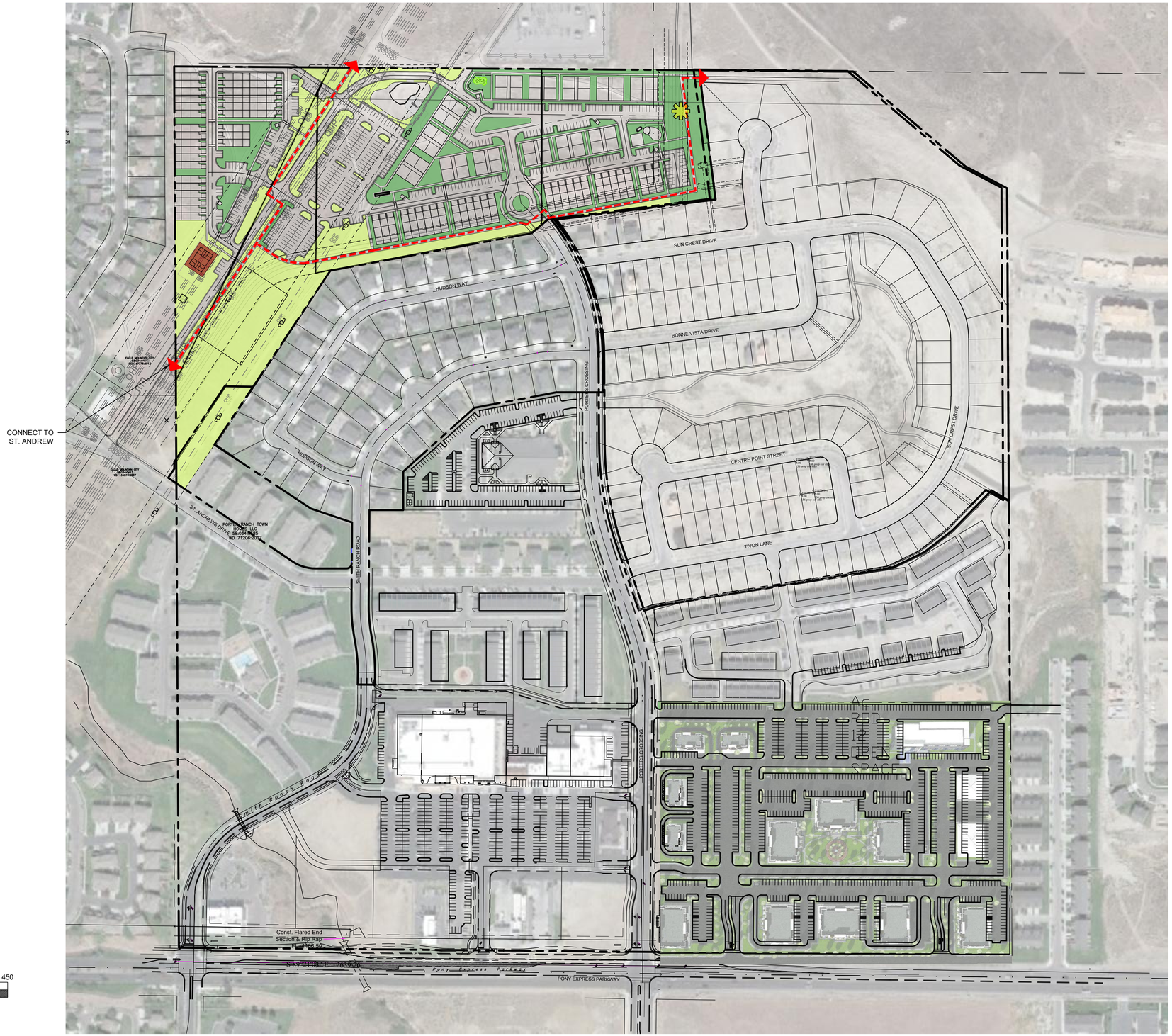

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PORTER'S CROSSING
EAGLE MOUNTAIN, UT
OPEN SPACE PLAN
3 RD AMENDMENT

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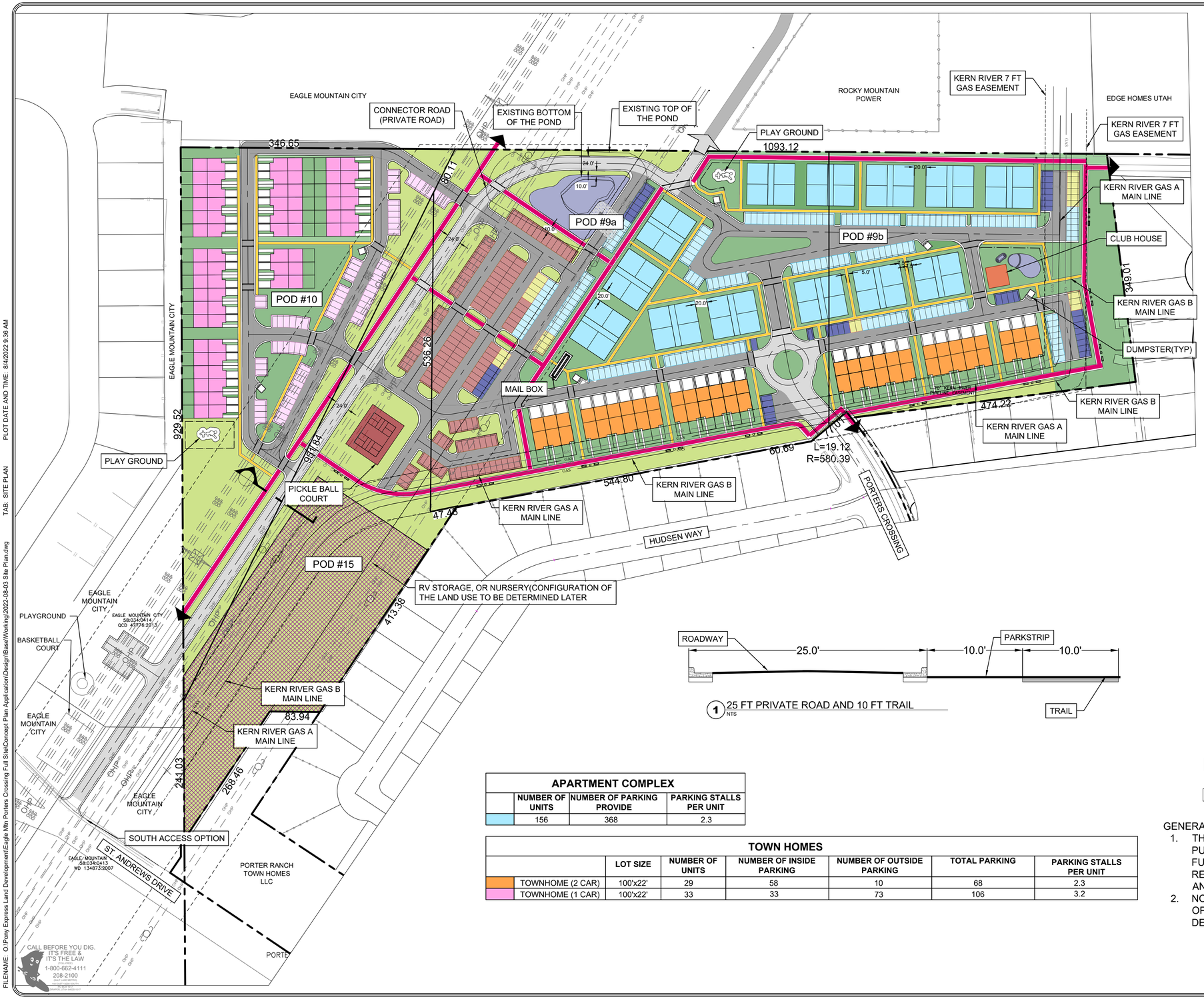

1 25 FT PRIVATE ROAD AND 10 FT TRAIL
NTS

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

TOWN HOMES						
	LOT SIZE	NUMBER OF UNITS	NUMBER OF INSIDE PARKING	NUMBER OF OUTSIDE PARKING	TOTAL PARKING	PARKING STALLS PER UNIT
TOWNHOME (2 CAR)	100'x22'	29	58	10	68	2.3
TOWNHOME (1 CAR)	100'x22'	33	33	73	106	3.2

N

80 0 80 160 240

Scale 1" = 80'

LEGEND

- PROPOSED PROJECT BOUNDARY
- EASEMENT LINES
- EXISTING OVERHEAD POWER LINES
- PROPOSED LOT LINE
- 10 FT. TRAIL
- 5 FT. SIDEWALK
- PROPOSED FENCE
- 10 FT. CROSS WALK
- PUBLIC ROAD
- PRIVATE ACCESS
- RV STORAGE, OR NURSERY (CONFIGURATION OF THE LAND USE TO BE DETERMINED LATER).
- IMPROVED LANDSCAPE
- NATURAL LANDSCAPE
- ASSIGNED PARKING
- UNASSIGNED PARKING
- GUEST PARKING
- GUEST PARKING SINGLE FAMILY
- ELECTRICAL CAR CHARGE STATION

3 STORY APARTMENTS BUILDING(12 TOTAL APARTMENTS)

TOWN HOME 2 CAR GARAGE(ALLEY LOADED)

TOWN HOME 1 CAR GARAGE(FRONT LOADED)

GENERAL NOTES:

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2. NORTH ACCESS OPTION OR SOUTH ACCESS OPTION(NON BOTH)IS PROPOSED FOR THIS DEVELOPMENT.

PORTER'S CROSSING
EAGLE MOUNTAIN, UT
NORTHWEST AREA PLAN
APARTMENTS AND TOWN HOMES

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EX-01

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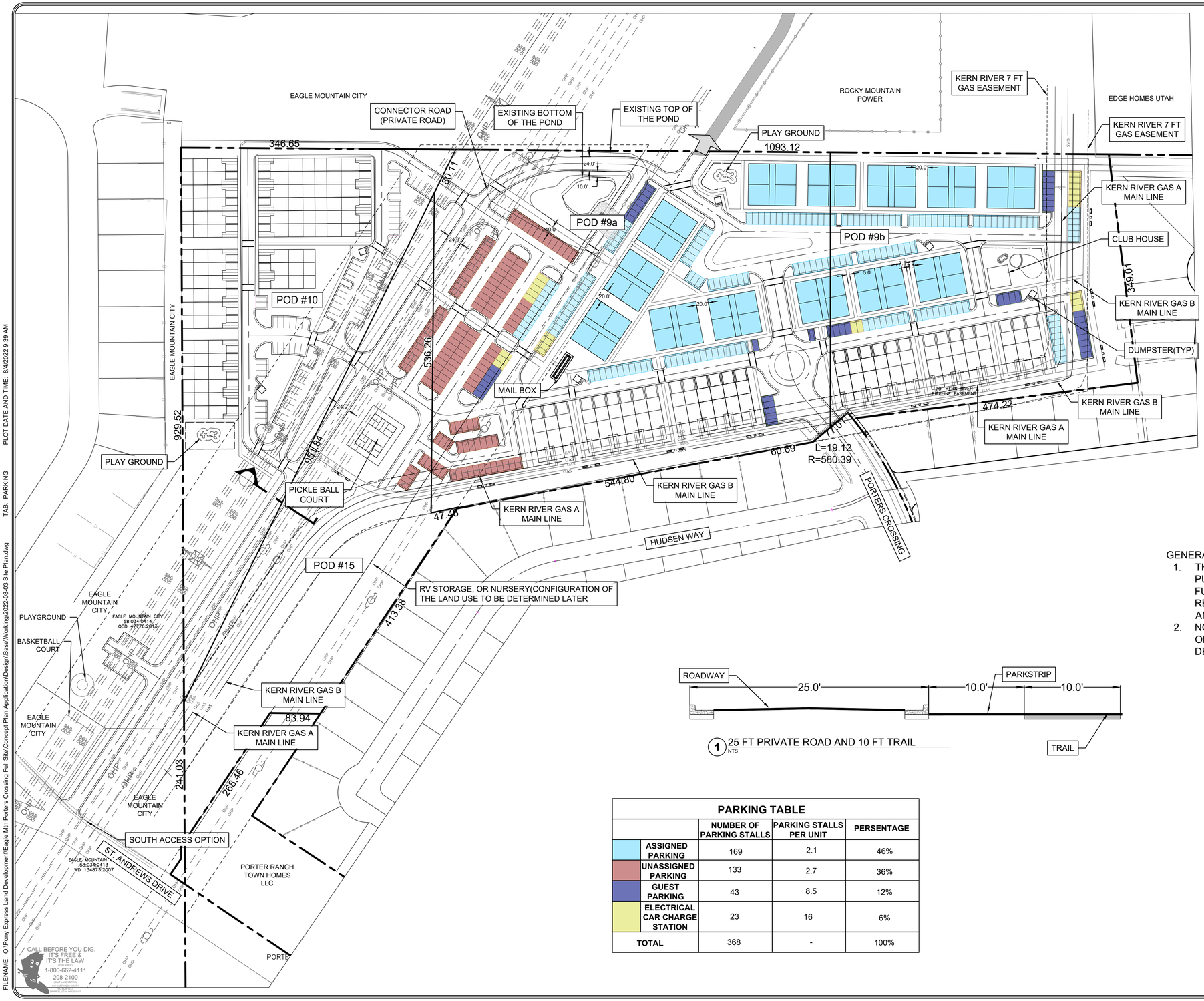
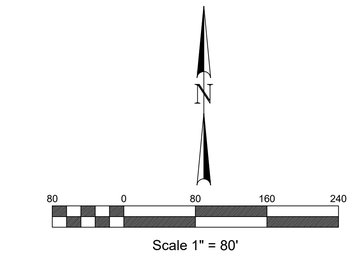




LEGEND

- PROPOSED PROJECT BOUNDARY
- EASEMENT LINES
- EXISTING OVERHEAD POWER LINES
- PROPOSED LOT LINE
- PROPOSED FENCE
- 10 FT. CROSS WALK
- ASSIGNED PARKING
- UNASSIGNED PARKING
- GUEST PARKING
- ELECTRICAL CAR CHARGE STATION
- **3 STORY APARTMENTS BUILDING(12 TOTAL APARTMENTS)**

GENERAL NOTES:

1. THESE PLANS ARE FOR CONCEPTUAL DESIGN PURPOSES ONLY, AND ARE PLACEHOLDERS FOR FUTURE DEVELOPMENT. BUILDING TYPES REPRESENTED ARE OR CONCEPTUAL ILLUSTRATION AND ARE SUBJECT TO CHANGE.
2. NORTH ACCESS OPTION OR SOUTH ACCESS OPTION(NON BOTH)IS PROPOSED FOR THIS DEVELOPMENT.

1 25 FT PRIVATE ROAD AND 10 FT TRAIL
NTS

PARKING TABLE

	NUMBER OF PARKING STALLS	PARKING STALLS PER UNIT	PERSENTAGE
ASSIGNED PARKING	169	2.1	46%
UNASSIGNED PARKING	133	2.7	36%
GUEST PARKING	43	8.5	12%
ELECTRICAL CAR CHARGE STATION	23	16	6%
TOTAL	368	-	100%

PORTER'S CROSSING
EAGLE MOUNTAIN, UT
APARTMENT PARKING

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

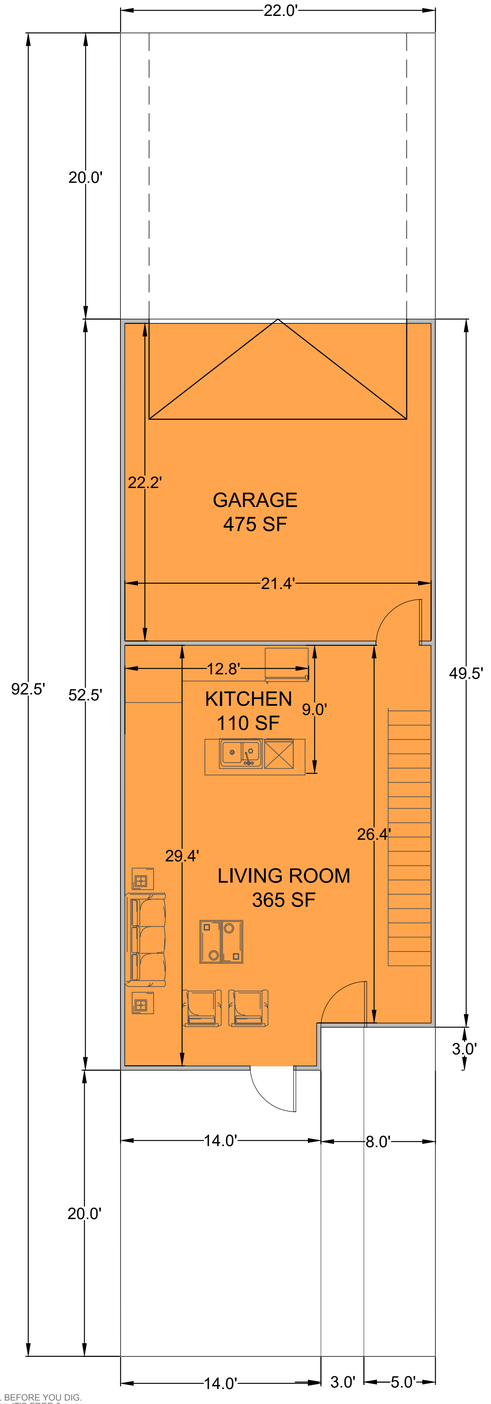
CLIENT: SK HART MANAGEMENT
DWG: 2022-08-03 SITE PLAN DWG
JOB No: PORTERS CROSSING 3RD AMMENDMENT
DO NOT SCALE THIS DRAWING. DRAWING IS REDUCED IF LESS THAN 22-in x 34-in. DIMENSIONS AND NOTES TAKE PRECEDENCE

DRAWN BY: KP
DESIGN BY: KP
CHECKED BY: SNT
DATE: 08/03/2022

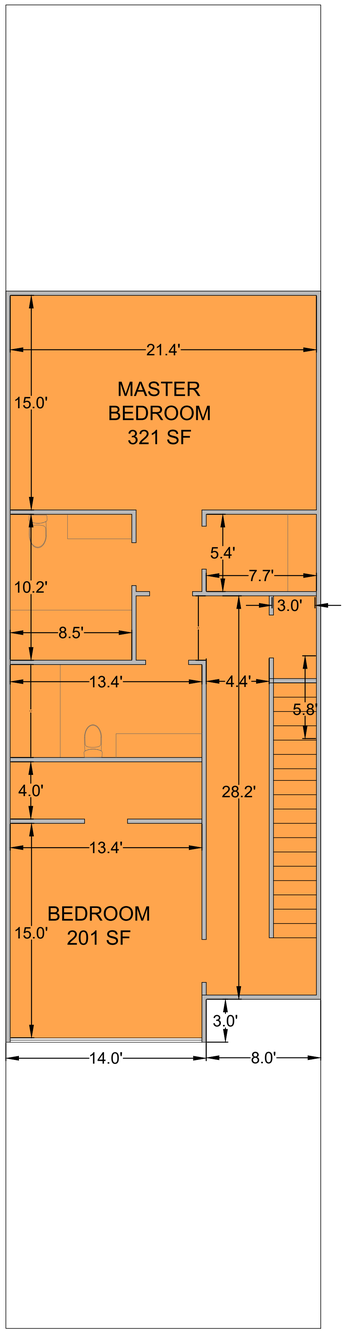
REVISIONS

SHEET
EX-01A

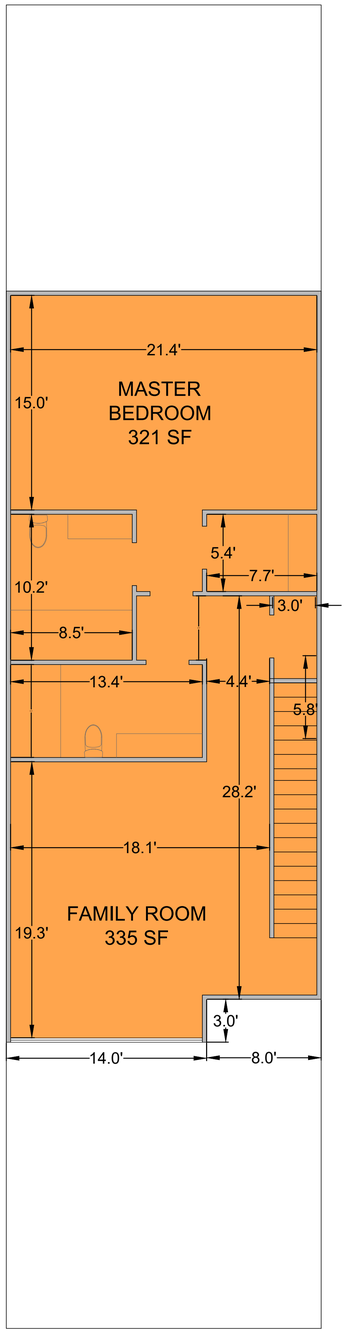
FILENAME: O:\Pony Express Land Development\Eagle Mtn Porters Crossing Full Site\Concept Plan Application\Design\Base\Working\2022-08-03 Site Plan.dwg TAB: PARKING PLOT DATE AND TIME: 8/4/2022 9:39 AM



1 ST FLOOR PLAN
1"=5'



2 ND FLOOR PLAN
1"=5'



3RD FLOOR PLAN
1"=5'

VIEW 1
NTS

VIEW 2
NTS

CALL BEFORE YOU DIG.
IT'S FREE &
IT'S THE LAW
1-800-662-4111
208-2100

FILENAME: O:\Pony Express Land Development\Eagle Mtn Porters Crossing Full Site\Concept Plan Application\Design\Base\Working\2022-08-03 Site Plan.dwg TAB: FLOOR PLANS-ALLEY LOADED PLOT DATE AND TIME: 8/4/2022 9:37 AM

PORTER'S CROSSING
EAGLE MOUNTAIN, UT
TOWNHOME TYPE A
(2 CAR GARAGE, ALLEY LOADED)

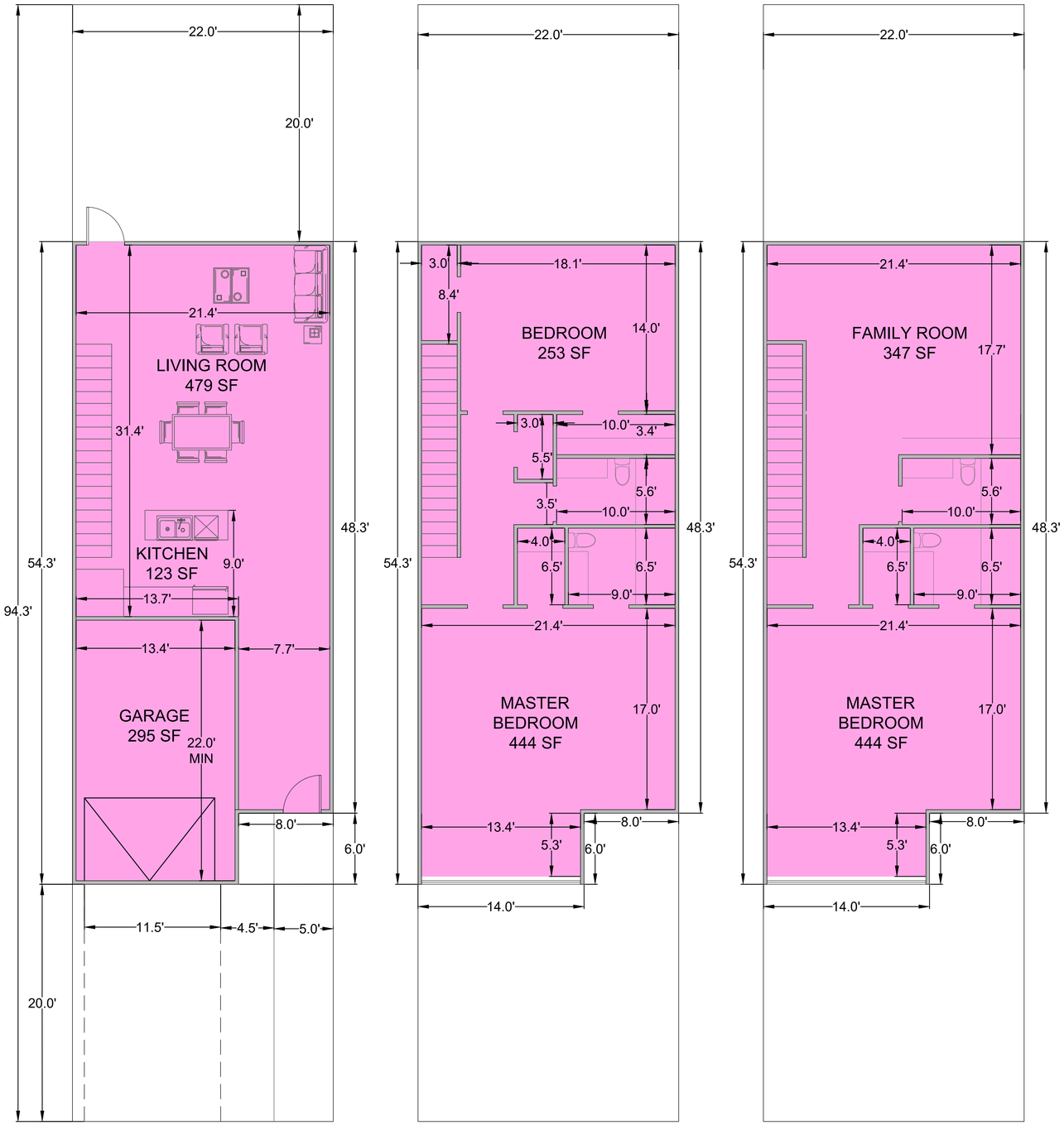
231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801 . 487 . 8040

CLIENT: SK HART MANAGEMENT
DWG: 2022-08-03 SITE PLAN.DWG
JOB No: PORTERS CROSSING 3RD AMMENDMENT
DO NOT SCALE THIS DRAWING. DRAWING IS REDUCED IF LESS THAN 22-in x 34-in. DIMENSIONS AND NOTES TAKE PRECEDENCE

DRAWN BY: KP
DESIGN BY: KP
CHECKED BY: SNT
DATE: 08/03/2022

REVISIONS

SHEET
EX-02



1 ST FLOOR PLAN
1"=5'

2 ND FLOOR PLAN
1"=5'

3RD FLOOR PLAN
1"=5'

VIEW 1
NTS

CALL BEFORE YOU DIG.
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IT'S THE LAW
1-800-662-4111
208-2100

FILENAME: O:\Pony Express Land Development\Eagle Mtn Porters Crossing Full Site\Concept Plan Application\Design\Base\Working\2022-08-03 Site Plan.dwg TAB: FLOOR PLANS-FRONT LOADED PLOT DATE AND TIME: 8/4/2022 9:37 AM

PORTER'S CROSSING
EAGLE MOUNTAIN, UT
TOWNHOME TYPE B
(1 CAR GARAGE, FRONT LOADED)

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

CLIENT: SK HART MANAGEMENT
DWG: 2022-08-03 SITE PLAN.DWG
JOB No: PORTERS CROSSING 3RD AMMENDMENT
DO NOT SCALE THIS DRAWING. DRAWING IS REDUCED IF LESS THAN 22x4 x 34-in. DIMENSIONS AND NOTES TAKE PRECEDENCE

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DESIGN BY: KP
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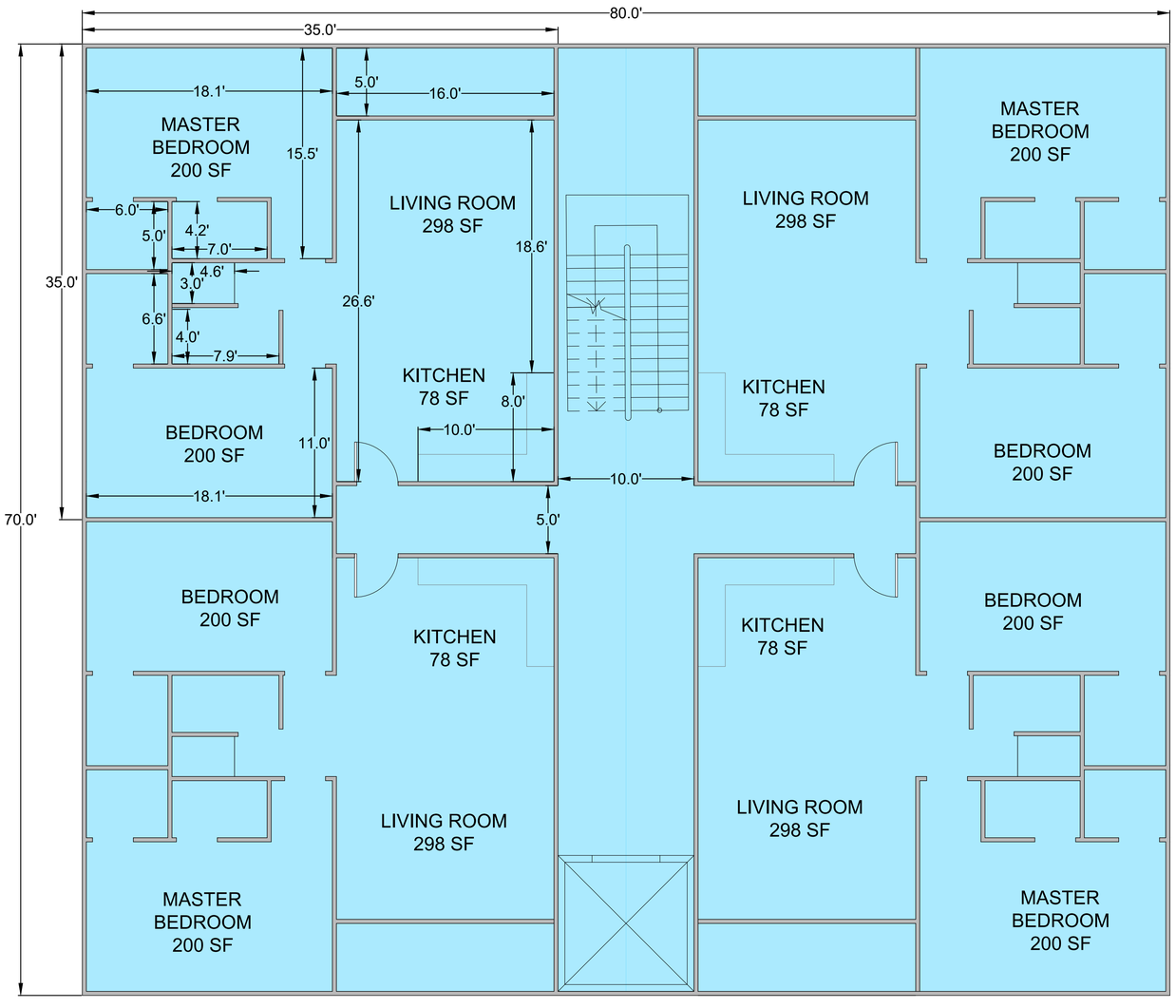
DATE: 08/03/2022

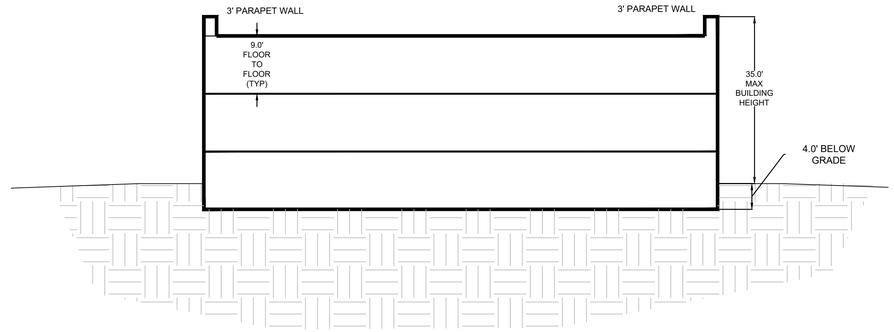
REVISIONS

SHEET
EX-03



FLOOR PLAN

1"=5'



BUILDING SECTION

1" = 10'

VIEW 1

NTS

PORTER'S CROSSING
EAGLE MOUNTAIN, UT
APARTMENT BUILDING
(3 STORY, 12 UNITS)

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

CLIENT: SK HART MANAGEMENT
DWG: 2022-08-03 SITE PLAN.DWG
PORTERS CROSSING
3RD AMMENDMENT
JOB No:

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DESIGN BY: KP
CHECKED BY: SNT
DATE: 08/03/2022

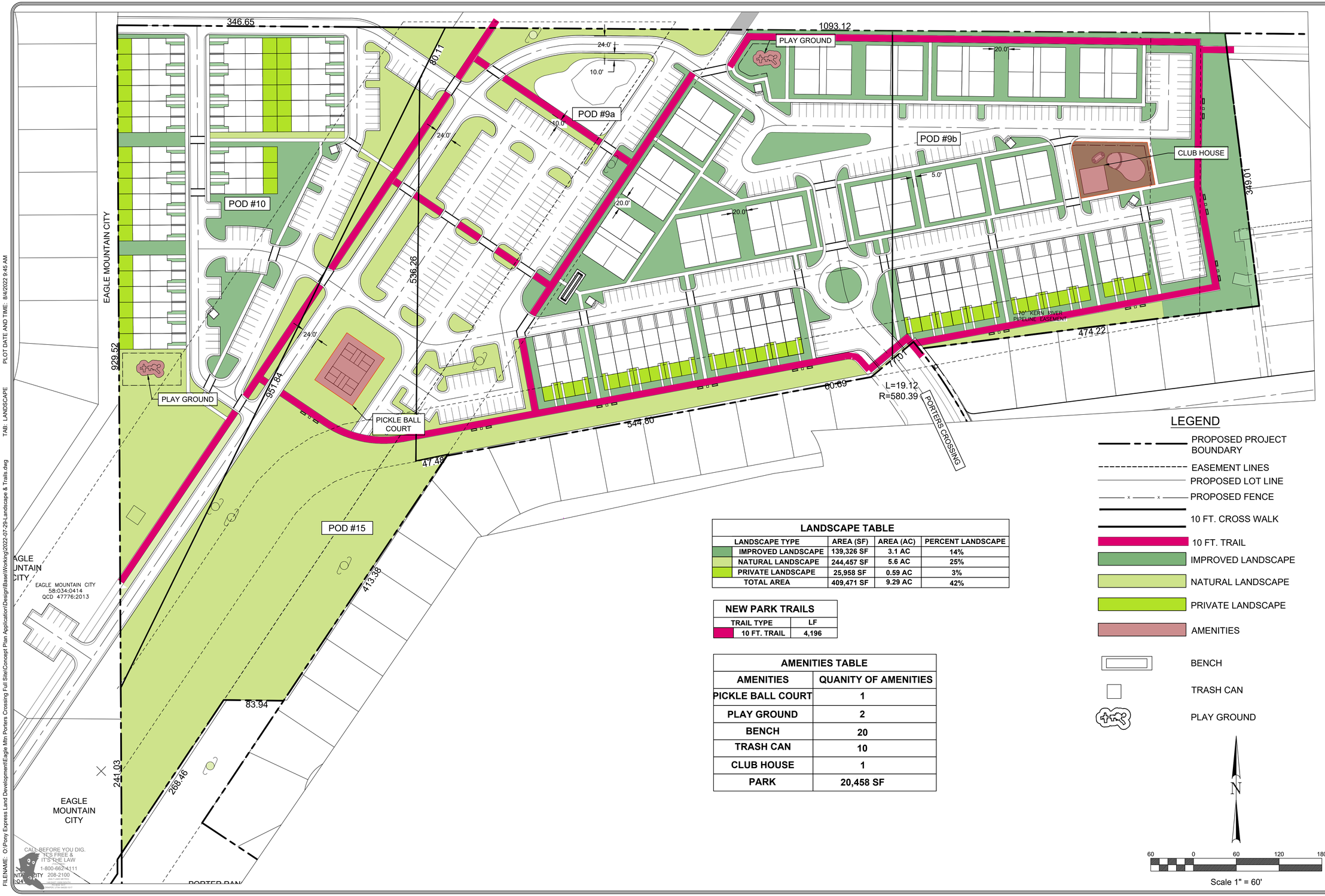
REVISIONS

SHEET

EX-04

CALL BEFORE YOU DIG.
IT'S FREE & IT'S THE LAW
(TOLL FREE)
1-800-662-4111
208-2100
(SALT LAKE METRO)
140 EAST 1300S SOUTH
P.O. BOX 841671
DAPER, UTAH 84606-1617

FILENAME: O:\Pony Express Land Development\Eagle Mtn Porters Crossing Full Site\Concept Plan Application\Design\Base\Working\2022-08-03 Site Plan.dwg TAB: APARTMENTS-3 STORY PLOT DATE AND TIME: 8/4/2022 9:38 AM



LANDSCAPE TABLE

LANDSCAPE TYPE	AREA (SF)	AREA (AC)	PERCENT LANDSCAPE
IMPROVED LANDSCAPE	139,326 SF	3.1 AC	14%
NATURAL LANDSCAPE	244,457 SF	5.6 AC	25%
PRIVATE LANDSCAPE	25,958 SF	0.59 AC	3%
TOTAL AREA	409,471 SF	9.29 AC	42%

NEW PARK TRAILS

TRAIL TYPE	LF
10 FT. TRAIL	4,196

AMENITIES TABLE

AMENITIES	QUANITY OF AMENITIES
PICKLE BALL COURT	1
PLAY GROUND	2
BENCH	20
TRASH CAN	10
CLUB HOUSE	1
PARK	20,458 SF

LEGEND

- PROPOSED PROJECT BOUNDARY
- EASEMENT LINES
- PROPOSED LOT LINE
- PROPOSED FENCE
- 10 FT. CROSS WALK
- 10 FT. TRAIL
- IMPROVED LANDSCAPE
- NATURAL LANDSCAPE
- PRIVATE LANDSCAPE
- AMENITIES
- BENCH
- TRASH CAN
- PLAY GROUND

N

60 0 60 120 180

Scale 1" = 60'

PORTER'S CROSSING
EAGLE MOUNTAIN, UT
LANDSCAPE EXHIBIT

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

CLIENT: SK HART MANAGEMENT
DWG: 2022-07-29-LANDSCAPE & PORTERS CROSSING
JOB No: 3RD AMMENDMENT
DO NOT SCALE THIS DRAWING. DRAWING IS REDUCED IF LESS THAN 22in x 34in. DIMENSIONS AND NOTES TAKE PRECEDENCE

DRAWN BY: KP
DESIGN BY: KP
CHECKED BY: SNT
DATE: 08/04/2022

REVISIONS

SHEET
EX-06

FILENAME: O:\Pony Express Land Development\Eagle Mtn Porters Crossing Full Site\Concept Plan Application\Design\Base\Working\2022-07-29-Landscape & Trails.dwg TAB: LANDSCAPE PLOT DATE AND TIME: 8/4/2022 9:45 AM

When Recorded Return To:

EAGLE MOUNTAIN CITY

THIRD AMENDMENT AND RESTATEMENT TO

MASTER DEVELOPMENT AGREEMENT
DATED MARCH 23, 2016
FOR THE
PORTER'S CROSSING TOWN CENTER
MASTER DEVELOPMENT

This THIRD~~SECOND~~ AMENDMENT ("ThirdSecond Amendment") to the Master Development Agreement for Porter's Crossing Town Center dated March 23, 2016 ("Prior Agreement") is entered into between Eagle Mountain City, a Utah municipal corporation ("City") and Pony Express Land Development, Inc. a Utah corporation ("Developer") as of the date last executed below.

This Amendment is made with reference to the following facts.

A. All of the capitalized terms in this Third~~Second~~ Amendment shall have the meanings specified in the Prior Agreement except as modified below.

B. The City and Developer have determined that it is in the best interest of the Parties to amend the Prior Agreement as set forth below.

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

1 Definitions. Sections 1.19 and 1.25 of the Prior Agreement are hereby modified and new Sections 1.3 IA — 1.35A are added to read as follows:

1.19. Maximum Equivalent Residential Units (ERUs) means the development on the Property (not including Pods 9 and 9b) of up to four Hundred and Seventy-Seven (477) Equivalent Residential Dwelling Units.

1.25. Property means that approximately 85.05 acres of real property owned or controlled by Developer as Exhibit 1IA.

1.31 IA Assisted Living Housing means an apartment or housing unit that is designed for seniors who require regular medical attention from staff at the facility, or assistance with daily activities such as administration of medication, bathing and personal hygiene, housekeeping or transportation. Independent living units may include a kitchenette, but most meals are prepared and provided to residents from a central dining facility. Assisted living housing includes nursing homes and hospice care facilities.

1.32A. Commercial or Institutional Use means the use of a pod for a recreational facility, church, school (public, private or charter), daycare facility, medical or professional office, dance studio, library, municipal services facility or such other similar use.

1.33A. Minimum Amenities means those minimum amenities for the improvement of various Pods of Improved Open Space as specified in Exhibit "6A".

I .34A RV Storage means a secured outdoor surface lot for rentable storage of recreational vehicles, boats and trailers. Amenities include a road base storage lot, security fencing, operable gate with electronic security access. Prohibited activities include overnight camping, use of temporary power, water, sewer and maintenance or repairs of vehicles or equipment.

1.35A Senior Housing means an apartment or condominium style development, established in accordance with the Housing for Older Persons Act, 42 U.S.C. 53601, for use primarily for active and independent seniors who require little or no regular medical or personal care assistance from staff at the facility. Independent living units will typically include a full kitchen, parking for each unit, and amenities such as a washing machine and dryer.

2. New Exhibit and Prior Exhibits/References. To the extent they are covered by this Amendment, Exhibits 1 (Legal Description), 2 (Zoning Map), 3 (Land Use Plan), 4 (Street Plan) and 5 (Parks and Open Space Concept Plan) are hereby superseded by Exhibits IA, 2A, 3A, 4A, and 5A respectively. All references in the Prior Agreement to the Exhibits and the descriptions thereof are amended to refer to the corresponding new Exhibit (e.g., "Exhibit I (Legal Description)" shall be deemed to refer to "Exhibit IA (Amended Legal Description"). New Exhibits 6A (Development Costs Exhibit), 7A (Pod 2 Concept Plan), and 8A (Pony Express Expansion Area) are hereby added and incorporated by reference. A new Exhibit (Site Plan) is submitted with this Third Amendment as Exhibit 9AA.

3. Density. Section 4 of the Prior Agreement is hereby deleted.

4. Northwest Residential Area. Section 9 of the Prior Agreement is hereby deleted and replaced with the following Section 9A. ~~Section 9 of the Prior Agreement is hereby deleted and replaced with the following Section 9A.~~

9A. Pod 10. Pod 10 shall be developed for residential uses and in particular thirty two (32) townhouses shall be built. See Exhibit 9AA. ~~Pod 10 shall be developed for Commercial or Institutional Uses. The development on Pod 10 shall not be required to have any Tier parks.~~

trails, open space or other amenities. Developer acknowledges that a portion of Pod 10 may be ~~encumbered by easements and may be undevelopable due to those easement.~~ Developer acknowledges and agrees that access to Pod 10 from the West will require development of City property for an access road, and City may withhold approval of access from the West due to traffic or other concerns of the City.

5. Density. Section 4 of the Prior Agreement is hereby deleted and replaced with the following Section 4A.

4A. ~~Density~~Density and Dedication/~~Improvements~~improvements of Open Space. The City has approved the Amended Land Use Plan (attached as Exhibit 3A) providing for the development of the Project in Pods. For each Pod, Developer shall be vested with the right to develop up to the maximum Density as indicated on the Amended Land Use Plan for the respective Pod.

Developer acknowledges the maximum Density is a ceiling, and factors as parcel configurations, residential product specifications or building code requirements may limit the Developer' s ability to build up to the maximum Density in any given Pod. Developer shall dedicate to the City and improve required open space and amenities as follows:

4A.1. Pod 9a. Shall be developed exclusively residential. There shall be 7.5 apartment buildings with 12 units per building and 15 townhomes. See Exhibit 9AA. ~~The City and Developer intend that Pod 9a will be dedicated to the City in~~ accordance with Section 1-OA.4 below, for development of a regional trail and public recreational facility, and related parking and improvements, which may include concessions and retail facilities (the "Recreational Facility"). The exact details of the Recreational Facility are unknown at this time, but the anticipation ~~of the Parties is more fully specified in new Section 1OA, below. The development on Pod 9a for a recreational facility shall not require any Tier parks, trails, open space or other amenities. The deed of dedication shall contain a restrictive covenant limiting the use of Pod 9a for a Recreational Facility.~~

4A.2. Pod 15. Developer desires to utilize Pod 15 for RV Storage and or a Nursery and approximately 20 parking spaces for the residential units being built in Pod 9A. See Exhibit 9AA.

Developer acknowledges that City has concerns with the impact of the proposed RV Storage on neighboring properties, but Developer believes it can design the RV Storage to mitigate or eliminate such impacts. Accordingly, in order for the RV Storage to be reviewed for approval, Developer shall submit to the City a site plan for the proposed RV Storage which shall include detailed information regarding the visual impacts, the type and height of fencing, procedures to limit noise and disturbance to surrounding neighbors, lighting and security, and gate and security access. The City shall approve the RV Storage if the Developer is able to mitigate or eliminate all reasonable concerns of the Planning Commission and City Council related to impacts of the RV Storage.

4A.3. Pod 9b. Pod 9b Shall be developed exclusively residential. There shall be 5.5 apartment buildings including a club house and swimming pool with 12 units per building and 14 townhomes. See Exhibit 9AA.~~shall be developed for either Senior Housing, Assisted Living Housing or Commercial or Institutional Uses. Senior Housing or Assisted Living Housing buildings shall not exceed five (5) stories in height and shall include off-~~

street parking in accordance with Chapter 17.55 of the Vested Laws. Pod 9b shall not be required to have any improved park space, but will include amenities based on the number of Senior Housing units.

4A.4. Pod 2. Pod 2 shall be developed for commercial uses, residential or mixed use in accordance with the City's Vested Laws. No more than 180 ERUs shall be developed on Pod 2. Developer may construct as much commercial, retail or office uses in Pod 2 as may be allowed by the Vested Laws. No commercial uses are required as a condition of developing the ERUs, but Developer acknowledges that City would prefer that Developer includes commercial development in Pod 2, and Developer shall use commercially reasonable effort to include commercial uses in Pod 2. Developer has prepared a concept plan for Pod 2 that includes a central plaza area. A copy of the Pod 2 Concept Plan is attached hereto as Exhibit 7A. The parties acknowledge that the Pod 2 Concept Plan is only conceptual, but Developer acknowledges that the City would prefer the plaza concept over traditional road designs and Developer shall use commercially reasonable effort to develop Pod 2 with the plaza concept. The ERUs may be of any type of residential units in a "vertical" or "horizontal" mixed use setting.

6. This paragraph is intentionally omitted.

7. This paragraph is intentionally omitted.

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8. Park and Improved Open Space. Sections 8 and 10 are hereby deleted and replaced with the following new sections:

8A. Improved Open Spaces and Trails.

8A.1. Park Plan. In accordance with the City's Vested Code and the City bonus density structure, Developer must provide sufficient Improved Open Space to meet the City's residential bonus density entitlements and improved open space points requirements for the number of ERUs in the Project (excluding Pod 9b). Developer has submitted a proposed Park Plan that depicts the layout and proposed Minimum Improvements for Pods 3b, 3d and 3e. A copy of the Park Plan is attached hereto as Exhibit 5A. The City has reviewed the Park Plan and the City accepts the layout, design and improvements of the parks, trails and open space.

8A.1.1 Re-location of Minimum Improvements. The City acknowledges that some of the Minimum Improvements shown on Exhibit 5A and described in Exhibit 6A may be constructed on Pod 2.

8A.2 Dedication and Improvement of Improved Open Space.

8A.2.1 Park Dedication/ImprovementImprovement Schedule.

a. Pod 3b. Pod 3b shall be improved in accordance with the Park Plan and dedicated to the City along with the first recorded subdivision plat for Pod 4. In accordance with Chapter 16.35.105.A(10) of the Vested Laws, if Pod 3b is not fully improved at the time it is dedicated to the City, at the time of recording each plat Developer shall provide a cash bond, or other form of bond acceptable to the City, in the amount of 150% of the pro-rata cost of the anticipated improvements in Pod 3b to

guarantee construction and installation of the require improvements. Pod 3b shall be completed no later than issuance of 80% of the approved building permits in Pod 4.

b. Pod 3d. Pod 3d shall be improved in accordance with the Park Plan and dedicated to the City along with the first recorded subdivision plat for Pod 6a. In accordance with Chapter 16.35.105.A(10) of the Vested Laws, if Pod 3d is not fully improved at the time it is dedicated to the City, at the time of recording each plat Developer shall provide a cash bond, or other form of bond acceptable to the City, in the amount of 150% of the pro-rata cost of the anticipated improvements in Pod 3d to guarantee construction and installation of the require improvements. Pod 3d shall be completed no later than issuance of 80% of the approved building permitspennits in Pod 6a.

c. Pod 3e. Pod 3e shall be improved in accordance with the Park Plan and dedicated to the City along with the first recorded subdivision plat for Pod 6b. In accordance with Chapter 16.35.105.A(10) of the Vested Laws, if Pod 3e is not fully improved at the time it is dedicated to the City, at the time of recording each plat Developer shall provide a cash bond, or other form of bond acceptable to the City, in the amount of 150% of the pro-rata cost of the anticipated improvements in Pod 3e to guarantee construction and installation of the require improvements. Pod 3e shall be completed no later than issuance of 80% of the approved building permits in Pod 6b.

8A.3. Ongoing Maintenance. Upon the acceptance by the City of any improvements to Pods 3b, 3d, and 3e the City shall be responsible for all ongoing maintenance and operation thereof.

9. This paragraph has been intentionally omitted.

10. ~~1 OA. Contributions and Reimbursements for Recreational Facility.~~

~~1OA.1 In-Lieu Fee for Park and Open Space Improvements.~~ ~~Developer agrees that the park and open space improvements, as detailed in the Park Plan, do not meet the City's required park and open space improvements for Pods 2, 4, 6a and 6b. Accordingly, Developer agrees to contribute to the City the~~ amount ~~of~~ $697,496.00 ~~as explained on Exhibit 6A (the "Park In-Lieu Fee") towards completion of the Recreational Facility as detailed in Section 1 OA.4~~ below. ~~Developer shall pay the Park In-Lieu Fee to the City prior to recording~~

~~any subdivision plat for Pods 2 or 4. City shall hold the funds in trust until disbursement of the funds in accordance with Section 1OA.6. City acknowledges that Developer may construct additional park and open space amenities, in which case the Park In-Lieu Fee will be adjusted to reflect the cost of the additional~~

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amenities constructed by Developer. In addition, Developer shall be entitled to modify the Park In-Lieu Fee if Developer determines that the actual cost of ~~constructing the facilities would have been less than $697,496.00.~~

1OA.2. In-Lieu Fee for Pool and Clubhouse Improvements. ~~Developer agrees that one or more pools or clubhouses would normally be required~~ for development of Pods 2 and 4 based on the approved densities for each of those ~~Pods. City and Developer agree that the Recreational Facility would meet the needs of the community with respect to the pool and clubhouse requirement. Accordingly,~~ City agrees that Developer shall not be required to construct a pool or clubhouse in Pods 2 or 4 to meet the City bonus density requirements. In exchange, Developer agrees to contribute to the City the amount of $900,000.00 as explained on Exhibit ~~6A (the "Pool/Clubhouse In-Lieu Fee") towards completion of the Recreational Facility as detailed in Section 1 OA.4 below. Developer shall pay the Pool In-Lieu Fee to the City prior to recording any subdivision plat for Pods 2 or 4. City shall~~ hold the funds in trust until disbursement of the funds in accordance with Section 1OA.6. City acknowledges that Developer may construct one or both of the ~~pools/clubhouses, in which case the Pool/Clubhouse In-Lieu Fee will be adjusted to~~ reflect the cost of the pool/clubhouse constructed by Developer. In addition, ~~Developer may modify the Pool/Clubhouse In-Lieu Fee if Developer determines that the actual cost of constructing the facilities would have been less than $900,000.00.~~

~~1OA.3. In-Lieu Fee for Senior Housing. City agrees that the~~ proposed Assisted Living Housing or Senior Housing on Pod 9b will benefit from the Recreational Facility, and that the City is waiving the requirement for a pool /clubhouse in the Assisted Living Housing and Senior Housing based on the proximity to the Recreation Facility. In addition, the City is waiving the ~~requirement for the Assisted Living Housing to provide any improved park and open space. Accordingly, because it is unknown how many units of Senior Housing will be constructed, at the time of issuance of building permits for any Senior Housing (but not Assisted Living Housing) on Pod 9b, Developer shall contribute to the City an In-Lieu Fee towards completion of the Recreational~~ Facility, as determined by the City's Vested Laws (the "Senior Housing Fee"), and ~~as detailed in Section 1OA.5 below. City shall hold the funds in trust until~~ disbursement of the funds in accordance with Section 1OA.6. City acknowledges ~~that Developer may choose to install park and open space improvements in Pod 9b to serve the Senior Housing (such as a pickle ball court, courtyard/garden area, putting green, etc.) and to the extent that Developer provides such park and open space amenities, Developer shall be entitled to a credit against the Senior Housing Fee for the reasonable value of such amenities.~~

~~1OA.4 Donation of Pod 9a. In order to facilitate the construction of~~ the Recreational Facility, Developer agrees to dedicate to the City, free and clear of all financial liens or encumbrances, the approximately 8 acres of Pod 9a (the "Recreational Facility Parcel") if City requests in writing that Developer dedicate the Recreational Facility Parcel to City on or before January 1, 2020 unless the City and Developer have agreed in writing to a different date. The City and ~~Developer agree that, in accordance with Section 1 OA.6, and as explained on~~ Exhibit 6A the City shall reimburse the Developer for the Recreational Facility

Parcel the amount of $600,000.00 (the "Recreational Facility Parcel Reimbursement").

10A.5. Additional Funding for Recreational Facility. Developer ~~acknowledges that in order for the City to complete the Recreational Facility, City~~ may require that Developer advance funds to the City, subject to reimbursement ~~from the collection of impact fees or other sources of funds available to the City, for~~ Development of the Recreational Facility. ~~If requested in writing by City prior to~~ January 1, 2020, Developer shall, within thirty (30) days of such request, contribute ~~to the City the amount of $2,600,000.00, less any amounts already contributed for~~ the Pool/Clubhouse In-Lieu Fee, the Park In-Lieu Fee, or the Senior Housing Fee (the "Additional Funding"). In other words, the total amount of cash contribution to City by Developer, including the Pool/Clubhouse In-Lieu Fee, the Park In-Lieu Fee, ~~and the Senior Housing Fee, shall be~~ ~~$2,600,000.00. City shall hold the funds in trust until disbursement of the funds in~~ accordance with Section 10A.7.

10A.6. Reimbursement for Contributions. Prior to City requesting ~~dedication of the Recreation Facility Parcel or the Additional Funding, City shall enter into a reimbursement agreement with Developer to reimburse Developer for~~ the Recreational Facility Parcel and the Additional Funding (the ~~"Reimbursement Amount"). Exhibit 6A is a spreadsheet showing how the~~ Reimbursement Amount is intended to be calculated based on the costs estimated ~~by the Parties at the time of the execution of this Amendment. City and Developer acknowledge and agree that reimbursement agreement will provide for reimbursement to Developer for the total Reimbursement Amount from the collection of impact fees.~~

~~10A.7. Use of Funds. In order to complete the Recreation Facility, City will need to obtain additional funding. If prior to January 1, 2021, City is able to obtain sufficient funds to complete and operate the first phase of a Recreational Facility, City may utilize the Pool/Clubhouse In-Lieu Fee, the Park In-Lieu Fee and the Additional Funds towards completion of the Recreation Facility. City shall, prior to use of the funds, provide to Developer a detailed plan With respect to development of the Recreational Facility.~~

~~10A.8. Alternate Zoning / Development of Pod 9a and Use of Funds. If City fails to obtain the funding to construct the Recreational Facility by~~ January 1, 2021, City shall notify Developer that it does not intend to construct the ~~Recreational Facility. Upon such notice from the City, Pod 9a shall be~~ automatically zoned either as Residential (with densities not to exceed the density in Pod 6b), or as Commercial or Institutional Use. Developer shall be required to meet the City Vested Code and City bonus density structure if Pod 9a is zoned as Residential. Any alternative zoning Pod 9a shall include, at a minimum, a one (1) acre park improved to the City's minimum standards. Any Pool/Clubhouse InLieu Fee, Park In-Lieu Fee, or Senior Housing Fee shall be utilized by Developer to make improvements in the Pod 9a Park, or additional improvements in Pods 2, 3b, ~~3d or 4.~~

9.11. Pony Express Road Reimbursement. A new Section 17A is added to read as follows:

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17.A. Pony Express Road Reimbursement. In conjunction with the execution , of this Agreement, Developer shall dedicate to the City approximately 1.025 acres for the expansion of Pony Express Parkway, as shown on the attached Exhibit 8A. The City acknowledges that Developer will be seeking a tax benefit for this dedication pursuant to Section 14 of the Master Development Agreement and the City shall reasonably and lawfully cooperate in this effort.

~~10.~~ 12. Sewer Lift Station. A new section 18A is added to read as follows.

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18A. Sewer Lift Station. Contemporaneously with the construction of the infrastructure for Pod 6b Developer shall, at its own cost, design and construct a sewer lift station to the specifications of the City at the location shown on Exhibit 3A. The City shall grant Developer all necessary rights to construct the sewer lift station on the location that is owned by the City as shown on Exhibit 3Aa After the City accepts ownership of the lift station the operation and maintenance of the lift station shall be the City's.

Dated this ___ day of _____, 2022.

~~ENT 62736:2018 PG 9-13~~

STATE OF UTAH

COUNTY OF SALT LAKE

On the ___ day of _____, 2022, personally appeared before me, Khosrow B. Semnani, who did personally acknowledge to me that he had authority to and did execute the foregoing on behalf of Pony Express Land Development, Inc., a Utah corporation.

PONY EXPRESS LAND DEVELOPMENT, INC.

By:_____
Khosrow B. Semnani

Its: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the ___ day of _____, 2022, personally appeared before me, Tom Westmoreland, who did personally acknowledge to me that he had authority to and did execute the foregoing on behalf of Eagle Mountain City.

EAGLE MOUNTAIN CITY

By: _____
Tom Westmoreland

Its: Mayor ATTESTED:

_____
MOUNTAIN CITY RECORDER

Approved as to Form:

_____
Eagle Mountain City Attorney

On the) L...k day pf J u..u..e-. 2018, personally appeared before me who did personally acknowledge to me that he had authority to and did execute the foregoing Inc.

on behalf of the Pony

NOTARY OF UTAH
My Comm. Exp
02/03/2020
Commission # 686928

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ATTEST:

EAGLE MOUNTAIN CITY

City Recorder

NOTA Tom Westmoreland, Mayor Y

PUBLIC

Approved as to form:

City Attorney

STATE OF UTAH)
)

COUNTY OF UTAH

Tm On the 13 day of June, 2018 personally appeared Hofmoreland, who did perso before me who did personally acknowledge to me that he had authority to and did execute the foregoing on behalf of the Eagle Mountain City

NOTARY PUBLIC

FIONNUALA B KOFOED
NOTARY PUBLIC STATE OF UTAH
COMMISSION # 686717
COMM. EXP. 01-17-2020

EXHIBIT IA

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **AUGUST 23, 2022**

TITLE:	ACTION ITEM / PUBLIC HEARING -- Various City Proposed Code Amendments Modifying Certain Public and Private Right(s)-of-Way (ROW) 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	CURRENT ZONE	ACREAGE	COMMUNITY
n/a	n/a	n/a	n/a

PUBLIC HEARING:
Yes

PREPARED BY:
Robert Hobbs, Planning

PRESENTED BY:
Robert Hobbs

RECOMMENDATION:
Staff suggests that the Planning Commission vote to recommend to the City Council that they approve the proposed draft code amendments with any modifications/conditions deemed appropriate.

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.

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 now is again before the Planning Commission as a hearing item for review.

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. o-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 counties and especially 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 services' 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 61'. 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 10' travel lanes flanked by 7' 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 and 1' being added to the widths of the park-strips for the benefit, mainly, of the trees planted therein.

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 Planning Commission's meeting by Staff using Powerpoint.

REQUIRED FINDINGS:
n/a

PLANNING COMMISSION ACTION/RECOMMENDATION:
n/a

ATTACHMENTS:

Private Streets and Street Tree Amendments.Feb 2022.pdf
ROW Widths - Utah County ad Nampa, ID

ORDINANCE NO. _____

AN ORDINANCE ENACTED BY THE EAGLE MOUNTAIN CITY COUNCIL, AMENDING TITLE 16, CHAPTER 16.35 BY REQUIRING PRIVATE STREETS TO CONFORM TO PUBLIC STREET STANDARDS, TO SPECIFY THE CLASS OF STREET TREE REQUIRED ALONG COLLECTOR AND ARTERIAL RIGHTS-OF-WAY, TO ACKNOWLEDGE ACCEPTABLE GENERAL TYPES OF TRAFFIC CALMING DEVICES OR METHODS FOR STREETS, AND, REPEALING AND REPLACING WITH NEW DIMENSIONAL STANDARDS CERTAIN RIGHTS-OF-WAY TYPES; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF, IN CONFLICT HEREWITH.

BE IT ORDAINED by the Mayor and Council of Eagle Mountain City, County of Utah, State of Utah:

Section 1. That Title 16 of the Eagle Mountain City Code, Chapter 16.35 Table of Contents be amended as follows:

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.

...

Section 2. That Title 16, Chapter 16.35.070 of the Eagle Mountain City Code, Streets and street systems section be amended as follows:

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.

K. Streets Dedication. All private streets within a project shall be dedicated as public utility easements and all underground improvements shall be constructed in compliance with the city's ordinances, standards and policies.

L. Traffic Calming. Traffic calming improvements and design ~~shall~~ may be constructed on ~~local~~ streets classified by the city as "local(s)". Traffic calming improvements may include~~,~~ ~~but~~ and are ~~not~~ limited to: bumpouts, chokers, traffic circles, curvilinear roads, narrowed intersections, and raised pedestrian [cross]walkways. Mid-road islands, placed either as traffic calming devices and/or aesthetic planters that split travel lanes, shall not be allowed at subdivision entrances. ~~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 design elements may 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, etc. but not speed humps, bumps or significant gutters) that encourage drivers to reduce speeds, and/or conveniently placed collector roads that take travel time pressure off of local streets by providing fast connections between neighborhoods and between neighborhoods and commercial areas or main city gateway roads. [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)].

Section 3. That Title 16, Chapter 16.35.080 of the Eagle Mountain City Code, Streets trees section be amended as follows:

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.

Section 4. That Title 16, Chapter 16.35.140 of the Eagle Mountain City Code, Diagrams be amended as follows:

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~~ 61	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

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
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
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	~~1~~ 2	0	1
Emergency/Parking Lane Width	12	12	10	12	12	12	8	8	8	~~8~~ 7′ 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	~~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	Allowed except	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
							within 20' of intersection	within 20' 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.

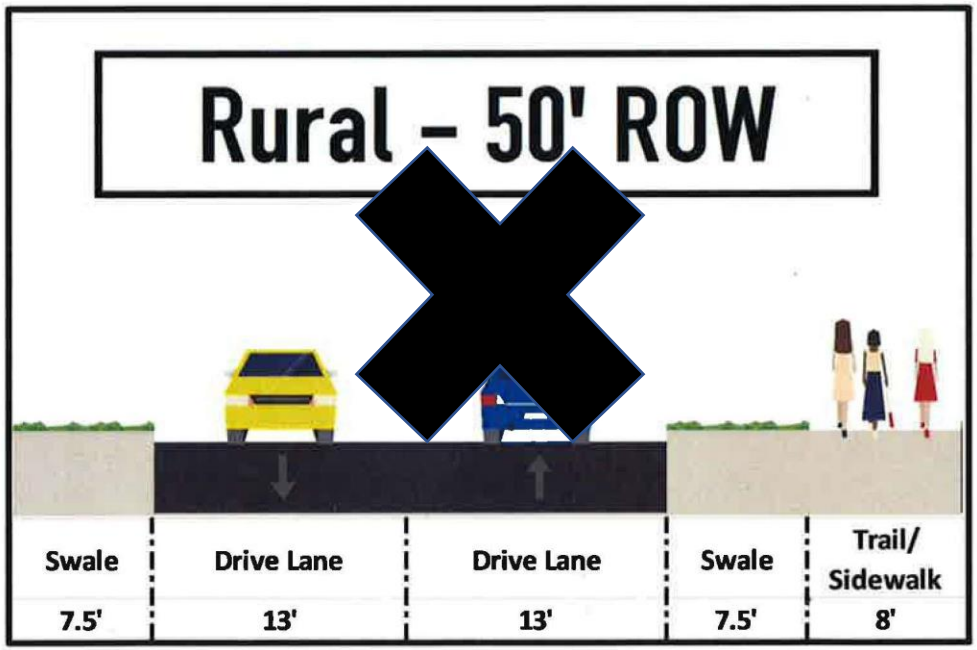
[2] The lesser centerline radius standard requires super-elevation based on appropriate design speeds.

[3] Distances of less than 200 feet may be approved for one-way intersections, reduced traffic loads, alleys, or other site-specific justification.

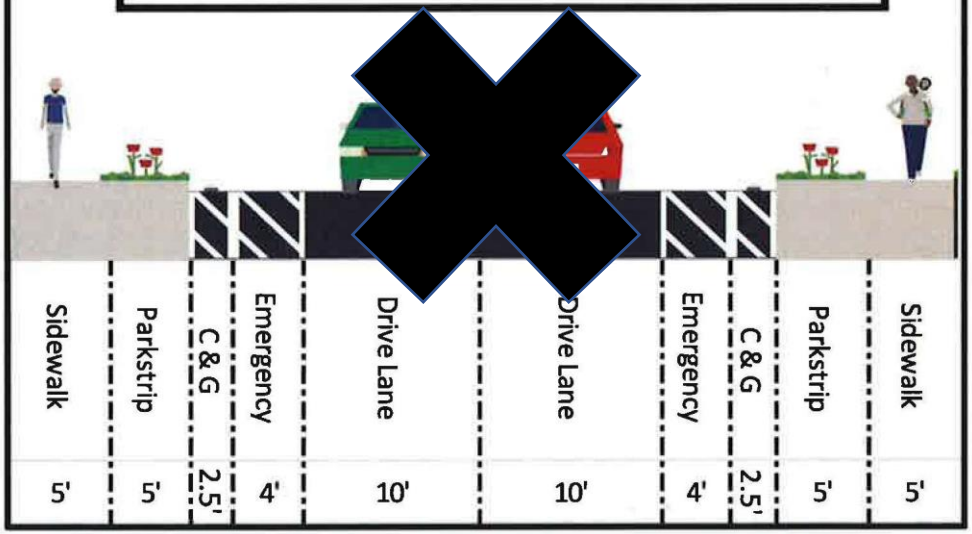
[4] Distance may be adjusted to a minimum of 30 feet when determined necessary by site plan reviewer.

Section 5. That Title 16, Chapter 16.35.140 of the Eagle Mountain City Code, Diagrams be amended as follows:

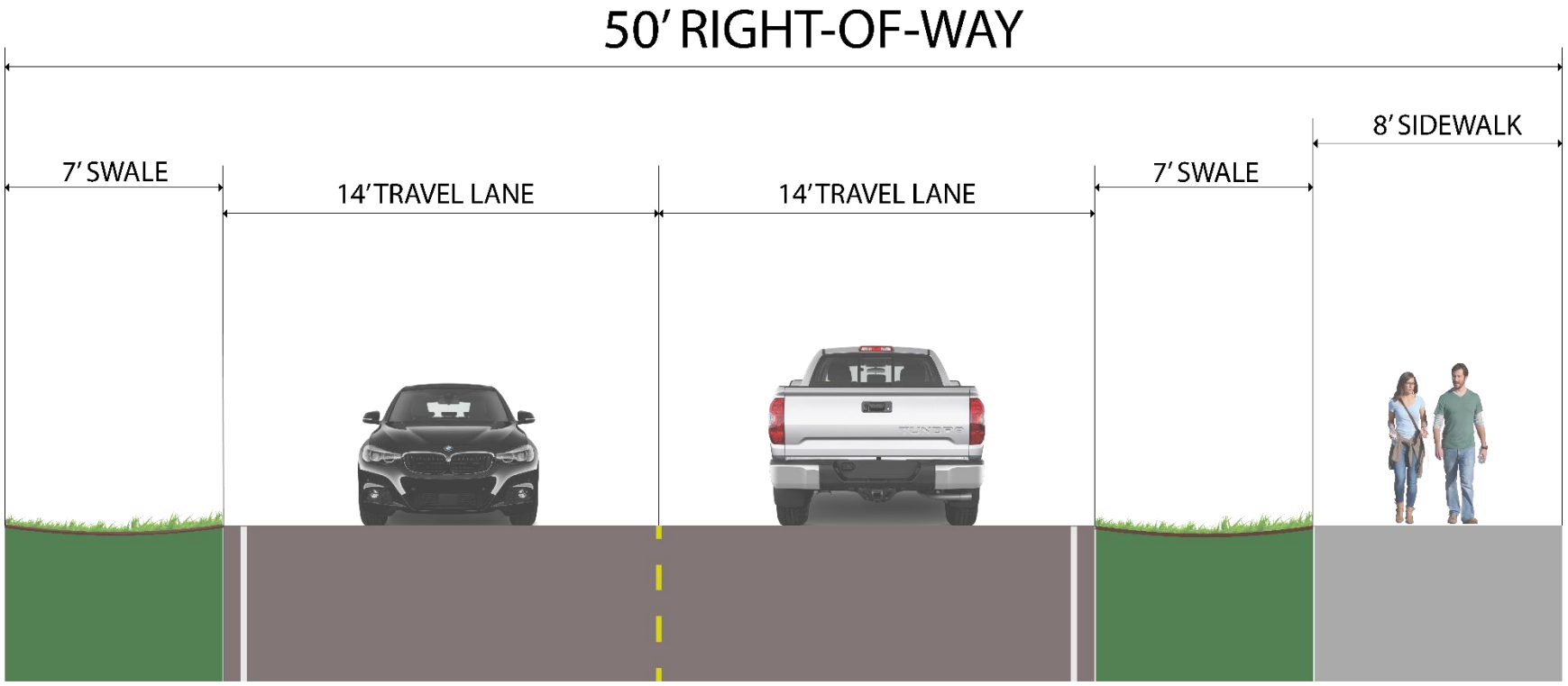
16.35.140 Diagrams.



Local - 53' ROW



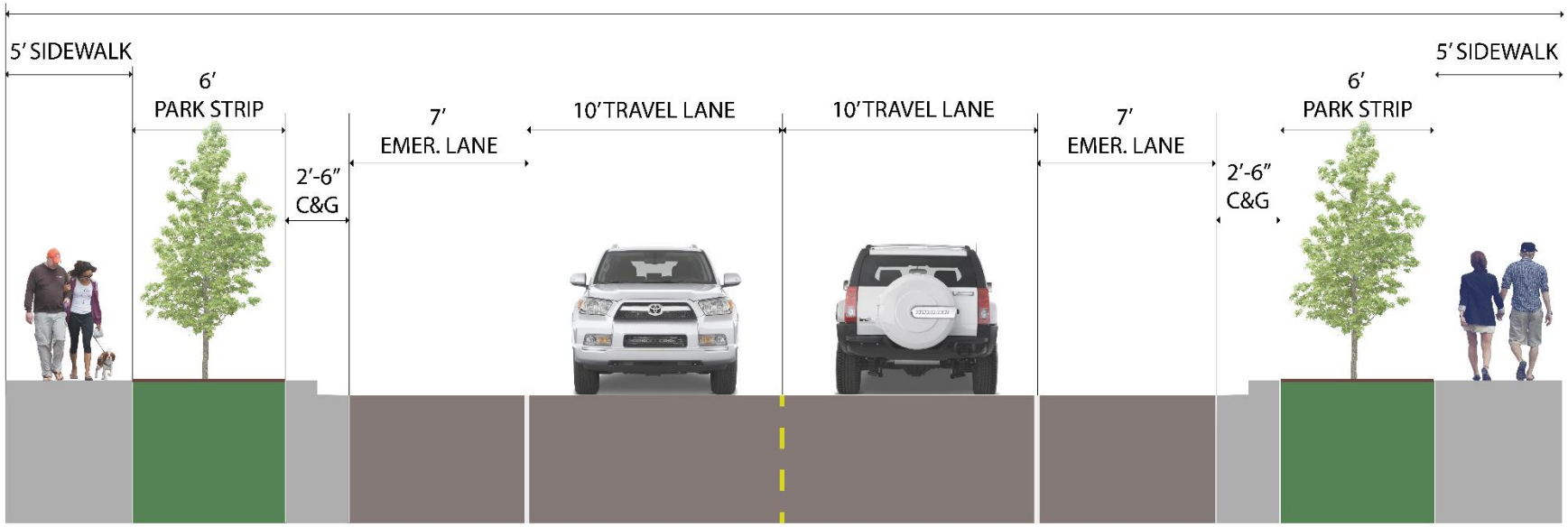
Sidewalk	Parkstrip	C & G	Emergency	Drive Lane	Drive Lane	Emergency	C & G	Parkstrip	Sidewalk
5'	5'	2.5'	4'	10'	10'	4'	2.5'	5'	5'



Road Type: Rural Street

(50 ft RIGHT-OF-WAY)
(WITH SWALE)

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 Local
Herriman	60'	32'	Local
Springville	59'	29'	
Mapleton	40'	36'	
Payson	60'	34'	
Bluffdale	52'	25'	

80.07 **Local Streets:** Table 80.07.1 summarizes the typical street sections for new local streets. Refer to Local Street Criteria and Conditions related to each street section.

Table 80.07.1 – Local Street Sections

Road/RW	Walk to P/L	Sidewalk	Planter	Curb	Park Lane	Thru Lane	Thru Lane	Park Lane	Curb	Planter	Sidewalk	Walk to P/L
Standard Local (1)												
34/56	1	4	6	.5	7	9.5	9.5	7	.5	6	4	1
Standard Local (2)												
36/50	2	5	-	.5	8	9.5	9.5	8	.5	-	5	2
Reduced Width Local (1)												
33/47	2	5	-	.5	7	9	9	7	.5	-	5	2
Reduced Width Local (2)												
32/44	1	5	-	.5	-	11	11	9	.5	-	5	1

Table Notes:

1. All dimensions are in feet.
2. Street sections less than 34-feet wide require approval by the City Engineer.
3. Local Street Criteria and Conditions shall be met for each street section.

A. Local Street Criteria and Conditions: The City allows a variety of street sections for local streets. Each street section has certain criteria that

must be met for their application within developments. The following policies outline the specifics for the application, use and requirements of each street section.

1. Standard Local (1) – 34-foot Street Section within 56-feet of Right-of-Way – the standard local (1) internal street section with detached sidewalks shall be 34-feet (back-of-curb to back-of-curb). This street section shall be required for all primary local and through streets connecting to collectors or arterials for developments with 40 or more residential units. This street section shall include curb, gutter, and minimum 4-foot concrete sidewalks on both sides and shall be within 56-feet of right-of-way.

   The City engineer may grant an exception to allow for 5-foot attached sidewalks based on design issues for sites with topography, drainage or other related issues. This exception would require a 34-foot street section (back-of-curb to back-of-curb) with 5-foot wide attached concrete sidewalks within 56-feet of right-of-way.

NOTES:

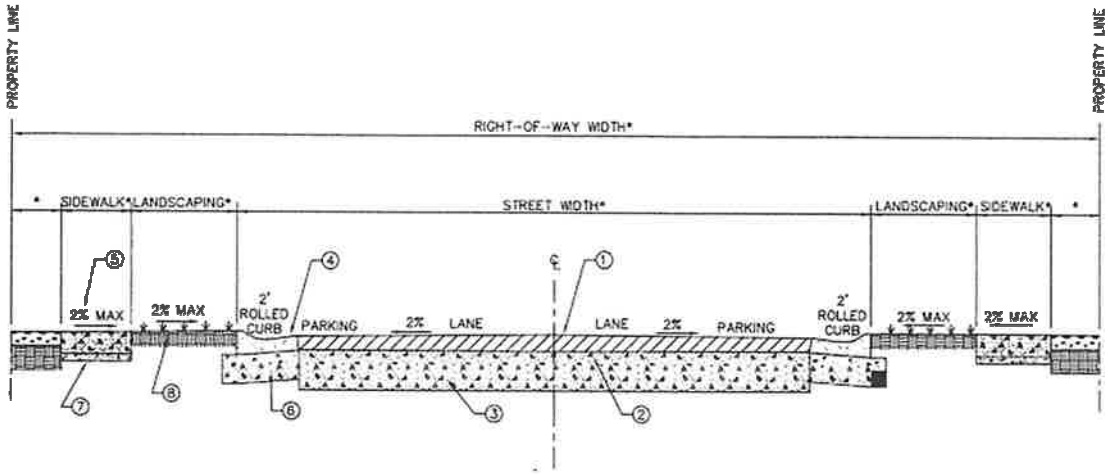
(A) ALL CONSTRUCTION SHALL BE PER ISPWC SPECIFICATIONS.

(B) STREET LONGITUDINAL PROFILE GRADES 0.4% MINIMUM.

(C) ASPHALT AND AGGREGATE BASE THICKNESSES ARE MINIMUMS ALLOWED. ACTUAL THICKNESS SHALL BE DESIGNED BY ENGINEER BASED ON TRAFFIC INDEX AND "R" VALUE OF SUBGRADE SOILS AND APPROVED BY CITY OF NAMPA.

(D) VERTICAL CURVE AND HORIZONTAL CURVE REQUIREMENTS BASED ON AASHTO POLICY ON GEOMETRIC DESIGN OR HIGHWAYS & STREETS. MAXIMUM DESIGN SPEED=25 MPH.

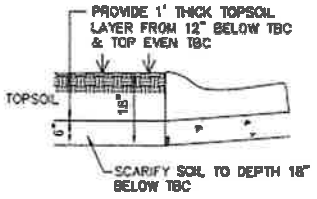
(E) GRASS CONVEYANCE SWALES AND DEPRESSED DRIVEWAY APPROACHES MAY BE CONSTRUCTED FOR NUISANCE WATER ONLY. STORAGE MAY NOT BE CONSIDERED IN DRAINAGE DESIGN.



* DIMENSIONS TO BE TAKEN FORM TABLE 80.07.1 OF THE ENGINEERING PROCESS AND POLICY MANUAL

PROFILE
N.T.S.

ITEM		TYPE		MINIMUM DEPTH
①	HOT PLANT MIX ASPHALT	CLASS III		3"**
②	CRUSHED AGGREGATE BASE OR LEADING COURSE	3/4" (TYPE I)		4"**
③	CRUSHED OR UNCRUSHED AGGREGATE BASE COURSE	2" (TYPE II) CRUSHED OR 6" UNCRUSHED		16"** 18"**
④	ROLLED CURB SEE STANDARD	ROLLED		SEE DWG. SD-702
⑤	SIDEWALK			5"
⑥	CRUSHED AGGREGATE BASE FOR ALL CURB	3/4" (TYPE I)		6"
⑦	CRUSHED AGGREGATE BASE FOR SIDEWALK SD-709	3/4" (TYPE I)		4"
⑨	TOPSOIL SEE DETAIL			12"



TOPSOIL DETAIL
N.T.S.

** SEE SECTION 80.03 OF THE ENGINEERING PROCESS AND POLICY MANUAL

2015 REVISION

CITY OF NAMPA	LOCAL RESIDENTIAL STREET SECTION ROLLED CURB	STANDARD DRAWING NO. N-820A

Table 80.03.1: Traffic Index and Pavement Sections

Roadway Classification	Traffic Index[1]	Minimum Thickness (in)		
		Pavement	Base[2]	Subbase[3]
Arterial	Provided by City	Specified by City	Specified by City	Specified by City
Collector (over 1,200 ADT)	Provided by City	Specified by City	Specified by City	Specified by City
Collector (under 1,200 ADT)	8	4"	6"	18"
Local Road (1,000-3,000 ADT)	8	3"	6"	20"
Local Road (under 1,000 ADT)	7	3"	4"	18"
Low Volume Road (under 400 ADT)	6	2.5"	4"	14"

Table Notes:

1. Traffic index may be adjusted based on traffic study.
2. Base to meet the requirements of ISPWC Section 802 – Table 1- Type I Crushed Aggregate Base.
3. Subbase to meet the requirements of ISPWC Section 801 Table 1 - 8 Inch, 6 Inch, or 3 Inch Uncrushed Aggregate.

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **AUGUST 23, 2022**

TITLE:	ACTION ITEM / PUBLIC HEARING -- Alpine School District Elementary School #110 Site Plan
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	Scott Johnson with Alpine School District

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Neighborhood Residential One	Residential	9.98	Overland

PUBLIC HEARING:
Yes

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 Planning Commission shall consider the requirements set forth in the Overland Master Development Agreement, 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.

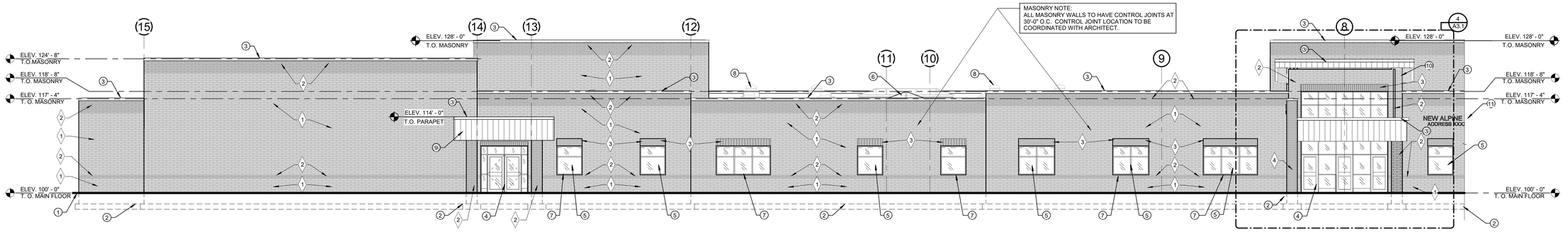
The site plan development standards (found in EMMC 17.100.050) shall be considered when making a recommendation for Site Plan applications:
A. Use of Property: The proposed use is permitted in the zone and the master development. The site utilizes the entire parcel with building, paving, and landscaping 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.

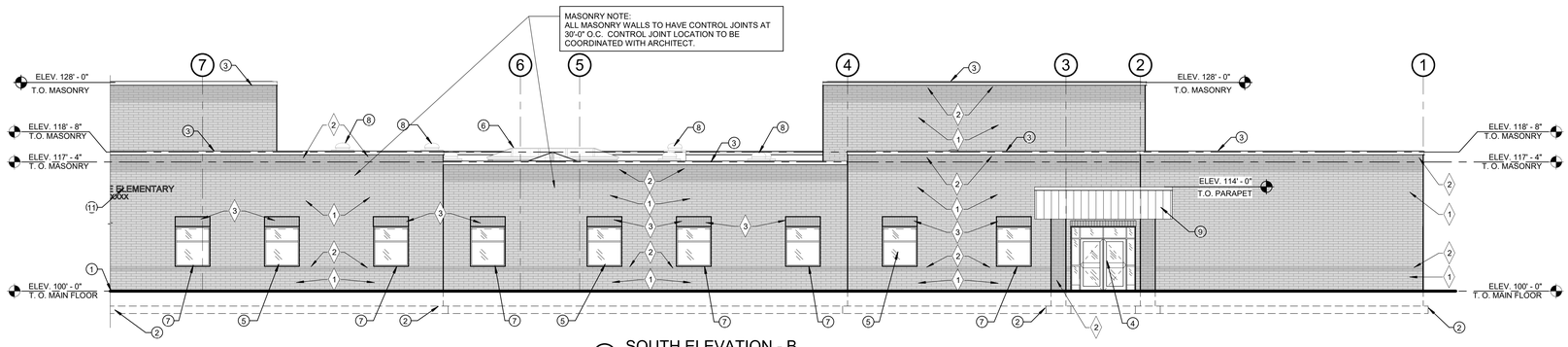
PLANNING COMMISSION ACTION/RECOMMENDATION:
Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the Alpine School District site plan in Overland Phase 2, for the reasons set forth in the staff report and in the meeting, with the following conditions:
1. Redlines corrected prior to scheduling with the City Council.
2. Recordation of a final plat.

ATTACHMENTS:

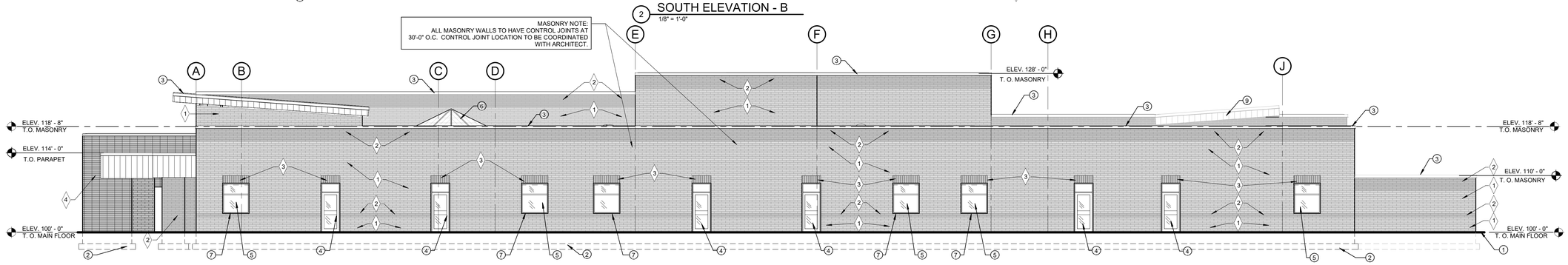
ASD Elem School Elevations.pdf
RL ASD Elem School Civil reduced.pdf
RL ASD Elem School Concept.pdf
RL ASD Elem School Lighting.pdf
ASD location map.PNG
Overland Amended and Restated MDA.pdf



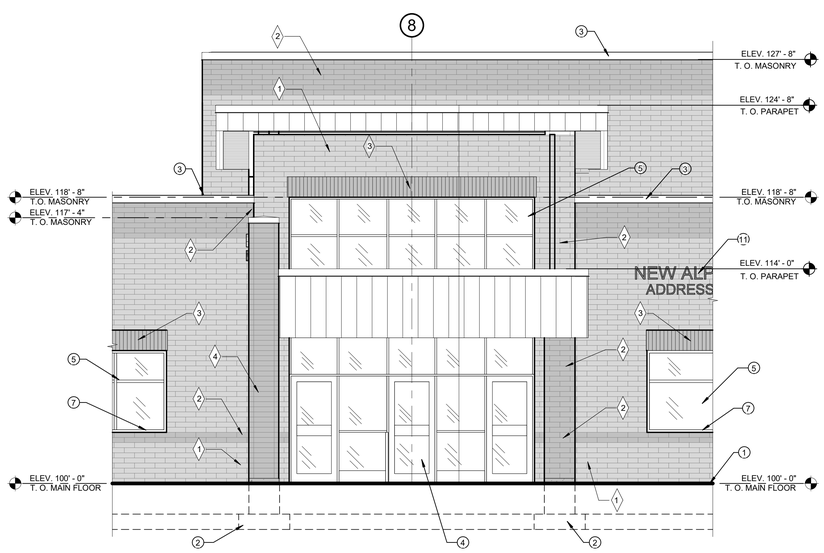
1 SOUTH ELEVATION - A
1/8" = 1'-0"



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

1 - APPROXIMATE EXISTING GRADE

2 - CONCRETE FOOTINGS AND FOUNDATION WALLS - SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING.

3 - PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.

4 - ALUMINUM DOOR SYSTEM - SEE DOOR SCHEDULE.

5 - ALUMINUM WINDOW - SEE WINDOW TYPES.

6 - PRE-FABRICATED SKYLIGHTS - SEE SPECS.

7 - PRE-FINISHED METAL WINDOW SILL FLASHING - SEE DETAILS 1 & 4/A5.4

8 - SOLATUBE DAYLIGHTING SYSTEM - SEE DETAIL 4/A2.2 AND SPECS

9 - PRE-FINISHED METAL FASCIA PANELS OVER 1/2" DENZ-GLASS - COLOR AS SELECTED BY ARCHITECT.

10 - PRE-FINISHED METAL SOFFIT PANELS OVER 1/2" DENZ-GLASS - COLOR AS SELECTED BY ARCHITECT.

11 - 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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5/31/2022 11:22:22 AM As indicated

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SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

STATE OF UTAH
WESLEY CHRISTENSEN
No. 9049919-4301
5-31-22
LICENSED ARCHITECT

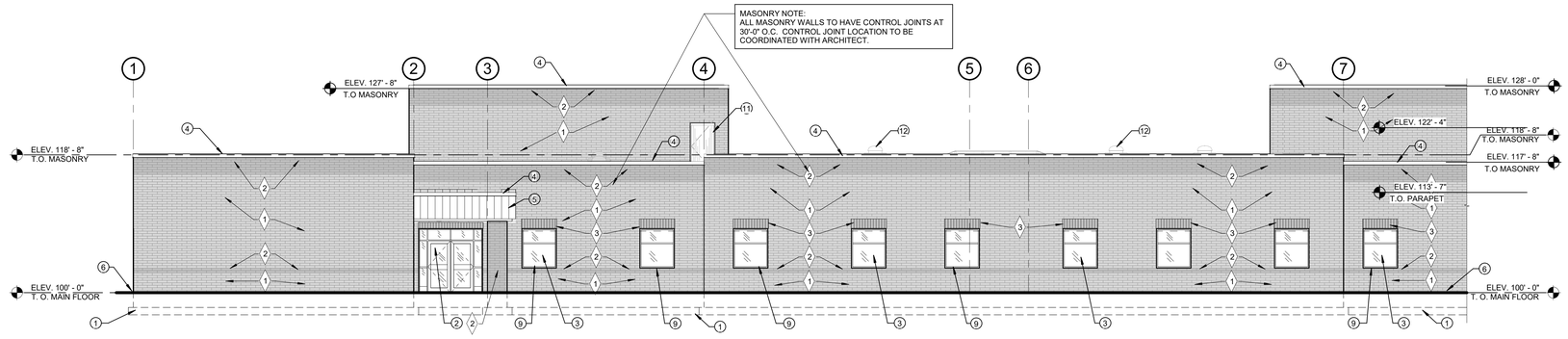
REVISIONS:

ALPINE SCHOOL DISTRICT
NEW ELEMENTARY #110
BID PACKAGE #1
6600N PONY EXPRESS
EAGLE MTN, UTAH

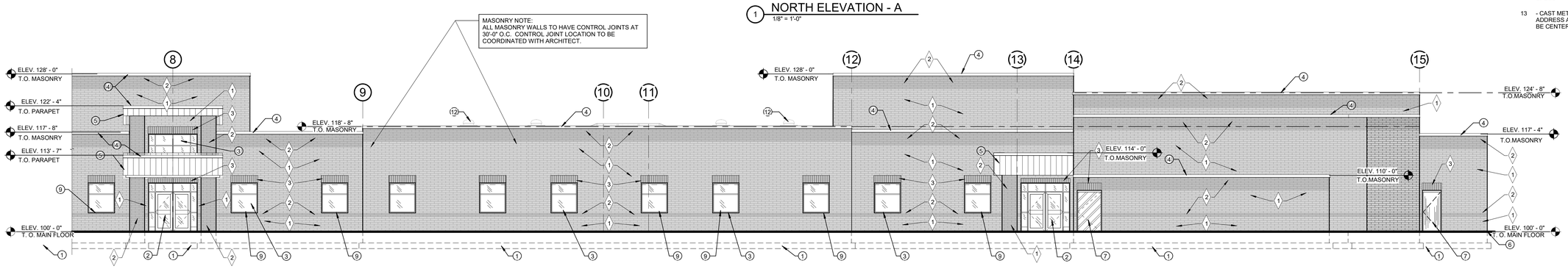
PROJECT TITLE

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

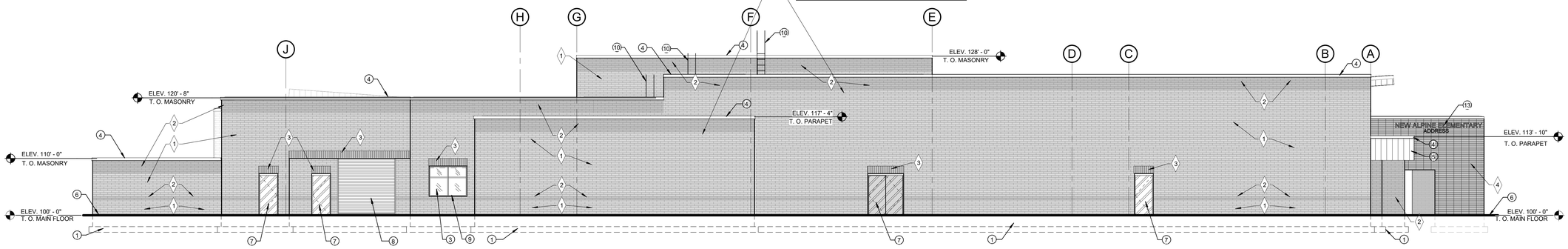
A3.1



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

1 - CONCRETE FOOTINGS AND FOUNDATION WALLS - SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING.

2 - ALUMINUM DOOR SYSTEM - SEE DOOR SCHEDULE.

3 - ALUMINUM WINDOW - SEE WINDOW TYPES.

4 - PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.

5 - PRE-FINISHED METAL FASCIA PANELS OVER 1/2" DENZ-GLASS - COLOR AS SELECTED BY ARCHITECT.

6 - APPROXIMATE EXISTING GRADE

7 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.

8 - PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.

9 - PRE-FINISHED METAL WINDOW SILL FLASHING - SEE DETAILS 1 & 4/A5.4

10 - PRE-FABRICATED STEEL ROOF LADDER - SEE DETAIL 5/A2.4.

11 - ROOF ACCESS DOORS - SEE DOOR SCHEDULE FOR TYPE AND HARDWARE.

12 - SOLATUBE DAYLIGHTING SYSTEM - SEE DETAIL 4/A2.2 AND SPECS

13 - CAST METAL BUILDING LETTERS. NAME OF SCHOOL AND ADDRESS AS SHOWN ON ELEVATIONS BUILDING LETTERS SHALL BE CENTER JUSTIFIED - SEE SPECS.

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KMA ARCHITECTS

STATE OF UTAH
WESLEY CHRISTENSEN
No. 9049919-4301
5-31-22
LICENSED ARCHITECT

REVISIONS:

ALPINE SCHOOL DISTRICT
NEW ELEMENTARY #110
EAGLE MTN, UTAH
BID PACKAGE #1
PROJECT TITLE
6600N PONY EXPRESS

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

A3.2

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5/5/2022 11:22:29 AM 1/8" = 1'-0"

RBalliff reviewed 7/19/22 no Comment

DDeVoogd/UFA reviewed 7/20/2022 - Comments on Sheets CS211 & L3

S. Lehmitz reviewed 07/20/2022 - No Comments

M BAHR 7-21-22
COMMENTS

SMumford 7-21-22 - Comments

CTrusty 7/26/22-no comments

Parks - Brad Hickman - Reviewed - 07/26/2022

dstroud 8.2.22 comments

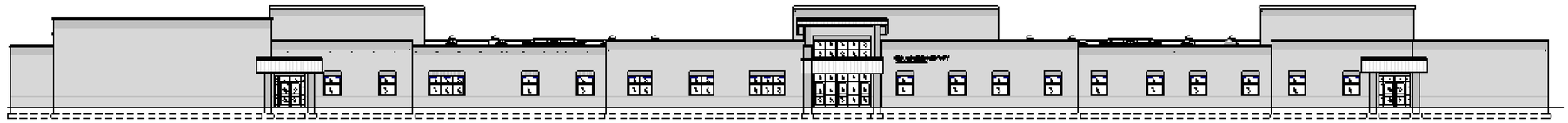
ALPINE SCHOOL DISTRICT

NEW ELEMENTARY #110

APPROX. 6600 NORTH PONY EXPRESS PARKWAY

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

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

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.

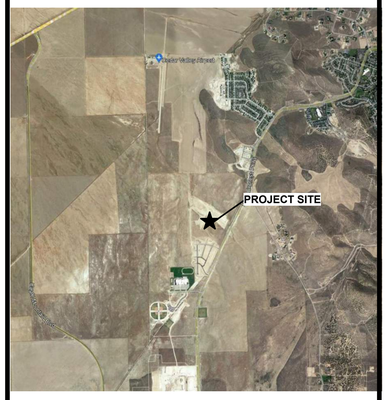
A completed utility notification form signed by Dominion Energy, Rocky Mountain Power (submitted), and Direct Communications.

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

RENDERING

VICINITY MAP



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KMA ARCHITECTS

STATE OF UTAH
EVERETT ALLEN CHRISTENSEN
No. 9495508-0301
6-13-22
LICENSED ARCHITECT

REVISIONS:

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

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

BP2

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6/13/2022 11:07:22 AM 12" = 1'-0"

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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

1. 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.
2. THE CONTRACTOR SHALL LOCATE, RETAIN AND PROTECT ALL EXISTING UTILITIES UNLESS OTHERWISE DIRECTED BY THE ENGINEER. EXISTING GAS, TELEPHONE, POWER, OR WATERLINES WHICH MUST BE RELOCATED OR LOWERED FOR NEW GRAVITY LINES WILL BE COMPLETED BY THE CONTRACTOR TO THE UTILITY COMPANY SPECIFICATIONS.
3. 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.
4. 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.
5. 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.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER BACKFILLING, COMPACTING, AND PAVEMENT RESTORATION WERE NECESSARY TO INSTALL NEW UTILITIES OR NEW IMPROVEMENTS PER CITY STANDARDS IN EXISTING ROADWAYS.
7. CONTRACTOR SHALL PROVIDE CITY INSPECTOR WITH CONSTRUCTION SCHEDULE AFTER SAID SCHEDULE HAS BEEN APPROVED BY OWNER.
8. 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.
9. 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.
10. CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY PRIOR TO ANY WORK.
11. ALL UTILITY STRUCTURES WITHIN PAVEMENT SHALL BE RAISED TO ACCURATE FINISHED GRADE WITH A CONCRETE COLLAR. SEE DETAIL K ON SHEET C101.
12. 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.
13. 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.
14. 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.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST AND EROSION CONTROL, CLEANING STREET AND OTHER SWPP REGULATIONS.
16. ALL EXISTING ASPHALT TO REMAIN SHALL BE SAW CUT IN NEAT, STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.
17. NO CHANGE IN DESIGN LOCATIONS OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND ENGINEER.
18. CONTRACTOR SHALL NOT ALLOW ANY GROUND WATER, SURFACE WATER, ANIMALS, OR DEBRIS TO ENTER NEW PIPING DURING CONSTRUCTION.
19. 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.
20. CONTRACTOR IS TO REMAIN WITHIN THE CONTRACT LIMITS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS DURING CONSTRUCTION.
21. 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.
22. ALL ONSITE 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.
23. 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.
24. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING THAT MAY BE NEEDED TO COMPLETE THE JOB.
25. 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.
26. 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.
27. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
28. NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM RUNOFF TOWARDS ANY BUILDING.
29. 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.
30. 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
31. CONTRACTOR TO COORDINATE INSTALLATION OF ALL LANDSCAPE SLEEVES PRIOR TO FORMING CONCRETE SIDEWALKS, RETAINING WALLS, SEAT WALLS OR STAIR WALLS. SEE LANDSCAPE PLANS.

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

WATER-

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

STORM DRAIN – 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 "HP" BRAND.
- COLLARS:COLLARS TO BE 1'X1' AROUND PIPE, 4000 PSI CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
- MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 132" OF 3/4" 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.
- UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROADS, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
- COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (3/4" 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.

SYMBOL LEGEND

FIRE HYDRANT	4'ø STORM DRAIN /SANITARY SEWER MANHOLE
WATER VALVE	5'ø STORM DRAIN /SANITARY SEWER MANHOLE
WATER METER	ELECTRIC METER
POST INDICATOR VALVE	GAS METER
FIRE DEPARTMENT CONNECTION	LIGHT POLE
WATER CAP	DOUBLE LIGHT POLE
WATER TEE	CURB & GUTTER (24")
WATER CROSS	CURB WALL (6")
WATER WYE	33.05 TBC SPOT ELEVATION
WATER REDUCER	HANDICAPPED PARKING
WATER BENDS	STOP BAR
AREA DRAIN (SIZE PER PLAN)	PAVEMENT MARKING
CATCH BASIN (SIZE PER PLAN)	POWER POLE
PRE-TREATMENT CURB INLET BOX (PRE-TREAT CIB)	SIGN
CURB INLET BOX (CIB)	CLEANOUT BOX
STORM DRAIN FLARED END SECTION	THREE CHAMBER PRE-TREATMENT BOX
STORM DRAIN / SANITARY SEWER CLEANOUT	DECORATIVE SITE LIGHTING

LINE LEGEND

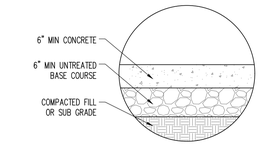
PROPERTY LINE	SECONDARY WATER PIPELINE
LIMITS OF PROJECT	GAS PIPELINE
MATCHLINE	BURIED POWER
CENTERLINE	CATV
SAW CUT LINE	FIBER OPTIC
PROPOSED MAJOR CONTOUR	RIDGE LINE
PROPOSED MINOR CONTOUR	FLOW LINE
SANITARY SEWER PIPELINE	ROCK WALL
STORM DRAIN PIPELINE	FENCE
LAND DRAIN	SILT FENCE
TELEPHONE	TEMPORARY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

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: NGVD29

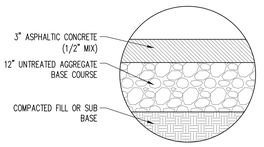
CONTROL POINTS TO VERIFY CONTROL P,N,E,Z,D
400,17775.334,17235.439,439,4920.725,MCP
401,17346.504,17956.722,4919.857,MCP
402,18238.289,17484.846,4934.074,MCP
403,19060.751,18460.961,4958.943,MCP
404,18890.371,18805.041,4957.587,MCP
405,18196.732,18440.228,4939.922,MCP

GENERAL NOTES AND DETAILS C100
ASD #110 ELEMENTARY SCHOOL



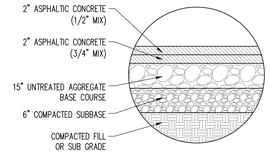
NOTE:
1. USE FOR DUMPSTER PADS AND OTHER CONCRETE PAVING WITH VEHICLE TRAFFIC. AS INDICATED BY HATCH ON CIVIL SITE LAYOUT PLAN. REINFORCING FOR DUMPSTER PADS REFER TO ARCHITECTURAL SPEC'S
2. PROOF ROLL NATURAL SUBGRADE PER SPEC'S.
3. PAVEMENT CONSTRUCTION DURING WET PERIODS WILL REQUIRE 12" OF GRANULAR 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.
4. SEALED CONTRACTION JOINTS TO BE 1½" DEEP. JOINT PATTERN AS OUTLINED ON ARCHITECTURAL SITE PLANS. 15' MAXIMUM SPACING
5. SEAL ALL EXPANSION JOINTS PER SPEC'S.

CONCRETE PAVEMENT SECTION (ON SITE ONLY) — A
N.T.S.



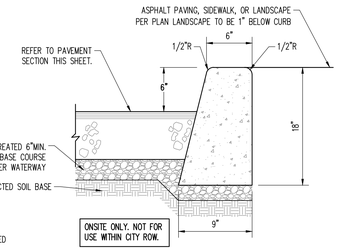
NOTE:
1. USE FOR PARKING AREAS OR OTHER LIGHT VEHICLE TRAFFIC.
2. PROOF ROLL NATURAL SUBGRADE PER SPEC'S.
3. PAVEMENT CONSTRUCTION DURING WET PERIODS WILL REQUIRE 12" OF GRANULAR FILL MATERIAL PLACED DIRECTLY BELOW THE GRANULAR FILL SUBBASE LAYER. INSTALL GEOTEXTILE FABRIC (MIRAFI 600X OR EQUIVALENT) 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) — B
N.T.S.



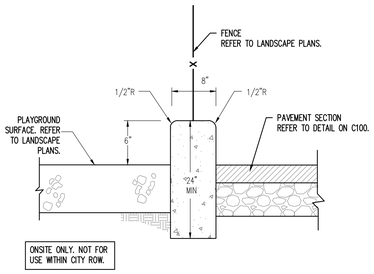
NOTE:
1. USE FOR SITE ROADWAYS AND BUS AREAS, AND OTHER HEAVY TRAFFIC AREAS. AS INDICATED BY HATCH ON CIVIL SITE LAYOUT PLAN.
2. PROOF ROLL NATURAL SUBGRADE PER SPEC'S.
3. PAVEMENT CONSTRUCTION DURING WET PERIODS WILL REQUIRE 12" OF GRANULAR FILL MATERIAL PLACED DIRECTLY BELOW THE GRANULAR FILL SUBBASE 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 — C
N.T.S.

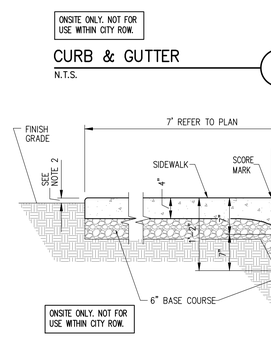


NOTES:
1. CONCRETE SHALL BE MONOLITHIC 4000 PSI @ 28 DAYS (6% AIR ENTRAINED).
2. PLACE EXPANSION-CONTRACTION JOINTS AT ALL BC AND EC POINTS. PLACE CONTROL JOINTS AT 10' INTERVALS.
3. PLACE JOINT FILLER STRIPS BETWEEN WALK AND CURB TO DEPTH OF CONCRETE PLUS ONE INCH WITH TIP SET FLUSH WITH TOP BACK OF CURB.
4. 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 — D
N.T.S.

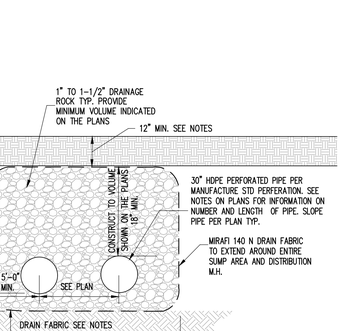


PLAYGROUND CURB WALL — E
N.T.S.



NOTES:
1. CONCRETE SHALL BE MONOLITHIC 4000 PSI @ 28 DAYS (6% AIR ENTRAINED).
2. PLACE EXPANSION-CONTRACTION JOINTS AT ALL BC AND EC POINTS. PLACE CONTROL JOINTS AT 10' INTERVALS.
3. PLACE JOINT FILLER STRIPS BETWEEN WALK AND CURB TO DEPTH OF CONCRETE PLUS ONE INCH WITH TIP SET FLUSH WITH TOP BACK OF CURB.
4. 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.

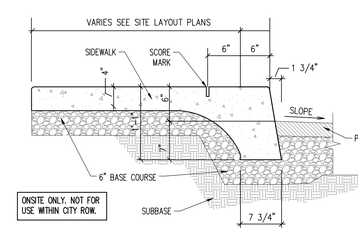
CURB & GUTTER — F
N.T.S.



SIMILAR TO APWA PLAN #221

NOTES:
1. CONCRETE SHALL BE MONOLITHIC 4000 PSI @ 28 DAYS (6% AIR ENTRAINED).
2. PLACE EXPANSION-CONTRACTION JOINTS AT ALL BC AND EC POINTS. PLACE CONTROL JOINTS AT 10' INTERVALS.
3. PLACE JOINT FILLER STRIPS BETWEEN WALK AND CURB TO DEPTH OF CONCRETE PLUS ONE INCH WITH TIP SET FLUSH WITH TOP BACK OF CURB.
4. 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 — G
N.T.S.



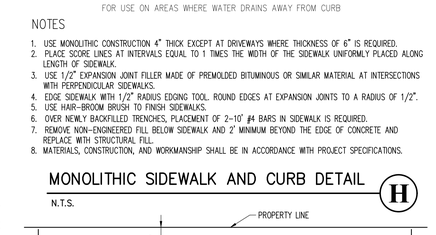
FOR USE ON AREAS WHERE WATER DRAINS AWAY FROM CURB

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

MONOLITHIC SIDEWALK AND CURB DETAIL — H
N.T.S.

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

COMBINATION SIDEWALK-CURB AND GUTTER DETAIL — I
N.T.S.

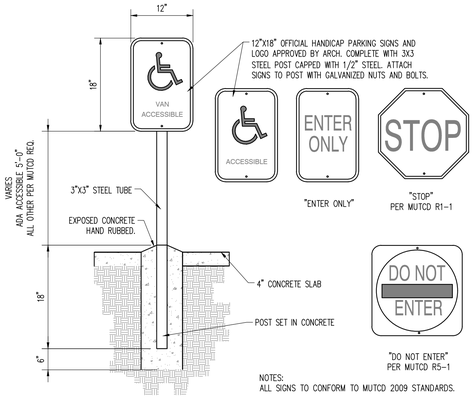


SECTION A

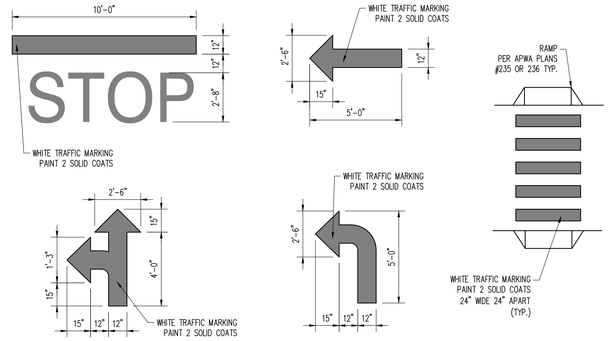
NOTES
1. USE MONOLITHIC CONSTRUCTION 4" THICK EXCEPT AT DRIVEWAYS WHERE THICKNESS OF 6" IS REQUIRED.
2. PLACE SCORE LINES AT INTERVALS EQUAL TO 1 TIMES THE WIDTH OF THE SIDEWALK UNIFORMLY PLACED ALONG LENGTH OF SIDEWALK.
3. USE 1/2" EXPANSION JOINT FILLER MADE OF PREMOLDED BITUMINOUS OR SIMILAR MATERIAL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

CONCRETE SIDEWALK (ON SITE ONLY) — K
N.T.S.

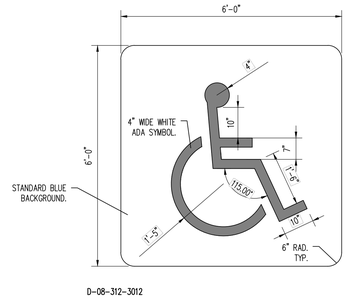
SECTION NOTES:
1. DRAINAGE FABRIC SHALL MEET THE SPECIFICATIONS OF "MIRAFI 140 N" OR APPROVED EQUIVALENT.
2. HDPE SHALL MEET REQUIREMENTS OF ASTM F-667. FITTINGS SHALL BE GASKETED FIT



SIGN DETAIL (A)
N.T.S.



PAINTED TRAFFIC MARKINGS (B)
N.T.S.



D-08-312-3012

PAINTED ADA SYMBOL (C)
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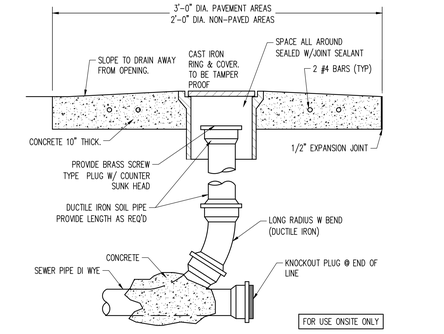

EXTERIOR CLEAN OUT (SSCO AND SDCO) (D)
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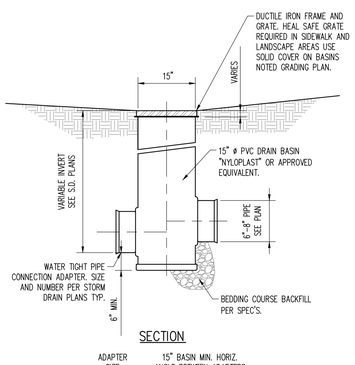
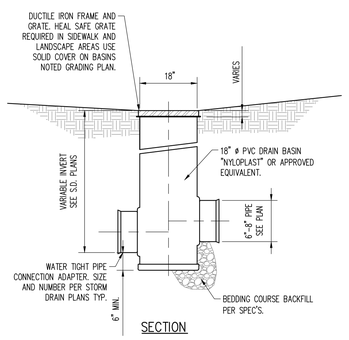


ADAPTER SIZE	15" BASIN MIN. HORIZ. ANGLE BETWEEN ADAPTERS
8"-8"	70°

NOTE:
1. USE H-10 GRATES AND FRAMES FOR 15" ø COVERS.
2. CONSTRUCT BASINS PER MANUFACTURES REQUIREMENTS.

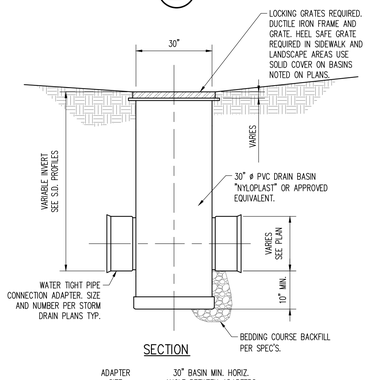
15" AREA DRAIN (ADS) (E)
N.T.S.



ADAPTER SIZE	18" BASIN MIN. HORIZ. ANGLE BETWEEN ADAPTERS
15"-15"	90°

NOTE:
1. USE H-10 GRATES AND FRAMES FOR 18" ø COVERS.
2. CONSTRUCT BASINS PER MANUFACTURES REQUIREMENTS.

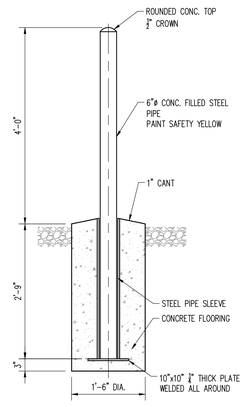
18" AREA DRAIN (AD) (F)
N.T.S.



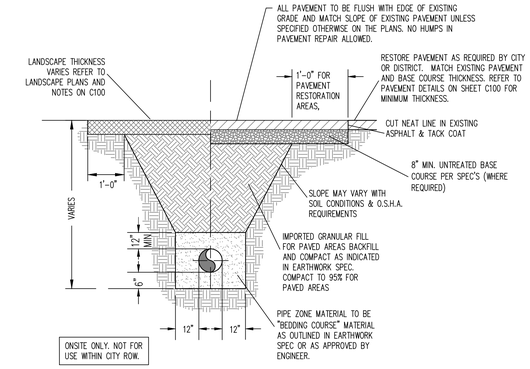
ADAPTER SIZE	30" BASIN MIN. HORIZ. ANGLE BETWEEN ADAPTERS
24"-30"	115°
30"-30"	150°

NOTE:
1. USE H-20 GRATES AND FRAMES FOR COVERS IN PAVED AREAS. USE H-10 GRATES AND FRAMES FOR COVERS IN LANDSCAPE AREAS. DEPTH OF GRATE PER MANUFACTURES STANDARDS.
2. CONSTRUCT BASINS PER MANUFACTURES REQUIREMENTS.
3. USE LOCKING GRATES ON ALL CATCH BASINS USED IN DETENTION BASIN AREAS.

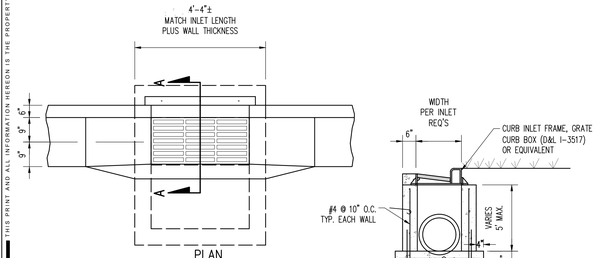
30" CATCH BASIN (CB) (G)
N.T.S.

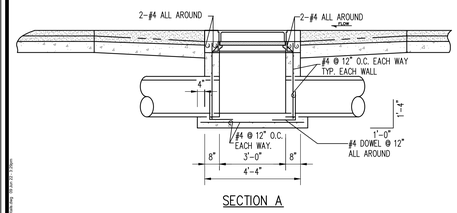


BOLLARD DETAIL (H)
N.T.S.



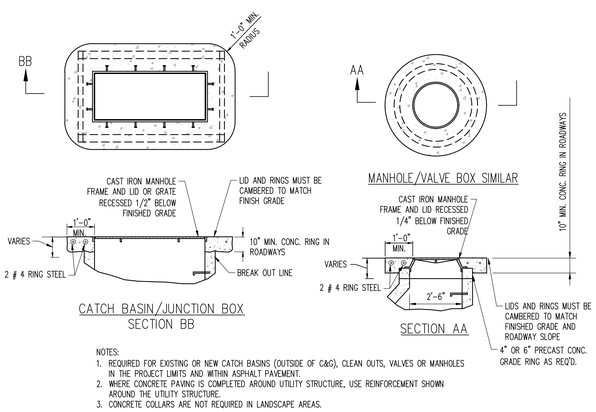
TYPICAL TRENCH AND SURFACE REPAIR (ON SITE ONLY) (I)
N.T.S.





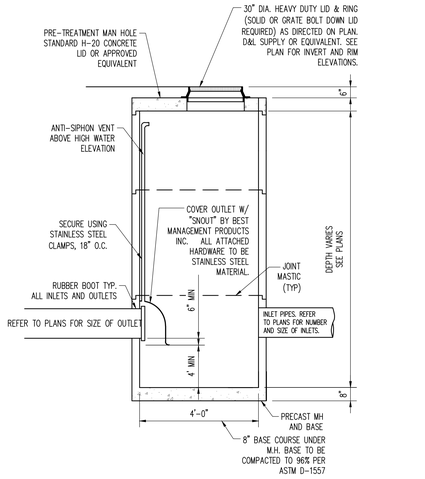
NOTES:
1. PRECAST BOXES IN ACCORDANCE WITH SPECIFICATIONS ARE ACCEPTABLE.
2. CUT PIPING SMOOTH WITH BOX WALL. PIPING JOINT WITH BOX WALL AND ALL LEDGES SHALL BE GROUTED SMOOTH WITH EPOXY GROUT.

CURB & GUTTER INLET (CIB) (J)
N.T.S.



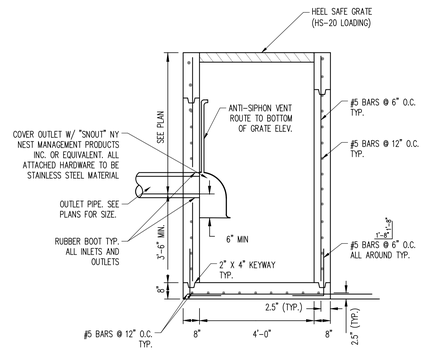
NOTES:
1. REQUIRED FOR EXISTING OR NEW CATCH BASINS (OUTSIDE OF C&G), CLEAN OUTS, VALVES OR MANHOLES IN THE PROJECT LIMITS AND WITHIN ASPHALT PAVEMENT.
2. WHERE CONCRETE PAVING IS COMPLETED AROUND UTILITY STRUCTURE, USE REINFORCEMENT SHOWN AROUND THE UTILITY STRUCTURE.
3. CONCRETE COLLARS ARE NOT REQUIRED IN LANDSCAPE AREAS.

CONCRETE RING AROUND SURFACE UTILITY STRUCTURES (K)
N.T.S.



PRETREATMENT MH DETAIL NOTES:
1. MANHOLE BASE AND ALL SECTIONS SHALL BE PRECAST TO CONFORM TO ASTM C478.
2. ANY APPROVED EQUIVALENTS REQUIRE ENGINEER'S WRITTEN APPROVAL.
3. THE "SNOUT" OUTLET COVER SHALL HAVE STAINLESS STEEL HARDWARE. THE NUMBER FOR THE MANUFACTURER DATA IS 1-800-504-8008.
4. GALVANIZED FRAME AND MESH ON OUTLET PIPE AFTER FABRICATION.

PRE-TREAMENT MANHOLE (PRECOB) (L)
N.T.S.



PRETREATMENT INLET (PRECIB) (M)
N.T.S.

GENERAL DETAILS C101
ASD #110 ELEMENTARY SCHOOL

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

STATE OF UTAH
06/09/22
NICHOLE LEE LUTH
8023335

REVISIONS:

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

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

C101

Blue Stakes of Utah 811
Bluestakes.org

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222

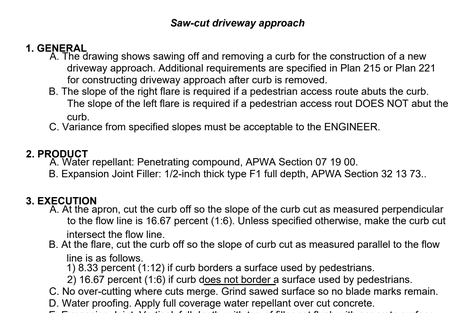
Saw-cut driveway approach

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 rout DOES NOT abut the curb.
- C. Variance from specified slopes must be acceptable to the ENGINEER.

2. PRODUCT
- A. Water repellant: 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 repellant over cut concrete.
- E. Expansion Joint: Vertical, full depth, with top of filler set flush with concrete surface.

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.



OBLIQUE

APWA Utah Chapter — *Saw-cut driveway approach* — Plan 222 — February 2011

235.2

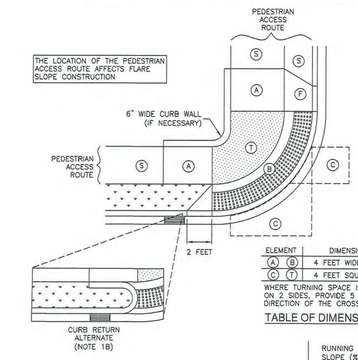
Corner curb cut assembly

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 for each crosswalk served.
- C. Blended Transition: Determine turning space position and elevation so that flatwork slopes 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.

TURNING SPACE BETWEEN SIDEWALK AND STREET LEVELS

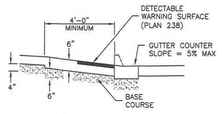


ELEMENT	DIMENSION
(A) (B)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS

EXAMPLE C



MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	2	2
BLENDED TRANSITION	(B)	5	2 (c)
CLEAR SPACE	(C)	5	2 (c)
SIDEWALK	(S)	STREET GRADE	2
FLARE	(F)	10	--
APPROACH	(A)	8.33	2

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS THAT ARE WITHOUT VEHICULAR YIELD OR STOP CONTROL

SLOPE TABLE

APWA Utah Chapter — *Corner curb cut assembly* — Plan 235.2 — September 2011

236.1

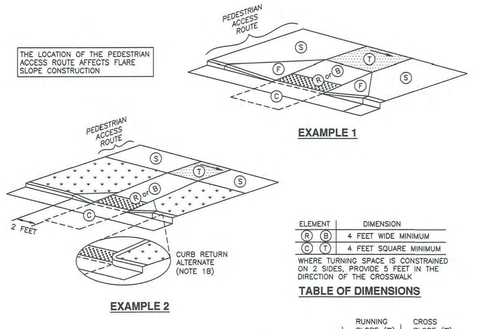
Midblock curb cut assembly

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.

TURNING SPACE AT SIDEWALK LEVEL



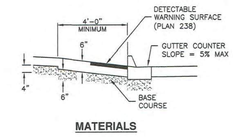
EXAMPLE 1

EXAMPLE 2

ELEMENT	DIMENSION
(R) (B)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	STREET GRADE	2
CURB RAMP	(R)	8.33	2 (c)
BLENDED TRANSITION	(B)	5	2 (c)
CLEAR SPACE	(C)	5	2 (c)
SIDEWALK	(S)	STREET GRADE	2
FLARE	(F)	10	--

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

APWA Utah Chapter — *Mid-block curb cut assembly* — Plan 236.1 — September 2011

236.3

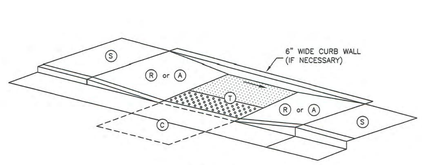
Mid-block curb cut assembly

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 is95 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.

TURNING SPACE AT STREET LEVEL

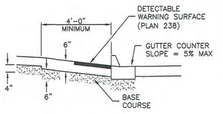


EXAMPLE 5

ELEMENT	DIMENSION
(R) (A)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	STREET GRADE	2
CURB RAMP	(R)	8.33	2
CLEAR SPACE	(C)	5	STREET GRADE
SIDEWALK	(S)	STREET GRADE	2
APPROACHE	(A)	8.33	2

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

APWA Utah Chapter — *Mid-block curb cut assembly* — Plan 236.3 — September 2011

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

STATE OF UTAH — NICHOLE LEE LUTH — 06/09/22 — 8823338

REVISIONS:

ALPINE SCHOOL DISTRICT

NEW ELEMENTARY #110

EAGLE MTN, UTAH

6600 N. PONY EXPRESS

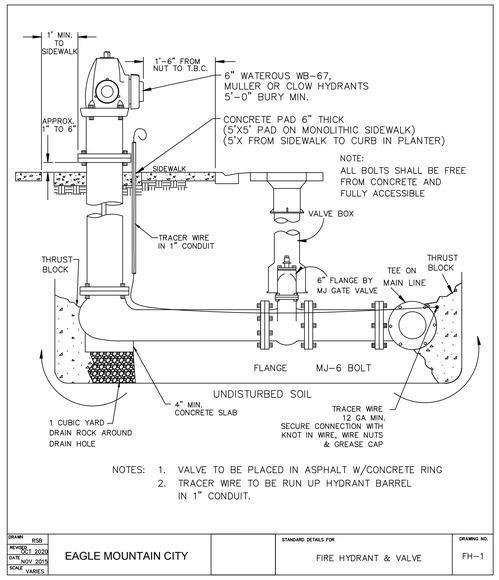
BID PACKAGE #2

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

Blue Stakes of Utah 811 — Utah811.org

GENERAL DETAILS C102
ASD #110 ELEMENTARY SCHOOL

C102



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

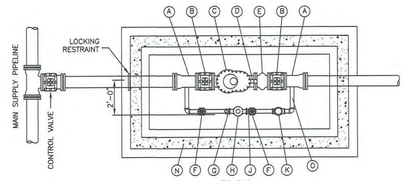
DRAWN BY: RSB		STANDARD DETAILS FOR	DRAWING NO.
REVISED: OCT. 2020	EAGLE MOUNTAIN CITY	FIRE HYDRANT & VALVE	FH-1
DATE: NOV. 2015			
SCALE: VARIES			

3" and 4" Compound meter with 2" bypass

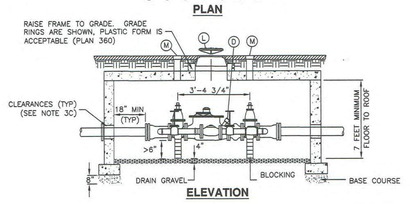
1. GENERAL
A. Configuration may be changed at ENGINEER's discretion.
B. Additional requirements are specified in APWA Section 33 12 16.

2 PRODUCTS
A. Small Fittings: Brass. Do not use galvanized materials.
B. Blocking: Clay brick or concrete block.
C. Drain Gravel: Sewer rock, ASTM size no. 3 (2" to 1") or equal, APWA Section 31 05 13.

3. EXECUTION
A. Control Valve: Install valve with valve box adjacent to main.
B. Center frame and cover over water meter.
C. Allow 1-inch clearance around waterline where water line passes through concrete box wall. Seal opening with compressible seal.



PLAN



ELEVATION

LEGEND			
No.	*	ITEM	DESCRIPTION
A		3" OR 4" FLANGE x MJ. ADAPTER	
B		3" OR 4" GATE VALVE WITH 2"x2" OPERATING NUT	
C		3" OR 4" COMPOUND METER	
D		2" TEST ASSEMBLY	
E		3" OR 4" CHECK VALVE	
F		2" GATE VALVE	
G		2" METER FLANGE	
H		2" DISPLACEMENT METER	
J		2" MALE METER FLANGE	
K		2" CHECK VALVE	
L		27" FRAME AND COVER	PLAN 502
M		TOP SECTION OF VALVE BOX WITH LID	PLAN 574
N		CONCRETE BOX	PLAN 505
O		COPPER PIPING	

* FURNISHED BY AGENCY

APWA Utah Chapter — ***3" and 4" Compound meter with 2" bypass*** — Plan 523 August 2001

USE EMC METER VAULT DETAIL

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

KMA ARCHITECTS

STATE OF UTAH — 06/09/22 — NICHOLE LEE LUTH — 8023335

REVISIONS:

ALPINE SCHOOL DISTRICT

NEW ELEMENTARY #110

6600 N. PONY EXPRESS — BID PACKAGE #2 — EAGLE MTN, UTAH

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

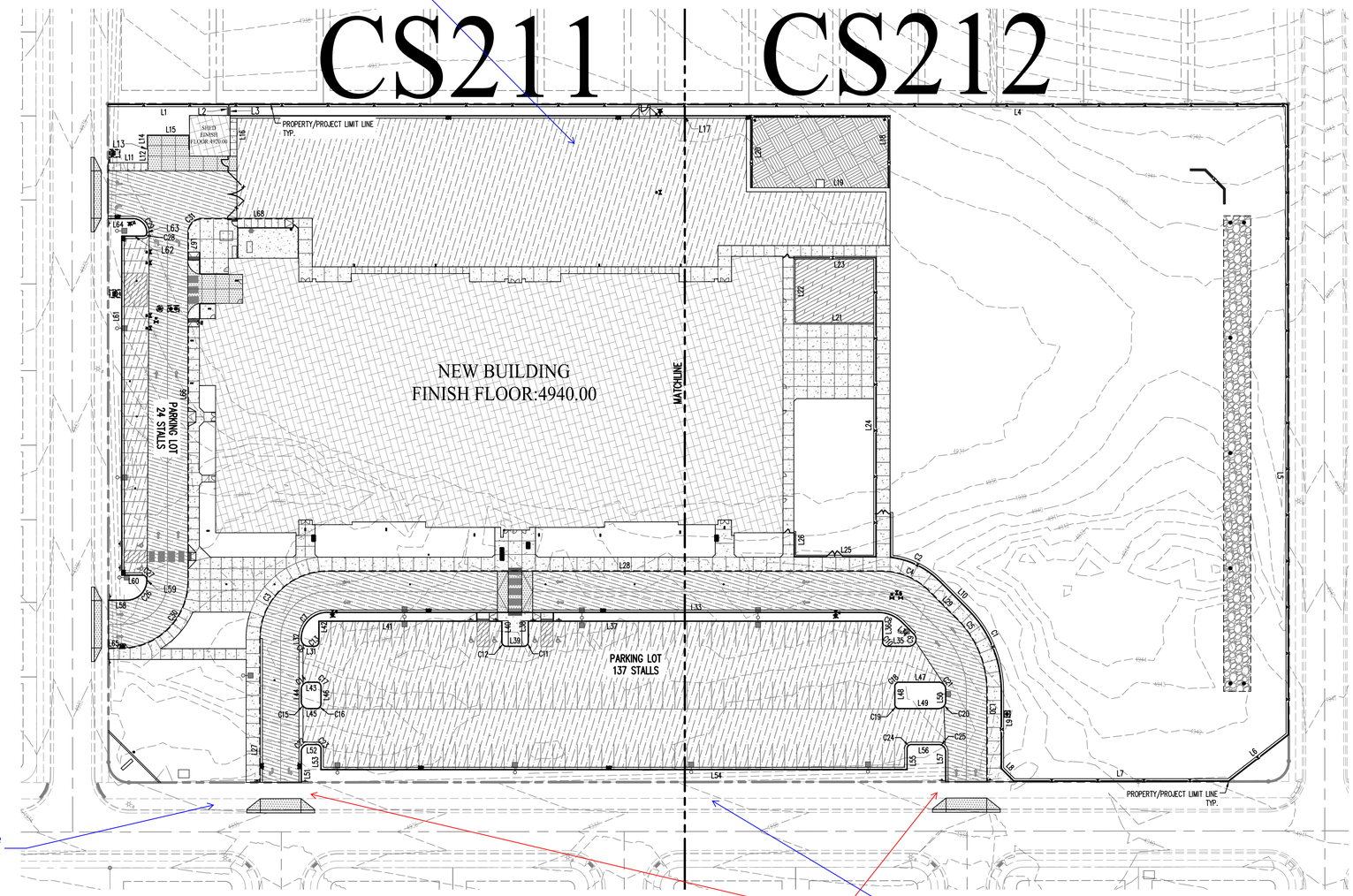
C103

GENERAL DETAILS C103
ASD #110 ELEMENTARY SCHOOL

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

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"W	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"	N73° 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"	N73° 30' 23"E	70.71	C18	4.71	3.00	090°00'00"	N73° 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"	N73° 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"	N73° 30' 23"E	26.87	C22	7.85	5.00	090°00'00"	N73° 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"	N73° 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"	N73° 30' 23"E	4.24	C26	22.78	14.50	090°00'02"	S73° 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"	N73° 30' 23"E	4.24	C28	3.14	2.00	090°00'00"	N73° 30' 23"E	2.83
C14	7.85	5.00	090°00'00"	N73° 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"	N73° 30' 23"E	70.71



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

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

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

HATCH LEGEND

- ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100
- NON VEHICLE CONCRETE OR SIDEWALK PER DETAIL K ON C100
- VEHICLE CONCRETE OR SIDEWALK PER DETAIL A ON C100
- PLAYGROUND BARK REFER TO LANDSCAPING PLANS
- NEW BUILDING
- BUILDING OVERHANG
- UNDERGROUND RETENTION BASIN REFER TO C0450 PLANS AND DETAIL J ON SHEET C100
- PLAYGROUND SURFACE REFER TO LANDSCAPE PLANS.
- NEW SURFACE UTILITIES REFER TO CU300

GENERAL SITE LAYOUT NOTES:

1. REFER TO ARCH SITE PLAN FOR DETAIL OF DUMPSTER ENCLOSURE.
2. REFER TO ELECTRICAL PLANS FOR TRANSFORMER LOCATIONS AND LIGHTING.
3. REFER TO LANDSCAPE PLANS FOR LAYOUT OF PLANTINGS.
4. VERIFY THE GRID DISTANCES SHOWN FOR BUILDING LOCATIONS WITH ARCH PLANS.
5. ALL PAVEMENT REPAIR TO MEET REQUIREMENT STANDARD DETAILS ON C100.
6. TRANSITION CURB FROM STANDARD CURB HEIGHT TO CURB TERMINATION OVER 10' MINIMUM AT ALL LOCATIONS OR AS NOTED ON PLAN.
7. SIDEWALK THICKNESS TO BE 6" (MINIMUM) AT ALL DRIVEWAYS AND 4" (MINIMUM) ELSEWHERE.
8. REPAIR/CONSTRUCT DRIVE APPROACHES PER CITY STANDARDS.
9. 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.

0 40 80
SCALE 1"=40'

OVERALL SITE PLAN CS210
ASD #110 ELEMENTARY SCHOOL

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

STATE OF UTAH — NICHOLE LEE LUTH — 06/09/22 — 8023335

REVISIONS:

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

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

CS210

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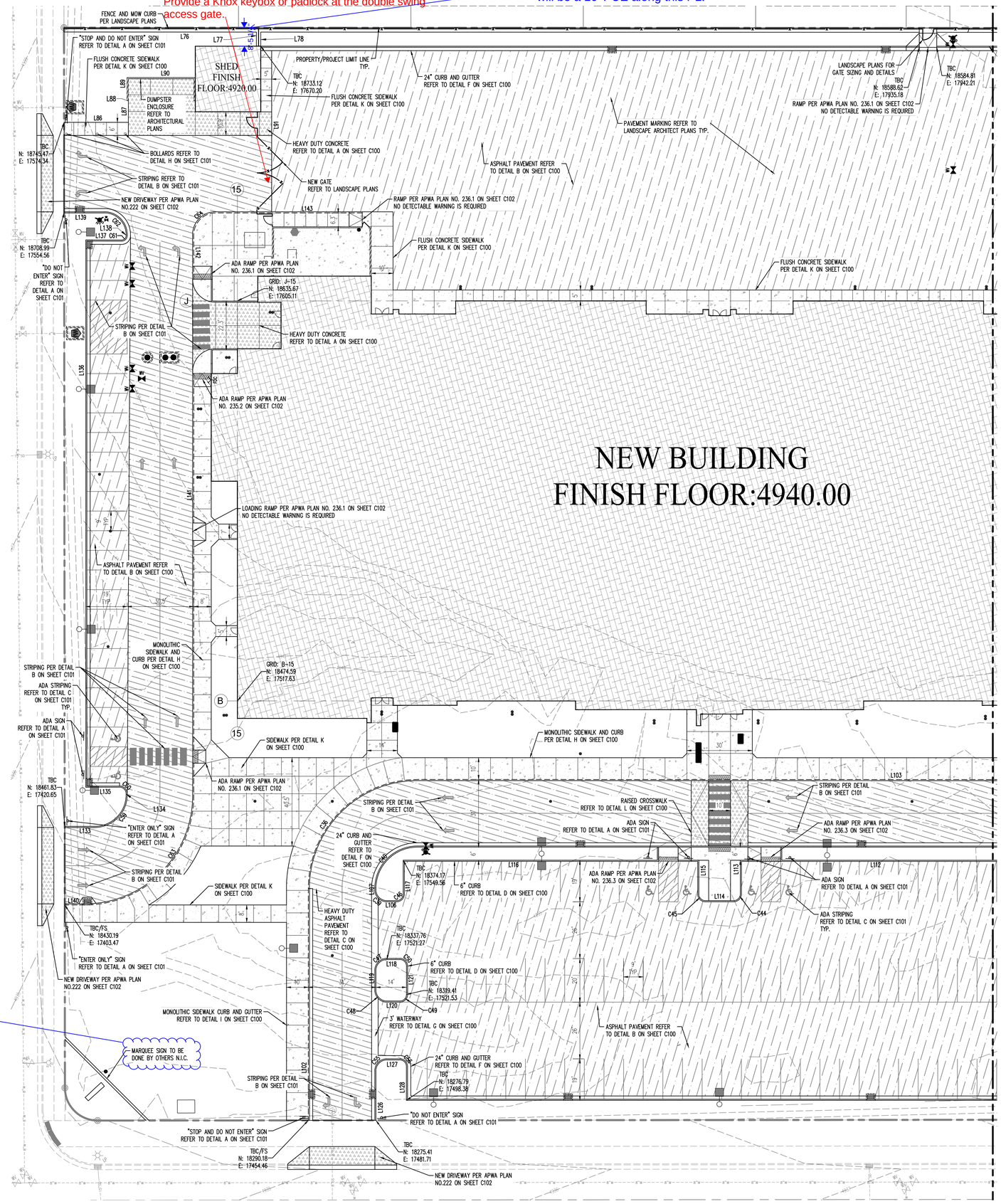
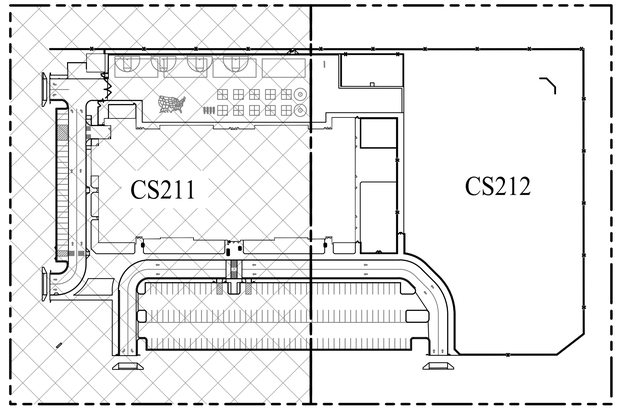
Fire Note:
Provide a Knox keybox or padlock at the double swing access gate.

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





KEYMAP

HATCH LEGEND

- ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100
- NON VEHICLE CONCRETE OR SIDEWALK PER DETAIL K ON C100
- VEHICLE CONCRETE OR SIDEWALK PER DETAIL A ON C100
- PLAYGROUND BARK REFER TO LANDSCAPING PLANS
- NEW BUILDING
- BUILDING OVERHANG
- UNDERGROUND RETENTION BASIN REFER TO C2450 PLANS AND DETAIL J ON SHEET C100
- PLAYGROUND SURFACE REFER TO LANDSCAPE PLANS.
- NEW SURFACE UTILITIES REFER TO CU300

REFER TO SHEET CS212

Are details known at this time?

Sign must comply with City Code

ENLARGED SITE PLAN CS211
ASD #110 ELEMENTARY SCHOOL

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

STATE OF UTAH
06/09/22
NICHOLE LEE LUTH
8023335

REVISIONS:

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

DRAWN BY: AY
CHECKED BY: NL
DATE: JUNE 09 2022
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Blue Stakes of UTAH 811 bluestakes.org

CS211

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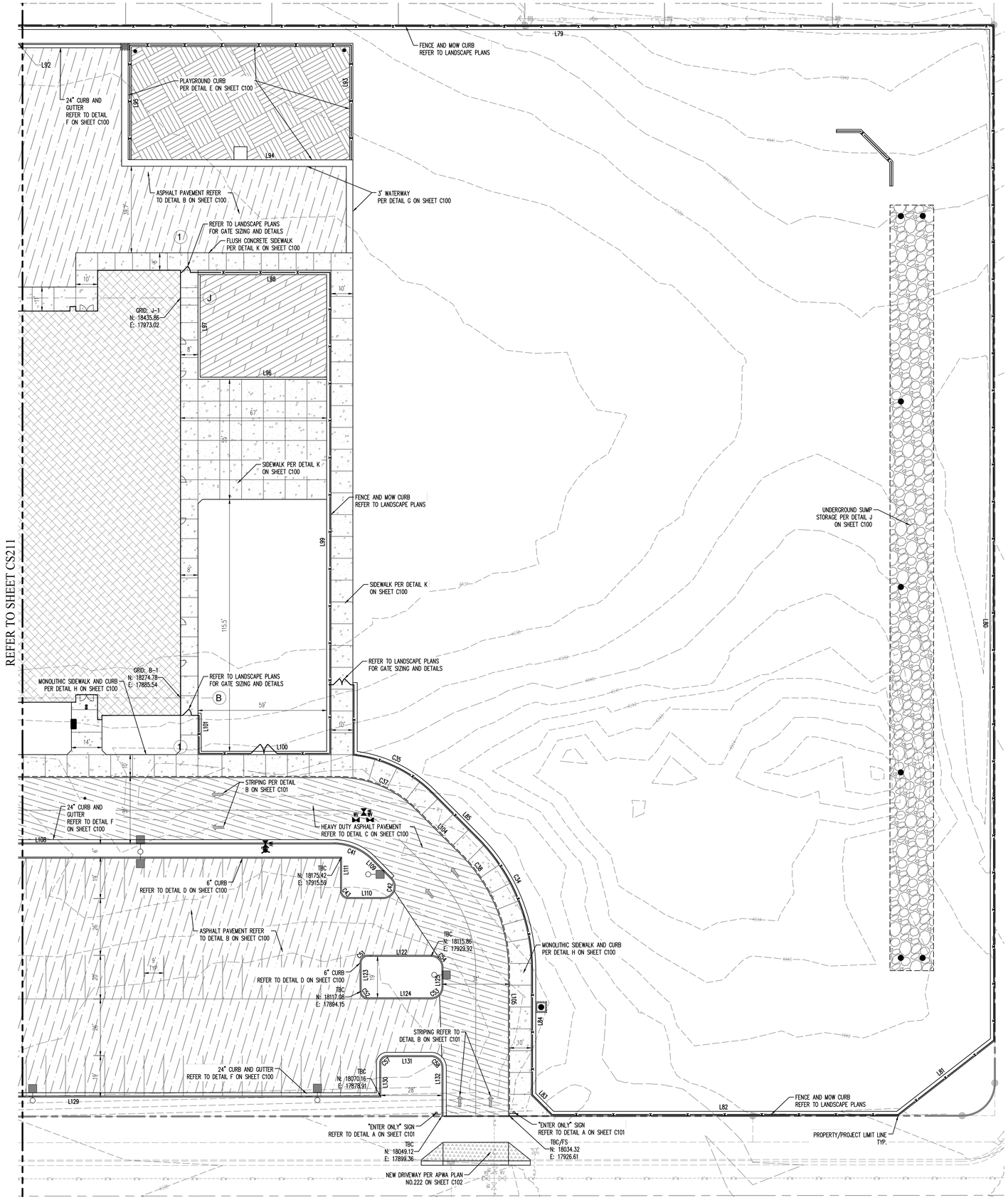

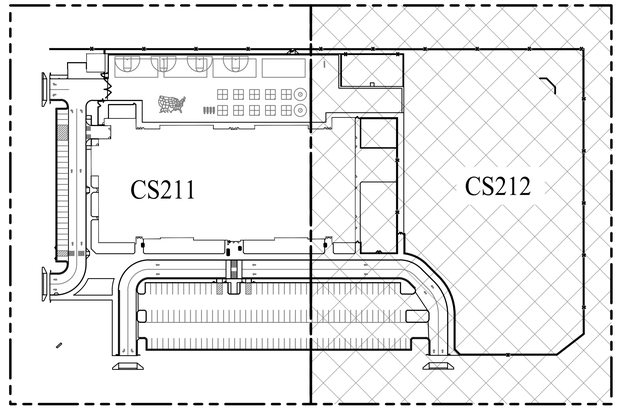

KEYMAP

HATCH LEGEND

- ASPHALT PAVEMENT — SEE DETAIL B ON SHEET C100
- HEAVY DUTY ASPHALT PAVEMENT — SEE DETAIL C ON SHEET C100
- NON VEHICLE CONCRETE OR SIDEWALK PER DETAIL K ON C100
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- PLAYGROUND BARK — REFER TO LANDSCAPING PLANS
- NEW BUILDING
- BUILDING OVERHANG
- UNDERGROUND RETENTION BASIN — REFER TO CG450 PLANS AND DETAIL J ON SHEET C100
- PLAYGROUND SURFACE — REFER TO LANDSCAPE PLANS.
- NEW SURFACE UTILITIES — REFER TO CU300

ENLARGED SITE PLAN CS212
ASD #110 ELEMENTARY SCHOOL

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

KMA ARCHITECTS

STATE OF UTAH
06/09/22
NICHOLE LEE LUTH
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REVISIONS:

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

DRAWN BY: AY
CHECKED BY: NL
DATE: JUNE 09 2022
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Blue Stakes of UTAH 811 Utah's One Call

CS212

UTILITY PLAN:

1. 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.
2. 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.
3. 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.
4. SITE CONTRACTOR SHALL COORDINATE WITH EAGLE MOUNTAIN CITY WHEN COMPLETING THE SEWER CONNECTION.
5. SITE CONTRACTOR SHALL COORDINATE WITH EAGLE MOUNTAIN CITY INSPECTOR WHEN COMPLETING WATER CONNECTIONS IN CITY STREETS OR ON SITE WHERE REQUIRED.
6. 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.
7. 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.
8. 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.
9. 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 SOIL PIPE AND FITTINGS IN ACCORDANCE WITH ASTM A 74.
10. 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.
11. 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 LINED 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.
12. 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.

13. 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.
14. 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.
15. ALL UTILITIES OUTSIDE OF PUBLIC R.O.W. ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY OWNER UNLESS NOTED OTHERWISE.
16. POT HOLE AND FIELD VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
17. 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.
18. USE FLOWABLE FILL BETWEEN UTILITY CROSSINGS THAT ARE LESS THAN 12" SEPARATION. ALL GRAVITY LINES MUST BE INSTALLED BEFORE PRESSURIZED LINES.
19. 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.
20. ALL FIRE SPRINKLER LINES SHALL HAVE 60" OF COVER MINIMUM. ALL OTHER WATERLINES INCLUDING EXISTING LINES TO HAVE 48" MINIMUM COVER.
21. 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.
22. 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.
23. COORDINATE WITH LANDSCAPE PLANS PRIOR TO COMPLETION OF PAVEMENT FOR INSTALLATION OF IRRIGATION SLEEVES ACROSS PAVING OR PARKING AREAS.
24. 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 APPARATUSES 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 PAVER AREAS.
25. 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.
26. USE HS-20 SOLID COVERS ON ALL MANHOLES, CIB, AND CB'S. AD AND ADS BOXES TO HAVE PEDESTRIAN TRAFFIC GRATED COVERS EXCEPT AS NOTED. ALL CIB BOXES TO HAVE HS-20 FRAME AND GRATES.
27. 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.
28. 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.
29. GAS LINE CONSTRUCTION TO THE BUILDING METER WILL BE COMPLETED BY DOMINION ENERGY/ COORDINATE GAS INSTALLATION WITH DOMINION ENERGY.
30. 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).
31. CONTRACTOR RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS AND INSPECTIONS WHILE WORKING IN THE PUBLIC RIGHT OF WAY.
32. 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.
33. 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.
34. 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.
34. REFER TO SHEET CU320 FOR ALL SEWER PLAN AND PROFILE INFORMATION.

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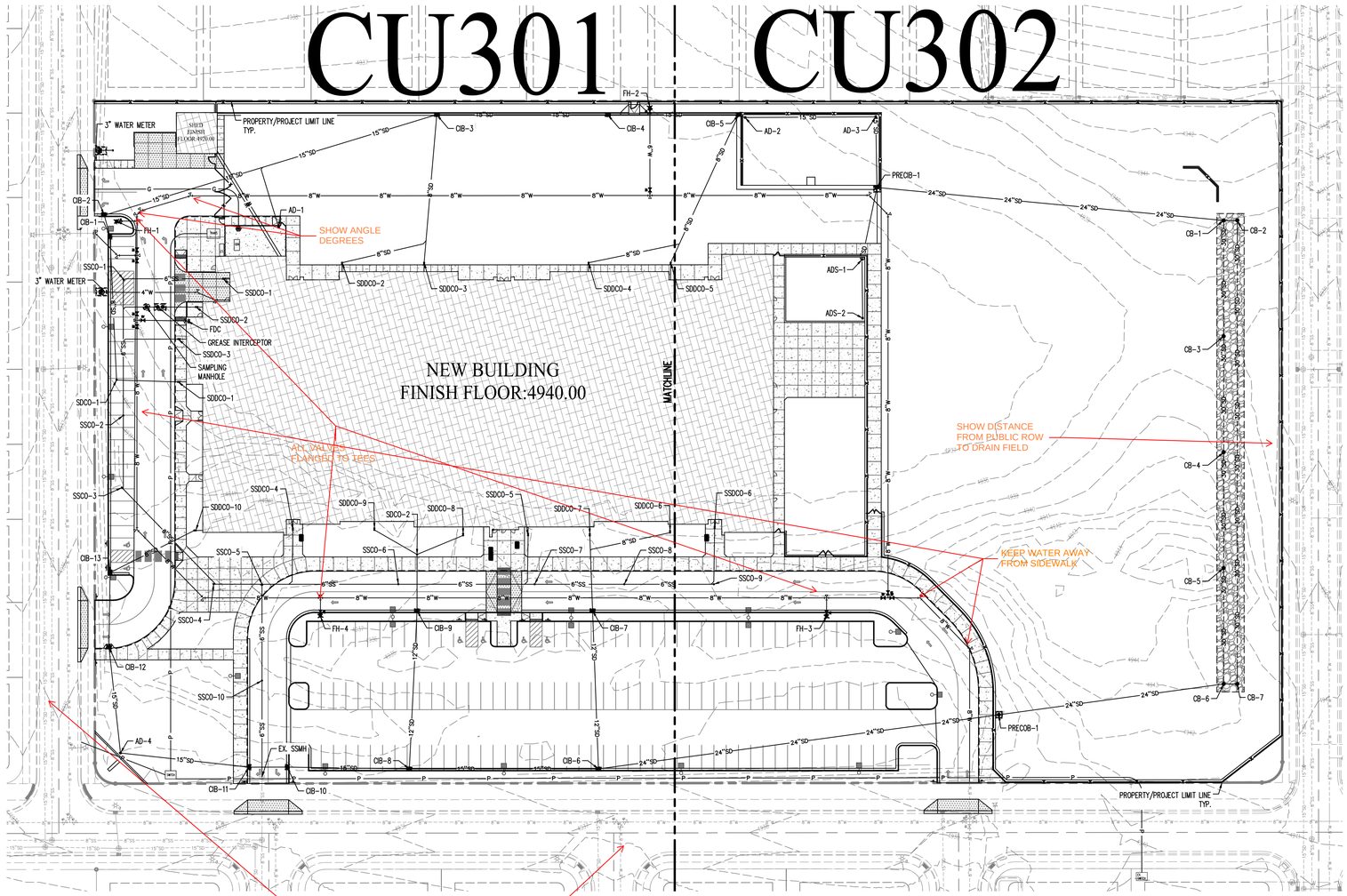

STRUCTURE LABEL	DETAIL #
UNDERGROUND SUMP	DETAIL J SHEET C100
SDCO & SSCO – STORM AND SEWER CLEANOUT	DETAIL D SHEET C101
ADS – 15"ø AREA DRAIN	DETAIL E SHEET C101
AD – 18"ø AREA DRAIN	DETAIL F SHEET C101
CB – 30"ø AREA DRAIN	DETAIL G SHEET C101
CIB – CURB AND GUTTER INLET	DETAIL J SHEET C101
PRECOB – 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 533)	SHEET C103

0 40 80
SCALE 1"=40'

OVERALL UTILITY PLAN CU300
ASD #110 ELEMENTARY SCHOOL

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

STATE OF UTAH
NICHOLE LEE LUTH
8023335
06/09/22

REVISIONS:

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

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

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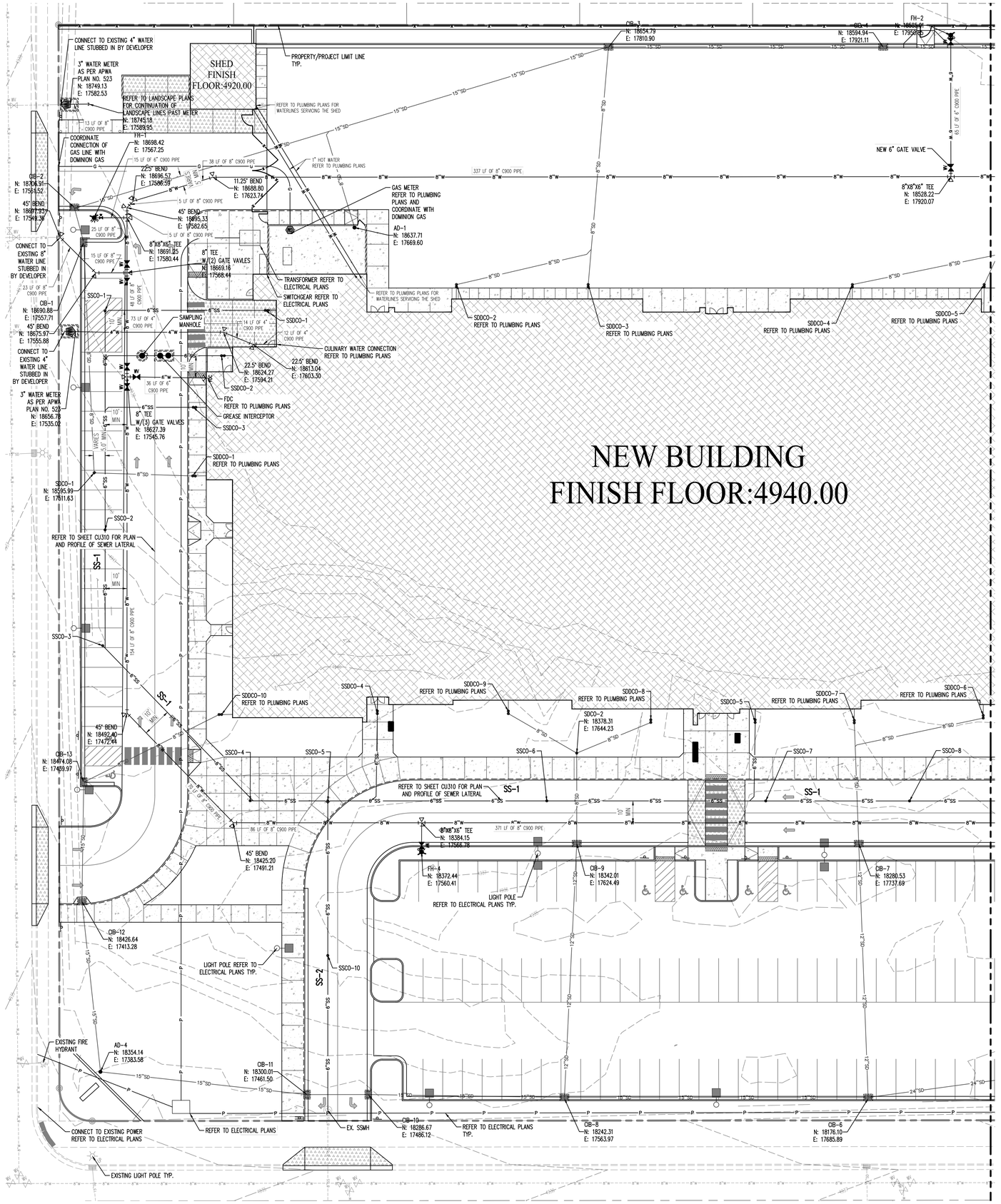

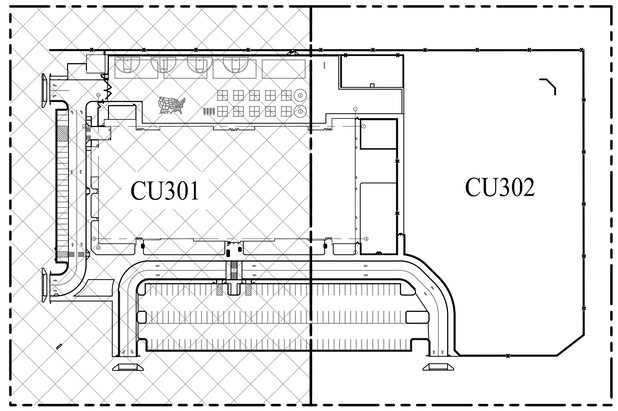

KEYMAP

STRUCTURE LABEL	DETAIL #
UNDERGROUND SUMP	DETAIL J SHEET C100
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PRECIB – 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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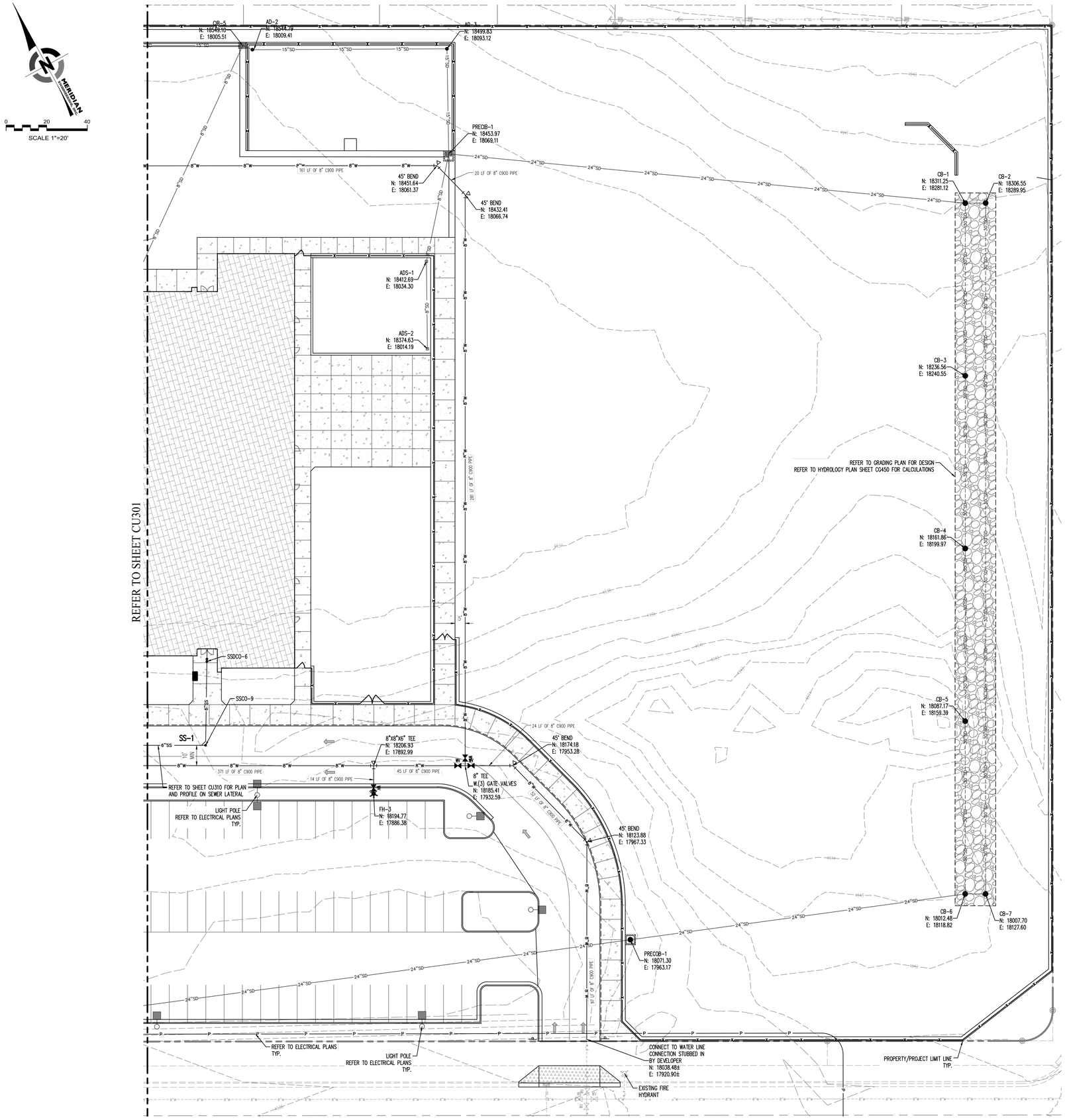

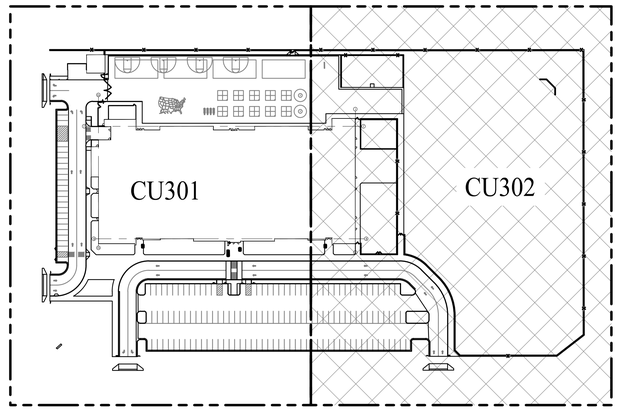

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FH – FIRE HYDRANT	SHEET C103
3" WATER METER (APWA 523)	SHEET C103

ENLARGED UTILITY PLAN CU302
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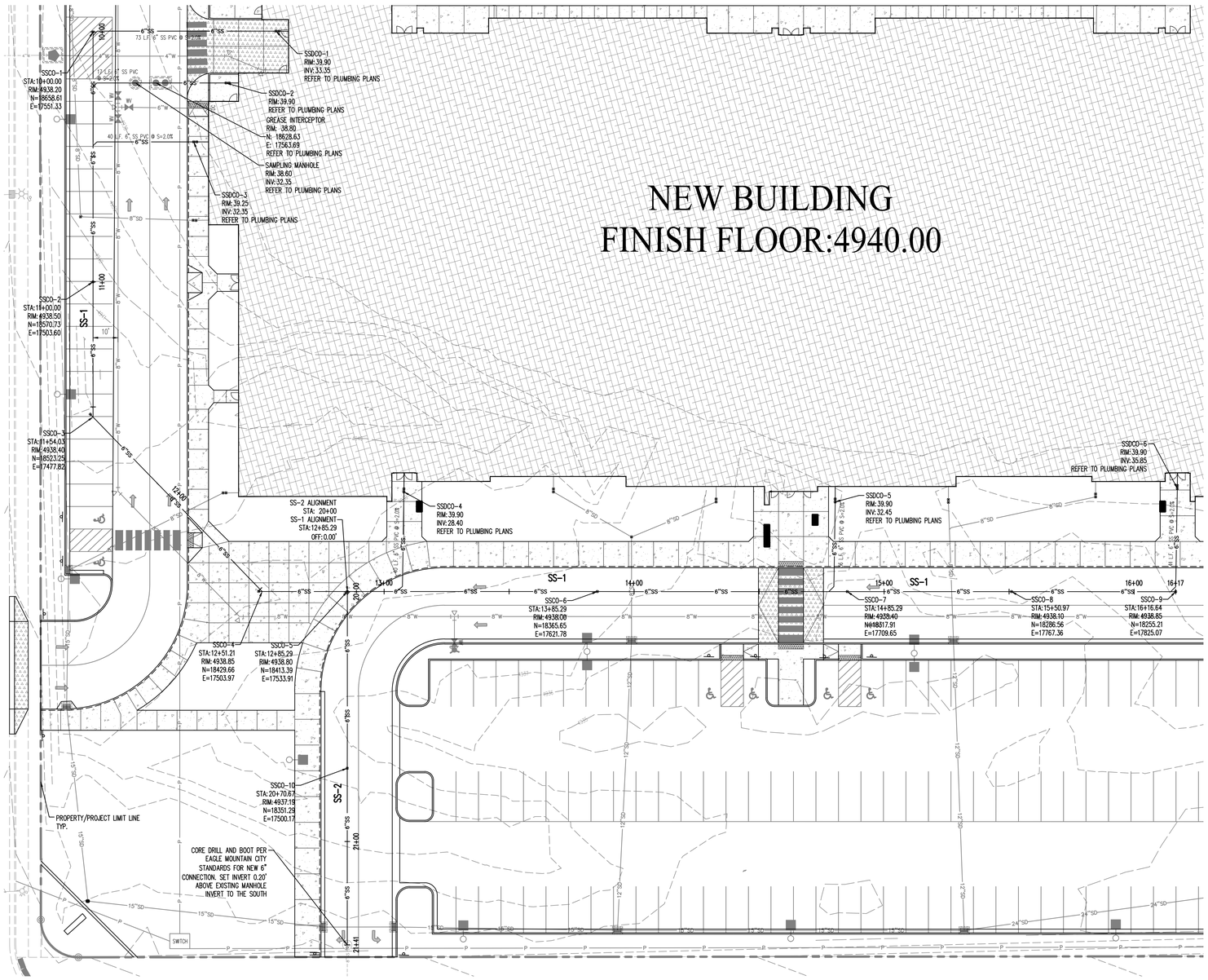
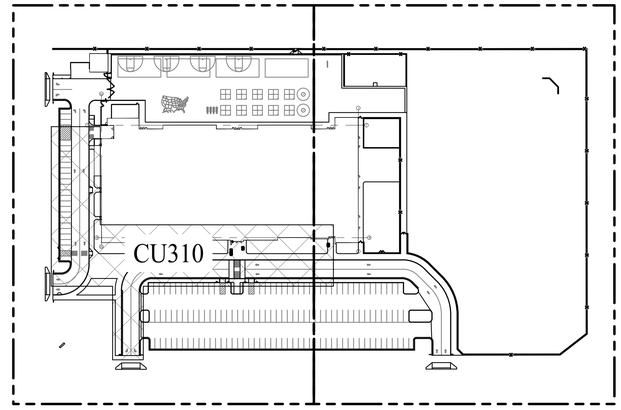
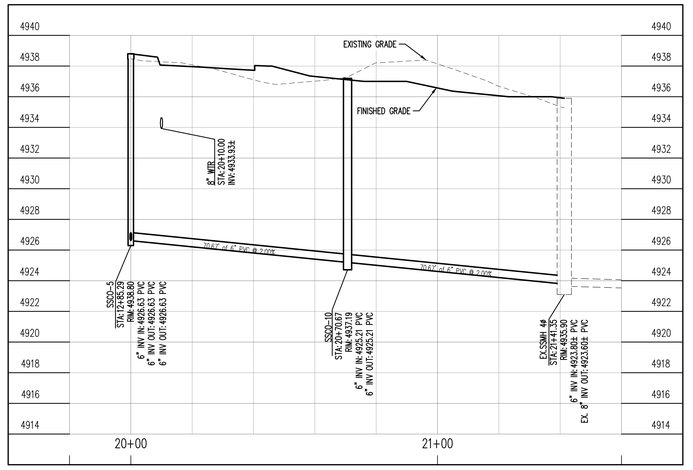
CU302



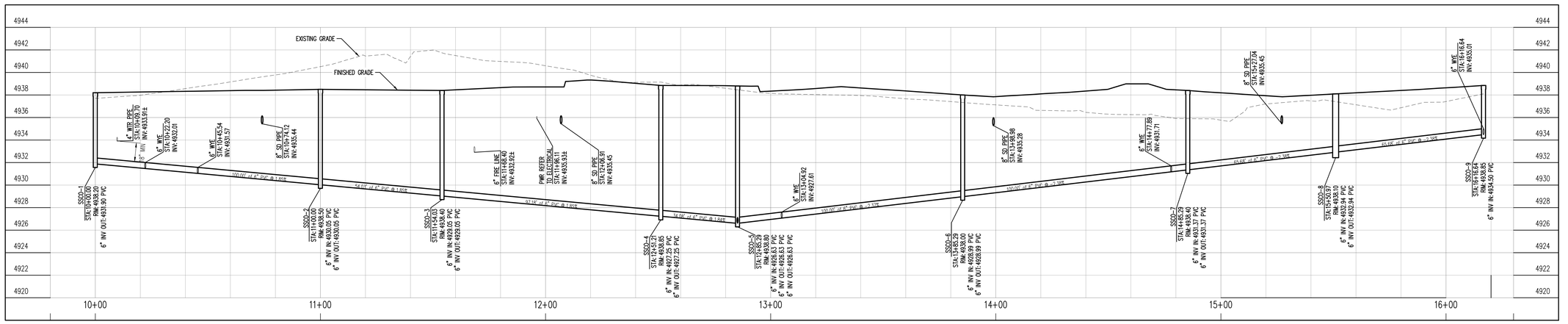


KEYMAP

GENERAL NOTES:
1 – REFER TO NOTES ON SHEET CU300.



SS-2 SEWERLINE PROFILE



SS-1 SEWERLINE PROFILE

SEWER PLAN AND PROFILE CU310
ASD #110 ELEMENTARY SCHOOL

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

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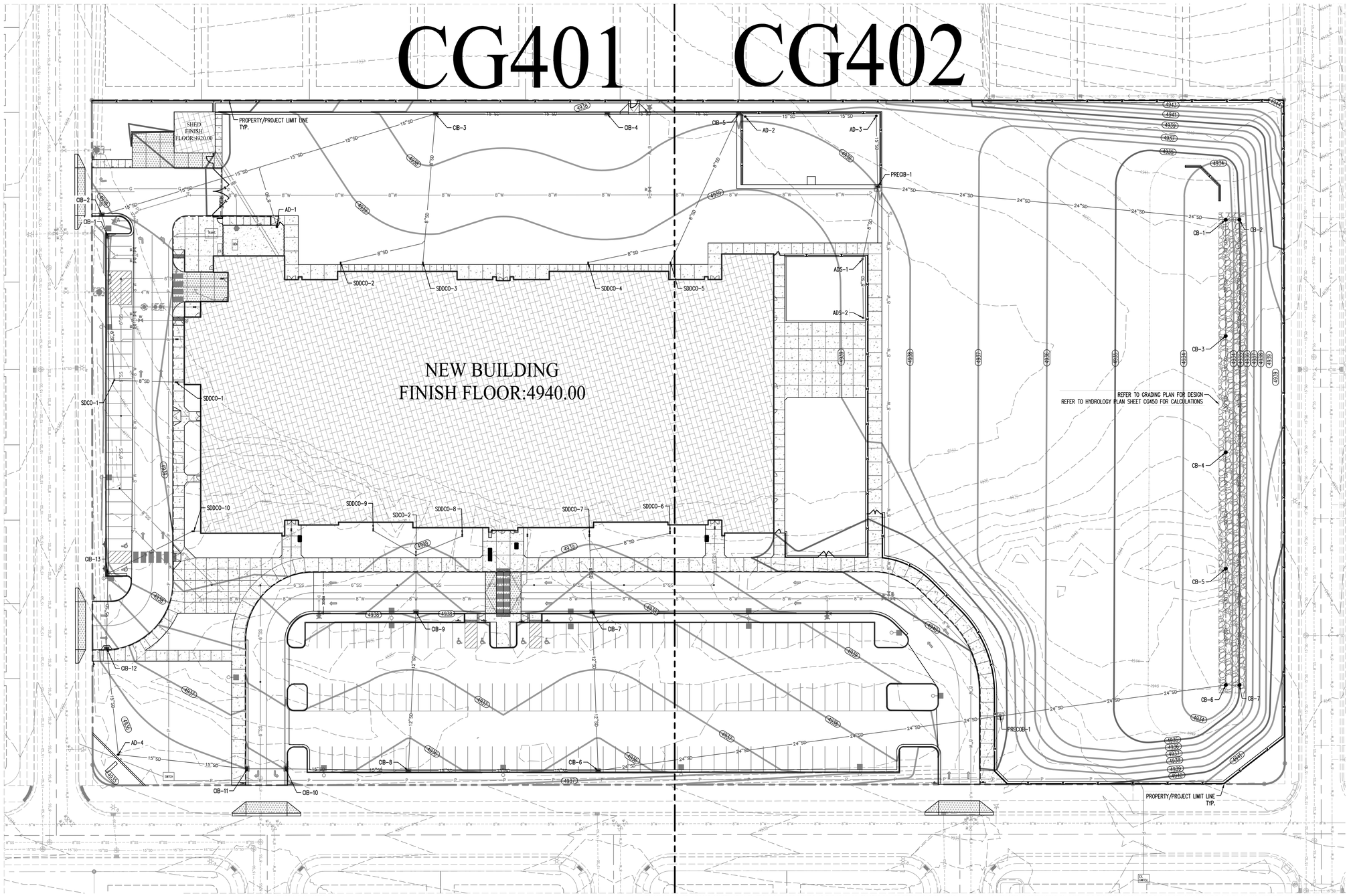
CG401 CG402



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 ALLEVIATE 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 LEGEND

- MAJOR CONTOUR
- MINOR CONTOUR
- HALF FOOT CONTOUR

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 CS210.
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. "TOC" 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 ONSITE.
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 ONSITE. 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 'MATCH' LOCATIONS INDICATE THAT THE CONTRACTOR IS TO MATCH 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 PROVIDED BY THE ENGINEER 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 APPARATUSES AND 8" MINIMUM THICKNESS. PLACE 2 #4 REBAR HOOPS IN COLLAR. CONCRETE COLLARS TO BE USED ONLY IN ASPHALT/CONCRETE/AND GRASS PAVER 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
ASD #110 ELEMENTARY SCHOOL

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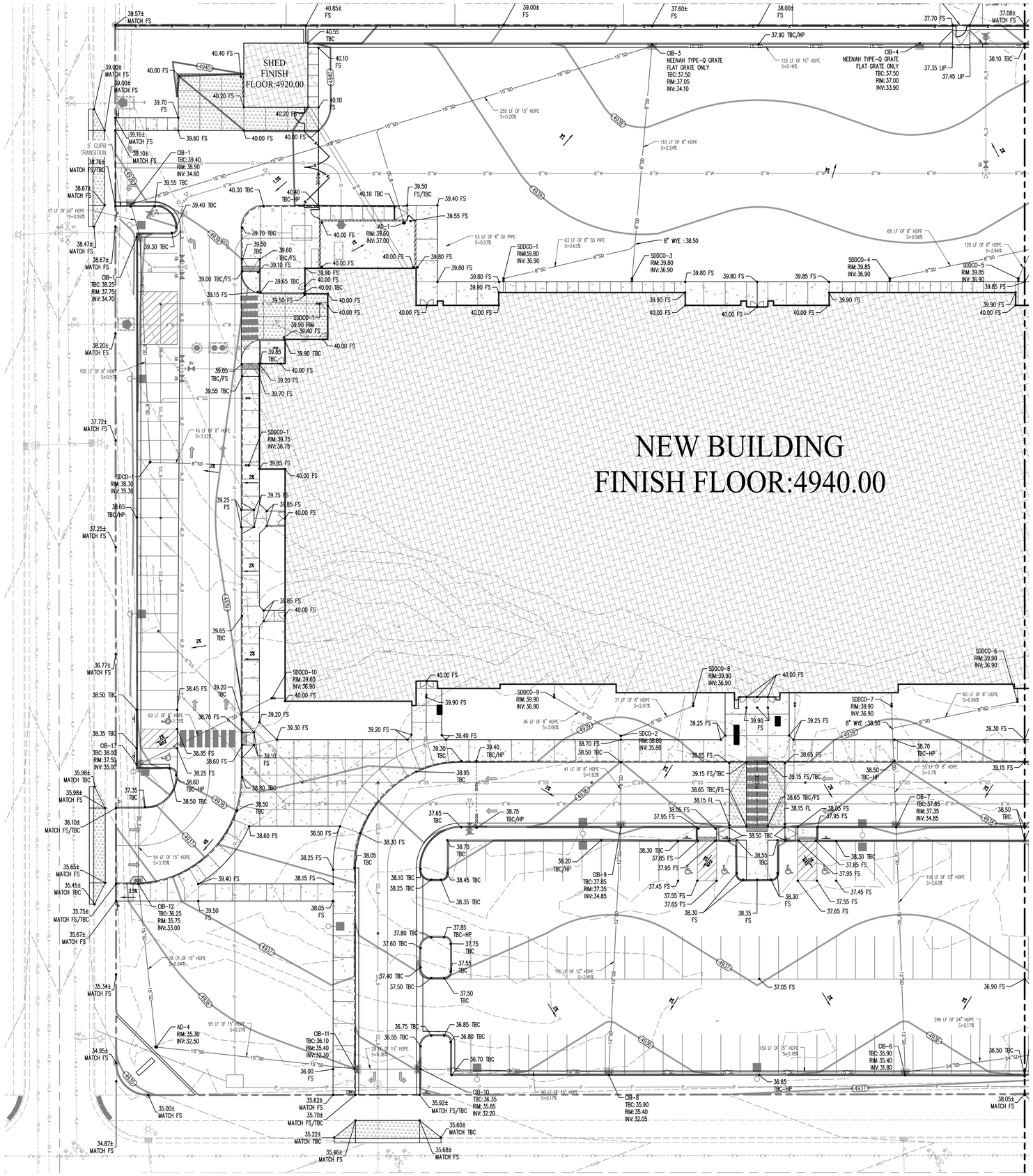

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GRADING LEGEND

- 4936 — MAJOR CONTOUR
- 4972 — MINOR CONTOUR
- HALF FOOT CONTOUR

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ALPINE SCHOOL DISTRICT

NEW ELEMENTARY #110

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ENLARGED GRADING PLAN CG401
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CG401

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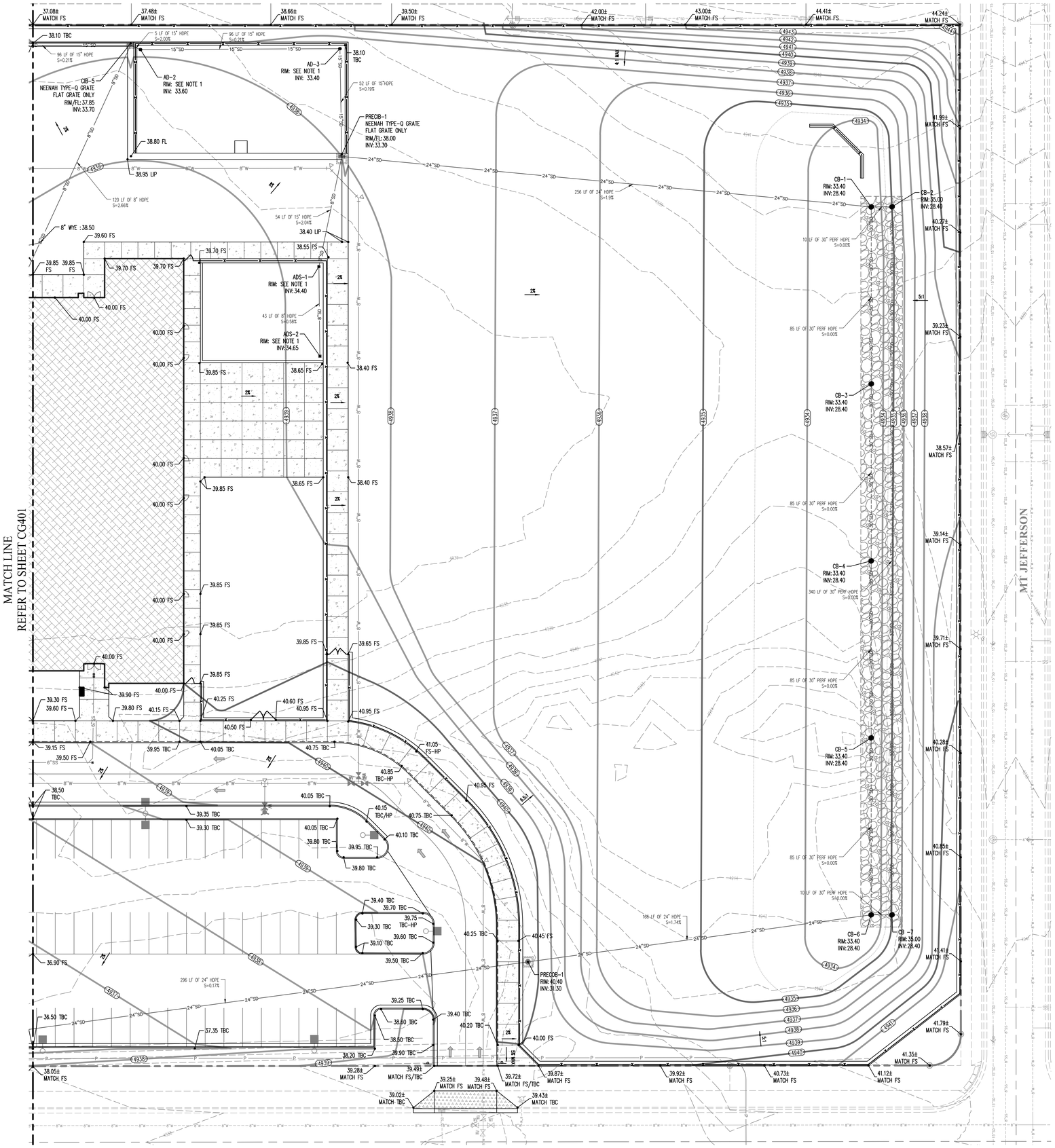

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GRADING LEGEND

- MAJOR CONTOUR
- MINOR CONTOUR
- HALF FOOT CONTOUR

MERIDIAN

0 20 40

SCALE 1"=20'

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

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NEW ELEMENTARY #110

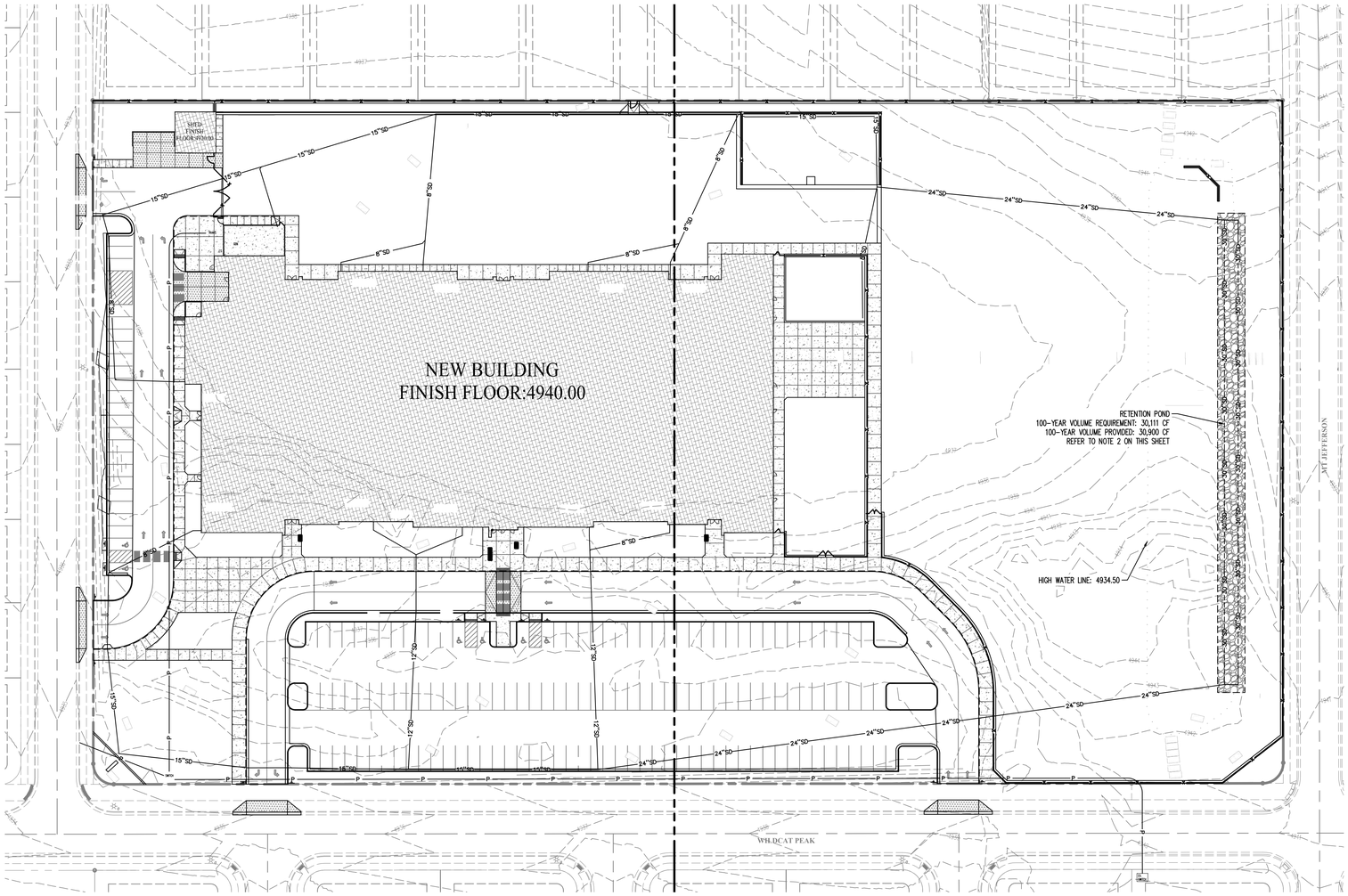
6600 N. PONY EXPRESS — BID PACKAGE #2 — EAGLE MTN, UTAH

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

Blue Stakes of UTAH 811 Utah811.com

CG402

ENLARGED GRADING PLAN CG402
ASD #110 ELEMENTARY SCHOOL



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SCALE 1"=40'

SITE DEVELOPMENT DRAINAGE CALCULATIONS

Date: 9-Jun-22

Drainage calculations for : Alpine 110 Elementary

Retention Pond

Location: Eagle Mountain, Ut

School Area	**10.01 Ac.**	**435,852 SF**
Infiltration Rate	**0.65 cfs**	**4"/hr**
		7,000 Infiltration Area (SF)
		Runoff Coefficients
Paved Area:	176,192 SF	C= 0.9
Landscape Area:	181,069 SF	C= 0.2
Roof Area:	78,591 SF	C= 0.85
TOTAL AREA	435,852 SF	Weighted C 0.60

Lapsed Time Minutes	Accum. Rainfall Inches (100 yr)	"CA" Area	Total Runoff Vol. CF	Discharge Req'd CF	Storage CF
15	0.90	6.01	19544	583	18960
30	1.22	6.01	26375	1167	25208
60	1.51	6.01	32645	2333	30311
120	1.6	6.01	34590	4667	29924
180	1.62	6.01	35023	7000	28023
360	1.65	6.01	35671	14000	21671
720	1.76	6.01	38049	28000	10049
1440	1.81	6.01	39130	56000	0

REQUIRED RETENTION STORAGE: 30,311 CF 100 yr Event

Lapsed Time Minutes	Accum. Rainfall Inches (10 yr)	"CA" Area	Total Runoff Vol. CF	Discharge Req'd CF	Storage CF
15	0.46	6.01	9988	583	9405
30	0.62	6.01	13469	1167	12302
60	0.77	6.01	16668	2333	14335
120	0.86	6.01	18549	4667	13882
180	0.89	6.01	19327	7000	12327
360	1.03	6.01	22267	14000	8267
720	1.19	6.01	25727	28000	0
1440	1.32	6.01	28537	56000	0

REQUIRED RETENTION STORAGE: 14,335 CF 10 yr Event

Pipe Volume:

row length (ft)	pipe dia.	no. rows	pipe area	volume (cf)
615	24	1	3.14	1932.08
700	30	1	4.91	3436.11
390	15	1	1.23	476.60
37	12	1	0.79	29.30
		Total:		**5,876 CF**

Underground Sump Volume:

Volume of the Voids: +total vol-pipe vol *0.4	total volume (cf) (height of pipe=1' x area of gravel)	pipe vol (cf) (pipe area * length of pipe)	volume (cf)
(350'x20'XA)	28000	3436.11	9825.55
		Total:	**9,826 CF**

Below Ground Pond Volume: **Total: 15,702 CF**

Above Ground Pond Volume: * Volume=(Area1+Area2)/2*(Elev1-Elev2)

		Area (SF)	Volume (CF)*
TOP	34.50	27,000	
			10,352
	34.00	14,406	
			4,847
BOTTOM	33.40	1,750	
		Total:	**15,198 CF**

TOTAL PROVIDED RETENTION STORAGE: Total: 30,900 CF

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.

HYDROLOGY PLAN CG450
ASD #110 ELEMENTARY SCHOOL

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STATE OF UTAH
06/09/22
NICHOLE LEE LUTH
8023335

REVISIONS:

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

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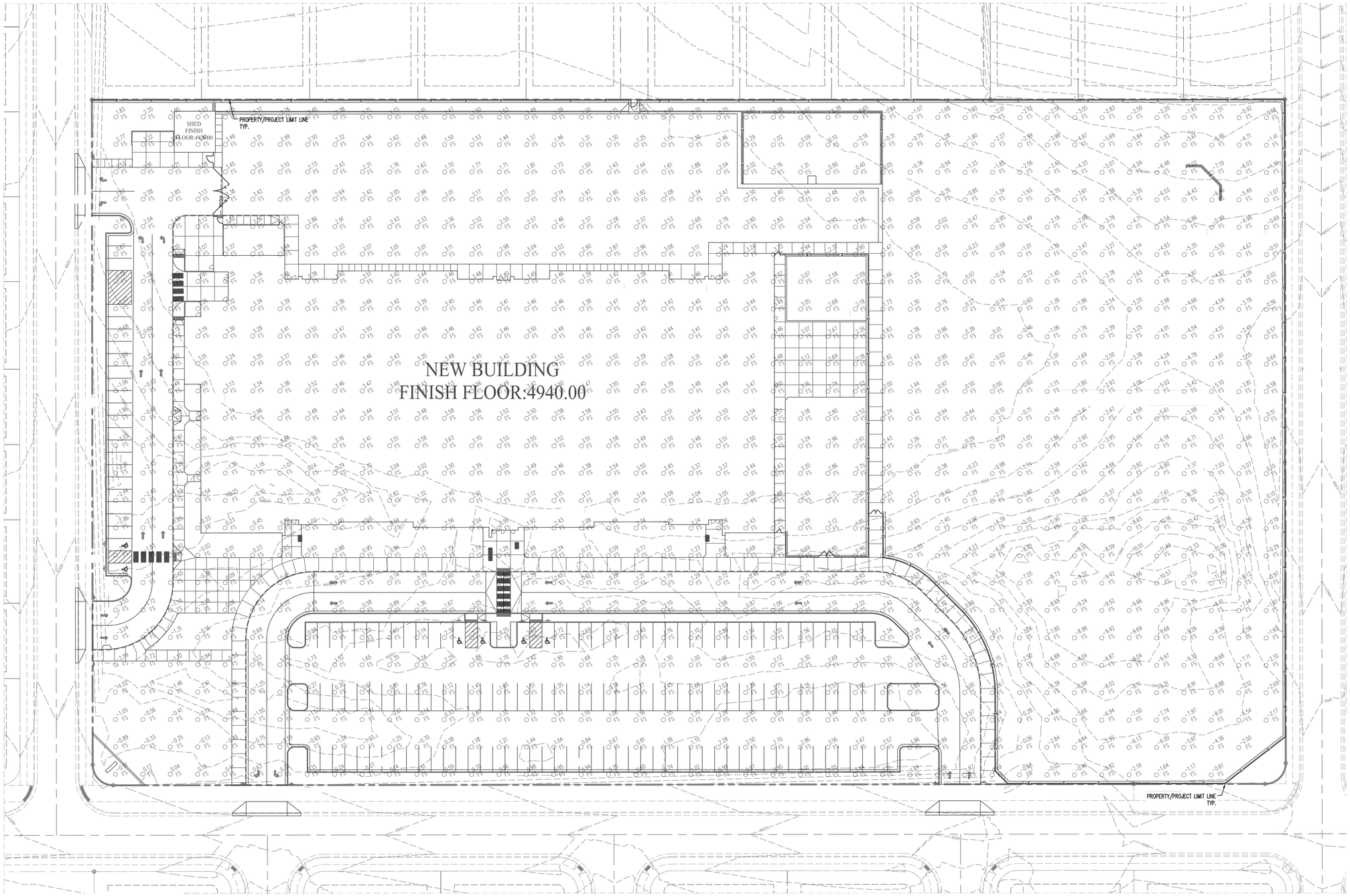
Blue Stakes of Utah 811 Bluestakes.org

CG450



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 (INCLUSIVE 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

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Blue Stakes of UTAH 811 Bluestakes.org

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:

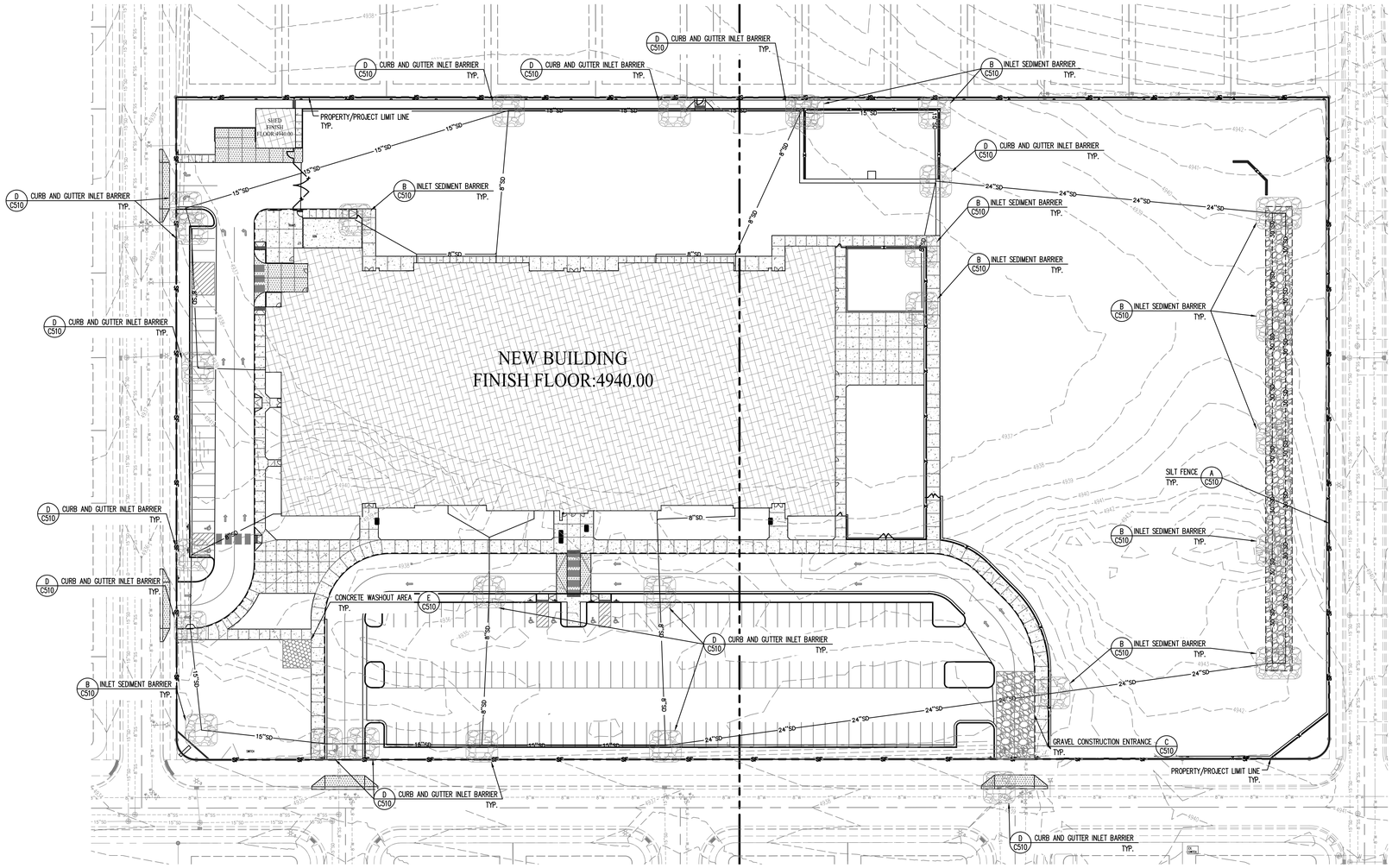
1) THE OWNER WILL SUBMIT POST CONSTRUCTION BEST MANAGEMENT PRACTICES TO EAGLE MOUNTAIN CITY.

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.



0 40 80
SCALE 1"=40'

KMA ARCHITECTS

06/09/22

REVISIONS:

DRAWN BY: JL
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Blue Stakes of UTAH 811 Blue Stakes.org

C500

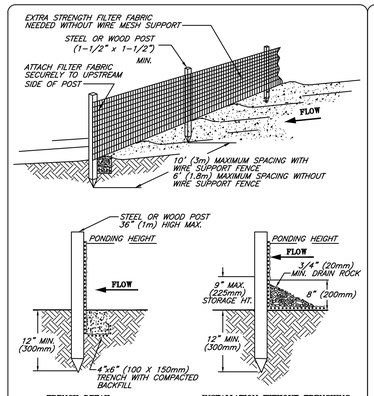
EROSION CONTROL PLAN C500
ASD #110 ELEMENTARY SCHOOL

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.



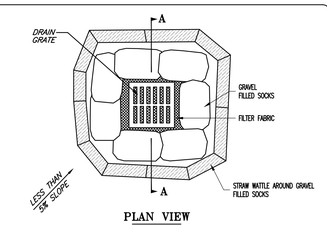
TRENCH DETAIL — INSTALLATION WITHOUT TRENCHING

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.

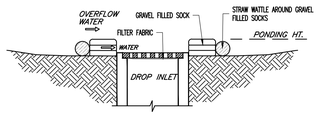
NOT TO SCALE

FILE: SILT FENCE

SILT FENCE (A)



PLAN VIEW

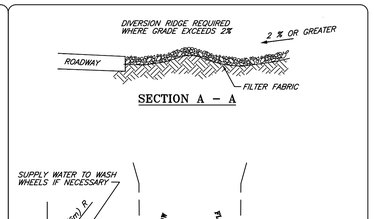


SECTION A – A

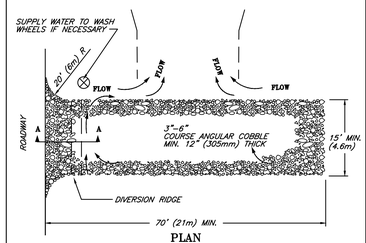
NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWN SLOPE TO PREVENT RUNOFF FROM BYPASSING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

FILE: ENTRANCE

INLET SEDIMENT BARRIER (B)



SECTION A – A

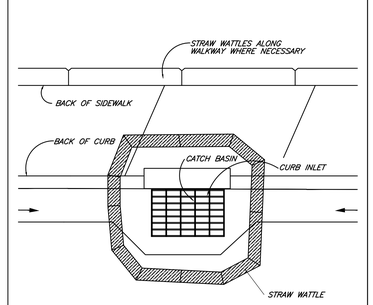


PLAN

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

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT (C)



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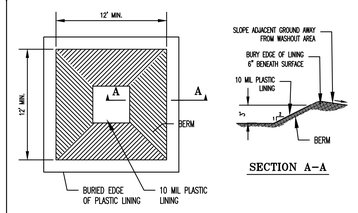
2. EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWN SLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWN SLOPE SIDE OF THE STRUCTURE.

FILE: N/A

CURB & GUTTER INLET SEDIMENT BARRIER (D)

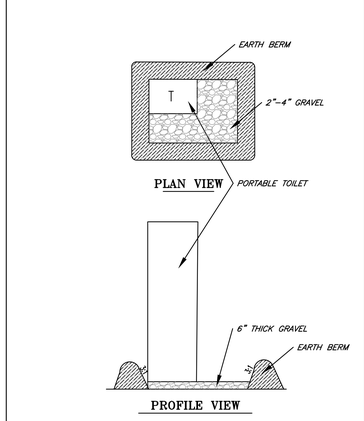


PLAN — SECTION A–A

NOTES:
1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. PLASTIC LINING MATERIAL SHALL BE OF 10 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
3. A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS REQUIRED IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
6. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
7. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

FILE: CURB AND GUTTER

CONCRETE WASHOUT AREA (E)



PLAN VIEW — PROFILE VIEW

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

PORTABLE TOILET BARRIER (F)

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) BMPS 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 BMP 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 BMPS 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 RESEEDED 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 ABUTTING 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 (BMPS) 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

EROSION CONTROL PLAN DETAILS C510
ASD #110 ELEMENTARY SCHOOL

KMA ARCHITECTS

06/09/22

REVISIONS:

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

Blue Stakes of Utah 811 — Utah811.org

C510

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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		

Color of LS rock should not approximate concrete or asphalt. No lava rock as well.

Within ROW

LANDSCAPE ROCK NOTES "TYPE 1":
(6" MIN. DEPTH, FRACTURED ROCK)
30% - 4"
70% - 3"

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.

Fruitless...good.

PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
	Malus x "Spring Snow"	Spring Snow Crabapple	8	2 1/2"	Green - White 20' x 20'
	gleditsia triacanthos "inermis"	Thornless Honeylocust	15	2 1/2"	Green - Yellow 45' x 40'
	Gingko biloba	Gingko	4	2 1/2"	Green - Yellow 35' x 35'
	Euonymus alatus "Compactus"	Dwarf Burning Bush	22	5 GAL.	GREEN - RED 6' X 10'
	Spiraea x bumalda "Goldflame"	Goldflame Spirea	16	5 GAL.	YELLOW/GREEN 4' x 4'
	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Dwarf Japanese Barberry	12	5 GAL.	CRIMSON 2' X 3'
	Pinus mugo "Slowmound"	Slowmound Mugo Pine	17	5 GAL.	Evergreen 2' X 2'
	Festuca glauga "Elijah Blue"	Elijah Blue Fescue	66	5 GAL.	ICE BLUE 1' X 1'
	Yucca filamentosa "Ivory Tower"	Ivory Tower Yucca	49	5 GAL.	GREEN 30" x 30"
	Cornus sericea "Kelseyi"	Kelsey's Dwarf Red-Osier Dogwood	4	5 GAL.	GREEN - RED 3' X 3'
	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 HALYARD 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:

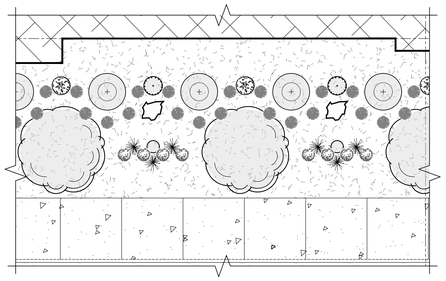
A - ALL NEW LAWN AREAS TO HAVE SOD INSTALLED. INSTALL AS PER INDUSTRY STANDARD. SEE DETAIL 2/L5.

B - TREES TO BE INSTALLED AS PER INDUSTRY STANDARD. SEE DETAIL 1/L5.

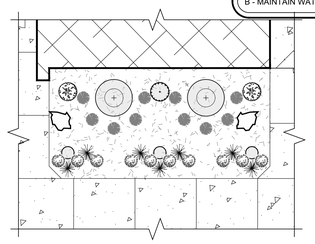
C - MAINTAIN WATER COVERAGE AND ADJUST SPRINKLER SYSTEM AS NEEDED UNTIL ALL ABOVE IS COMPLETED AND FINAL ACCEPTANCE IS GIVEN.

D - INSTALL 2 LAYERS OF COMMERCIAL GRADE WEED MATTING TO BE INSTALLED UNDER ALL ROCKSCAPED AREAS.

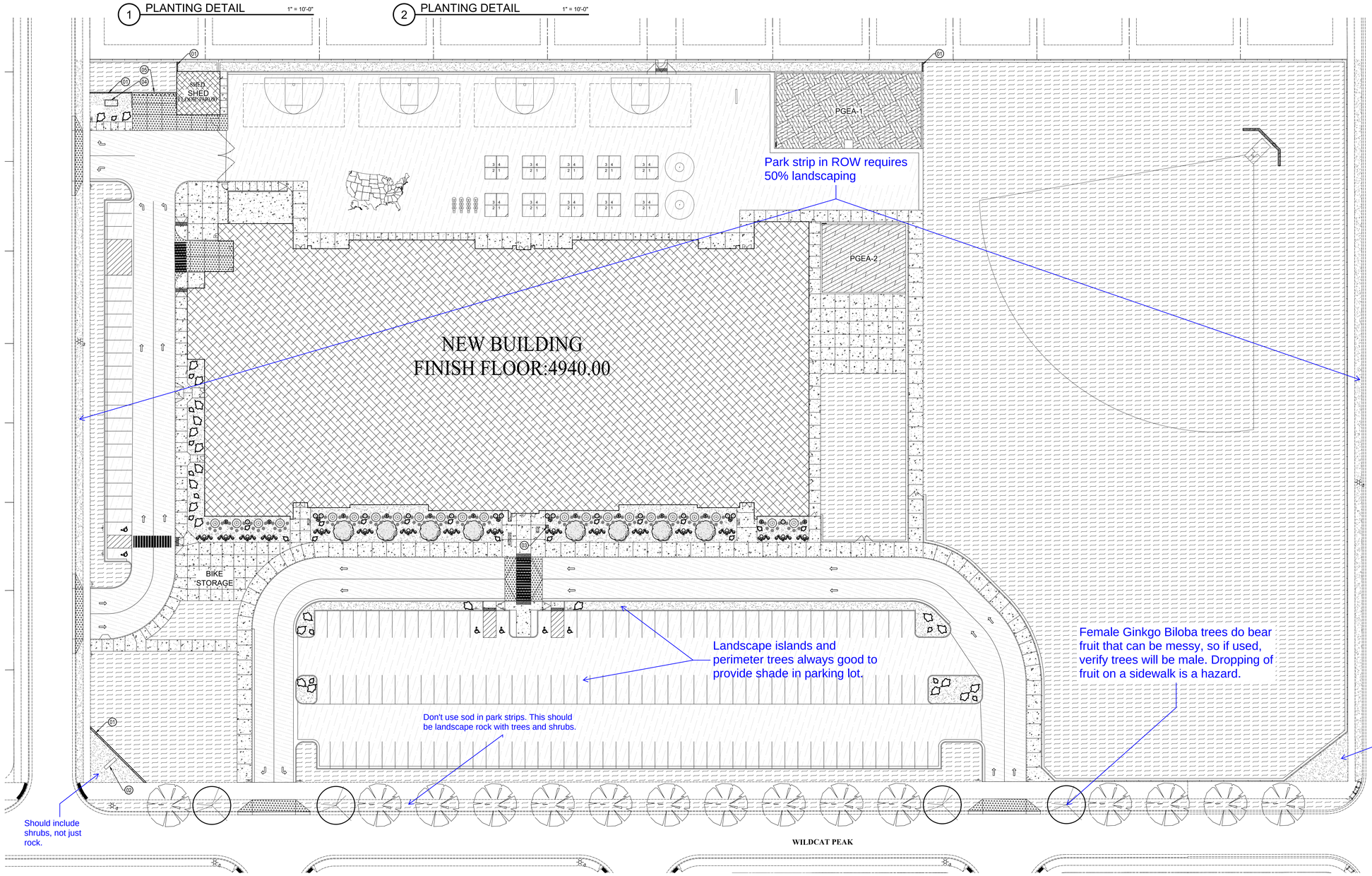
E - SEE DETAILS 1 & 2 /L1 FOR TYPICAL PLANTING LAYOUTS.



1 PLANTING DETAIL 1" = 10'-0"



2 PLANTING DETAIL 1" = 10'-0"



LANDSCAPE PLAN

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

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

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KMA ARCHITECTS

STATE OF UTAH
JESSE ALLEN CHRISTENSEN
No. 9405958-0301
6-13-22
LICENSED ARCHITECT

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 #: 169822

L1

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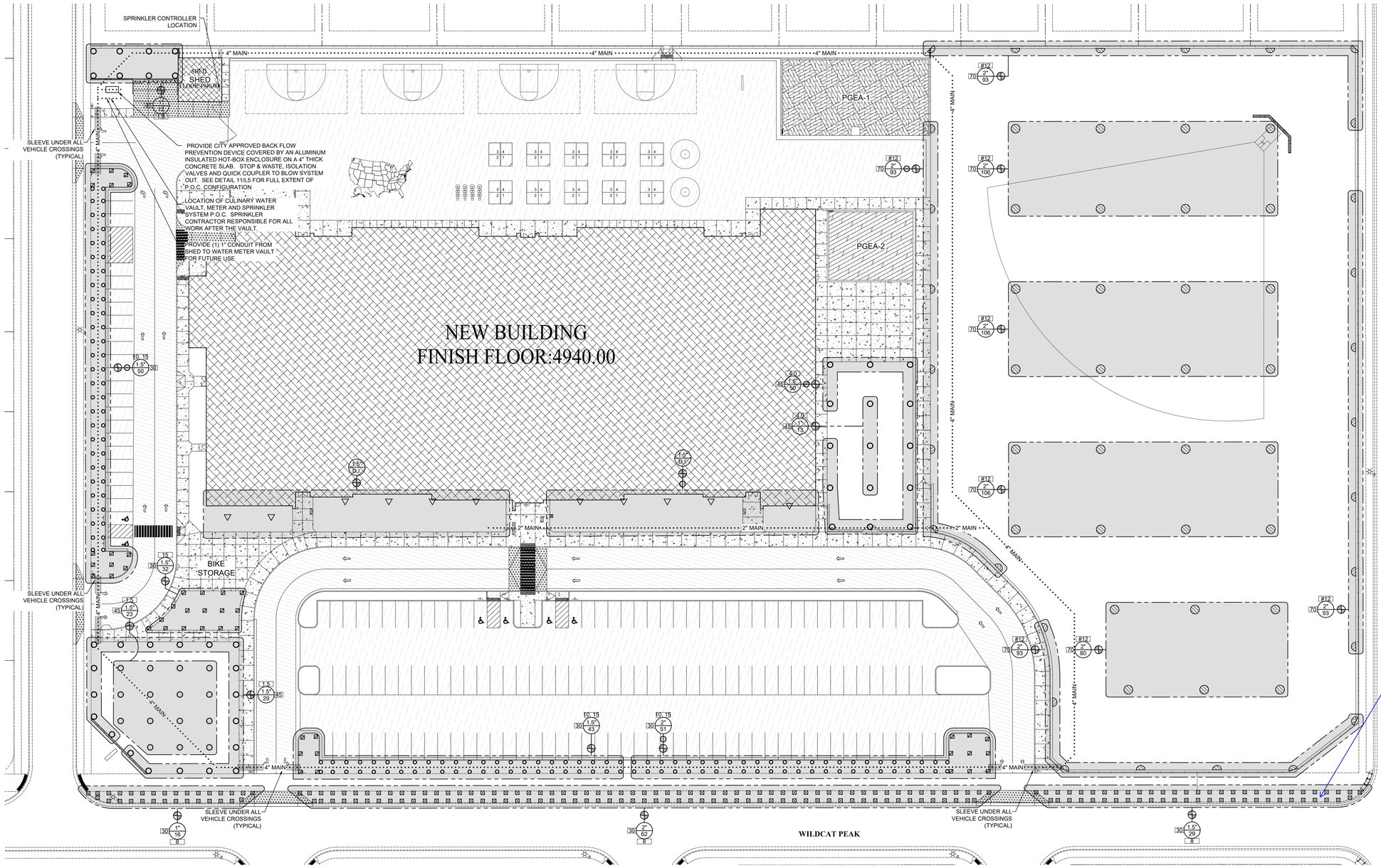
VALVE SCHEDULE

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 1.5" VALVE SIZE
33 G.P.M.



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

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 WTPRO3-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 EVE 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 (2049), 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.

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SPRINKLER PLAN

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

L2

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:

01 - 6'-0" HIGH CHAIN-LINK FENCE ON 1'-6" WIDE CONCRETE MOW STRIP. SEE DETAIL 12/L5.

02 - 4'-0" WIDE CHAIN-LINK GATE WITH BULL-DOG STYLE HINGES, MOUNTED TO BRICK COMPOUND WALL. GATE IS TO BE FULL HEIGHT (APROX. 7'-4").

03 - OPENING IN FENCING AT PLAY PIT WALL.

04 - 5'-0" WIDE CHAIN-LINK GATE WITH BULL-DOG STYLE HINGES.

05 - MASONRY DUMPSTER ENCLOSURE. SEE DETAIL 2/L6.

06 - (2) 6'-0" WIDE CHAIN-LINK GATES WITH BULL-DOG STYLE HINGES.

07 - (2) 4'-0" WIDE CHAIN-LINK GATES WITH BULL-DOG STYLE HINGES.

08 - (2) 16'-0" CHAIN-LINK GATES WITH BULL-DOG STYLE HINGES.

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

10 - 6'-0" HIGH CHAIN-LINK FENCE ON PLAY AREA RETAINING WALL. SEE DETAIL 14/L5.

11 - 6'-0" HIGH CHAIN-LINK FENCE ON PLAY AREA CURB. SEE DETAIL 16/L5.

12 - PLAY AREA CURB. SEE DETAIL 16/L5.

13 - 6'-0" HIGH CHAIN-LINK FENCE MOUNTED IN ASPHALT OR CONCRETE FLATWORK.

14 - CONCRETE FILLED STEEL BOLLARD. SEE DETAIL 13/L5. QUANTITY 13

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

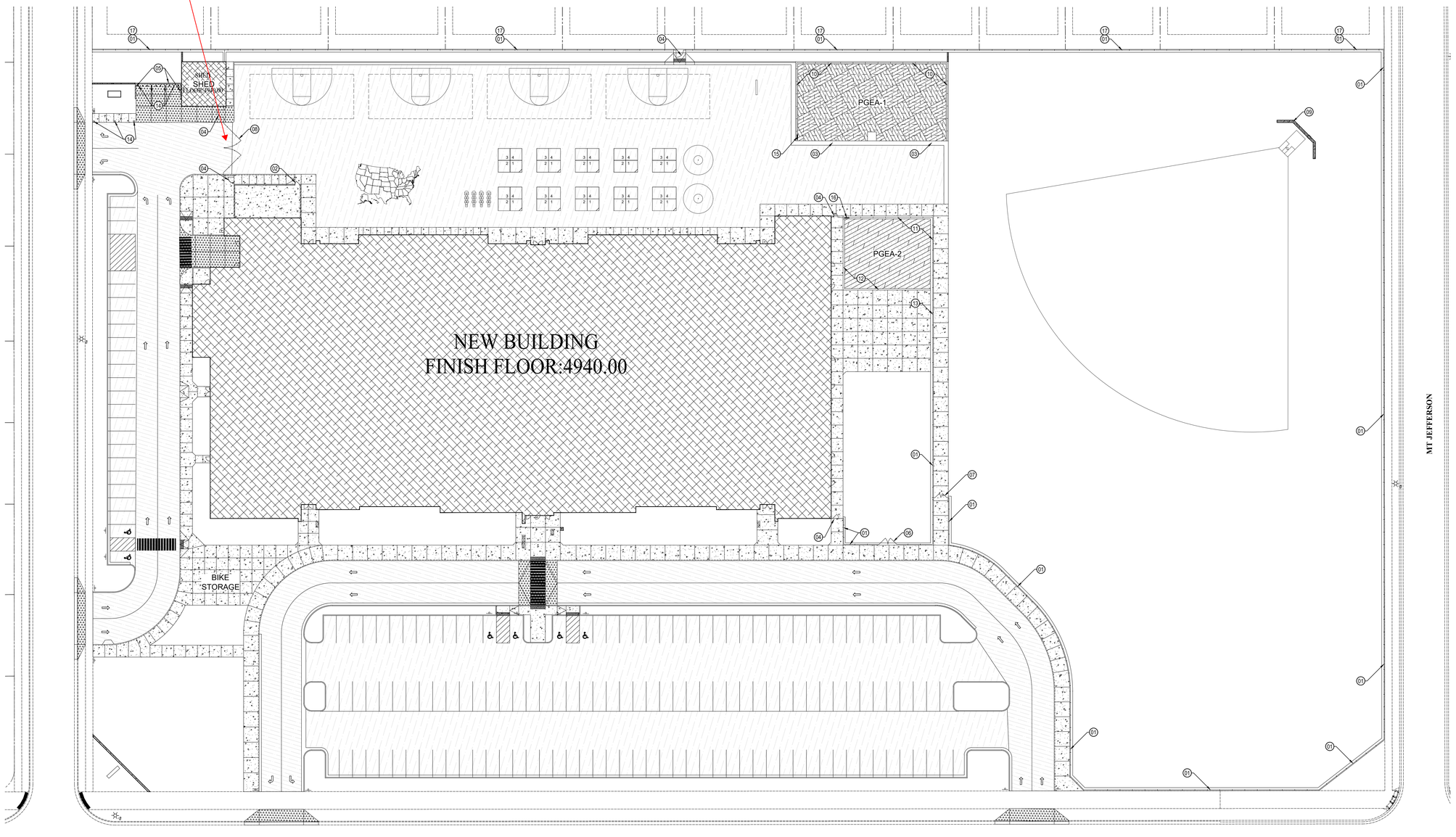
16 - "PLAYGROUND RULES" AGES 2-5 SIGN MOUNTED TO FENCING. SEE DETAIL 15/L5.

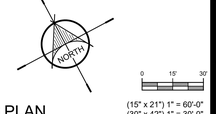
17 - **ALTERNATE #1:** ALTERNATE #1 WILL CONSIST OF THE INSTALLATION OF AN 8'-0" HIGH PRE-CAST CONCRETE FENCE SYSTEM (SEE SPECIFICATIONS) IN PLACE OF THE CHAIN-LINK FENCING IN THE BASE BID.

City cannot regulate but recommend vinyl coated if using chain link

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

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





FENCING PLAN

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

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
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KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9469958-0301
6-13-22
LICENSED ARCHITECT

REVISIONS:

ALPINE SCHOOL DISTRICT

NEW ELEMENTARY #110

6600 N. PONY EXPRESS BID PACKAGE #2 EAGLE MTN, UTAH

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CHECKED BY:	WC
DATE:	JUNE 2022
PROJECT #:	169822

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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 - 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:

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.

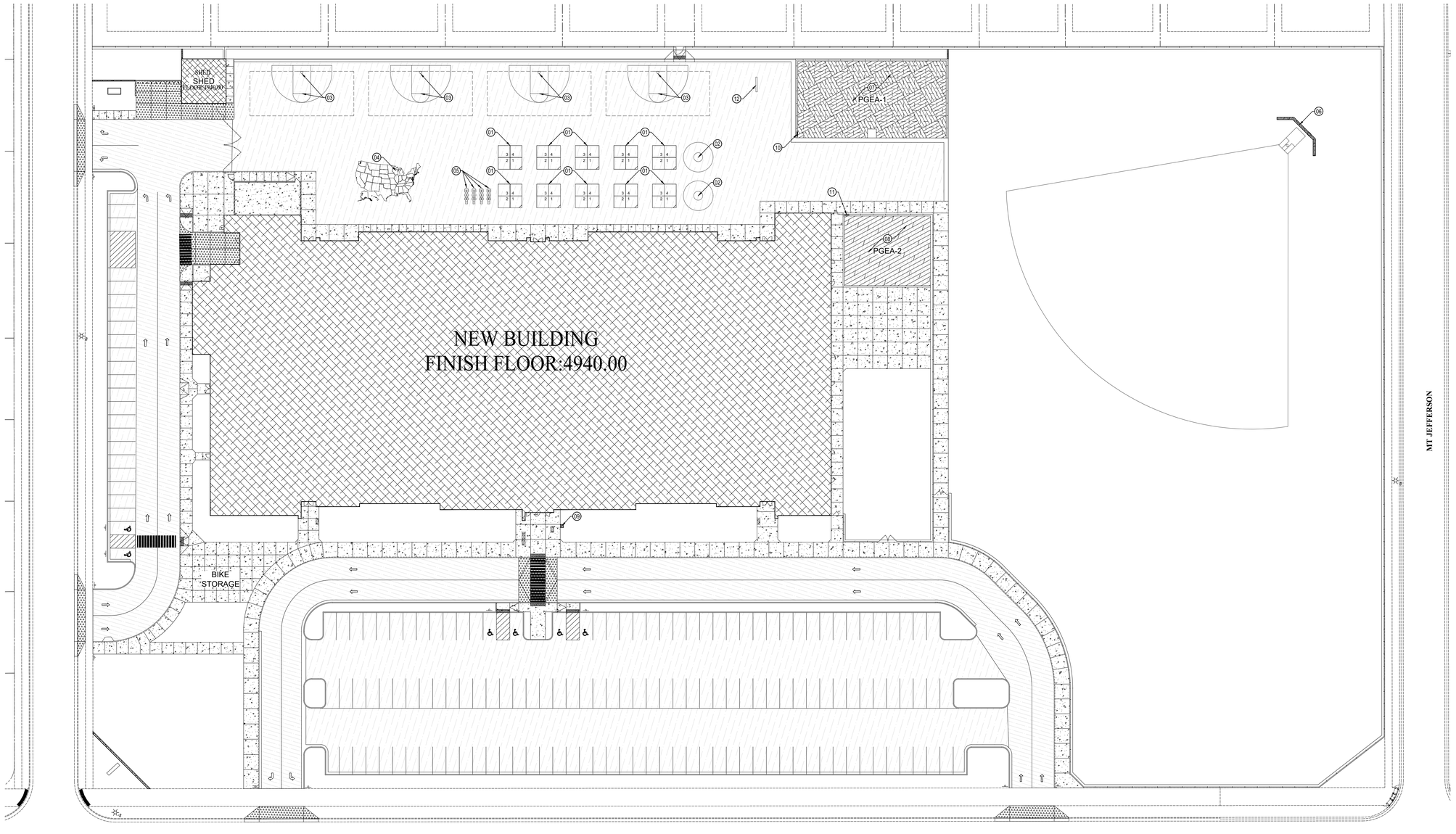
08 - PLAYGROUND EQUIPMENT AREA-2. SEE PLAYGROUND EQUIPMENT NOTES AND SPECS AND DETAIL 16/L5.

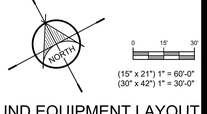
09 - INTERNAL HALYARD FLAGPOLE WITH INTEGRAL LIGHTING SYSTEM. SEE DETAIL 3/L6.

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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STATE OF UTAH
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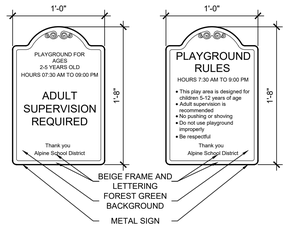
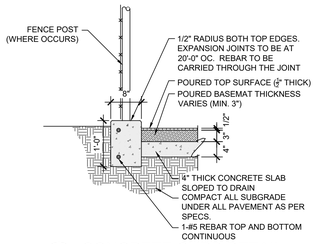
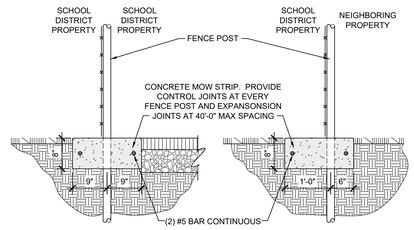


15 PLAYGROUND SIGNS
NOT TO SCALE

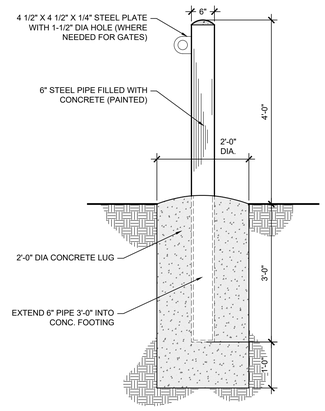


16 CONCRETE CURB DETAIL
NOT TO SCALE

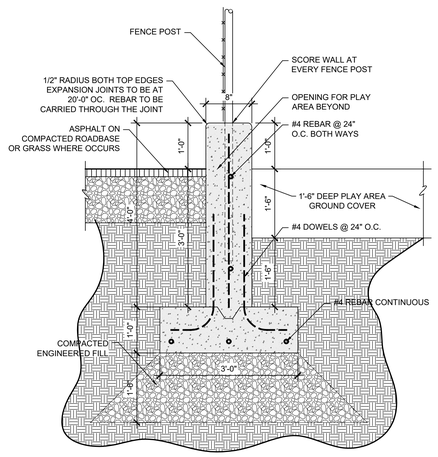
Fence, whether chain ink or precast, show elevation. Cannot regulate but good to have exhibit.



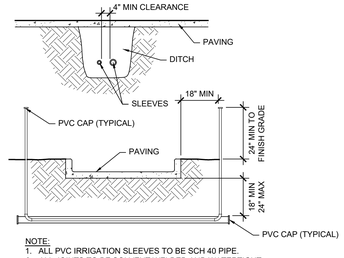
12 FENCE MOW STRIP DETAIL
NOT TO SCALE



13 BOLLARD DETAIL
NOT TO SCALE

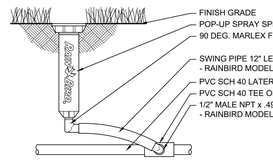


14 PLAY AREA WALL DETAIL
NOT TO SCALE

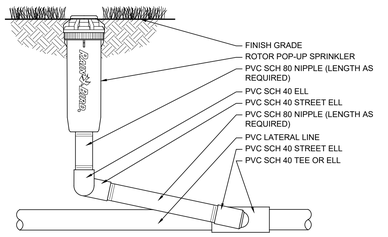


NOTE:
1. ALL PVC IRRIGATION SLEEVES TO BE SCH 40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24" MIN ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

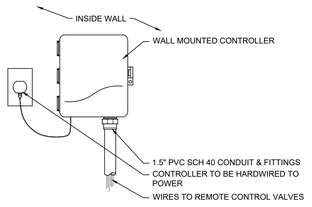
6 SLEEVING
NOT TO SCALE



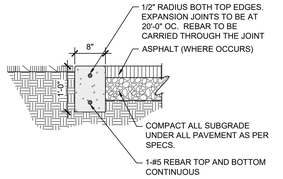
7 POP-UP SPRINKLER
NOT TO SCALE



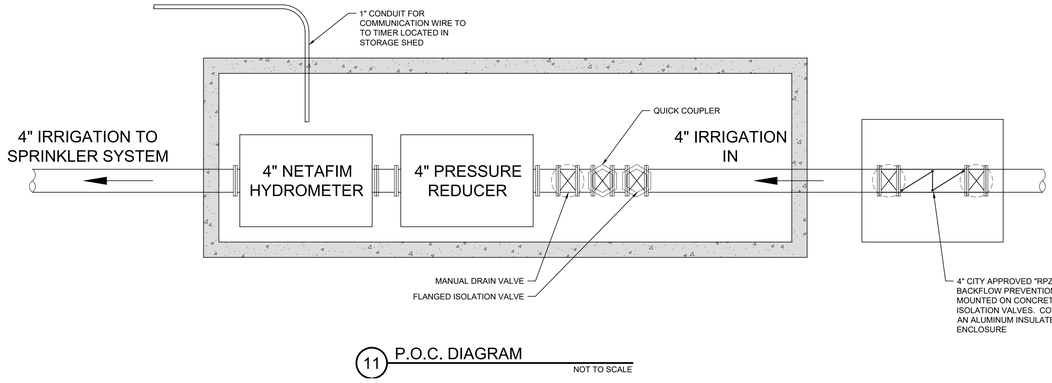
8 POP-UP SPRINKLER
NOT TO SCALE



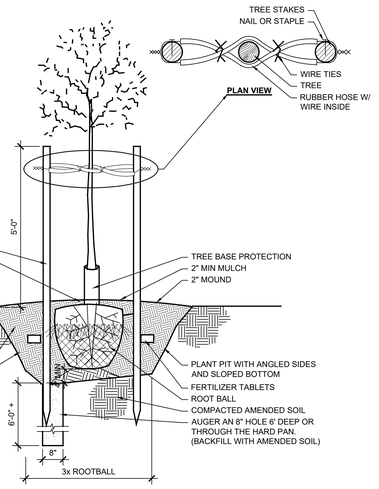
9 HYBRID CONTROLLER
NOT TO SCALE



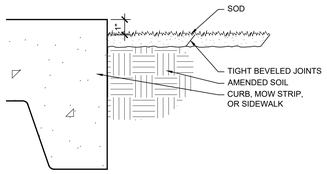
10 CONCRETE CURB DETAIL
NOT TO SCALE



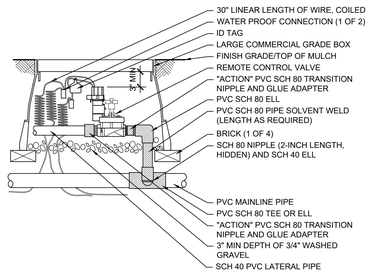
11 P.O.C. DIAGRAM
NOT TO SCALE



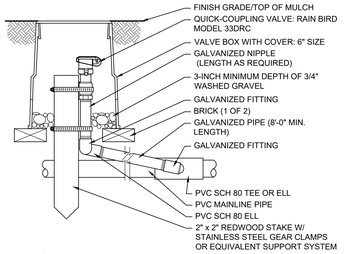
1 TREE PLANTING / STAKING
NOT TO SCALE



2 SOD INSTALLATION
3" = 1'-0"

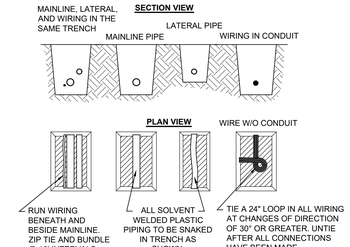


3 REMOTE CONTROL VALVE
NOT TO SCALE



NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

4 QUICK-COUPLING VALVE
NOT TO SCALE



NOTE:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

5 PIPE AND WIRE TRENCHING
NOT TO SCALE

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STATE OF UTAH · ROGER ALLEN CHRISTENSEN · No. 9465958-2201 · 5-13-22 · LICENSED ARCHITECT

REVISIONS:

ALPINE SCHOOL DISTRICT

NEW ELEMENTARY #110

6600 N. PONY EXPRESS · BID PACKAGE #2 · EAGLE MTN, UTAH

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PROJECT #:	169822

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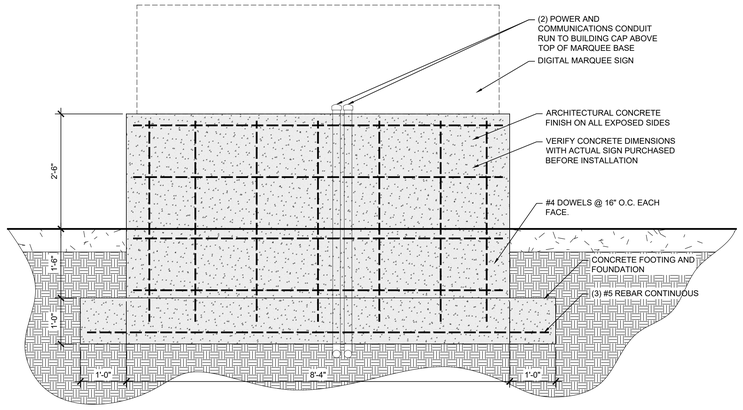
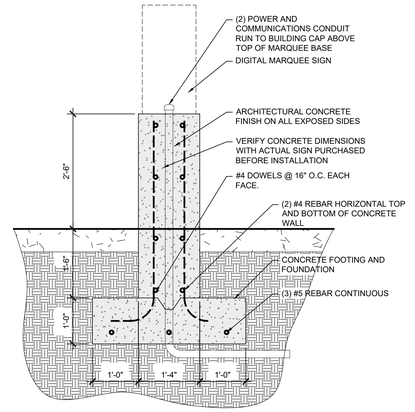


FRONT ELEVATION



SIDE ELEVATION

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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STATE OF UTAH
MICHAEL ALLEN CHRISTENSEN
No. 9465958-5301
6-13-22
LICENSED ARCHITECT

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ALPINE SCHOOL DISTRICT

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EAGLE MTN, UTAH

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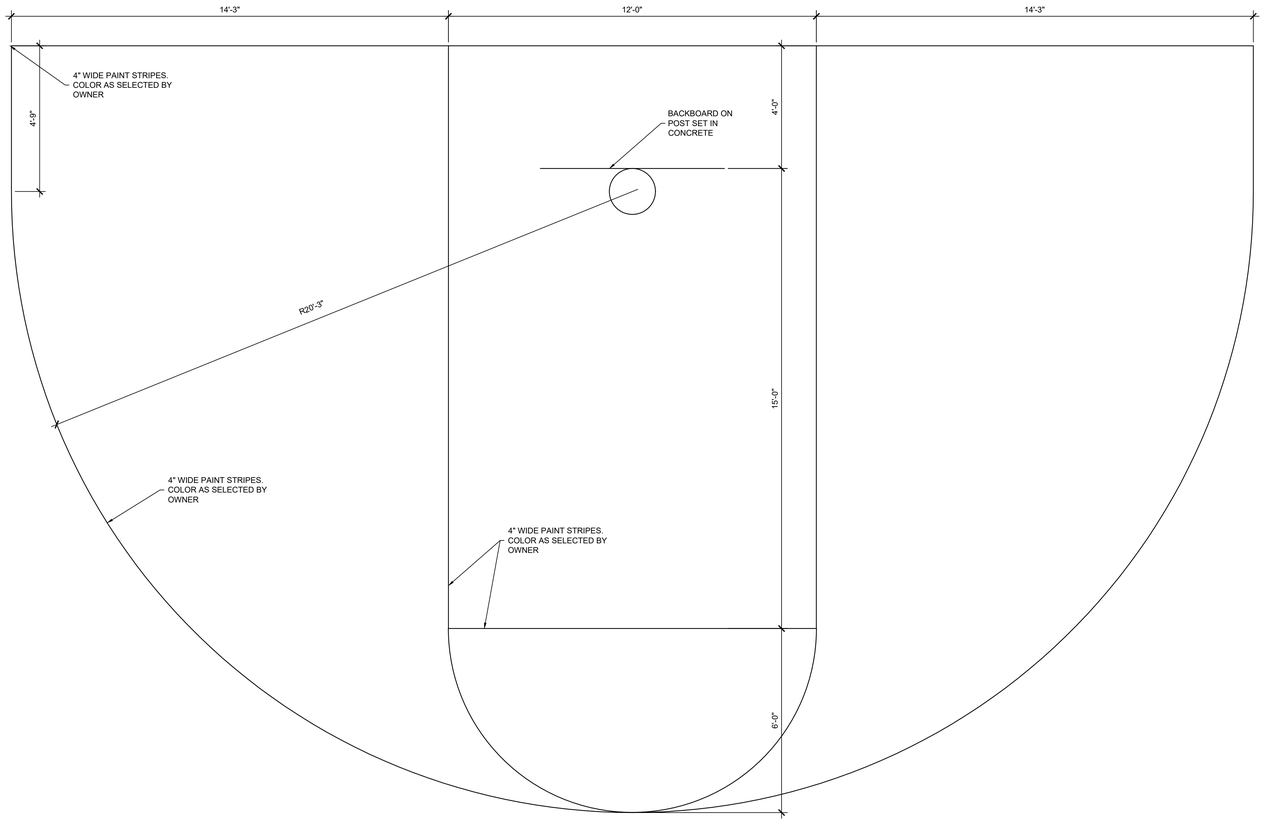
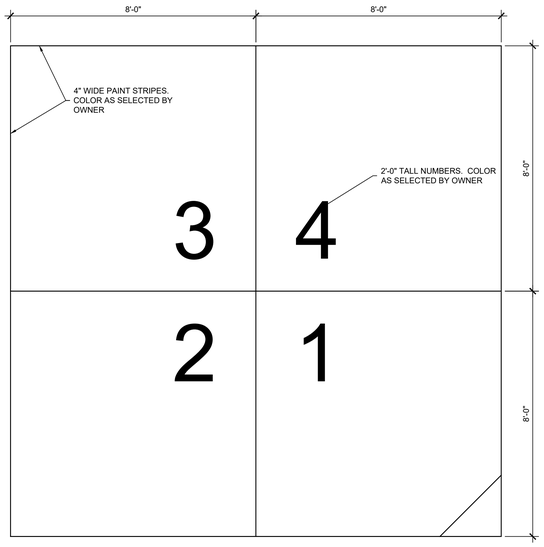
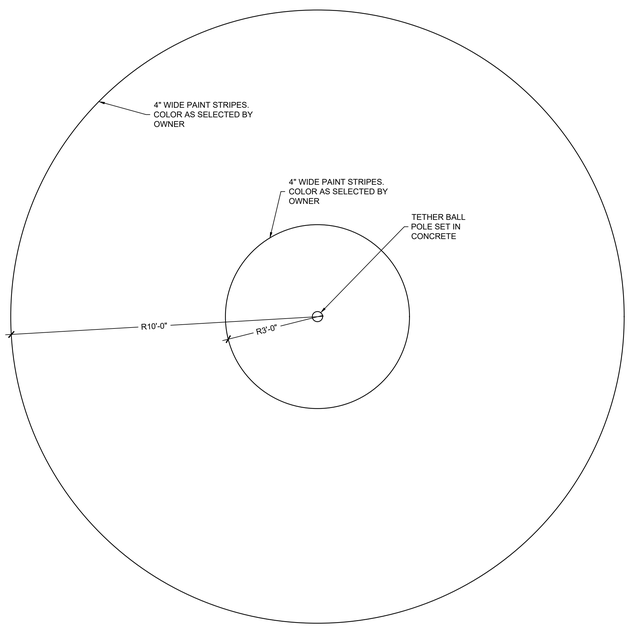


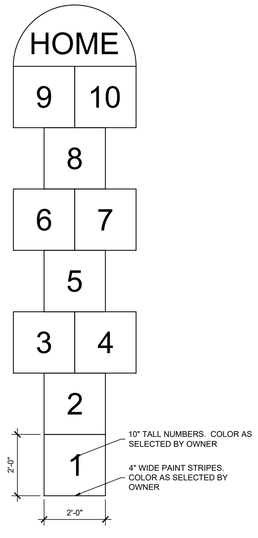
1 BASKETBALL DETAIL NOT TO SCALE



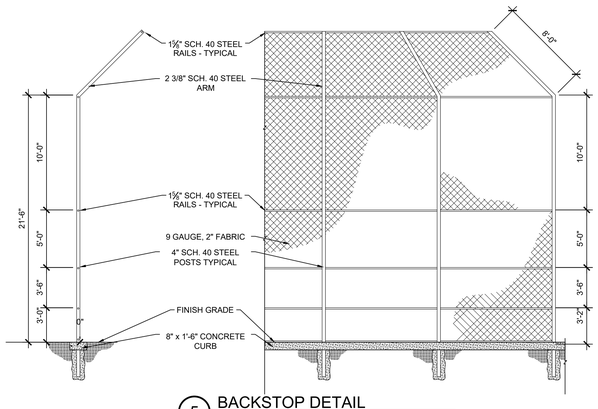
2 FOUR SQUARE DETAIL NOT TO SCALE



3 TETHER BALL DETAIL NOT TO SCALE



4 HOPSCOTCH DETAIL NOT TO SCALE



5 BACKSTOP DETAIL NOT TO SCALE

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No. 9465958-3201
6-13-22
LICENSED ARCHITECT

REVISIONS:

ALPINE SCHOOL DISTRICT

NEW ELEMENTARY #110

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DRAWN BY:	RJW
CHECKED BY:	WC
DATE:	JUNE 2022
PROJECT #:	169822

L7

Z:_2020\20-0479 Overland Village 2 Preliminary \design 20-0479.dwg \sets\s\20-0479 Overland Village 2 Overall Site Plan 030422.dwg

OVERLAND VILLAGE 2 PHASE A PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

OVERALL SITE PLAN

FOR REVIEW ONLY

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

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

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

PONY EXPRESS

PHASE 1 FINAL BOUNDARY

PARCEL A

PARCEL B

PARCEL C

PARCEL D

PARCEL H

PARCEL L

PARCEL N

PARCEL O

PARCEL S

PARCEL T

KERN MOUNTAIN

MT JEFFERSON

STOCKTON PEAK MOUNTAIN

LOST CANNON PEAK

MT HOLLADAY

MT TUKUHNIKIVATZ

MT AIRY

MT AIRY DRIVE

MT AIRY CIRCLE

MT AIRY COURT

MT AIRY WAY

TELLE MOUNTAIN

TELLE MOUNTAIN DRIVE

TELLE MOUNTAIN CIRCLE

TELLE MOUNTAIN COURT

TELLE MOUNTAIN WAY

SILVERADO TRAIL DRIVE

SILVERADO TRAIL COURT

SILVERADO TRAIL WAY

SILVERADO TRAIL CIRCLE

SILVERADO TRAIL - 28' WIDE

SILVERADO TRAIL - 26' WIDE

SILVERADO TRAIL - 24' WIDE

SILVERADO TRAIL - 22' WIDE

SILVERADO TRAIL - 20' WIDE

SILVERADO TRAIL - 18' WIDE

SILVERADO TRAIL - 16' WIDE

SILVERADO TRAIL - 14' WIDE

SILVERADO TRAIL - 12' WIDE

SILVERADO TRAIL - 10' WIDE

SILVERADO TRAIL - 8' WIDE

SILVERADO TRAIL - 6' WIDE

SILVERADO TRAIL - 4' WIDE

SILVERADO TRAIL - 2' WIDE

CRESTVIEW DRIVE

CRESTVIEW WAY

CRESTVIEW CIRCLE

CRESTVIEW COURT

CRESTVIEW PARK

CRESTVIEW PARK - 30' WIDE

CRESTVIEW PARK - 28' WIDE

CRESTVIEW PARK - 26' WIDE

CRESTVIEW PARK - 24' WIDE

CRESTVIEW PARK - 22' WIDE

CRESTVIEW PARK - 20' WIDE

CRESTVIEW PARK - 18' WIDE

CRESTVIEW PARK - 16' WIDE

CRESTVIEW PARK - 14' WIDE

CRESTVIEW PARK - 12' WIDE

CRESTVIEW PARK - 10' WIDE

CRESTVIEW PARK - 8' WIDE

CRESTVIEW PARK - 6' WIDE

CRESTVIEW PARK - 4' WIDE

CRESTVIEW PARK - 2' WIDE

DESERT CREEK

DESERT CREEK - 28' WIDE

DESERT CREEK - 26' WIDE

DESERT CREEK - 24' WIDE

DESERT CREEK - 22' WIDE

DESERT CREEK - 20' WIDE

DESERT CREEK - 18' WIDE

DESERT CREEK - 16' WIDE

DESERT CREEK - 14' WIDE

DESERT CREEK - 12' WIDE

DESERT CREEK - 10' WIDE

DESERT CREEK - 8' WIDE

DESERT CREEK - 6' WIDE

DESERT CREEK - 4' WIDE

DESERT CREEK - 2' WIDE

KENNA PEAK

KENNA PEAK - 30' WIDE

KENNA PEAK - 28' WIDE

KENNA PEAK - 26' WIDE

KENNA PEAK - 24' WIDE

KENNA PEAK - 22' WIDE

KENNA PEAK - 20' WIDE

KENNA PEAK - 18' WIDE

KENNA PEAK - 16' WIDE

KENNA PEAK - 14' WIDE

KENNA PEAK - 12' WIDE

KENNA PEAK - 10' WIDE

KENNA PEAK - 8' WIDE

KENNA PEAK - 6' WIDE

KENNA PEAK - 4' WIDE

KENNA PEAK - 2' WIDE

ARNOT PEAK

ARNOT PEAK - 60' WIDE

ARNOT PEAK - 30' WIDE

ARNOT PEAK - 28' WIDE

ARNOT PEAK - 26' WIDE

ARNOT PEAK - 24' WIDE

ARNOT PEAK - 22' WIDE

ARNOT PEAK - 20' WIDE

ARNOT PEAK - 18' WIDE

ARNOT PEAK - 16' WIDE

ARNOT PEAK - 14' WIDE

ARNOT PEAK - 12' WIDE

ARNOT PEAK - 10' WIDE

ARNOT PEAK - 8' WIDE

ARNOT PEAK - 6' WIDE

ARNOT PEAK - 4' WIDE

ARNOT PEAK - 2' WIDE

Preliminary (not actual site layout)

Use current working site plan on concept plan.

AIRPORT ROAD

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

LEGEND

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

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SECURITY			
###	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	+96" OR AS NOTED	17.
DB X	DURESS PUSHBUTTON: T = TRANSMITTER, R = RECEIVER, H = HARDWIRED	AS NOTED	17.
MD MD	INTRUSION MOTION DETECTOR SOLID - WALL MOUNTED, DASHED = CEILING		17.
GB GB	GLASS BREAK DETECTOR: SOLID = WALL MOUNTED, DASHED = CEILING		17.
AS AS	ALARM SIREN		17.
PI	INTRUSION SYSTEM POP-IT		17.
KP	INTRUSION SYSTEM KEYPAD (ARM/DISARM)	+46"	2.
INT	INTERCOM STATION	+46"	2.
ML	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 CRASH BAR	DOOR HARDWARE	12.
CR	ACCESS CONTROL CARD READER	+46"	2.
BR	ACCESS CONTROL BIOMETRIC READER	+46"	2.
KS	KEY OVERRIDE SWITCH	+46"	2.
ICR	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		

LIGHTING SENSOR GENERAL NOTES

1. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE SENSOR MANUFACTURER FOR PROPER PLACEMENT AND ADJUSTMENT OF OCCUPANCY SENSORS.
2. 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
3. EACH ZONE SHALL HAVE COVERAGE BY OCCUPANCY SENSOR SUCH THAT NO BLIND SPOT EXIST.
4. UPON COMPLETION OF THE INSTALLATION, THE SYSTEM SHALL BE COMPLETELY COMMISSIONED BY THE MANUFACTURER'S FACTORY AUTHORIZED TECHNICIAN WHO WILL VERIFY ALL ADJUSTMENTS AND SENSOR PLACEMENT TO ENSURE A TROUBLE FREE INSTALLATION.
5. THE LOCATION AND QUANTITIES OF SENSORS SHOWN ON THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE ONLY THE ROOMS WHICH ARE TO BE PROVIDED WITH SENSORS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ADDITIONAL SENSORS IF REQUIRED TO PROPERLY COVER THE RESPECTIVE ROOM.
6. PROVIDE DAYLIGHT ZONE CONTROL REQUIREMENTS PER IECC-2015 C405.2.2.3. LOCATE DAYLIGHT SENSOR(S) PER MANUFACTURER'S RECOMMENDATION AND WHERE REQUIRED WITHIN THE ROOM FOR PROPER COVERAGE

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

1. 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 CONNECTION 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
- DP (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)
- IC4 IW4 IP ADDRESSABLE INTERCOM SPEAKER: 1 DATA (REFER TO ET SHEETS/27 5123)
- DATA OUTLET FOR AV EQUIPMENT: PROVIDE CABLING TO LOCATION INDICATED ON ET SERIES SHEETS. REFER TO ET SERIES SHEETS FOR CABLING AND ROUGH-IN REQUIREMENTS. PROVIDE MALE TERMINATION AT DEVICE LOCATION UNLESS OTHERWISE NOTED.
- CP (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 V001 ON SHEET E7.1
- PT (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 26000 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 4-11/16" 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 WET LOCATIONS SHALL USE THE APPROPRIATE OSP CABLING 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.

ABBREVIATIONS INDEX

ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION
#	NUMBER	MH	MANHOLE
AC	ALTERNATING CURRENT	MIC	MICROPHONE
A.F.F.	ABOVE FINISH FLOOR	MIN	MINIMUM
AIC	AMPS INTERRUPTING CAPACITY	MTG	MOUNTING
AM	AMPS METER	MTR	MOTOR
AMP	AMPERE	N/A	NOT APPLICABLE
ANN	ANNUNCIATOR	NC	NORMALLY CLOSED
ATS	AUTOMATIC TRANSFER SWITCH	NEC	NATIONAL ELECTRICAL CODE
AUX	AUXILIARY	NEMA	NATIONAL ELECT. MANUFAC. ASSOC.
AWG	AMERICAN WIRE GAUGE	NFC	NATIONAL FIRE CODE
BC	BARE COPPER	NFPA	NATIONAL FIRE PROTECTION ASSOC.
BFG	BELOW FINISH GRADE	N.I.C.	NOT IN CONTRACT
C	CONDUIT	NO	NORMALLY OPENED
CAB	CABINET	NTS	NOT TO SCALE
CATB	COMMUNITY ANTENNA TELEVISION	OS & Y	OUTSIDE SCREW & YOKE
CATV	CABLE TELEVISION	PB	PUSHBUTTON
CKT	CIRCUIT	PF	POWER FACTOR
CLG	CEILING	PFR	PHASE FAILURE RELAY
CNTR	CONTRACTOR	PNL	PANEL
C.O.	CONDUIT ONLY	PT	POTENTIAL TRANSFORMER
CRT	COMPUTER TERMINAL	PVC	POLYVINYL CHLORIDE CONDUIT
CT	CURRENT TRANSFORMER	(R)	RELOCATE
CU	COPPER	RECEP	RECEPTACLE
C/W	COMPLETE WITH	REQ	REQUIREMENT
DB	DECIBEL	RLA	RATED LOAD AMPS
DC	DIRECT CURRENT	RMS	ROOT MEAN SQUARE
DWG	DRAWING	SE	SERVICE ENTRANCE
(E)	EXISTING	SPEC	SPECIFICATIONS
EC	EMPTY CONDUIT	SPKR	SPEAKER
EG	EMERGENCY GENERATOR	SS	SELECTOR SWITCH
EMT	ELECTRICAL METALLIC TUBING	SW	SWITCH
EX	EXPLOSION PROOF	SWBD	SWITCHBOARD
FACP	FIRE ALARM CONTROL PANEL	SWGR	SWITCHGEAR
FC	FOOT CANDLE	TTB	TELEPHONE TERMINAL BOARD
FT	FOOT	TTC	TELEPHONE TERMINAL CABINET
GFI	GROUND FAULT INTERRUPTER	TV	TELEVISION
GND	GROUND	TYP	TYPICAL
GRC	GALVANIZED RIGID CONDUIT	UG	UNDERGROUND
HP	HORSE POWER	UP	UTAH POWER
HZ	HERTZ	UPS	UNINTERRUPTED POWER SUPPLY
IG	ISOLATED GROUND	V	VOLT (KV-KILOVOLT)
IMC	INTERMEDIATE METALLIC CONDUIT	VA/R	VOLT-AMPS/REACTIVE
IN	INCH	VM	VOLT METER
J-BOX	JUNCTION BOX	W	WATTS
KV	KILOVOLT	WG	WIRE-GUARD
KVA	KILOVOLT AMPERES	W/	WITH
KVAR	KILOVARS	WH	WATTHOUR METER
KW	KILOWATT	W/O	WITHOUT
LRA	LOCKED ROTOR AMPS	WP	WEATHERPROOF
LTG	LIGHTING	XFMR	TRANSFORMER
MNF	MANUFACTURER	XFMR SW	TRANSFER SWITCH
MATV	MASTER ANTENNA TELEVISION	XP	EXPLOSION PROOF
MAX	MAXIMUM	1P	SINGLE-PHASE
MB	MAIN BUS	2P	TWO-POLE
MCC	MOTOR CONTROL CENTER	3P	THREE-POLE
MCM	1000 CIRCULAR MILLS	4P	FOUR-POLE
		Ø	PHASE

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GENERAL NOTES

1. CONSULT ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL LIGHTING FIXTURES.
2. 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.
3. 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.
4. SEE SECTION 265100 (16510) OF THE SPECIFICATION FOR REQUIRED COORDINATION MEETINGS WITH MECHANICAL AND CEILING CONTRACTORS.
5. 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.
6. FINISHES OF ALL LIGHT FIXTURES SHALL BE AS SELECTED BY ARCHITECT.
7. 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.
8. 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.
9. ALL PENETRATIONS OF FIRE RATED FLOORS, WALLS, AND CEILINGS SHALL BE SEALED WITH APPROVED MATERIAL TO MAINTAIN FIRE RATING OF SURFACE PENETRATED.
10. ALL PREMISES WIRING (SYSTEMS); INTERIOR AND EXTERIOR WIRING, INCLUDING POWER, LIGHTING, CONTROL, AND SIGNAL CIRCUIT WIRING TOGETHER WITH ALL THEIR ASSOCIATED HARDWARE, FITTINGS, AND WIRING DEVICES; BOTH PERMANENTLY 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 APPARATUSES E.G. SECURITY AND FIRE ALARM WIRING SHALL NOT SHARE OR RUN THOUGH THE SAME CABINET/JUNCTION BOX.
11. CIRCUITS EXTENDING OVER 70' FOR 120 VOLT AND 115' FOR 277 VOLT 20 AMP CIRCUITS SHALL BE RUN WITH CONDUCTORS PER TABLE BELOW.
12.

20 AMP MINIMUM BRANCH CIRCUIT CONDUCTOR SIZING		
MAXIMUM LENGTH	BRANCH CIRCUIT VOLTAGE	
CONDUCTOR LENGTH (FT)	120 VOLT	277 VOLT
<70	MIN. #12 AWG	MIN. #12 AWG
70 - 115	MIN. #10 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

   A. THESE ARE BASED ON MAXIMUM LENGTH OF CIRCUIT.
   B. PERFORM VOLTAGE DROP CALCULATIONS AND PROVIDE CONDUCTOR SIZE TO KEEP BRANCH CIRCUIT VOLTAGE DROP LESS THAN 3% WITH A 10 AMP LOAD.
   C. 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.
13. 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.
14. DIVISION 26 SHALL VISIT SITE PRIOR TO BIDDING. BIDS SHALL SERVE AS EVIDENCE OF KNOWLEDGE OF EXISTING CONDITIONS. FIELD VERIFY ALL ELECTRICAL EQUIPMENT.
15. 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.
16. ELECTRICAL CONTRACTOR SHALL COORDINATE PROJECT PHASING WITH GENERAL CONTRACTOR AND BID AND PERFORM RESPONSIBILITIES FOR THIS PROJECT TO GENERAL CONTRACTOR EXPECTATIONS.
17. CLOSELY COORDINATE ANY REQUIRED POWER SHUTDOWNS WITH HEAD CUSTODIAN AND OWNER.
18. 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.
19. 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.
20. DO NOT PENETRATE STRUCTURAL ELEMENTS OF FLOORS, WALLS, CEILINGS, ROOFS, ETC.
21. 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.
22. 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.
23. 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.
24. 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.
25. PROVIDE GFCI CIRCUIT BREAKERS SERVING RECEPTACLES PROVIDING POWER TO DRINKING FOUNTAINS, REFRIGERATORS, VENDING MACHINES, DISPOSALS, AND WASHING MACHINES.
26. PROVIDE WIREGUARDS ON ALL HORN/STROBES IN ALL GYMS AND LOCKER ROOMS.
27. CAREFULLY REVIEW THE ENTIRE DRAWING PACKAGE PRIOR TO PROVIDING BID, INCLUDING THE ARCHITECTURAL AND MECHANICAL DRAWINGS. NOT REVIEWING THE ENTIRE SET IS NOT ACCEPTABLE.
28. 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.
29. 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:

1. SEE FIXTURE SCHEDULE FOR TYPE, MOUNTING AND WATTAGE.
2. HEIGHT MEASURED TO CENTER LINE OF THE BOX FROM THE FINISHED FLOOR.
3. REFER TO DRAWINGS FOR DIRECTIONAL ARROWS.
4. SUBSCRIPT INDICATES FIXTURES TO BE CONTROLLED.
5. NEMA TYPE 'ND' NON-FUSED UNLESS NOTED 'F' (FUSED). USE 'HD' 480 V.
6. HEIGHT MEASURED TO TOP OF THE BOX FROM FINISHED FLOOR.
7. PROVIDE H.O.A. AND S.S. PUSHBUTTONS AS REQUIRED.
8. DOUBLE ARROWS INDICATES A DOUBLE FACE UNIT.
9. DEVICES NOTED WITH AN 'A' INDICATE TO COORDINATE WITH MILLWORK SHOP DRAWINGS AND ELEVATIONS FOR HEIGHT.
10. SUBSCRIPT INDICATES NEMA CONFIGURATION.
11. SOLID BOX AROUND DEVICE INDICATES INSTALLED IN FLOOR. DASHED BOX AROUND DEVICE INDICATES INSTALLED IN CEILING.
12. COORDINATE WITH DOOR HARDWARE SUPPLIER.
13. FOR WATER COOLER LOCATION, SEE DIAGRAM R002. FOR ALL OTHER LOCATIONS, MOUNT AT +16" TO BOTTOM OF BOX FROM FINISHED FLOOR, OR AS NOTED.
14. ARROWS SHOWN ON DEVICE INDICATE SENSOR AIMING DIRECTION.
15. CAMERA NUMBERS ARE SHOWN INSIDE THE CAMERA SYMBOL. CAMERA TYPES ARE INDICATED IN TAG.
16. 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.
17. INSTALL DEVICES PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
18. DASHED LINE INDICATES EQUIPMENT CLEARANCES. ARROW INDICATES FRONT OF RACK.
19. SPEAKER TO BE MOUNTED IN HORIZONTAL POSITION.
20. 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

SYMBOL	DESCRIPTION	MOUNTING HEIGHT	NOTES
GENERAL			
	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	2. 9.
	SIMPLEX RECEPTACLE	+18" OR AS NOTED	2. 9.
T	TAMPER-PROOF RECEPTACLE	+18" OR AS NOTED	2. 9.
	DUPLEX RECEPTACLE	+18" OR AS NOTED	2. 9. 11.
U	DUPLEX RECEPTACLE WITH USB OUTLET	+18" OR AS NOTED	2. 9.
C	CONTROLLED DUPLEX RECEPTACLE	+18" OR AS NOTED	2. 9.
A	DUPLEX RECEPTACLE		9.
G	5mA GFCI CIRCUIT BREAKER PROTECTED RECEPTACLE		13.
WP	WEATHERPROOF RECEPTACLE	+24" OR AS NOTED	2. 9.
IG	ISOLATED GROUND RECEPTACLE	+18" OR AS NOTED	2. 9.
	GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE	+18" OR AS NOTED	2. 9.
	DUPLEX RECEPTACLE EMERGENCY POWER (RED)	+18" OR AS NOTED	2. 9. 11.
	FOURPLEX RECEPTACLE	+18" OR AS NOTED	2. 9. 11.
	GROUND FAULT INTERRUPTER FOURPLEX RECEPT	+18" OR AS NOTED	2. 9.
	FOURPLEX RECEPTACLE EMERGENCY POWER (RED)	+18" OR AS NOTED	2. 9. 11.
	CONTROLLED FOURPLEX RECEPTACLE	+18" OR AS NOTED	2. 9.
	TVSS PROTECTED RECEPTACLE	+18" OR AS NOTED	2. 9.
	SPECIAL PURPOSE OUTLET	+18" OR AS NOTED	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.
X	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" / CEILING	2.
F	FIRE ALARM MANUAL STATION	+46"	2.
H	FIRE ALARM SIGNAL HORN / STROBE	+94" / CEILING	2.
H CLG	CONCEALED FIRE ALARM HORN / STROBE	CEILING	
H	CONCEALED FIRE ALARM HORN / STROBE WALL	+94"	2.
E	FIRE ALARM SPEAKER / STROBE	+94" / CEILING	2.
E CLG	CONCEALED FIRE ALARM SPEAKER / STROBE	CEILING	
E	CONCEALED FIRE ALARM SPEAKER / STROBE WALL	+94"	2.
S	FIRE ALARM STROBE	+94" / CEILING	2.
S CLG	CONCEALED FIRE ALARM STROBE	CEILING	
S	CONCEALED FIRE ALARM STROBE WALL	+94"	2.
K	FIRE ALARM SPEAKER ONLY	+94" / CEILING	2.
B	FIRE ALARM STROBE WITH BLUE COLORED LENS (CO VISUAL ALARM)	+94" / CEILING	2.
ANN	FIRE ALARM ANNUNCIATOR PANEL	+58"	2. SEE DIAGRAM
V	ASPIRATING SMOKE DETECTION SYSTEM	CEILING	MOUNT AS PER MFR.
B	BEAM DETECTOR		MOUNT AS PER MFR.
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	
FS	FLOW 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		
TWZ	TWO-WAY COMMUNICATION SYSTEM CONTROL PANEL	+46"	2.
TW	TWO-WAY COMMUNICATION SYST

EQUIPMENT SCHEDULE

UNIT	#	DESCRIPTION	LOAD HP	LOAD FLA	LOAD MCA	LOAD VA	VOLT	PHASE	FULL LOAD AMPS	CONDUIT SIZE	WIRES SETS	WIRES QTY	WIRES SIZE	WIRES EQUIP. GND.	OCPD TYPE	OCPD AMPS	STARTER	DISCONNECT	OTHER	REFERENCE NOTES 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			9B	
AHU	1S	AIR HANDLING SUPPLY FAN	20.00				480 V	3	27.0 A	3/4"	1	3	8	10	CB	50 A			9B	
AHU	2R	AIR HANDLING RETURN FAN	5.00				480 V	3	7.6 A	3/4"	1	3	12	12	CB	20 A			9B	
AHU	2S	AIR HANDLING SUPPLY FAN	10.00				480 V	3	14.0 A	3/4"	1	3	12	10	CB	25 A			9B	
AHU	3R	AIR HANDLING RETURN FAN	5.00				480 V	3	7.6 A	3/4"	1	3	12	12	CB	20 A			9B	
AHU	3S	AIR HANDLING SUPPLY FAN	10.00				480 V	3	14.0 A	3/4"	1	3	12	10	CB	25 A			9B	
AHU	4R	AIR HANDLING RETURN FAN	3.00				480 V	3	4.8 A	3/4"	1	3	12	12	CB	15 A			9B	
AHU	4S	AIR HANDLING SUPPLY FAN	10.00				480 V	3	14.0 A	3/4"	1	3	12	10	CB	25 A			9B	
AHU	5R	AIR HANDLING RETURN FAN	1.50				480 V	3	3.0 A	3/4"	1	3	12	12	CB	15 A			9B	
AHU	5S	AIR HANDLING SUPPLY FAN	7.50				480 V	3	11.0 A	3/4"	1	3	12	12	CB	20 A			9B	
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	4/0	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		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	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	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 W/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 250.122(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					
RP1-7	HA2-1	No	DISPLAY CASES	LWS-'LC1'	0-10V	A
RP1-8	MLA2-5	No	FLAG POLE	LWS-'LC1'	NO	A
RP1-9	LA1-2	No	MARQUEE SIGN	LWS-'LC1'	NO	A
RP1-10	EMH-29	Yes	GYM EGRESS	LWS-'LC2'	0-10V	B
RP1-11	HA1-13	No	GYM LIGHTS	LWS-'LC2'	0-10V	A

RELAY PANEL SCHEDULE 'RP2'

MOUNTING: SURFACE | VOLTAGE: 120/277 | CONTROL CIRCUIT: LA6-30 | AIC RATING: 22,000

RELAY	POWER	EMERGENCY	SPACE	CONTROL	DIMMING	PROGRAMMING
RP2-1	HA2-<varies>	No	AREA B CORRIDOR	LWS-'LC1'	NO	A
RP2-2	EMH-<varies>	Yes	AREA B CORRIDOR EGRESS	LWS-'LC1'	0-10V	B
RP2-3	EMH-15	Yes	VEST 185 EGRESS	LWS-'LC1'	0-10V	B
RP2-4	EMH-15	Yes	VEST 178 EGRESS	LWS-'LC1'	0-10V	B
RP2-5	EMH-15	Yes	VEST 180 EGRESS	LWS-'LC1'	0-10V	B
RP2-6	EMH-23	Yes	VEST 175 EGRESS	LWS-'LC1'	0-10V	B
RP2-7	EMH-<varies>	Yes	<varies>	LWS-'LC1'	NO	C
RP2-8	HA2-4	No	<varies>	<varies>	<varies>	<varies>
RP2-9	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 COMPARTMENTS 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 MRTC CABLE MANAGEMENT SYSTEM. ALL POWER, COMMUNICATIONS AND AV CABLING SHALL BE ROUTED FROM THE FLOOR BOX UP AND THROUGH THE TRANSITION CHANNEL INTO THE INTEGREAT CABLE MANAGEMENT SYSTEM MOUNTED UNDER THE OWNER PROVIDED CONFERENCE ROOM TABLE. SEE SECTION 262726, 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	RFB6E-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 262726, 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	RFB2-OG	1	1

SHEET KEYNOTES

1. ELECTRICAL CONTRACTOR TO PROVIDE AND COORDINATE CONNECTION TO MOTORIZED DAMPER FOR ALL ROOFTOP EXAUST FANS.

FIXTURE SCHEDULE

Show only outdoor light fixtures.

TYPE	DESCRIPTION	MFR.	CATALOG NUMBER	VOLTS	TOTAL WATTS	LAMP
				<varies>		
A2	2'X4' HIGH PERFORMANCE FLAT PANEL LUMINAIRE; EXTRUDED ALUMINUM FRAME WITH DIFFUSED, GLARE-FREE LENS; 3" FIXTURE DEPTH; EASY TO CLEAN; 90,000 HOUR (L70); 5 YR. WARRANTY; 0-10 DIMMING	DAY-BRITE	2FPZ-40L-840-4-DS-UNV-DIM	277 V	33.4	4000 LUMEN LED, 4000K CCT, 80+ CRI
A3	2'X4' HIGH PERFORMANCE FLAT PANEL LUMINAIRE; EXTRUDED ALUMINUM FRAME WITH DIFFUSED, GLARE-FREE LENS; 3" FIXTURE DEPTH; EASY TO CLEAN; 90,000 HOUR (L70); 5 YR. WARRANTY; 0-10 DIMMING	DAY-BRITE	2FPZ-48L-840-4-DS-UNV-DIM	277 V	37	4,800 LUMEN LED, 4000K CCT, 80+ CRI
A4	2'X4' HIGH PERFORMANCE FLAT PANEL LUMINAIRE; EXTRUDED ALUMINUM FRAME WITH DIFFUSED, GLARE-FREE LENS; 3" FIXTURE DEPTH; EASY TO CLEAN; 90,000 HOUR (L70); 5 YR. WARRANTY; 0-10 DIMMING	DAY-BRITE	2FPZ-58L-840-4-DS-UNV-DIM	277 V	44	5,800 LUMEN LED, 4000K CCT, 80+ CRI
A5	2'X4' HIGH PERFORMANCE FLAT PANEL LUMINAIRE; EXTRUDED ALUMINUM FRAME WITH DIFFUSED, GLARE-FREE LENS; 3" FIXTURE DEPTH; EASY TO CLEAN; 90,000 HOUR (L70); 5 YR. WARRANTY; 0-10 DIMMING	DAY-BRITE	2FPZ-75L-840-4-DS-UNV-DIM	277 V	57	7,500 LUMEN LED, 4000K CCT, 80+ CRI
B2	2'X2' HIGH PERFORMANCE FLAT PANEL LUMINAIRE; EXTRUDED ALUMINUM FRAME WITH DIFFUSED, GLARE-FREE LENS; 3" FIXTURE DEPTH; EASY TO CLEAN; 90,000 HOUR (L70); 5 YR. WARRANTY; 0-10 DIMMING	DAY-BRITE	2FPZ-30L-840-2-DS-UNV-DIM	277 V	25	3,100 LUMEN LED, 4000K CCT, 80+ CRI
B3	2'X2' HIGH PERFORMANCE FLAT PANEL LUMINAIRE; EXTRUDED ALUMINUM FRAME WITH DIFFUSED, GLARE-FREE LENS; 3" FIXTURE DEPTH; EASY TO CLEAN; 90,000 HOUR (L70); 5 YR. WARRANTY; 0-10 DIMMING	DAY-BRITE	2FPZ-42L-840-2-DS-UNV-DIM	277 V	41.3	4118 LUMEN LED, 4000K CCT, 80+ CRI
C4F	6"X4' HIGH-PERFORMANCE EDGE-LIT LED LUMINAIRE; GLARE-FREE; EXTRUDED ALUMINUM FRAME WITH TRANSLUCENT PMMA DIFFUSER; ULTRA-THIN 2"; DRYWALL/FLANGE KIT; EASY TO CLEAN; 50,000 HOUR (L80); 5 YR. WARRANTY; 0-10 DIMMING	METALUX	4RBG6-SL1-L8SCT3-DF-68W-U	277 V	27.7	3315 LUMEN LED, 4000K CCT, 80+ CRI
C8F	6"X8' HIGH-PERFORMANCE EDGE-LIT LED LUMINAIRE; GLARE-FREE; EXTRUDED ALUMINUM FRAME WITH TRANSLUCENT PMMA DIFFUSER; ULTRA-THIN 2"; DRYWALL/FLANGE KIT; EASY TO CLEAN; 50,000 HOUR (L80); 5 YR. WARRANTY; 0-10 DIMMING	METALUX	8RBG6-SL1-L8SCT3-DF-68W-U	277 V	62.1	7160 LUMEN LED, 4000K CCT, 80+ CRI
D4	4" LED RECESSED ROUND DOWNLIGHT; 40° HIGH EFF. DIFFUSED LENS FRAME + TRIM KIT; 50,000 HOUR (L70); 5 YR. WARRANTY; 0-10 DIMMING	ALPHABET LIGHTING	NU4RD-XTM19-40LM-40K-98-HE40-277-DI M10-NC-SCBA-SCBA	120 V	36.5	3460 LUMEN LED, 4000K CCT, 90+ CRI
D4C	4" LED RECESSED ROUND DOWNLIGHT; FRAME + TRIM KIT; XICATO LED TECH.; 40° HIGH EFFICIENCY DIFFUSED LENS; CIRQUE RING 5/8" DROP; WET-LISTED; 50,000 HOUR (L70); 5 YR WARRANTY; 0-10 DIMMING	ALPHABET LIGHTING	NU4-RD-XTM19-20LM-40K-83-CQR-HE40-UNV-DIM10-NC-SCBA	277 V	24	1850 LUMEN LED, 4000K CCT, 83+ CRI
D6G	6" HIGH ABUSE LED RECESSED ROUND DOWNLIGHT; FRAME + TRIM KIT; HIGH-EFFICIENCY SYMMETRIC DIFFUSION INNER LENS, FLUSH LENS FOR EASE OF CLEAN ABILITY; 125,000 HOUR (L70); 5 YR WARRANTY; 0-10 DIMMING; WET LOCATION LISTED	KENALL LIGHTING	HADL-XBR-22L-40K8-M-FW-G	277 V	22	1202 LUMEN LED, 4000K CCT, 80+ CRI
DC	FLAT RECESSED DISPLAY CABINET LINEAR LED LUMINAIRE; ASYMMETRIC PROFILE; DIFFUSED LENS; REMOTE DRIVER; 50,000 HOUR (L70); 5 YR. WARRANTY; 0-10 DIMMING; MOUNT NEAR DISPLAY CABINET OPENING; FIELD MEASURE CABINET LENGTH BEFORE ORDERING; CONTRACTOR TO PROVIDE ALL POWER SUPPLIES, CONNECTORS, FEEDS, MOUNTING HARDWARE, DIMMING SWITCHES, ETC. REQUIRED FOR A COMPLETE AND WORKING SYSTEM	Q-TRAN	iQA-LATO-SCBA-SST-DF-100"-#FT(SEE PLANS)+iQ20-30-#FT-95-5.0	277 V	5w/ft	427lm/ft LED, 3000K CCT, 95+ CRI
HBL	HIGH BAY LED LUMINAIRE; DIE-CAST ALUMINUM HOUSING; PRECISION 120 DEGREE BEAM ANGLE; DIFFUSED LENS; 5 YR WARRANTY; 0-10 DIMMING; 100,000 HOUR (L70); WITH WIRE GUARD	GE LIGHTING	ABV3-0-24H-48-1D-QY-XX-SCBA-9307766 6	277 V	170	24,000 LUMEN LED, 4000K CCT, 80+ CRI
K4	2'X4' HIGH PERFORMANCE FLAT PANEL LUMINAIRE; EXTRUDED ALUMINUM FRAME WITH DIFFUSED, GLARE-FREE LENS; 3" FIXTURE DEPTH; EASY TO CLEAN; 90,000 HOUR (L70); 5 YR. WARRANTY; 0-10 DIMMING	DAY-BRITE	2FPZ-80L-840-4-DS-UNV-DIM	277 V	60	8,000 LUMEN LED, 4000K CCT, 80+ CRI
OD6	6" LED RECESSED ROUND DOWNLIGHT; WET LOCATION; 6.02" HEIGHT MAX; FRAME + TRIM KIT; NON-CONDUCTIVE FROSTED POLY. LENS; TAMPERPROOF; 50,000 HOUR (L70); 10 YR WARRANTY; 0-10 DIMMING; DARK SKY COMPLIANT	PATHWAY LIGHTING	6VLF L2XWL-2000-4K-UNV+6VLEDWL-TP	277 V	21	2000 LUMEN LED, 4000K CCT, 82+ CRI
OF3	ARCHITECTURAL WALL MOUNTED LED SITE LUMINAIRE; DIE-CAST & EXTRUDED ALUMINUM HOUSING; TYPE III DISTRIBUTION; FULL CUTOFF/DARK SKY APPROVED; IP66 RATED; 50,000 HOUR (L70); 5 YR WARRANTY; 0-10 DIMMING	H.E. WILLIAMS	VWPV-L60-T3-CCBA-SDGL-UNV	277 V	71	6,376 LUMEN LED, 4000K CCT, 70+ CRI
OP1A	MEDIUM ARCHITECTURAL AREA LED SITE LUMINAIRE; DIE-CAST & EXTRUDED ALUMINUM HOUSING; TYPE III WIDE; FULL CUTOFF/ IDA DARK SKY COMPLIANT; IP66 RATED; DIMMING MOTION SENSOR, PROGRAMMED PER OWNERS REQUIREMENTS; 250,000 HOUR (L70); 5 YR. WARRANTY; 0-10 DIMMING; MOUNTED ON A 25' ROUND TAPERED ALUMINUM POLE w/VIBRATION DAMPENING; MAX EPA 9.4 @ 120; LIFETIME WARRANTY ON POLE; SINGLE HEAD LUMINAIRE MOUNTING; CUSTOM COLOR BY ARCHITECT; PROVIDE HOUSE SIDE SHIELD WHERE INDICATED (SEE PLANS)	McGRAW-EDISON+HAPCO	GLEON-SA2B-740-U-T3-QMEA-CCBA-MS/ DIM-L40W-HSS(SEE PLANS)+RTA25DB84-CCBA-w/VIBRATION DAMPENING	277 V	85	11,695 LUMEN LED, 4000K CCT, 70+ CRI
OP1B	MEDIUM ARCHITECTURAL AREA LED SITE LUMINAIRE; DIE-CAST & EXTRUDED ALUMINUM HOUSING; TYPE IV FORWARD THROW; FULL CUTOFF/ IDA DARK SKY COMPLIANT; IP66 RATED; DIMMING MOTION SENSOR, PROGRAMMED PER OWNERS REQUIREMENTS; 250,000 HOUR (L70); 5 YR. WARRANTY; 0-10 DIMMING; MOUNTED ON A 25' ROUND TAPERED ALUMINUM POLE w/VIBRATION DAMPENING; MAX EPA 9.4 @ 120; LIFETIME WARRANTY ON POLE; SINGLE HEAD LUMINAIRE MOUNTING; CUSTOM COLOR BY ARCHITECT; PROVIDE HOUSE SIDE SHIELD WHERE INDICATED (SEE PLANS)	McGRAW-EDISON+HAPCO	GLEON-SA2B-740-U-T4FT-QMEA-CCBA-MS/ DIM-L40W-HSS(SEE PLANS)+RTA25DB84-CCBA-w/VIBRATION DAMPENING	277 V	85	11,763 LUMEN LED, 4000K CCT, 70+ CRI
OP1C	MEDIUM ARCHITECTURAL AREA LED SITE LUMINAIRE; DIE-CAST & EXTRUDED ALUMINUM HOUSING; TYPE II; FULL CUTOFF/ IDA DARK SKY COMPLIANT; IP66 RATED; DIMMING MOTION SENSOR, PROGRAMMED PER OWNERS REQUIREMENTS; 250,000 HOUR (L70); 5 YR. WARRANTY; 0-10 DIMMING; MOUNTED ON A 25' ROUND TAPERED ALUMINUM POLE w/VIBRATION DAMPENING; MAX EPA 9.4 @ 120; LIFETIME WARRANTY ON POLE; SINGLE HEAD LUMINAIRE MOUNTING; CUSTOM COLOR BY ARCHITECT; PROVIDE HOUSE SIDE SHIELD WHERE INDICATED (SEE PLANS)	McGRAW-EDISON+HAPCO	GLEON-SA2B-740-U-T2-QMEA-CCBA-MS/ DIM-L40W-HSS(SEE PLANS)+RTA25DB84-CCBA-w/VIBRATION DAMPENING	277 V	85	11,474 LUMEN LED, 4000K CCT, 70+ CRI
OP1D	MEDIUM ARCHITECTURAL AREA LED SITE LUMINAIRE; DIE-CAST & EXTRUDED ALUMINUM HOUSING; TYPE SLL 90 DEGREE LEFT OPTIC; FULL CUTOFF/ IDA DARK SKY COMPLIANT; IP66 RATED; DIMMING MOTION SENSOR, PROGRAMMED PER OWNERS REQUIREMENTS; 250,000 HOUR (L70); 5 YR. WARRANTY; 0-10 DIMMING; MOUNTED ON A 25' ROUND TAPERED ALUMINUM POLE w/VIBRATION DAMPENING; MAX EPA 9.4 @ 120; LIFETIME WARRANTY ON POLE; SINGLE HEAD LUMINAIRE MOUNTING; CUSTOM COLOR BY ARCHITECT; PROVIDE HOUSE SIDE SHIELD WHERE INDICATED (SEE PLANS)	McGRAW-EDISON+HAPCO	GLEON-SA2B-740-U-SLL-QMEA-CCBA-MS/ DIM-L40W-HSS(SEE PLANS)+RTA25DB84-CCBA-w/VIBRATION DAMPENING	277 V	85	10,276 LUMEN LED, 4000K CCT, 70+ CRI
OP1E	MEDIUM ARCHITECTURAL AREA LED SITE LUMINAIRE; DIE-CAST & EXTRUDED ALUMINUM HOUSING; TYPE SWQ; FULL CUTOFF/ IDA DARK SKY COMPLIANT; IP66 RATED; DIMMING MOTION SENSOR, PROGRAMMED PER OWNERS REQUIREMENTS; 250,000 HOUR (L70); 5 YR. WARRANTY; 0-10 DIMMING; MOUNTED ON A 25' ROUND TAPERED ALUMINUM POLE w/VIBRATION DAMPENING; MAX EPA 9.4 @ 120; LIFETIME WARRANTY ON POLE; DUAL HEAD LUMINAIRE MOUNTING; CUSTOM COLOR BY ARCHITECT	McGRAW-EDISON+HAPCO	GLEON-SA2B-740-U-SWQ-QMEA-CCBA-MS/ DIM-L40W-HSS(SEE PLANS)+RTA25DB84-CCBA-w/VIBRATION DAMPENING	277 V	85	12,317 LUMEN LED, 4000K CCT, 70+ CRI
OP2A	MEDIUM ARCHITECTURAL AREA LED SITE LUMINAIRE; DIE-CAST & EXTRUDED ALUMINUM HOUSING; T3+T2 OPTICS; FULL CUTOFF/ IDA DARK SKY COMPLIANT; IP66 RATED; DIMMING MOTION SENSOR, PROGRAMMED PER OWNERS REQUIREMENTS; 250,000 HOUR (L70); 5 YR. WARRANTY; 0-10 DIMMING; MOUNTED ON A 25' ROUND TAPERED ALUMINUM POLE w/VIBRATION DAMPENING; MAX EPA 9.4 @ 120; LIFETIME WARRANTY ON POLE; DUAL HEAD LUMINAIRE MOUNTING; CUSTOM COLOR BY ARCHITECT	McGRAW-EDISON+HAPCO	GLEON-SA2B-740-U-T3+T2-QMEA-CCBA-MS/ DIM-L40W-HSS(SEE PLANS)+RTA25DB84-CCBA-w/VIBRATION DAMPENING	277 V	170	11,695+11,474 LUMEN LED, 4000K CCT, 70+ CRI
OVR1	3" WIDE DIRECT LINEAR LED LUMINAIRE; WET LISTED, IP65 RATED; RECESSED INTO ARCHITECTURAL CEILING; FLANGE MOUNTING; SATIN WET LENS; BUILT TO LENGTH; VERIFY FIELD CONDITIONS; 60,000 HOUR (L80); 5 YR. WARRANTY; 0-10 DIMMING	PINNACLE LIGHTING	EV3-WET-40-#FT(SEE PLANS)-IND-FL-UNV-1D-SCBA	277 V	4.7w/ft	335lm/ft LED, 4000K CCT, 80+ CRI
OVR2	3" WIDE DIRECT LINEAR LED LUMINAIRE; WET LISTED, IP65 RATED; RECESSED INTO ARCHITECTURAL CEILING; FLANGE MOUNTING; SATIN WET LENS; BUILT TO LENGTH; VERIFY FIELD CONDITIONS; 60,000 HOUR (L80); 5 YR. WARRANTY; 0-10 DIMMING	PINNACLE LIGHTING	EV3-WET-40HO-#FT(SEE PLANS)-IND-FL-UNV-1D-SCBA	277 V	8.7w/ft	610lm/ft LED, 4000K CCT, 80+ CRI

Good; code requirement. "exterior lighting shall only continue in operation until 11:00 p.m. or for as long as the business is open or area is in active use and shall remain off until the business reopens or until daylight the following day."

CONTROL LEGEND

PC	EXTERIOR PHOTOCELL
OC	OCCUPANCY/VACANCY SENSOR
DS	INTERIOR DAYLIGHT SENSOR
MS	EXTERIOR MOTION SENSOR
TC	ANALOG ASTRONOMICAL TIMECLOCK
TOD	TIME OF DAY - SOFTWARE BASED
LWS	LOCAL WALLSTATION

DIMMING LEGEND

N	NONE
0-10	0-10 VOLT DIMMING
DMX	DIGITAL MULTIPLEX (DMX) DIMMING
3WD	3-WIRE DIMMING
ELV	ELECTRONIC LOW VOLTAGE
MLV	MAGNETIC LOW VOLTAGE
DA	DALI DIMMING

PROGRAMMING

A	MASTER CLOCK SCHEDULE (PROVIDED BY OWNER) - OVERRIDE OPERATIONS PER WALLSTATION INDICATED.
B	EGRESS LIGHTING, MASTER CLOCK SHCEDULE (PROVIDED BY OWNER) - OVERRIDE OPERATIONS PER WALLSTATION INDICATED.
C	ASTRONOMICAL SCHEDULE - DUSK ON/11:00 PM OFF, 6AM ON/DAWN OFF. OVERRIDE OPERATIONS PER WALLSTATION 'LC1'. LIGHT FIXTURES W/DIMMING OCCUPANCY SENSOR, FIXTURES SHALL DIM DOWN TO 50% AFTER FIVE MINITUES OF NO ACTIVITY.
D	ASTRONOMICAL SCHEDULE - DUSK ON/DAWN OFF.

GENERAL NOTES

1.	PROGR

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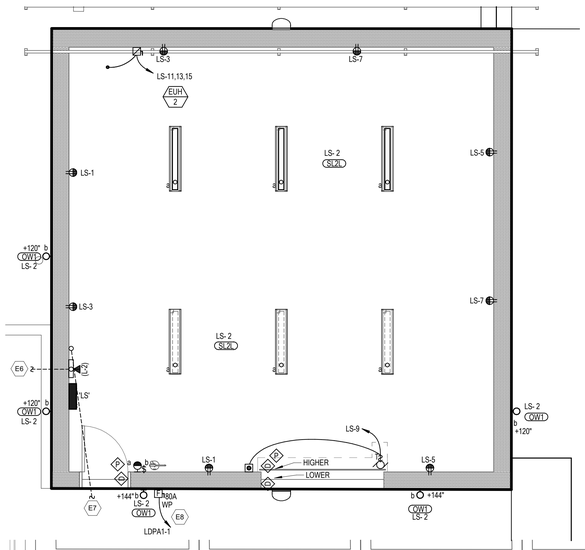


2 ELECTRICAL PLAN - STORAGE SHED
SCALE = 1/4" = 1'-0"

ELECTRICAL SITE UTILITY COORDINATION

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

SHEET KEYNOTES

E1 PROVIDE (2) 4" CONDUITS WITH (4) 1" SMOOTHWALL INNERDUCT EACH FROM HANDHOLE FOR DIRECTCOM SERVICES. FIELD COORDINATE EXACT 'MEET-ME' POINT WITH DIRECTCOM PRIOR TO ROUGH-IN. UTILIZE LONG ELBOWS AND SWEEPS FOR ALL CONDUIT TRANSITIONS. COORDINATE WITH DIRECTCOM AND OWNER FOR EXACT DEMARCATION LOCATION WITHIN 'ER'. DEMARCATION TO BE LOCATED ON A SECTION OF THE PLYWOOD WALL BOARD. LOCATE DEDICATED 4-PLEX RECEPTACLE NEAR DIRECTCOM DEMARCATION AS PER DIRECTCOM'S REQUIREMENTS.

E2 PROVIDE (2) 4" CONDUITS WITH (4) 1" SMOOTHWALL INNERDUCT EACH FROM HANDHOLE. LABEL CONDUIT AS "FOR FUTURE USE".

E3 PROVIDE UNDERGROUND CONCRETE JUNCTION BOX AS SHOWN. PROVIDE (1) 4" CONDUIT WITH (4) 350KCMIL WITH #2 GND FROM JUNCTION BOX TO SWITCHBOARD 'LDPA1' 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 11/L5.

E7 PROVIDE (1) 2" CONDUIT FROM STUB-UP LOCATION IN SHED TO DATA ROOM 157 IN ADDITION TO THE REQUIRED 1-1/4" CONDUIT FOR (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 SWITCHGEAR INSTALLED DURING IVORY HOMES 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.

SHEET KEYNOTES

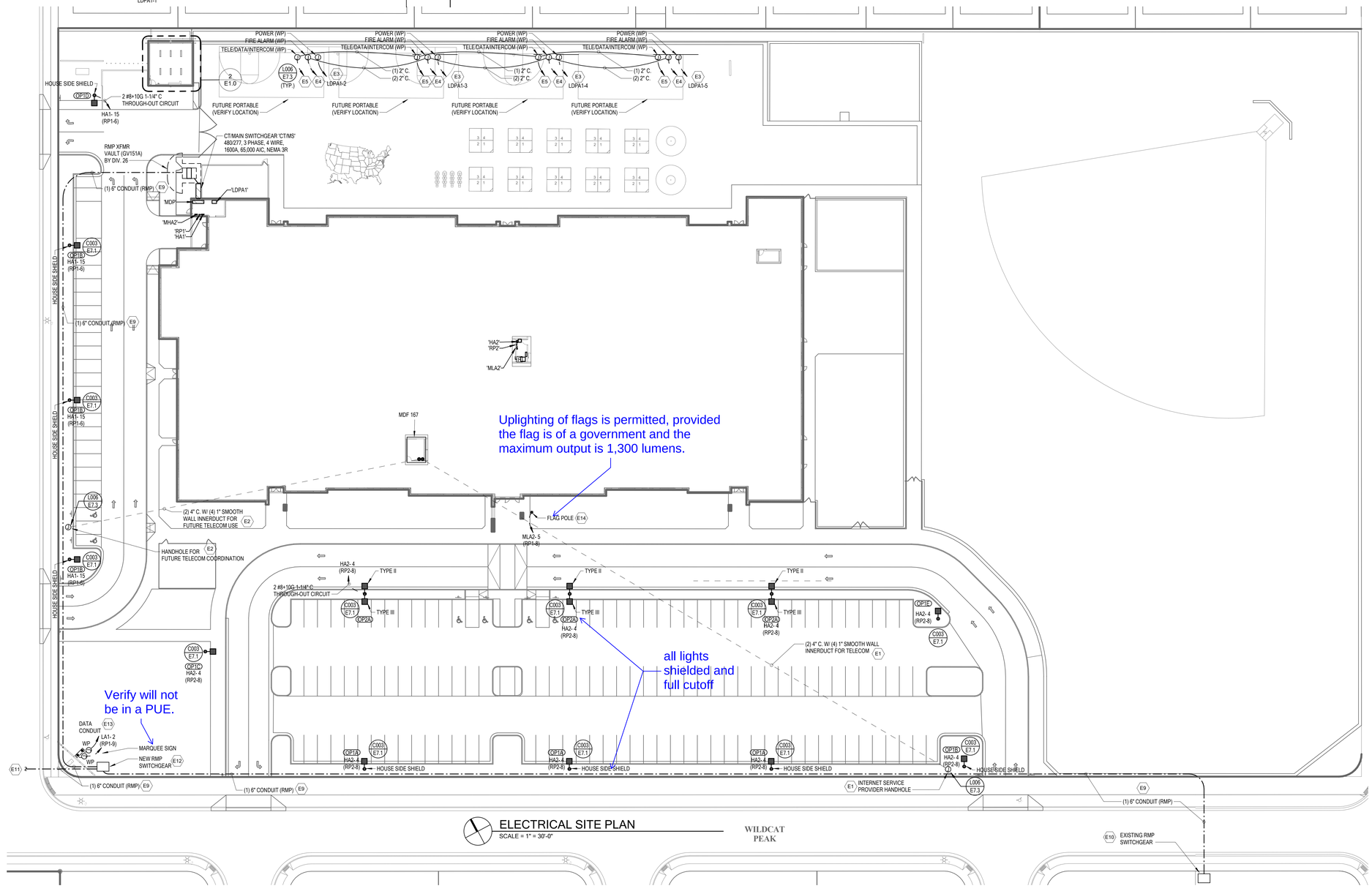
E12 APPROXIMATE LOCATION OF NEW RMP SWITCHGEAR. COORDINATE EXACT LOCATION WITH RMP PRIOR TO ROUGH IN AND INSTALL. VAULT/PAD BY DIV. 26, COORDINATE INSTALLATION REQUIREMENTS AND CATALOG NUMBERS CLOSELY WITH RMP.

E13 PROVIDE UNDERGROUND CONCRETE JUNCTION BOXES NEAR MARQUEE SIGN. PROVIDE (1) 2" CONDUIT FROM JUNCTION BOX TO MDF 167 AND (1) 2" CONDUIT TO ELECTRICAL ROOM 153A. COORDINATE WITH DETAIL 16 & 17/L5 FOR ADDITIONAL CONDUIT STUB-UP LOCATIONS WITHIN THE MARQUEE SIGN. LABEL CONDUITS "MARQUEE SIGN" FEED FOR POWER 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.

GENERAL SHEET NOTES

1. INSPECT ALL CONDUITS WITH CAMERA TO CONFIRM THAT CONDUITS HAVE NOT BEEN CRUSHED OR BROKEN. CAP OPEN ENDS OF CONDUITS 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 CONDUITS INTENDED FOR FUTURE USE BY OWNER. SUBMIT DOCUMENTATION WITH O&Ms.
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 BID/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.



ELECTRICAL SITE PLAN
SCALE = 1" = 30'-0"

WILDCAT PEAK

BNA CONSULTING
4231 Lake Park Blvd Ste 275
West Valley City, Utah 84120
Phone: 801.243.3296
www.bnaconsulting.com
SALT LAKE ST GEORGE

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

PROFESSIONAL ENGINEER
BRIAN HICKS
No. 7709937-2202
STATE OF UTAH

REVISIONS:

PROJECT TITLE
ALPINE SCHOOL DISTRICT
NEW ELEMENTARY #110
452 N VINEYARD LOOP RD. **BID PACKAGE #1** VINEYARD, UTAH

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

E1.0

5/31/2022 12:18:47 PM As indicated

Cut sheets of wall lights? These (all exterior building lights) can likely be identified on sheet 3 and sheet 4 and 5 eliminated.

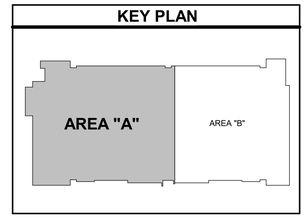
GENERAL SHEET NOTES

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, AUDIO/VISUAL 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.
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-N.
- 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.
- 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.
- L8 PROVIDE SINGLE-GANG BOPPER STOPPER WITH SPRING LOADED HINGE-CLEAR (STI-6518 OR EQUAL) COVER TO PROTECT WALLSTATION.
- L9 PROVIDE A 0-10V DIMMING WALL SWITCH. PROVIDE 0-10V WIRING TO CONTROLLED FIXTURES ACCORDINGLY.
- L10 VERIFY PLATFORM LIGHTING CONTROL STATIONS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
- 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.
- L14 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.
- 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 S003/E706 FOR MORE INFORMATION.
- L16 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.
- L18 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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SPANISH FORK, UTH 84660
WWW.KMAARCHITECTS.COM

BRIAN HICKS No. 7398937-5301 STATE OF UTAH PROFESSIONAL ENGINEER

REVISIONS:

PROJECT TITLE
ALPINE SCHOOL DISTRICT
NEW ELEMENTARY #110
452 N VINEYARD LOOP RD. **BID PACKAGE #1** VINEYARD, UTAH

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

E2.1A

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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, AUDIO/VISUAL 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.
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.

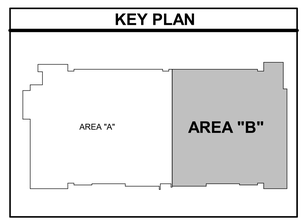
SHEET KEYNOTES

- L1 VERIFY EXACT MOUNTING HEIGHT OF LIGHT FIXTURE(S). COORDINATE WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-N.
- 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 S003/E706 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.

MAIN FLOOR LIGHTING PLAN - AREA B

SCALE = 1/8" = 1'-0"

KEY PLAN



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KMA ARCHITECTS

PROFESSIONAL ENGINEER
BRIAN HICKS
No. 7399955
STATE OF UTAH

REVISIONS:

PROJECT TITLE
ALPINE SCHOOL DISTRICT
NEW ELEMENTARY #110
452 N VINEYARD LOOP RD. **BID PACKAGE #1**
VINEYARD, UTAH

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

E2.1B

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

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 "upsize" 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.

NOTARY PUBLIC
Residing at: Salt Lake County

BRYON FRANKLIN PRINCE
NOTARY PUBLIC · STATE OF UTAH
COMMISSION# 681328
COMM. EXP. 01-26-2019

CITY
EAGLE MOUNTAIN CITY

By: Tom Westmoreland
Its: Mayor

Approved as to form and legality:

City Attorney

Attest:

City Recorder

CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

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

FIONNUALA B KOFOED
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 686717
COMM. EXP. 01-17-2020

OWNER
STATE OF UTAH, through
the School and Institutional
Trust Lands Administration

David Ure

By: David Ure
Its: Director

Approved as to Form:

Special Assistant Attorney General

OWNER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF SALT LAKE)

On 24th 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 Russell Roe

NOTARY PUBLIC
Residing at: Salt Lake County

ALAN RUSSELL ROE
Notary Public State of Utah
My Comm. Exp: May 6, 2021
Comm. Number: 694764

TABLE OF EXHIBITS

Exhibit "A"	Legal Description and General Depiction of Property
Exhibit "B"	Master Plan
Exhibit "C"	City's Vested Laws
Exhibit "D"	Reimbursable Improvements
Exhibit "E"	Parks and Open Space Examples
Exhibit "F"	Village 1 Parks, Open Space, Trails, and Amenities Master Plan
Exhibit "G"	Sample Owner's Dedication Language
Exhibit "H"	Trails Plan
Exhibit "I"	Cross Section of Expansion of Pony Express Parkway

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 ¼ 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 ¼ Section line 1,952.67 feet to a 1990 Utah County monument marking the West ¼ 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 ¼ 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 ¼ 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°25'50" (chord: S40°26'38"W 187.32 feet); thence S50°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°49'29" (chord: S46°14'48"W 47.08 feet) to the easterly line of said Sweetwater Road; thence N0°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°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°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°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°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°59'55"E) 223.26 feet through a central angle of 50°09'54" (chord: N25°04'52"E 216.20 feet); thence N50°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°25'50" (chord: N40°26'38"E 217.69 feet); thence N30°43'46"E 1,052.65 feet to the north line of said Section; thence S89°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°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°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°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°53'55" (chord: N32°38'31"W 1,299.55 feet); thence N65°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°17'44"E) 29.76 feet through a central angle of 3°44'53" (chord: N26°34'42"E 29.76 feet); thence N28°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)

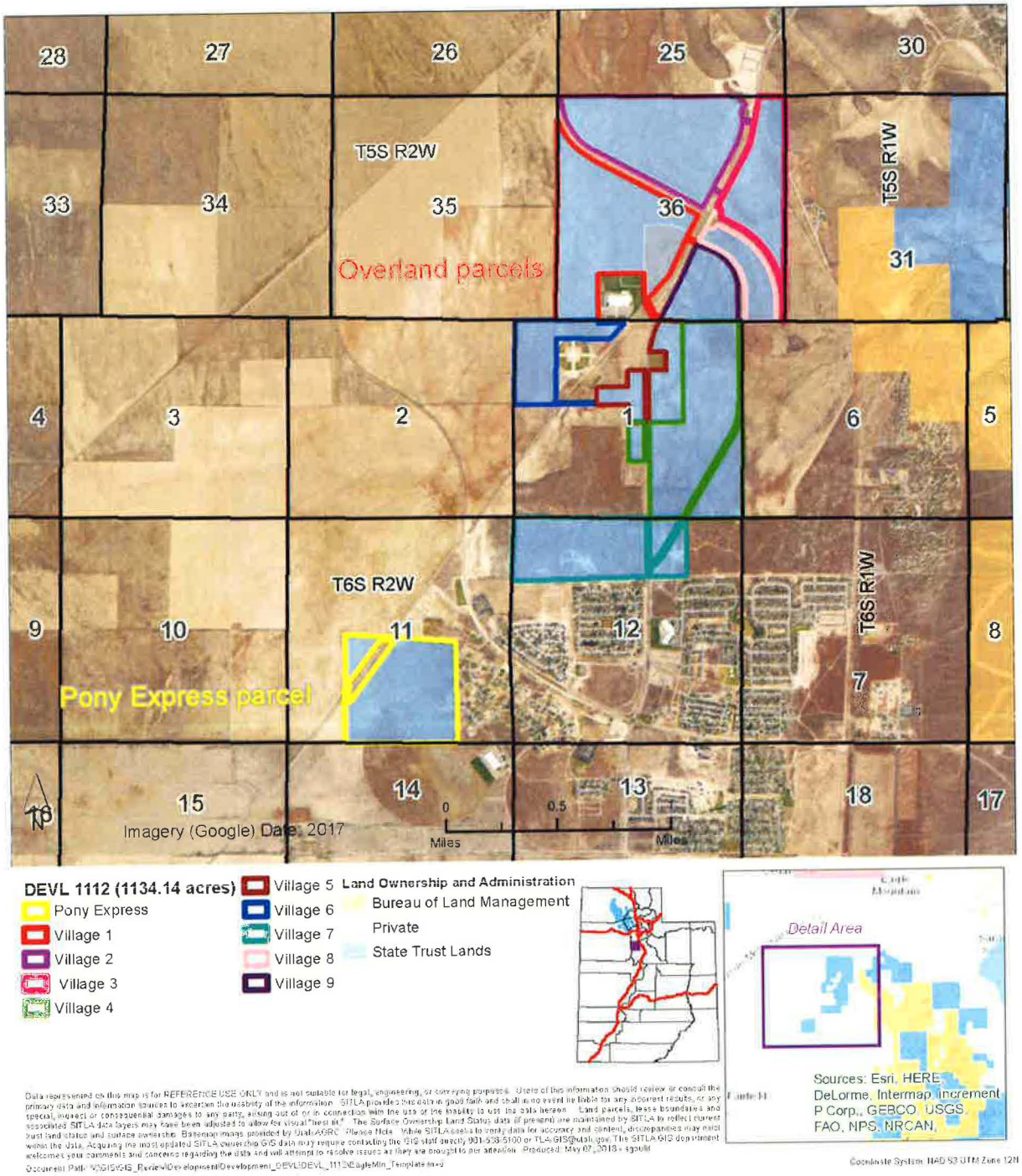
PUBLIC SPACE (PONY EXPRESS TRAIL PARK): BEGINNING AT A POINT S00°20'56"E 2911.14 FEET AND S89°39'04"W 158.94 FEET FROM THE NORTH 1/ 4 CORNER OF SECTION 11, T6S, R2W, SLB&M. BASIS OF BEARING BEING: S89°39'04"W BETWEEN THE NORTHEAST CORNER AND THE NORTH 1/ 4 CORNER OF SAID SECTION 11. THENCE S36°42'15"W 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:

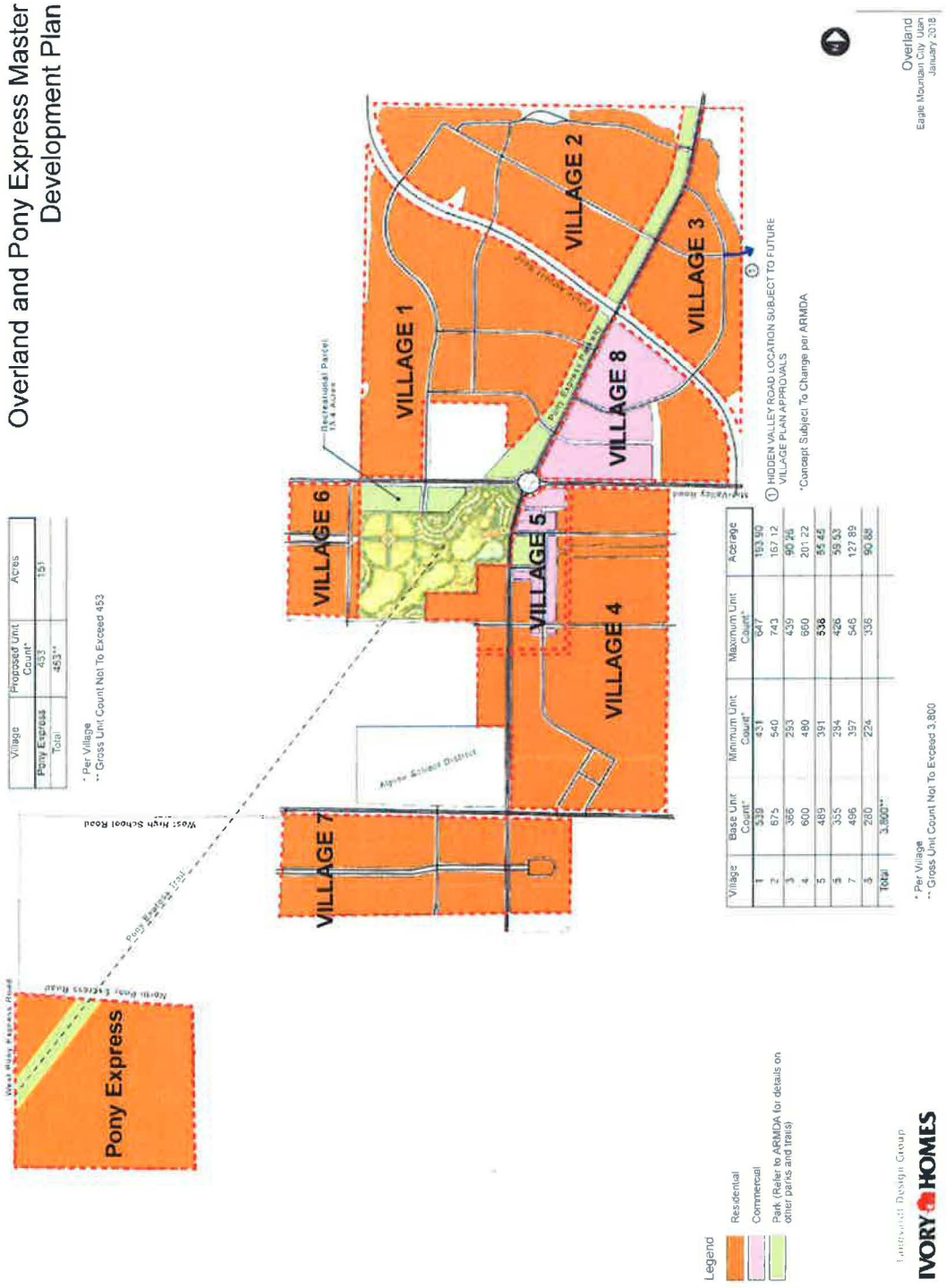


Data represented on this map is for REFERENCE USE ONLY and is not suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. SITLA provides this data in good faith and shall in no event be liable for any incorrect results, or any special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data hereon. Land parcels, lease boundaries and associated SITLA data layers may have been adjusted to allow for visual "best fit". The Surface Ownership Land Status data (if present) are maintained by SITLA to reflect current trust land status and surface ownership. Basemap images provided by UtahAGRC. 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 801-538-5100 or TLAGIS@utah.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. Produced: May 07, 2018 - sgould

Document Path: \\NGIS\GIS_Review\Development\Development_DEVL\DEVL_1112\EagleMtn_Template.mxd

Exhibit "B"

Master Plan



Village	Proposed Unit Count*	Acres
Pony Express	453	151
Total	453**	

* Per Village
** Gross Unit Count Not To Exceed 453

Village	Base Unit Count*	Minimum Unit Count*	Maximum Unit Count*	Acreage
1	539	431	647	193.90
2	675	540	743	167.12
3	366	293	439	90.26
4	600	480	660	201.22
5	489	391	538	85.45
6	355	284	426	59.53
7	496	397	546	127.89
8	280	224	336	90.68
Total	3,800**			

* Per Village
** Gross Unit Count Not To Exceed 3,800

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

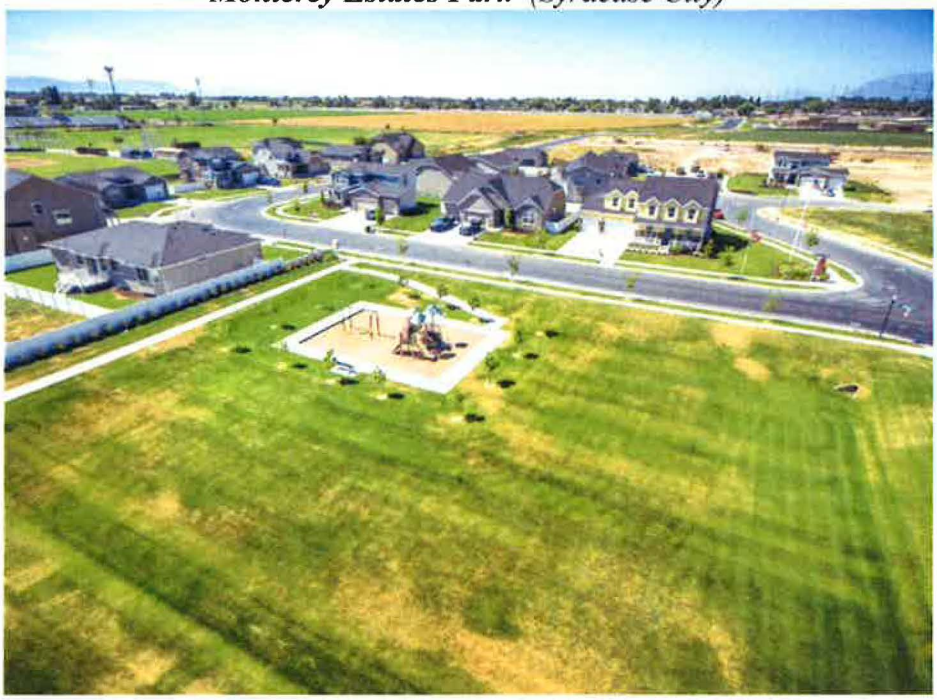
Bellevue Park *(Draper City)*

Ivory Ridge Park *(Lehi City)*

Exhibit "E" (continued)

MEDIUM PARK EXAMPLES

Monterey Estates Park *(Syracuse City)*

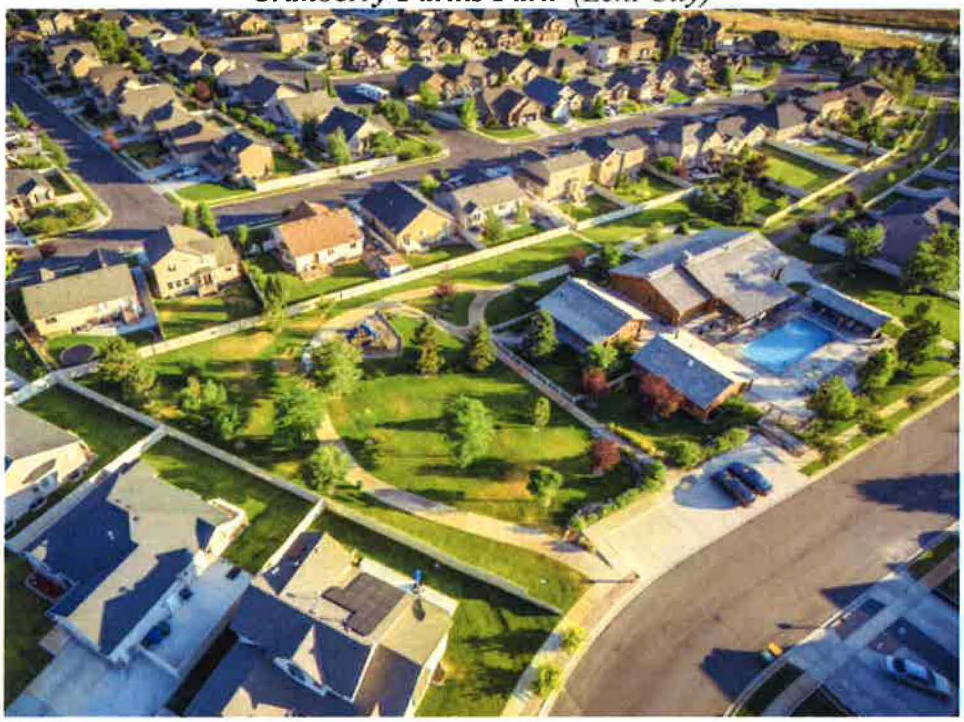


Colony Pointe Park *(Lehi City)*

Exhibit "E" (continued)

SMALL PARK EXAMPLES

Cranberry Farms Park *(Lehi City)*



Tuscan Estates Park *(South Ogden City)*

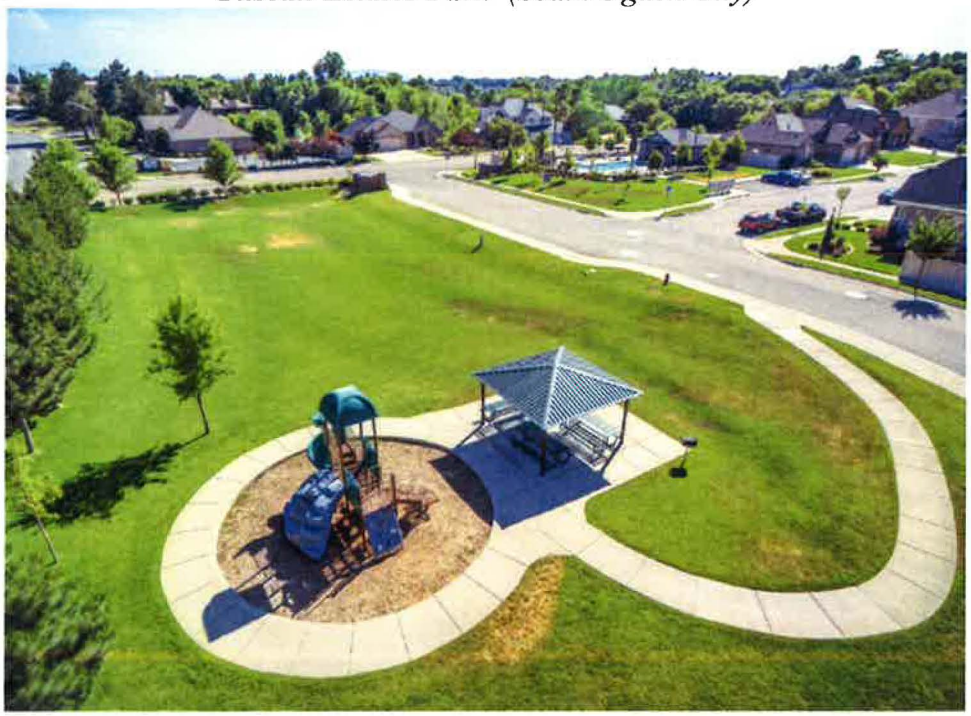


Exhibit "F"

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:

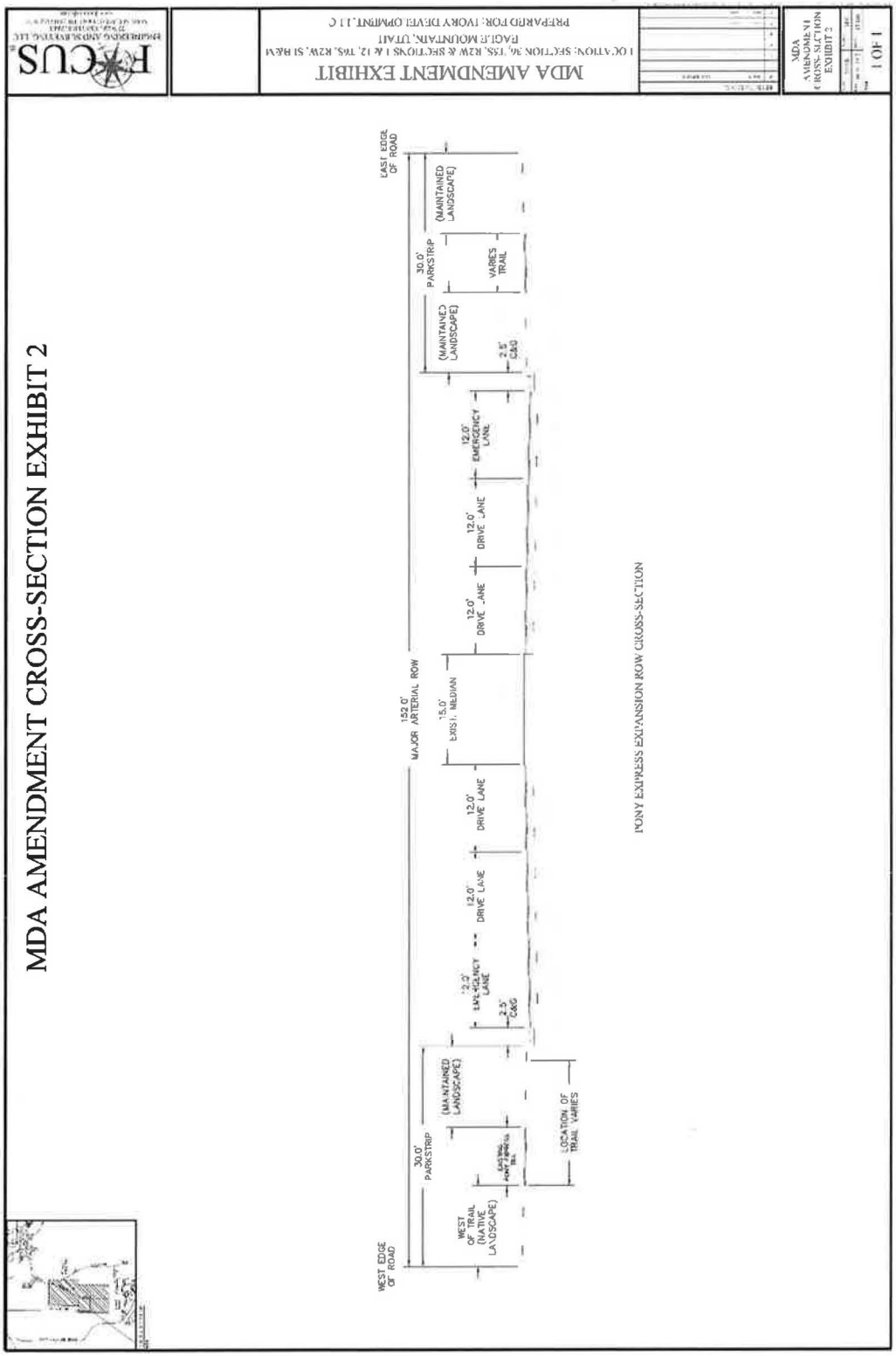
_____ Notary Public
Residing in: _____

Exhibit "H"

Trails Plan

Exhibit "I"

Cross-Section of Expansion of Pony Express Parkway



EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **AUGUST 23, 2022**

TITLE:	ACTION ITEM / PUBLIC HEARING -- Overland Village 2 Phase A Preliminary Plat Amendment
ITEM TYPE:	Public Hearing Only
FISCAL IMPACT:	N/A
APPLICANT:	Ivory Homes (Brad Mackay)

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Neighborhood Residential One	Residential (Overland Master Development Plan)	91.62	Overland

PUBLIC HEARING:
Yes

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. 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.

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 when making a recommendation to 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:
Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the proposed amended Overland Village 2 Phase A preliminary plat 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:

Approved May 2021 Oveland V2 Phase A Prelim Plat.pdf
May 2021 CC OV2 PA Prelim Plat minutes.pdf
Overland Traffic Impact Study Exec Summ.pdf
RL Overland Village 2 Phase A Am Prelim second.pdf

OVERLAND VILLAGE 2 PHASE A 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.

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.

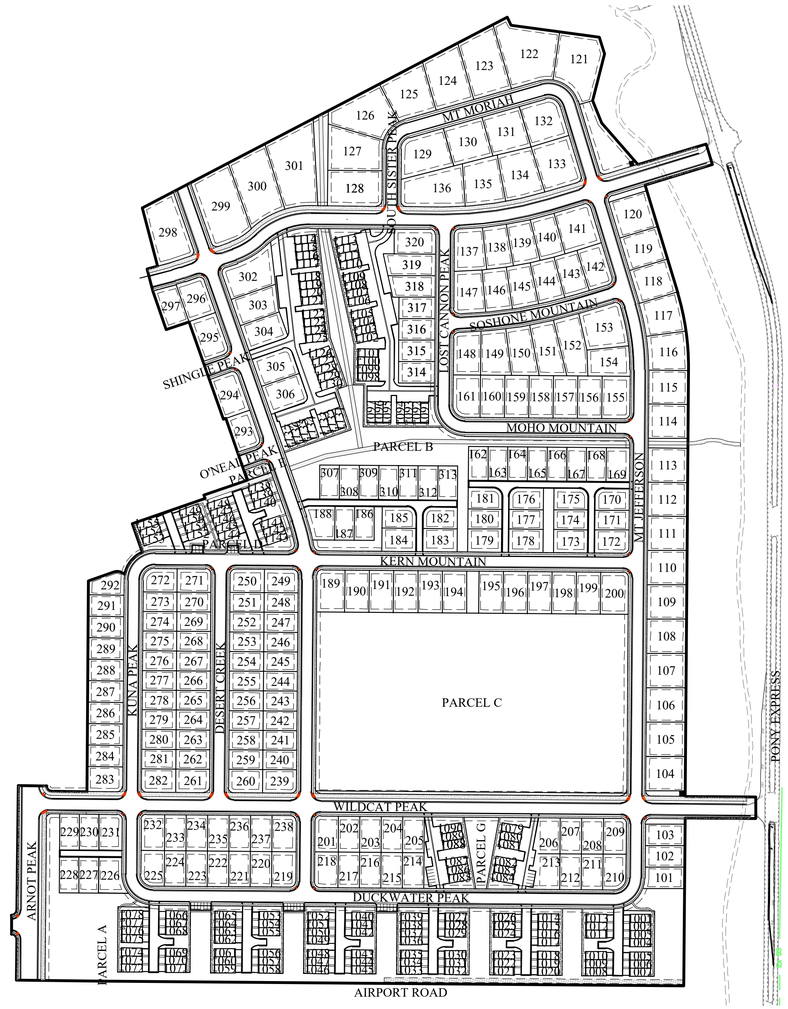
3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

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

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

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

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

FOR REVIEW ONLY

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

REVISION BLOCK

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

COVER SHEET

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

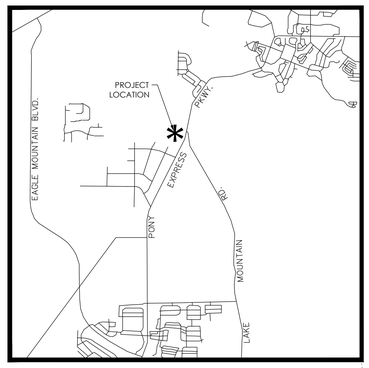
Z:\...2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C1 - PRELIMINARY COVER.dwg

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

GRAPHIC SCALE
70 0 35 70 140 280
(IN FEET)
1 inch = 70 ft.



VICINITY MAP
NTS

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.

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www.focusutah.com

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

REVISION BLOCK		
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PRELIMINARY PLAT

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

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

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PRELIMINARY PLAT

OVERLAND VILLAGE 2 PHASE A PRELIMINARY

LOCATED IN THE NE¼ AND NW ¼ 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

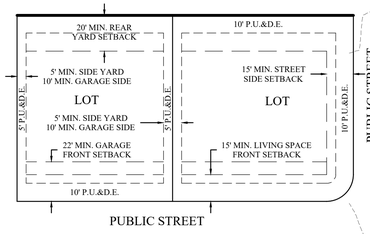
A portion of the NE1/4 and NW1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at 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 N81°12'01"W 8.00 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.

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

GRAPHIC SCALE
70 0 35 70 140 280
(IN FEET)
1 inch = 70 ft.

MATCHLINE SEE SHEET C2

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EAGLE MOUNTAIN CITY, UTAH
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PRELIMINARY PLAT

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EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

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

4:00 P.M. WORK SESSION – VIA LIFESIZE ELECTRONIC MEETING

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

OTHER ELECTED OFFICIALS PRESENT ELECTRONICALLY: Congressman Burgess Owens, Senator Jacob Anderegg; and Representative Jefferson Moss.

CITY STAFF PRESENT ELECTRONICALLY: Steve Mumford, Assistant City Administrator/Community Development Director; Tayler Jensen, Senior Planner; Kimberly Ruesch, Finance Director; Jessa Porter, Planner; Fionnuala Kofoed, City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Embret Fossum, Fire Chief; and Tyler Maffitt, Communications Manager.

Mayor Westmoreland called the meeting to order at 4:03 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A INTRODUCTION – Congressman Burgess Owens

Congressman Burgess Owens introduced himself and highlighted his political priorities and goals emphasizing education, small businesses, human trafficking and border concerns, sheep herding and agricultural support, protecting American freedoms, and civil service.

Discussion ensued regarding statehood for Puerto Rico, federal involvement in local education, and increasing educational choices. Congressman Owens offered to meet with Councilmember Burnham to further discuss Puerto Rico statehood.

1.B. LEGISLATIVE UPDATE – Senator Jacob Anderegg and Representative Jefferson Moss

Representative Jefferson Moss updated the City Council on legislative items including House Bill 294, the state of and lower than expected State financial impact of the pandemic, tax cuts, child tax credits, military and social security tax cuts, technological innovation, population growth, and the teacher shortage and education.

Senator Jacob Anderegg and the City Council discussed law enforcement concerns, bills, and improvements efforts; House Bill 294 and Senate Bill 195; the masks in school requirement

continuing through July 1, 2021; business rights regarding requiring masking; State of Emergency declarations, concerns regarding executive overreach, checks and balances, and resulting legislative changes; difficulties in promoting Utah County transportation priorities and interests and obstacles in securing funding; transit and commute times; Senate Bill 34 and affordable housing success metrics.

Councilmember Burnham clarified that her frustrations with transportation funding expressed during a previous meeting were not directed at Senator Anderegg and Representative Moss and apologized for the comments.

Councilmember Curtis requested an additional work session meeting to further discuss mutual concerns with the State Officials.

1.C. UPDATE – City Administrator Items

This item was discussed after item 2.

Engineering

- Pony Express Parkway – widening began May 3, 2021.
- Lone Tree Signal –delayed for Rocky Mountain Power to locate the power; this occurred yesterday, and mobilization is expected by next week with expected completion in July 2021.
- West Access Road – paving should occur this week.
- 4000 North Tyson – remaining improvements and paving begin this week.
- Airport Road – has a bid opening on May 10, and the bid award will occur at the May 18, 2021 City Council meeting.
- White Hills Sewer – the lift station was installed and scheduled for startup on May 10, 2021.

Wastewater

- The City responded to the State with corrections to their designated action items for our effluent disposal and is waiting for State approval.
- Staff is working through the plant issues from last week. It will take some time to remove all broken discs.
- Staff will begin removing dirt and debris referred to as "Wastewater Mountain" in a few days and the project should be finished in approximately three weeks.

Water

- A new water conservation webpage link is available on the City website or can be accessed at https://eaglemountaincity.com/waterconservation/.
- Governor Cox ordered water conservation methods at all State facilities. More information is available at https://governor.utah.gov/2021/05/03/gov-cox-orders-water-conservation-measures-at-all-state-facilities/.
- The Advanced Metering Infrastructure (AMI) water meter system is now powered up and should go live in July.
- Staff is prepping all wells for summer use.

Streets

- Last Wednesday, April 28, 2021, the trail from Majors Street to the Brandon Park subdivision was paved to connect the subdivision with the rest of Eagle Mountain. It took 463 tons of asphalt and added 2,458 linear feet to the trail which is 182 feet shy of paving half a mile in one day. The Streets Department, with support from the Storm Drain and Parks Departments, installed the trail within the parameters of the Tourism, Recreation, Culture, and Convention grant so that the City could submit for reimbursements. The Safe Routes to School grant will fund a portion of the trail cost and flashing pedestrian crossing signs.

Parks

- Cory B. Wride Memorial Park Phase 2 – Many concrete walkways have been installed. Most of the irrigation work has been completed. Some of the main water sources need to be completed. All the sport court light poles have been installed and are waiting for Rocky Mountain Power to connect electricity. The restroom facility is vertical and awaits additional materials to complete the roof. Asphalt installation should begin by next week. The final grades for these areas should be completed soon.
- SilverLake Woodhaven Park – All irrigation has been installed. The City has an agreement with the Welby Jacob Canal company that will require City Council approval at the next meeting. Some of the regular color concrete has been installed and all the playground equipment has been installed on the project. Staff is looking to finish some of the water sourcing for this site and are hoping to have sod installed within the next couple of weeks.
- Smith Ranch Community Park – A kickoff design meeting for the park was held two weeks ago and talked through items the City would like to see incorporated in the park. Staff will be meeting this week to discuss community outreach for feedback on what residents would like to see installed in the park. It is still early in the design process.

Event Updates

- Community Cleanup Dumpsters – On Saturday, May 1, 2021, several dumpsters were filled, and the City received some compliments for offering this service to the residents. City Administrator Paul Jerome thanked Mortensen Construction and Eagle Mountain City staff, specifically Dawn Hancock and Suzie McCorristin, for filling in the gaps for the hours needed to fulfill the event.
- Wildlife Corridor Event Planting Update – The City would like to recognize the Eagle Mountain Nature and Wildlife Alliance, Eagle Mountain Kestrel Project, and the Division of Wildlife Resources for their efforts in a habitat restoration project in Eagle Mountain City on April 10, 2021. The event hosted over 70 volunteers that planted native brush within the wildlife corridor.
- Trail Therapy Day – The event was hosted by the Lake Mountain Bicycle Club and Trail Sisters.org on Saturday, April 24, 2021. Parks staff helped secure dump passes through the City for disposal of the debris and garbage that was collected during the event. The event hosted around 120 volunteers helping with the cleanup project and hauling the waste to the dump.

Community Development

- New Residential Building Permits – 172 issued in April, 160 single-family homes and 12 multifamily units, with an average of 133 permits per month this year.

- 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.

CITY STAFF PRESENT ELECTRONICALLY: Steve Mumford, Assistant City Administrator/Community Development Director; Tayler Jensen, Senior Planner; Kimberly Ruesch, Finance Director; Jessa Porter, Planner; Fionnuala Kofoed, City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Embret Fossum, Fire Chief; and Tyler Maffitt, Communications Manager.

4. CALL TO ORDER

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

5. PLEDGE OF ALLEGIANCE

City Recorder Fionnuala Kofoed led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- A big thank you to community members that participated in the Eagle Mountain Spring Cleanup. It was a major success and reports are that everyone participating was respectful. We look forward to continuing that service.

- Pony Express Days will be held June 2 to 5. Events will include a carnival, parade, fireworks, and movie in the park. Applications for parade spots and Grand Marshal can be found on Eagle Mountain City social media.

- Road construction season is upon us. Work started on Pony Express Parkway on Monday. For traffic updates and progress reports on the work, please stay tuned to Eagle Mountain news items on the website as well as social media.

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 7:05 p.m.

Mark Lindsey, Cedar Pass Ranch Homeowner's Association City liaison, noted they sent a letter to the Streets Department expressing concern with motorist speed due to accidents and severe pedestrian injuries in their neighborhood. He has observed people running stop signs and drag racing, home businesses exceeding the maximum daily patronage limits, and property damage caused by vehicular collisions in inclement weather. They requested to meet with the Streets Department and the City Council to recommend ideas to protect pedestrians, bikers, and equestrians such as additional signage, flashing signs, speed humps, radar speed limit signs, and

additional Sheriff's Office presence. He and other Cedar Pass Ranch residents offered to make financial contributions to help fund the solutions.

Cedar Pass Ranch resident Heather Beck said she has almost been hit by cars while walking her camels and is concerned for children crossing the street near the blind corner by the park. Cedar Pass Ranch does not have sidewalks which requires residents to walk in the street, increasing the likelihood of significant injury. She has noticed home businesses with 30 to 35 cars visiting the home in a single day. She offered financial contributions for additional signage.

Cedar Pass Resident Deborah Painter shared that in January 2016 her children were being pulled on a sled by a four-wheeler and while crossing the street were hit by a car. The car was going at least 35 mph. Her children were life-flighted to the Primary Children's Hospital and still have lingering physical difficulties because of the accident. She has noticed residents traveling on Cedar Pass Road to and from religious activities violating traffic laws and not slowing for pedestrians.

Bettina Cameron said she is speaking on behalf of a neighbor who could not attend regarding traffic concerns in Cedar Pass Ranch. The Millers have called the Utah County Sheriff's at least 30 times due to traffic violation concerns. She recognized the Sheriffs are busy but requested an increased Sheriff presence in the neighborhood. She had to install a cable to block one side of her u-shaped driveway to prevent motorists from using her driveway to avoid a stop sign. She supports the requests for additional measures to increase safety. Regarding the Overland Village landscape plan, she said she used to live in Saratoga Springs near a retention pond with native landscape similar to this proposal. The area ended up looking like weeds and was filled with rodents. The problem grew to the extent that the City had to put in irrigation and sod. The little pockets of open space provided in the plan are not significant for children's play areas. She noted the improvement requirements in the Overland Village Two Master Development Agreement (MDA). She suggested drought-resistant grass. She loves native habitat but feels this is not the proper area for it.

John Fluckiger submitted the following comment: "Hello, I moved to the White Hills Subdivision because of the open spaces and the wonderful views, access to the countryside, and the relatively quiet neighborhood. Part of your Agenda is to discuss maintaining a country atmosphere that is completely impractical and unrealistic with the number of houses that are looking to be approved and built. With an average of 600 dwellings (single occupancy, and high density) per section, there is no way "country atmosphere" will or can survive. Additionally, there is no way the current two-lane road (State Road 73) can support the massively increased load of traffic. The impact study being used is from 2008 and is completely out of touch with reality. The number of trucks coming to and from the rock quarries by themselves has increased by more than double and frequently leaves gravel all over the highway due to the uncovered loads. Add in regular traffic coming in and out of Tooele County and any weekend traffic heading out to 5 mile or to the Dunes in Millard County and you have a recipe for disaster as a result of impatient drivers. Travel to and from I15 used to take me approximately 20 minutes given dry conditions, it now takes me almost 40 minutes given the same driving conditions as a result of increased traffic, traffic accidents, additional traffic flow lights, poor planning of entrances to SR73 and lack of proper patrolling and enforcement by law enforcement to prevent stupid and reckless drivers who often disregard traffic signs and lights to safe 2 seconds of drive time. Add in the fact THERE IS NO WATER... making my water bill

skyrocket as a result of the increased use and demand on an already struggling system is not only foolish, reckless, but unfair for those who already live out in the Cedar Valley Area. The proposed building/construction also increases the number of dwellings and decreases the current value of the existing homes and properties as a result of just being older homes. I do not want to see this lovely area turned into a Herriman or Day Break because it sure as hell does not improve or even maintain a 'Country Atmosphere.'"

Jon Celaya submitted the following comment: "My wife and I wish to voice our support for the allowance of two horses/mules per half-acre as proposed for EMMC 6.10.090 Residential Zone Livestock Requirements. Any concerns raised regarding the adoption of this provision can be referred to the successful implementation of this tiered approach in cities such as Highland, Lehi, Saratoga Springs, and other similar communities. Additionally, the adoption of this proposal does not exclude persons from adherence to Titles 6.05.090 'Conditions of Animal Ownership', 6.05.130 'Public Nuisance', 8.15 'Noise', and 10.10 'Parking'. These provisions should mitigate any concerns such as dust, traffic, odors, etc. If a concern is raised after the adoption of the proposal, it can be resolved by referring to the existing code. For reference, Saratoga Springs Chapter 19.05.05 'Farm Animals', allows for two large animals per half acre with a minimum 3/4 acre lot size, which is more lenient than the proposal. Highland Zoning Article 4.1 R-1-40 allows for 21 large animals on a five-acre lot, which is also more lenient than the proposal. And Lehi's Chapter 12 of the Development Standards, Table 12.240 allows for two large animals per half-acre, and no limit of large animals for 5+ acres, which is also more lenient than the proposal. Embracing equine-related activities serves to enhance the beauty and variety of our community. It provides employment opportunities to our residents and provides our youth and youth-groups with wholesome and character-building experiences. Allowing this culture to thrive in our community is a unique benefit. I hope it's clear that this approach has been successfully implemented in neighboring communities, that there are advantages to having equine-related activities in our community, and that Eagle Mountain can safely, and without harm, adopt the provision."

Lisa and Arlon Miller submitted the following comment: "I would like to address my traffic concerns in CPR. The traffic has continued to increase over the years and everyday people run the stop signs and travel throughout the neighborhood at high speeds (30-60mph). This has become very dangerous to our residents and; our animals. I have personally been in danger while riding my horses in CPR due to speeding motorists. We have called the sheriffs department well over 30 times to try and help the situation. There are commercial businesses in CPR that bring in high volumes of traffic that have definitely added to the traffic issues. I hope something can be done in CPR to improve these traffic issues."

Mayor Westmoreland closed public comment at 7:30 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Love

Councilmember Love encouraged residents to follow the water conservation recommendations.

Councilmember Gray
Councilmember Gray he said he is pleased to see the State lift the pandemic requirements while respecting individual business rights. He thanked Cedar Valley High School and Ms. Ducos for inviting the City Council to visit and discuss local government. He congratulated the Streets Department for their efforts in paving in association with the Safe Routes to School grant. The Pony Express Days rodeo will be broadcast on the RFD-TV Cowboy Channel and app.

Councilmember Curtis
Councilmember Curtis said "May the 4th Be with You" to the residents in commemoration of Star Wars Day. He appreciates the resident communications.

Councilmember Burnham
Councilmember Burnham thanked the residents that participated in the City cleanup and the planting of native plants along the wildlife corridor and the bike trails. She appreciates the volunteer spirit in the community and when residents propose solutions in conjunction with expressing their concerns.

Councilmember Clark
Councilmember Clark asked for residents to be mindful of pedestrian and child safety.

Recognition
Councilmember Clark recognized and awarded a challenge coin to the organizers of the Trail Therapy Day cleanup project for the Hidden Hollow trail system, Adam Clark, Sarah Bush, and Laura Hall, for their service to the City.

Mayor Westmoreland
Mayor Westmoreland announced that the City will return to in-person meetings at City Hall beginning with the May 18, 2021 City Council meeting.

CONSENT AGENDA

9. CHANGE ORDERS

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

   9.B. Wastewater Treatment Plant Expansion Change Order #3 – FX Construction

10. MINUTES

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

11. PRELIMINARY PLATS & SITE PLANS

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

12. RESOLUTIONS

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-feet 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.

Only one public hearing is required. The Council may change the review and approval schedule if desired.

Ms. Ruesch explained the Capital Projects Fund category designated as "miscellaneous project from the list" is included in the current budget. Significant funding items need to be clarified. The City has approximately $15,000,000 in the Capital Projects Fund which needs to be reconciled with ongoing projects or assigned to specific additional projects.

Councilmember Burnham expressed concern with approving the budget without specifying the use for the Capital Project Fund revenue and suggested an additional meeting to assign the funds to projects prior to budget approval. Ms. Ruesch recommended not including the Capital Project Fund in the tentative approval and said the revised draft would need to be available to the public for review by June 5, 2021, in order to be approved on June 15, 2021. Historically, the known capital projects have been included in the fund with the expectation of future amendments as the Council determines to approve future projects.

Ms. Ruesch explained that the budget officer requests and gathers budget proposals and calculates estimates to draft the tentative budget. The process is administrative, based upon priorities expressed by the Council, prior to the adoption of the tentative budget. The adoption of the tentative budget is a formality to begin the review process and is not an approval of the specifications of the budget. Changes can be made to the budget up until the public hearing.

MOTION: ***Councilmember Burnham moved to approve a resolution of Eagle Mountain City, Utah, adopting the Eagle Mountain City Tentative Budget for Fiscal Year 2021-2022 and setting public hearings for the Final Budget on June 1, 2021 and June 15, 2021. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

Discussion ensued regarding the desire for a more in-depth review of the budget. The City Council determined to hold an additional work session on May 27, 2021, at 3:00 p.m. to discuss the Capital Project Fund project priorities, to clarify the details of the budget, and to address budgetary concerns.

14. CITY COUNCIL/MAYOR'S BUSINESS

15. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Curtis

Councilmember Curtis inquired regarding the Military and Veteran's Advisory Board requests due to the difficulty they have had with establishing a quorum. Mayor Westmorland stated he has a meeting scheduled with the American Legion regarding involvement with the board. Ms. Kofoed stated that the board has not met actively since 2017 due to insufficient participation. Councilmember Clark expressed inclusivity concerns with a merger due to qualification requirements to be a member of the American Legion.

Councilmember Clark

Councilmember Clark reported that the Be Ready Eagle Mountain will be meeting tomorrow to recap the drill held last month. They are preparing for another Ham radio test. She sent a follow-up email to Mayor Westmoreland regarding the Parks and Recreation Advisory Board requests. The Youth Council would like to amend the age/grade requirement for Youth Mayor and she advocated for retaining the scholarship in the budget.

Councilmember Gray

Councilmember Gray said the Eagle Mountain Arts Alliance desires to be able to meet in person at City Hall, preferably on Monday evenings. He will work out the details with Ms. Kofoed.

Councilmember Love

Councilmember Love said that the lifting of the pandemic restrictions will allow larger crowds at the Memorial Day Celebration at Pony Express Memorial Cemetery on May 31, 2021, at 8:00 a.m. Governor Cox will be speaking at the Eagle Mountain Chamber of Commerce luncheon on June 8, 2021, at 11:30 a.m. at the Thanksgiving Point Ashton Gardens.

Councilmember Burnham

None.

16. COMMUNICATION ITEMS

16.A. Upcoming Agenda Items

17. ADJOURNMENT

MOTION: ***Councilmember Curtis moved to adjourn the meeting at 10:15 p.m. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

The meeting was adjourned at 10:15 p.m.

Approved by the City Council on May 18, 2021.

Fionnuala B. Kofoed, MMC
City Recorder

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 moment 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.

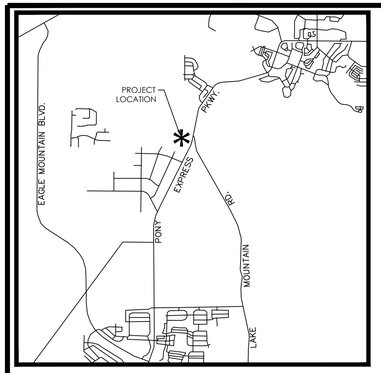
- All accesses to the Overland Village 2 Development along Airport Road should align with the proposed accesses to the existing Overland Village 1 Development.

- 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.

OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY

RBallif reviewed 8/10/22 no Comment
DDeVoogd/UFA reviewed 8/11/2022 - No Comments
S. Lehmitz reviewed 08/12/2022 - No Comments
dstroud reviewed 8.17.22 comments

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



VICINITY MAP
NTS

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

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 MAINS/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.

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.

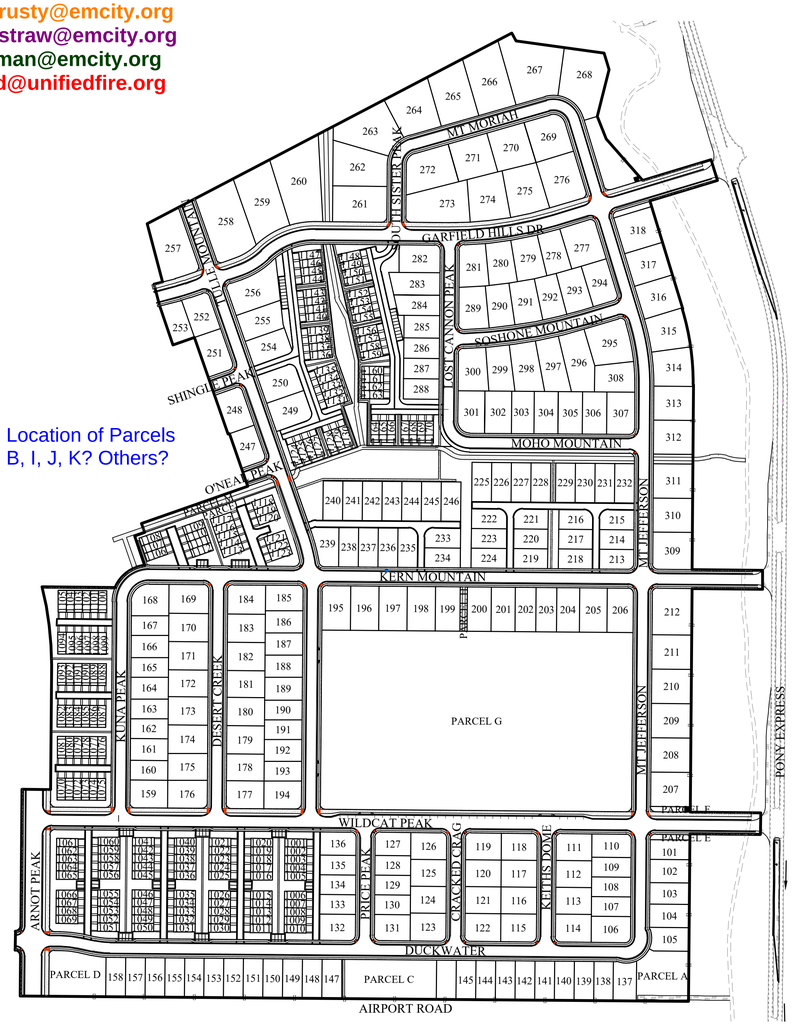
4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY 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 PAD FILE 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: JUSTIN LUNDBERG

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

Location of Parcels
B, I, J, K? Others?



SITE MAP

City Council preliminary approval conditions in 2021:

The applicant shall submit plans for mailbox locations, including pullouts or temporary parking areas to improve traffic flow.

Privacy fencing, in compliance with EMMC 17.60.110, shall be installed along Pony Express Parkway and Airport Road.

The plans shall comply with the Eagle Mountain Dark Sky Ordinance (EMMC 17.56).

The applicant shall work with the school district to resolve parking and traffic flow issues/concerns.

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.

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

The applicant shall follow local scape recommendations in the native open space areas.

Sheet List Table	
Sheet Number	Sheet Title
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

These sheets were submitted at second review as a separate file and have been added to this file.

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

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

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FOR REVIEW ONLY

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

REVISION BLOCK		
#	DATE	DESCRIPTION
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COVER SHEET

Scale:	1"=200'	Drawn:	CSA
Date:	08/02/22	Job #:	20-0479
Sheet:	C1		

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PRELIMINARY PLAT

OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY

LOCATED IN THE NE1/4 AND NW 1/4 OF SECTION 36, T5S, R12W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

PLAT CALCULATIONS

TOTAL ACREAGE:	91.62± ACRES
TOTAL ACREAGE IN LOTS:	49.29± ACRES
TOTAL ACREAGE IN ROW:	23.16± ACRES
TOTAL OPEN SPACE:	9.17± ACRES
TOTAL INSTITUTIONAL ACREAGE:	10.00± ACRES
AVERAGE LOT SIZE:	0.13± ACRES
LARGEST LOT SIZE:	0.59± ACRES
SMALLEST LOT SIZE:	0.03± ACRES
OVERALL DENSITY:	4.23 LOTS/ACRE
TOTAL # OF LOTS:	388 LOTS

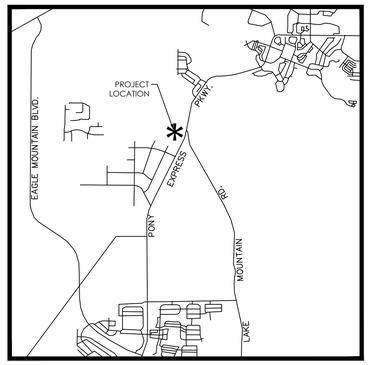
GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.

N

S

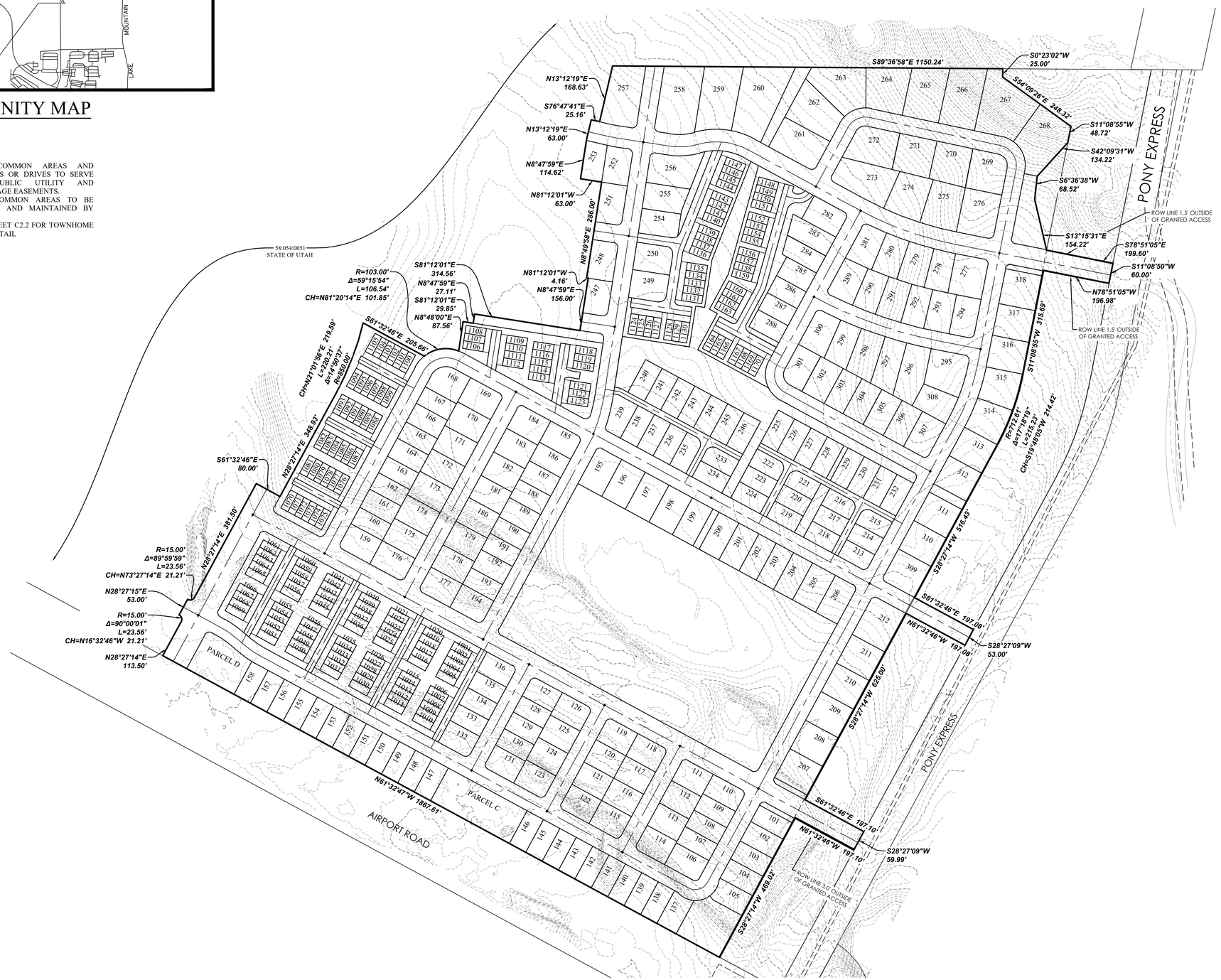


VICINITY MAP

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



LEGAL DESCRIPTION
PREPARED FOR
OVERLAND VILLAGE 2
EAGLE MOUNTAIN CITY, UTAH
20-0479

PRELIMINARY PLAT BOUNDARY

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

Beginning at 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 along the Section line S89°36'58"E 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 (4) 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 516.43 feet; thence S61°32'46"E 197.08 feet to said Westerly Right-of-Way Line of Pony Express Parkway; thence along said Right-of-Way S28°27'09"W 53.00 feet; thence N61°32'46"W 197.08 feet to said Pony Express Trail B; thence along said trail S28°27'14"W 625.00 feet; thence S61°32'46"E 197.10 feet to the Westerly Right-of-Way Line of said Pony Express Parkway; thence along said Right-of-Way S28°27'09"W 59.99 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 along said right-of-way N61°32'47"W 1,867.61 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 381.50 feet; thence S61°32'46"E 80.00 feet; thence N28°27'14"E 348.93 feet; thence along the arc of a curve to the left with a radius of 850.00 feet a distance of 220.21 feet through a central angle of 14°50'37" Chord: N25°01'56"E 219.59 feet; thence S61°32'46"E 205.66 feet; thence along the arc of a curve to the to the right with a radius of 103.00 feet a distance of 106.54 feet through a central angle of 59°15'54" Chord: N81°20'14"E 101.85 feet; thence N8°48'00"E 87.56 feet; S81°12'01"E 29.85 feet; thence N8°47'59"E 27.11 feet; thence S81°12'01"E 314.56 feet; thence N8°47'59"E 156.00 feet; thence N81°12'01"W 4.16 feet; thence N8°49'58"E 286.00 feet; N81°12'01"W 63.00 feet; N8°47'59"E 114.62 feet; N13°12'19"E 63 feet; S76°47'41" 25.16 feet; N13°12'19"E 168.63 feet to the point of beginning.

Contains: 3,991,025.65 square feet or 91.62 acres+/-

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

REVISION BLOCK

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PRELIMINARY PLAT

Scale:	1"=150'	Drawn:	JPW
Date:	08/02/22	Job #:	20-0479
Sheet:	C2		

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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

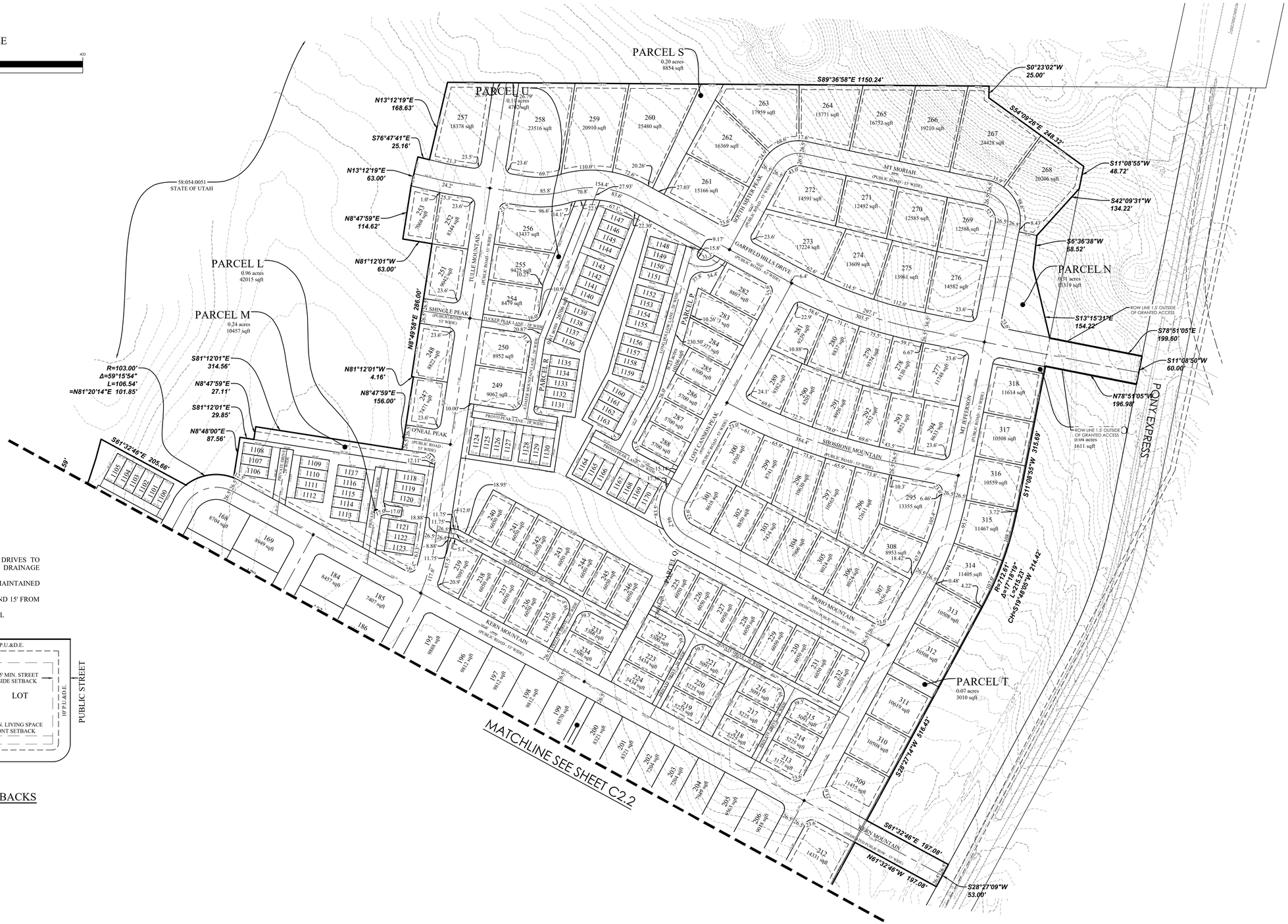
N

S

GRAPHIC SCALE

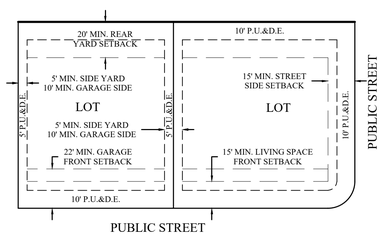
100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.



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.

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PRELIMINARY PLAT

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PRELIMINARY PLAT

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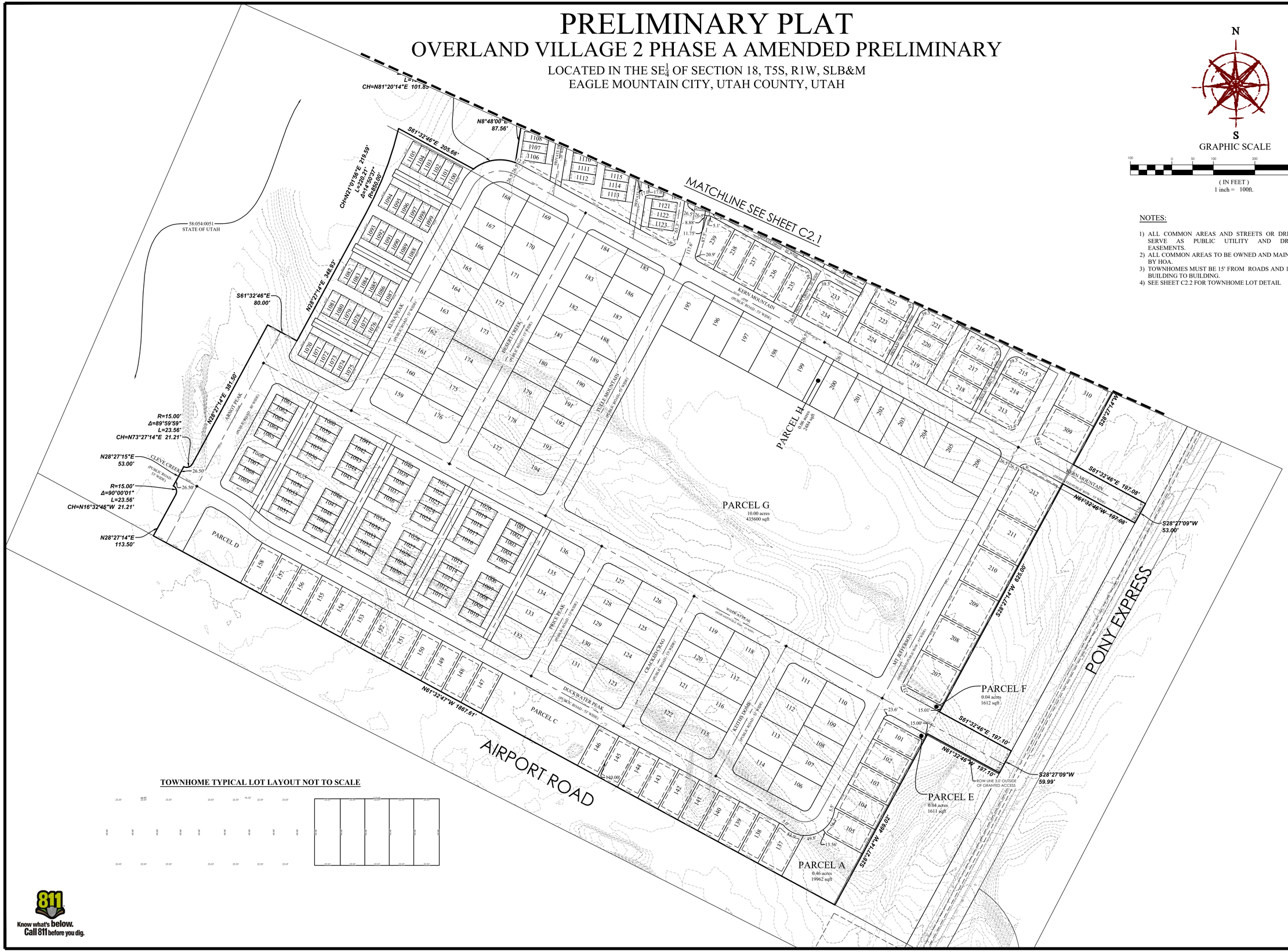
PRELIMINARY PLAT

OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY

LOCATED IN THE $SE\frac{1}{4}$ OF SECTION 18, T5S, R1W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



TOWNHOME TYPICAL LOT LAYOUT NOT TO SCALE

N

S

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

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.
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OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

PRELIMINARY PLAT

REVISION BLOCK

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PRELIMINARY PLAT

Scale: 1"=100'	Drawn: JPW
Date: 8/2/2022	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

Not ideal near a school.

Lighting of all pedestrian pathways is required.

Streetlights installed at intersections of Pony Express?

Parcel letters? Others not identified?

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 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
- 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
OVERALL SITE PLAN

REVISION BLOCK

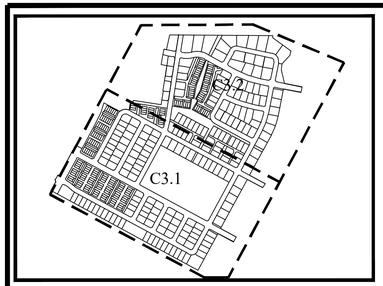
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	####
5	----	----
6	----	----

OVERALL SITE PLAN

Scale:	1"=100'	Drawn:	CSA
Date:	08/02/22	Job #:	20-0479
Sheet:	C3		

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

Z:_2020\20-0479 Overland Village 2 Preliminary \design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C3 - PRELIMINARY SITE PLAN.dwg



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

KEY MAP
N.T.S

MATCHLINE SEE SHEET C3.2

GRAPHIC SCALE
70 0 35 70 140 280
(IN FEET)
1 inch = 70 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
- 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

KERN MOUNTAIN
PARCEL H
PARCEL G
ARNOT PEAK
MT JEFFERSON
PONY EXPRESS
PARCEL C
RETENTION POND
PARCEL D
RETENTION POND
PARCEL A
RETENTION POND
AIRPORT ROAD

6' SPLIT FACE BLOCK WALL
Details? Other fencing proposed?

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

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

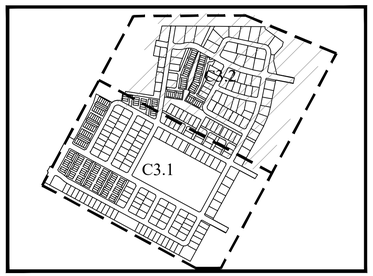
REVISION BLOCK

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

SITE PLAN

Scale:	1"=70'	Drawn:	CSA
Date:	08/02/22	Job #:	20-0479
Sheet:	C3.1		

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C3.1 - PRELIMINARY SITE PLAN.dwg



KEY MAP
N.T.S

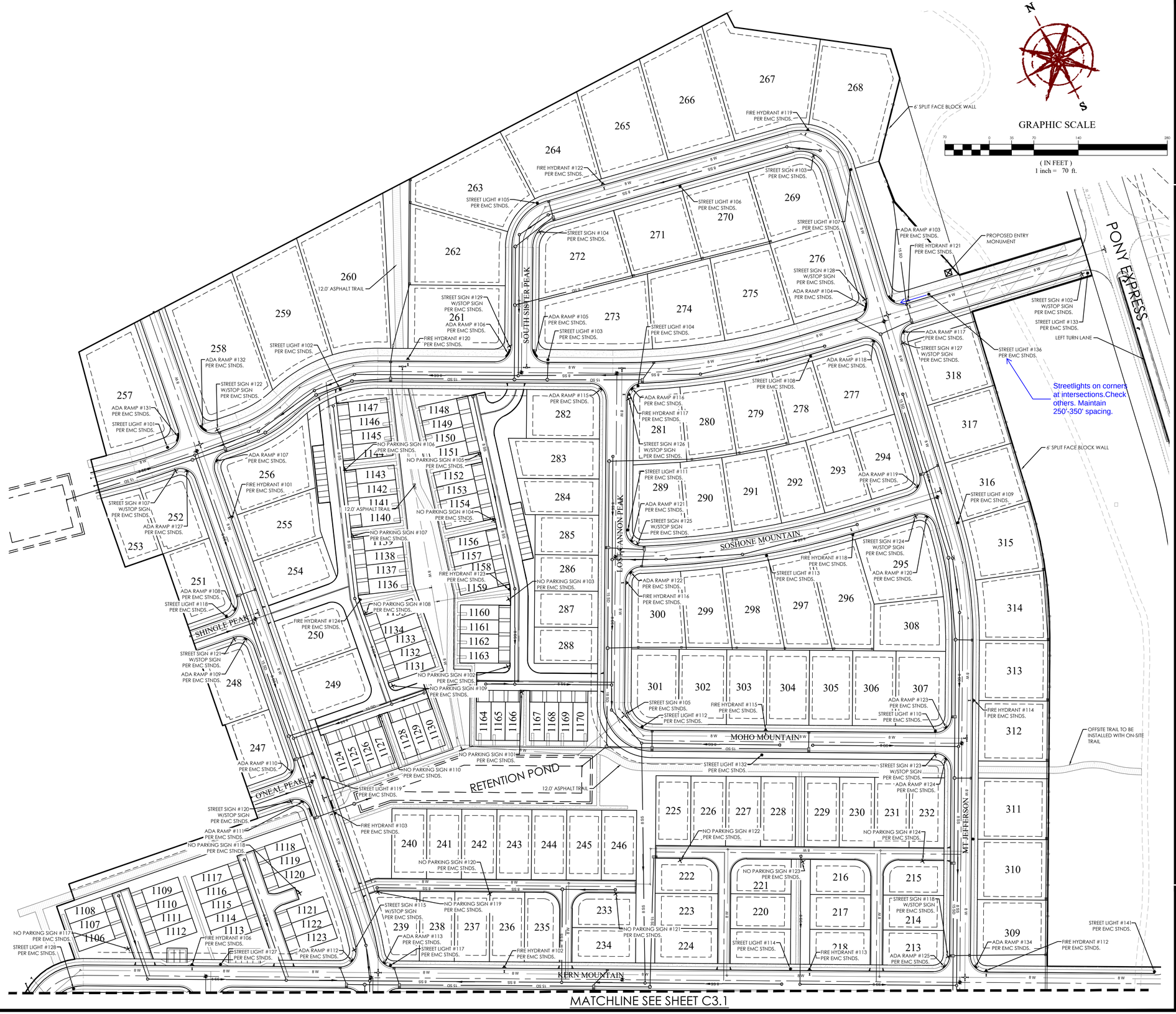
NOTE: ALL TOWNHOMES TO HAVE ADDRESS SIGNAGE FACING THE ROADWAY. ADD MONUMENT OR PLACARD ON SIDE OF BUILDING TO CLEARLY IDENTIFY ADDRESS

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

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



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

REVISION BLOCK

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

SITE PLAN

Scale:	1"=70'	Drawn:	CSA
Date:	08/02/22	Job #:	20-0479
Sheet:	C3.2		

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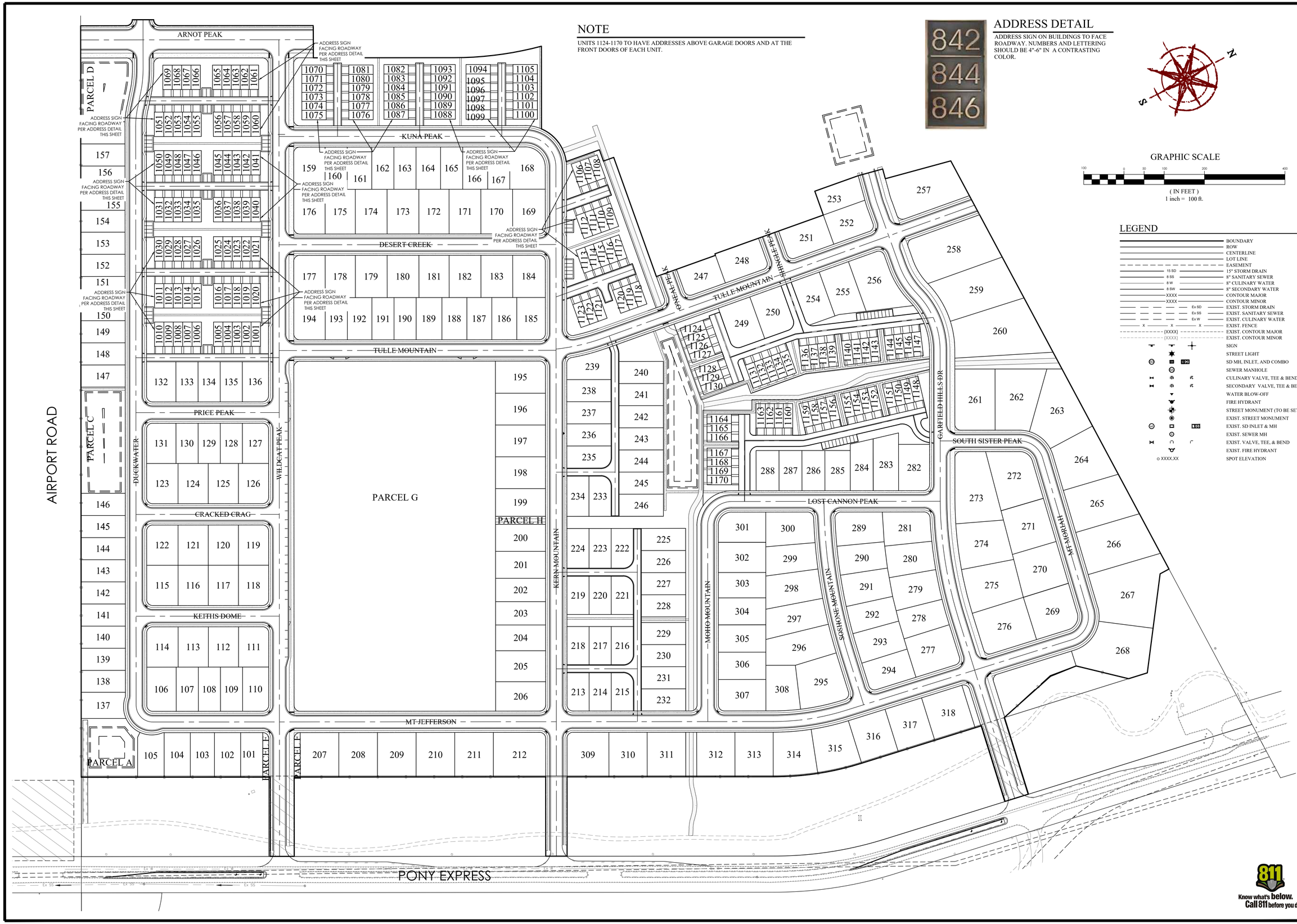

NOTE

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.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGEND

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

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OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

ADDRESS SIGNAGE

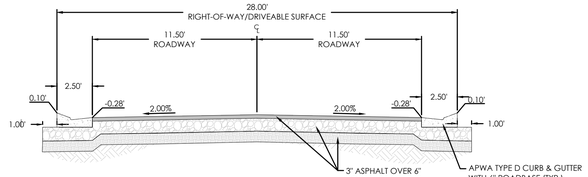
REVISION BLOCK

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

ADDRESS SIGNAGE

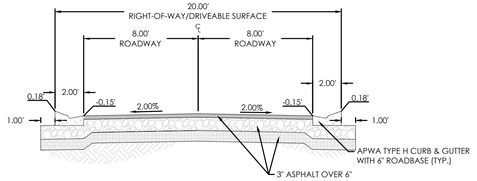
Scale:	1"=100'	Drawn:	CSA
Date:	08/02/22	Job #:	20-0479
Sheet:	C3.3		

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



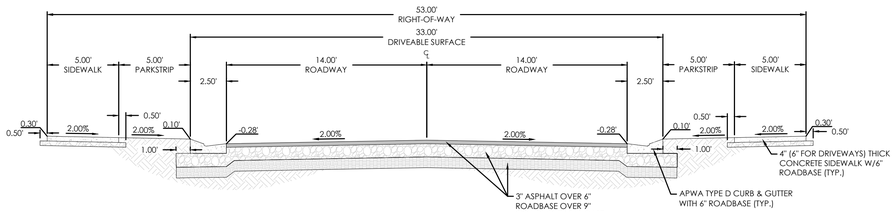
28' PRIVATE ROAD

N.T.S.



20' PRIVATE ROAD

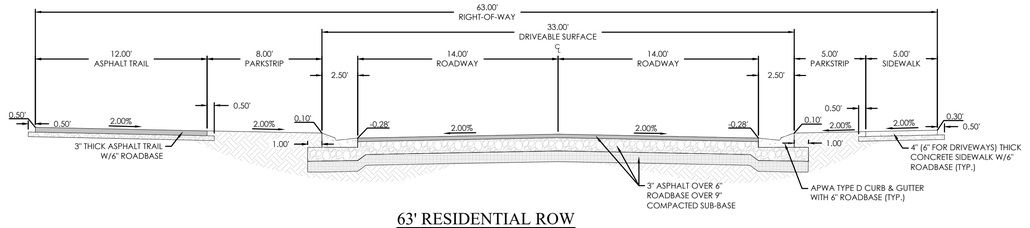
N.T.S.



53' LOCAL ROAD

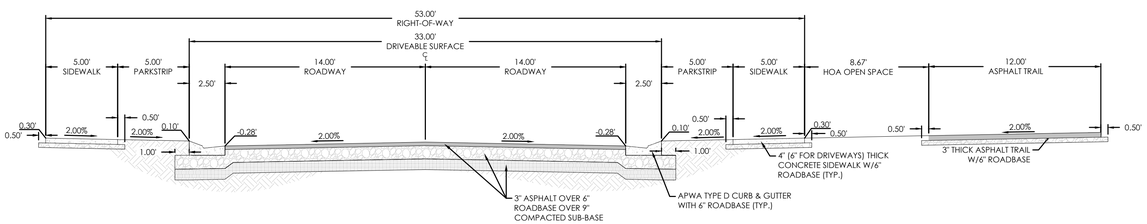
N.T.S.

MT MORIAH, SOUTH SISTER PEAK, TULLE MOUNTAIN, LOST CANNON PEAK, SHOSHONE MOUNTAIN, SHINGLE PEAK, ONEAL PEAK, KERN MOUNTAIN, KUNA PEAK, CRACKED CRAG, DESERT CREEK, KEITHS DOME, MT JEFFERSON, WILDCAT PEAK, RALSTON PEAK



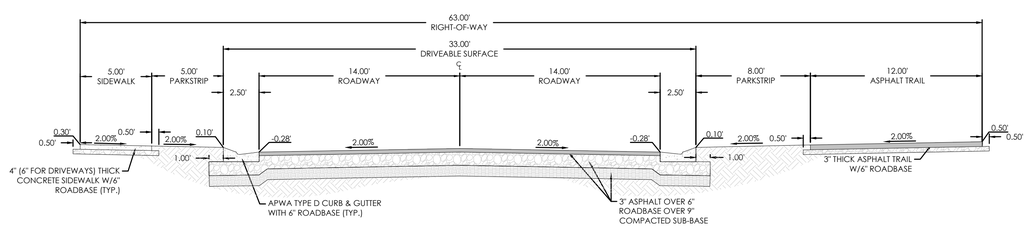
63' RESIDENTIAL ROW

N.T.S. GARFIELD HILLS DR



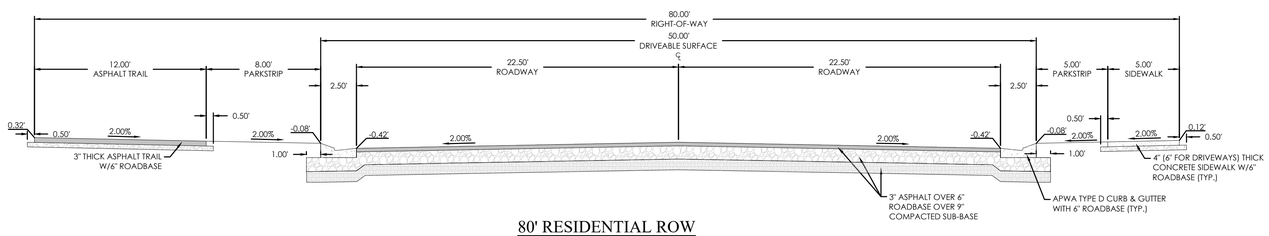
53' RESIDENTIAL ROW WITH TRAIL

N.T.S. MOHO MOUNTAIN



63' RESIDENTIAL ROW

N.T.S. PRICE PEAK



80' RESIDENTIAL ROW

N.T.S. ARNOT PEAK

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

REVISION BLOCK

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

SITE PLAN

Scale:	1"=70'	Drawn:	CSA
Date:	08/02/22	Job #:	20-0479
Sheet:	C3.4		

Z:_2020\20-0479 Overland Village 2 Preliminary\design\sheets\PRELIMINARY SHEETS\C3 - SITE PLAN ROAD DESCRIPTIONS.dwg

HOA OWNED AND MAINTAINED AREA =
HOA OWNED AND MAINTAINED AREA = 8.08 ACRES

C2 states 9.17 acres open space

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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
- XXX — CONTOUR MAJOR
- XXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- EXIST. FENCE
- (XXX) — EXIST. CONTOUR MAJOR
- (XXX) — EXIST. CONTOUR MINOR
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- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

FINAL PLAT WILL SHOW OWNERSHIP AND MAINTENANCE BY HOA

ARNOT PEAK
KUNA PEAK
DESERT CREEK
TULLE MOUNTAIN
PRICE PEAK
CRACKED CRAG
KEITHS DOME
MT JEFFERSON
LOST CANNON PEAK
SOUTH SISTER PEAK
PONY EXPRESS
AIRPORT ROAD
DUCKWATER
WILDCAT PEAK
KERN MOUNTAIN
SHINGLE PEAK
CONEVA PL
GARFIELD HILLS DR
SOSHONE MOUNTAIN
MOHO MOUNTAIN
MT MORAN
PARCEL A
PARCEL B
PARCEL C
PARCEL D
PARCEL E
PARCEL F
PARCEL G
PARCEL H

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

REVISION BLOCK

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

SITE PLAN

Scale:	1"=100'	Drawn:	CSA
Date:	08/02/22	Job #:	20-0479
Sheet:	C3.5		

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

Z:_2020\20-0479 Overland Village 2 Preliminary \design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C3.3 - PRELIMINARY SITE PLAN.dwg

PROPOSED 12' TRAIL
PROPOSED 8' TRAIL
EXISTING TRAIL

Show all other trail connections

12.00' ASPHALT TRAIL
0.50' 0.50'
3' THICK ASPHALT TRAIL W/6" ROADBASE

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 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
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

ARNOT PEAK
PARCEL D
KUNA PEAK
DESERT CREEK
TULLE MOUNTAIN
DUCKWATER
PRICE PEAK
PARCEL C
5.0' TRAIL TO AIRPORT ROAD
CRACKED CRAG
WILDCAT PEAK
KEITHS DOME
SEWER ACCESS PATH (NOT PEDESTRIAN CONNECITON)
PARCEL A
PARCEL E
PARCEL F
PARCEL G
TRANSITION FROM 12' TRAIL TO 8' TRAIL
PARCEL H
PARCEL L
PARCEL M
KERN MOUNTAIN
ONEIL PEAK
PROVO PEAK LANE
SHINGLE PEAK
TUCKER PEAK LANE
LOAFER MOUNTAIN LANE
LONG HOLLOW LANE
SOUTH SISTER PEAK
LOST CANNON PEAK
MOHO MOUNTAIN
SOSHONE MOUNTAIN
MT. MORIAH
MT JEFFERSON
CONNECT TO EXIST TRAIL
CONNECT TO EXIST TRAIL
PONY EXPRESS
AIRPORT ROAD

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

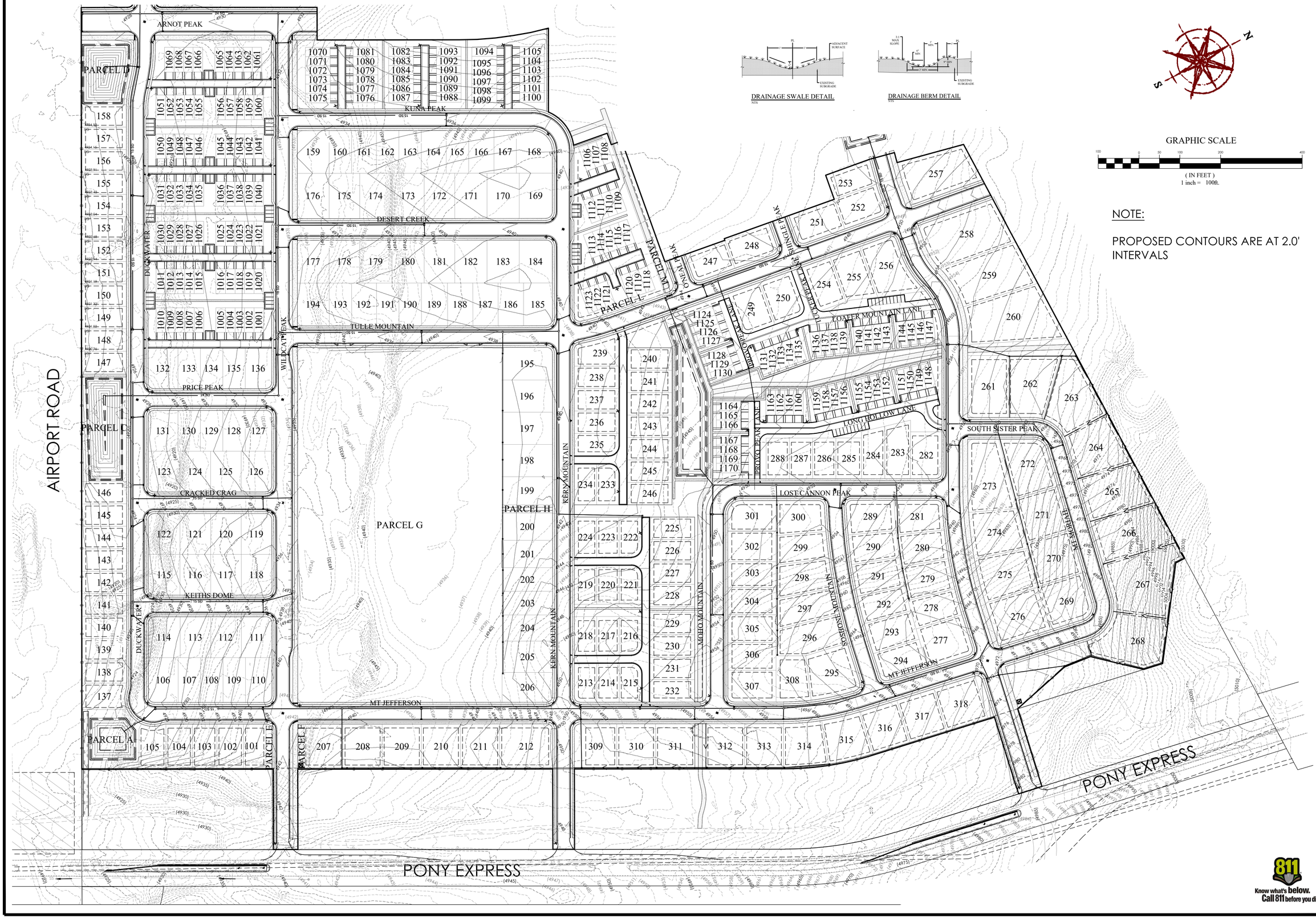
REVISION BLOCK

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

PRELIMINARY TRAIL PLAN

Scale:	1"=100'	Drawn:	CSA
Date:	08/02/22	Job #:	20-0479
Sheet:	C3.6		

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479.dwg\sheets\PRELIMINARY SHEETS\C3.6 - PRELIMINARY TRAIL PLAN.dwg



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

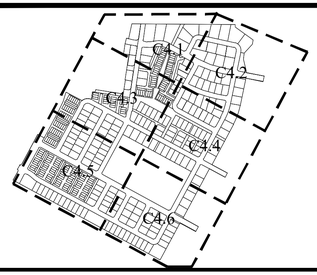
REVISION BLOCK

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

PRELIMINARY GRADING & DRAINAGE PLAN

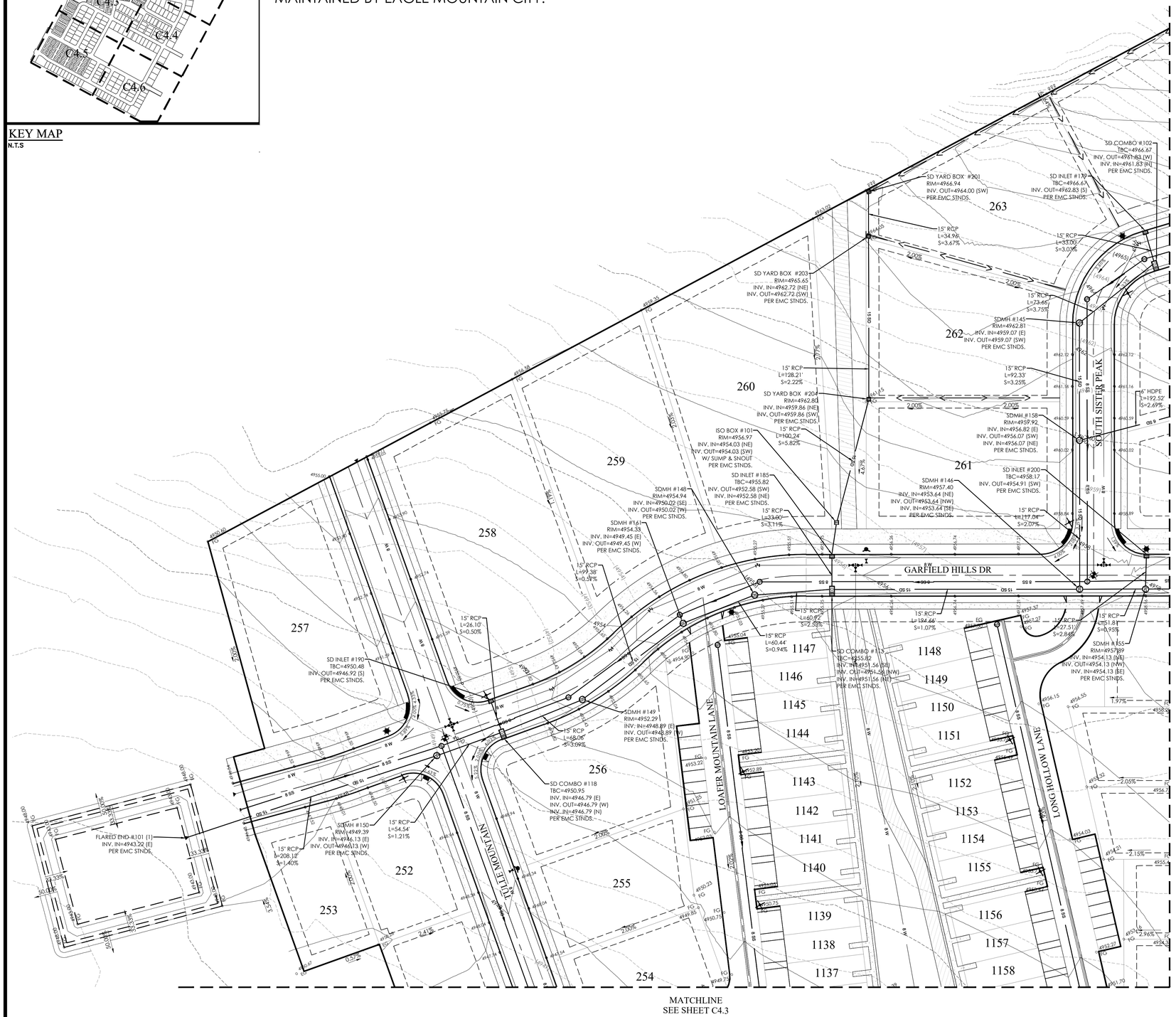
Scale: 1"=100'	Drawn: CSA
Date: 08/02/22	Job #: 20-0479
Sheet: C4	

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C4.0 - PRELIMINARY GRADING & DRAINAGE PLAN.dwg



KEY MAP
N.T.S

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



GRAPHIC SCALE

40 0 20 40 80 160

(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
- EXIST. CONTOUR MINOR
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- CULINARY VALVE, TEE & BEND
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- 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

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

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

REVISION BLOCK

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

PRELIMINARY GRADING & DRAINAGE PLAN

Scale:	1"=40'	Drawn:	CSA
Date:	08/02/22	Job #:	20-0479
Sheet:	C4.1		

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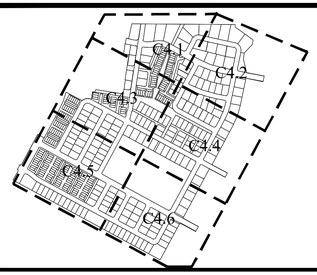
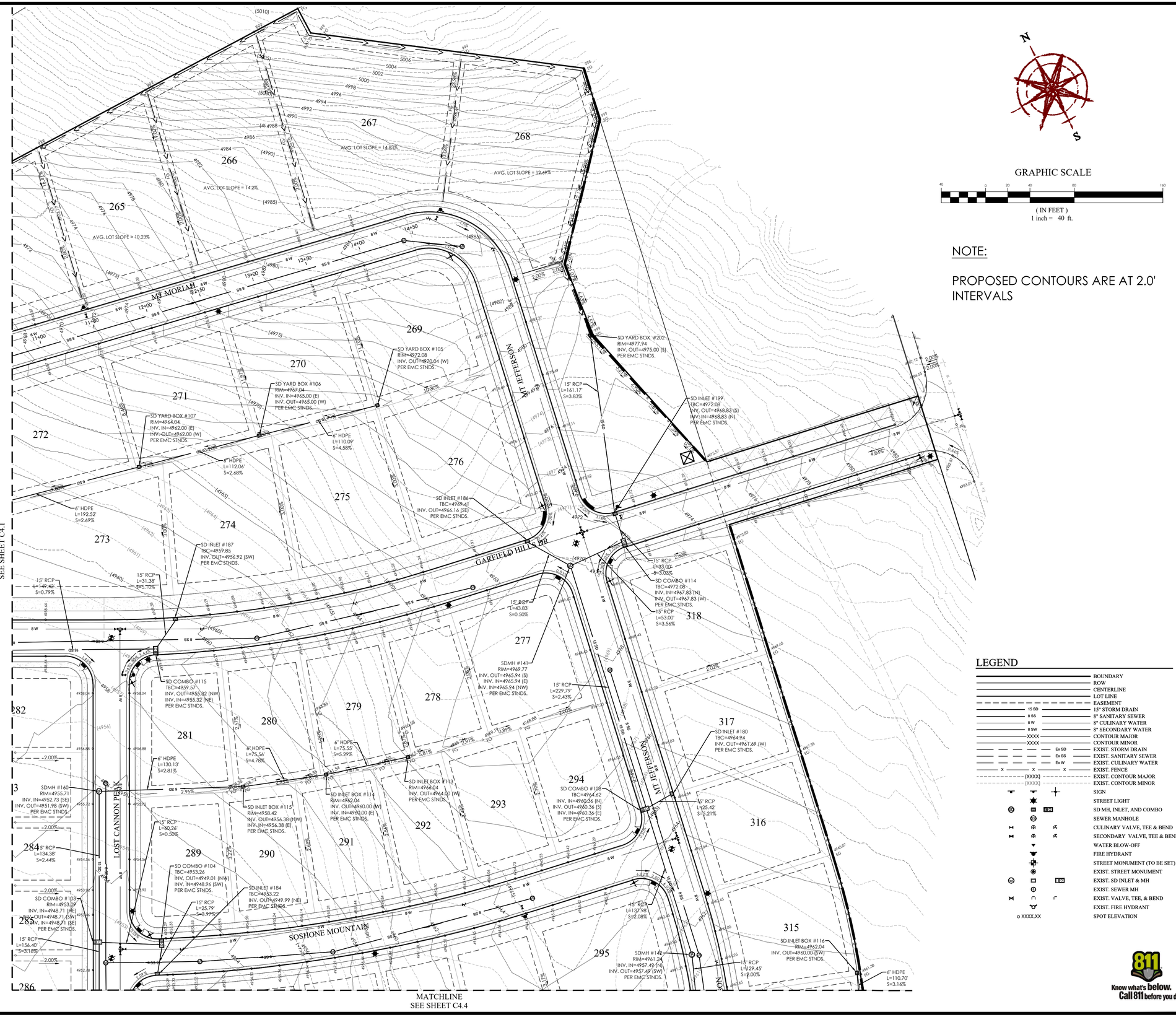


KEY MAP
N.T.S



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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. 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
PRELIMINARY GRADING & DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	#####	----
5	----	----
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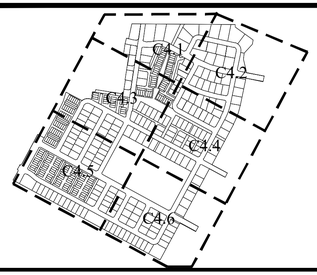
PRELIMINARY GRADING & DRAINAGE PLAN

Scale:	1"=40'	Drawn:	CSA
Date:	08/02/22	Job #:	20-0479
Sheet:	C4.2		

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C4.2 - PRELIMINARY GRADING & DRAINAGE PLAN.dwg



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
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
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- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

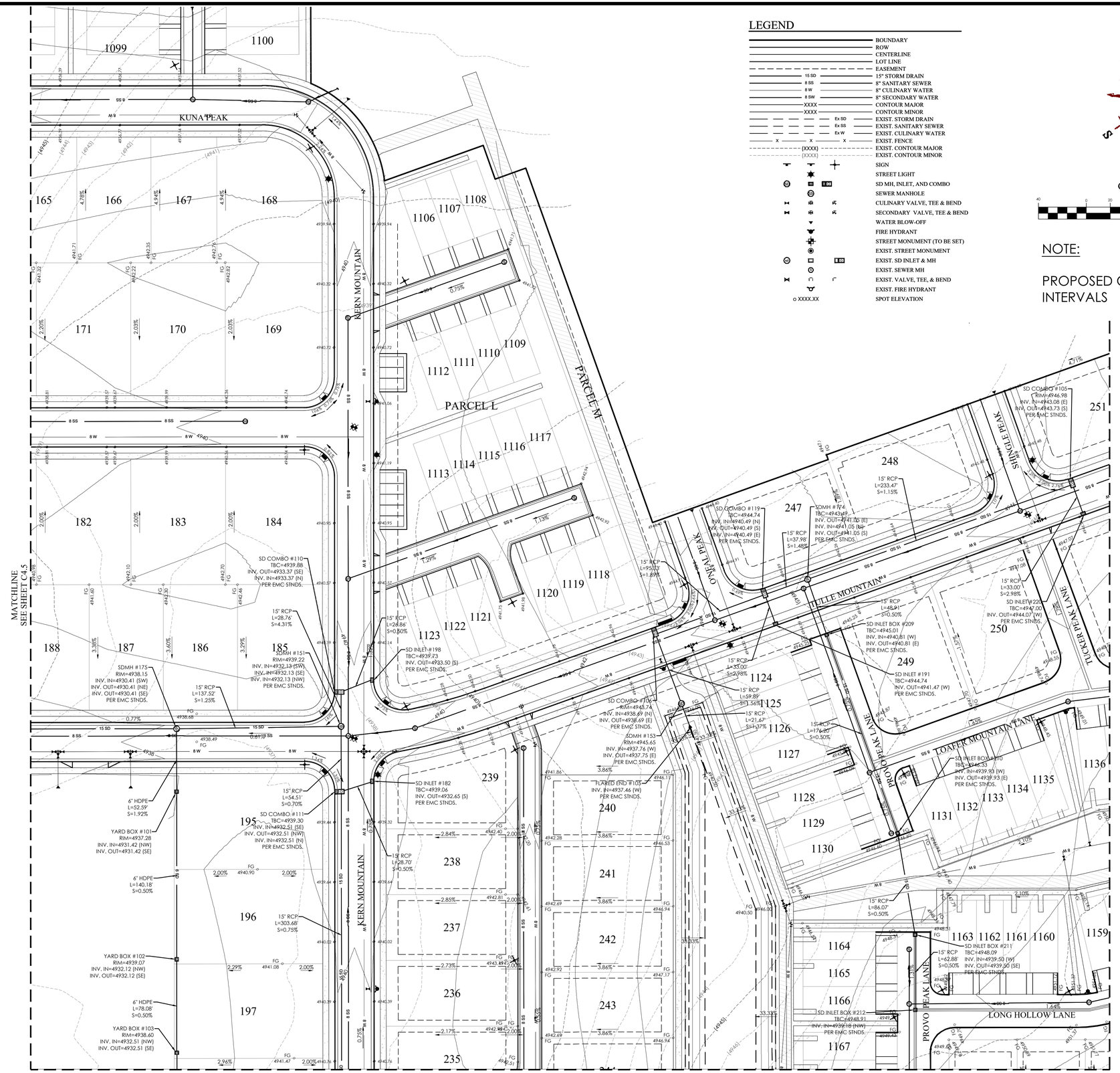
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOTE:

PROPOSED CONTOURS ARE AT 2.0' INTERVALS



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EAGLE MOUNTAIN CITY, UTAH
PRELIMINARY GRADING & DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
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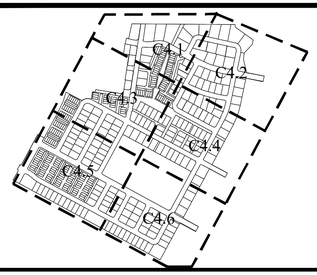
PRELIMINARY GRADING & DRAINAGE PLAN

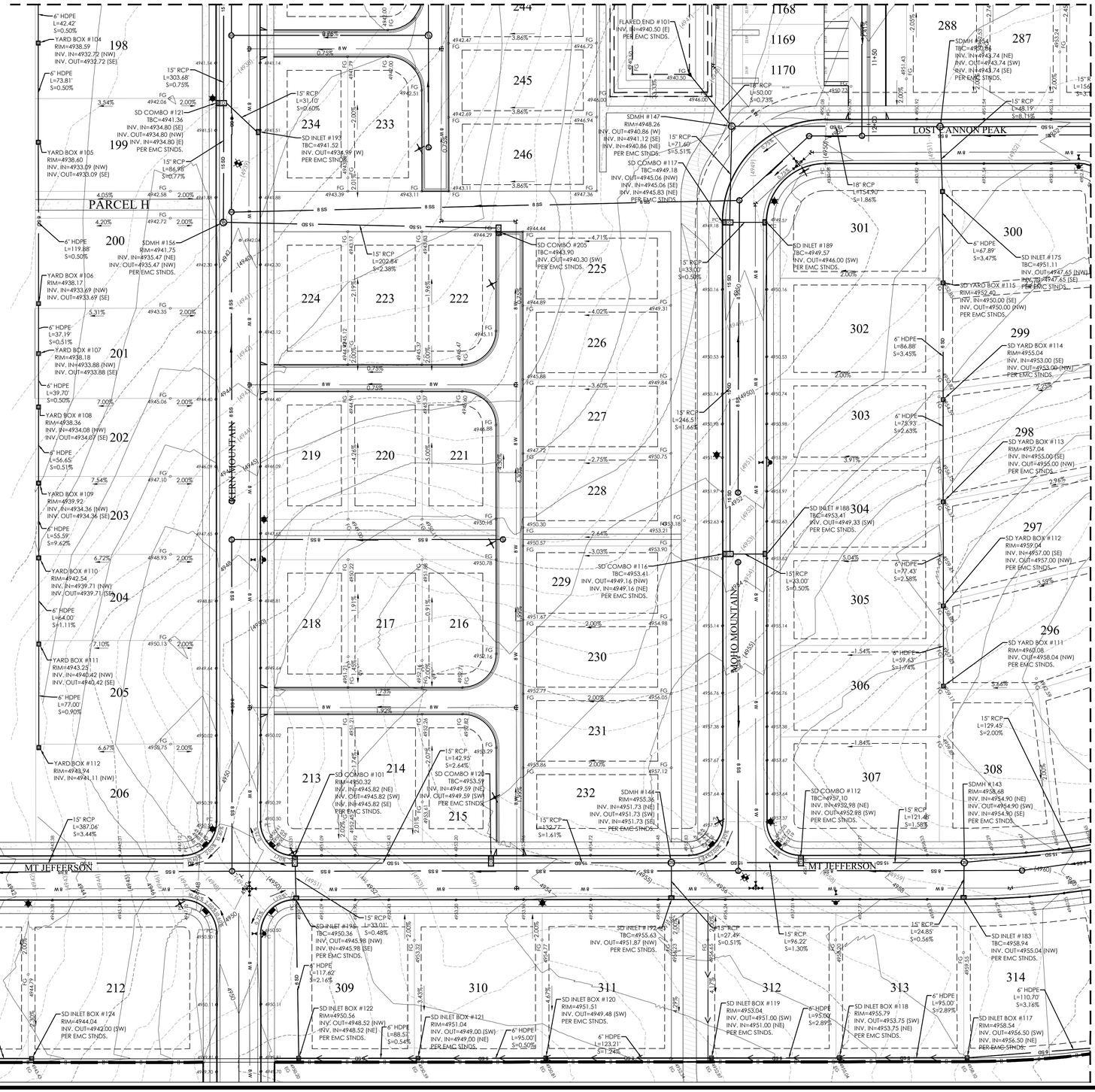
Scale: 1"=40'	Drawn: CSA
Date: 08/02/22	Job #: 20-0479
Sheet: C4.3	

Z:_2020\20-0479 Overland Village 2 Preliminary\design\20-0479.dwg\sheets\PRELIMINARY SHEETS\C4.3 - PRELIMINARY GRADING & DRAINAGE PLAN.dwg



KEY MAP
N.T.S

MATCHLINE
SEE SHEET C4.3



MATCHLINE
SEE SHEET C4.6

MATCHLINE
SEE SHEET C4.2

NOTE:

PROPOSED CONTOURS ARE AT 2.0' INTERVALS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LEGEND

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EAGLE MOUNTAIN CITY, UTAH

PRELIMINARY GRADING & DRAINAGE PLAN

REVISION BLOCK

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PRELIMINARY GRADING & DRAINAGE PLAN

Scale: 1"=40'	Drawn: CSA
Date: 08/02/22	Job #: 20-0479
Sheet: C4.4	

Z:\...2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C4.4 - PRELIMINARY GRADING & DRAINAGE PLAN.dwg

MATCHLINE SEE SHEET C4.3

MATCHLINE SEE SHEET C4.6

KUNA PEAK | DESERT CREEK | TULLE MOUNTAIN | WILDCAT PEAK | ARNOT PEAK | PRICE PEAK | CLEVE CREEK

PARCEL D | PARCEL C

SD COMBO #131 TBC=4936.09 INV. OUT=4931.60 (SW) INV. IN=4931.60 (SE) PER EMC STNDS.

SD INLET #208 TBC=4936.08 INV. OUT=4931.72 (NW) PER EMC STNDS.

15" RCP L=33.01' S=0.35%

SD COMBO #135 TBC=4937.54 INV. OUT=4931.30 (SW) INV. IN=4931.30 (SE) PER EMC STNDS.

15" RCP L=33.02' S=0.50%

SD INLET #209 TBC=4937.56 INV. OUT=4931.47 (NW) PER EMC STNDS.

SD COMBO #132 TBC=4936.88 INV. OUT=4931.91 (NE) INV. OUT=4928.91 (SW) INV. OUT=4931.85 (SE) PER EMC STNDS.

15" RCP L=26.00' S=0.50%

SD INLET #210 TBC=4936.89 INV. IN=4931.72 (NW) PER EMC STNDS.

15" RCP L=348.94' S=1.36%

SD CAP #213 INV. OUT=4923.84 (SW) PER EMC STNDS.

SD INLET #202 TBC=4931.64 INV. OUT=4924.76 (SW) PER EMC STNDS.

SD COMBO #126 TBC=4931.65 INV. OUT=4923.85 (SE) INV. OUT=4923.85 (NW) INV. IN=4924.60 (NE) PER EMC STNDS.

SDMH #152 RIM=4932.73 INV. IN=4925.48 (NE) INV. IN=4924.73 (NW) INV. OUT=4925.48 (SE) PER EMC STNDS.

24" RCP L=95.48' S=0.50%

SD INLET #203 (1) TBC=4933.10 INV. IN=4925.85 (SW) PER EMC STNDS.

15" RCP L=27.04' S=0.55%

SDMH #164 (1) RIM=4933.12 INV. IN=4925.70 (NW) INV. OUT=4925.70 (NE) PER EMC STNDS.

SD INLET #203 TBC=4932.61 INV. IN=4925.85 (SW) PER EMC STNDS.

SDMH #164 RIM=4932.42 INV. IN=4925.70 (SE) INV. OUT=4925.70 (NE) PER EMC STNDS.

15" RCP L=29.55' S=0.50%

SD INLET #214 TBC=4932.60 INV. IN=4926.33 (SW) PER EMC STNDS.

15" RCP L=24.65' S=0.50%

SD COMBO #136 TBC=4932.62 INV. IN=4924.96 (SE) INV. OUT=4926.21 (NE) INV. OUT=4925.21 (NW) PER EMC STNDS.

SD INLET #206 TBC=4934.34 INV. IN=4928.33 (SW) PER EMC STNDS.

15" RCP L=24.45' S=0.50%

SD COMBO #128 TBC=4934.59 INV. IN=4922.86 (SE) INV. OUT=4928.21 (NE) INV. OUT=4922.86 (NW) PER EMC STNDS.

SDMH #163 RIM=4934.90 INV. IN=4921.36 (SW) INV. OUT=4921.36 (NW) PER EMC STNDS.

24" RCP L=70.64' S=0.69%

SDMH #165 RIM=4930.88 INV. IN=4923.36 (NE) INV. IN=4923.36 (SW) INV. IN=4923.36 (SE) PER EMC STNDS.

24" RCP L=282.70' S=0.50%

SD COMBO #125 TBC=4929.03 INV. IN=4921.94 (SW) INV. OUT=4922.70 (SE) INV. OUT=4921.94 (NE) PER EMC STNDS.

15" RCP L=42.85' S=0.50%

SD INLET #216 TBC=4929.04 INV. OUT=4922.91 (NW) PER EMC STNDS.

24" RCP L=53.32' S=0.50%

SD CAP #214 TBC=4919.99 INV. OUT=4917.57 (SE) PER EMC STNDS.

15" RCP L=182.33' S=0.50%

SDMH #170 RIM=4929.02 INV. OUT=4915.06 (NW) INV. IN=4915.06 (SE) PER EMC STNDS.

SD INLET #218 TBC=4919.09 INV. OUT=4915.99 (SW) PER EMC STNDS.

SD INLET #219 TBC=4922.08 INV. OUT=4918.98 (SW) PER EMC STNDS.

15" RCP L=33.15' S=0.50%

SD COMBO #139 TBC=4927.58 INV. OUT=4915.82 (NW) INV. OUT=4915.82 (NE) INV. IN=4915.82 (NE) PER EMC STNDS.

SD COMBO #140 TBC=4926.28 INV. IN=4916.81 (NW) INV. IN=4916.81 (NE) PER EMC STNDS.

SD INLET #217 TBC=4925.97 INV. IN=4919.52 (SW) PER EMC STNDS.

15" RCP L=25.33' S=0.56%

SD INLET #213 TBC=4925.33 INV. IN=4912.51 (SW) PER EMC STNDS.

21" RCP L=51.63' S=0.33%

SDMH #166 RIM=4925.45 INV. OUT=4911.39 (SW) INV. OUT=4918.04 (NE) INV. OUT=4918.79 (NW) INV. OUT=4911.39 (SE) PER EMC STNDS.

24" RCP L=356.98' S=0.93%

21" RCP L=98.38' S=1.52%

15" RCP L=52.24' S=0.52%

18" RCP L=207.39' S=0.50%

SDMH #168 RIM=4933.93 INV. IN=4924.17 (NE) INV. IN=4923.67 (SE) INV. OUT=4923.92 (NW) PER EMC STNDS.

21" RCP L=52.25' S=1.55%

15" RCP L=44.38' S=0.50%

SDMH #176 RIM=4932.11 INV. IN=4925.48 (NE) INV. IN=4925.48 (SE) INV. OUT=4925.48 (NW) PER EMC STNDS.

24" RCP L=176.37' S=0.50%

SD COMBO #137 TBC=4929.58 INV. OUT=4916.78 (NW) INV. IN=4913.90 (SW) INV. IN=4914.65 (SE) PER EMC STNDS.

SDMH #171 RIM=4927.13 INV. OUT=4913.31 (SW) INV. OUT=4913.31 (SE) PER EMC STNDS.

15" RCP L=140.75' S=0.50%

SDMH #162 TBC=4928.37 INV. IN=4917.43 (NW) INV. OUT=4921.50 (SW) INV. OUT=4921.68 (NE) INV. IN=4917.43 (SE) PER EMC STNDS.

SD COMBO #124 TBC=4926.32 INV. OUT=4922.20 (NE) INV. IN=4922.20 (NE) PER EMC STNDS.

15" RCP L=50.00' S=0.50%

SD INLET #201 TBC=4926.32 INV. IN=4922.45 (NW) PER EMC STNDS.

24" RCP L=55.87' S=7.71%

FLARED END #104 INV. IN=4909.00 (NE) PER EMC STNDS.

15" RCP L=27.29' S=0.50%

SDMH #173 RIM=4925.69 INV. IN=4919.38 (SE) INV. OUT=4919.38 (NE) PER EMC STNDS.

FLARED END #103 INV. IN=4910.25 (NE) PER EMC STNDS.

15" RCP L=42.23' S=1.35%

SDMH #172 RIM=4924.28 INV. IN=4910.82 (NE) INV. OUT=4910.82 (SW) PER EMC STNDS.

15" RCP L=11.85' S=1.85%

SD COMBO #134 TBC=4925.32 INV. OUT=4912.37 (NE) INV. IN=4911.56 (NW) INV. OUT=4911.56 (SE) PER EMC STNDS.

24" RCP L=25.35' S=2.25%

1060 1059 1058 1057 1056 1055 1054 1053 1052 1051 1050 1041 1042 1043 1044 1045 1046 1047 1048 1049 1040 1039 1038 1037 1036 1035 1034 1033 1032 1031 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1020 1019 1018 1017 1016 1015 1014 1013 1012 1011 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 136 135 134 133 132 131 130 129 128 127 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1087 164 163 162 161 160 159 158 157 156 155 154 153 152 151 150 149 148 147 173 174 175 176 177 178 179 180 189 190 191 192 193 194

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
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- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

KEY MAP
N.T.S

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

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EAGLE MOUNTAIN CITY, UTAH
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REVISION BLOCK		
#	DATE	DESCRIPTION
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PRELIMINARY GRADING & DRAINAGE PLAN

Scale: 1"=40'	Drawn: CSA
Date: 08/02/22	Job #: 20-0479
Sheet: C4.5	

Z:_2020\20-0479 Overland Village 2 Preliminary Design\20-0479.dwg\sheets\PRELIMINARY SHEETS\C4.5 - PRELIMINARY GRADING & DRAINAGE PLAN.dwg

MATCHLINE
SEE SHEET C4.4

MATCHLINE
SEE SHEET C4.5

PARCEL G

PARCEL F

PARCEL E

PARCEL A

PONY

WILDCAT PEAK

JEFFERSON

MT JEFFERSON

CRACKED CRAG

KEITHS DOME

DUCKWATER

15" RCP
L=387.06'
S=3.44%

SD COMBO #109
TBC=4938.44
INV. IN=4932.50 (NE)
INV. OUT=4932.50 (SW)
PER EMC STNDS.

SD INLET #181
TBC=4938.44
INV. IN=4932.66 (NW)
PER EMC STNDS.

15" RCP
L=25.28'
S=4.13%

SD INLET BOX #126
RIM=4936.82
INV. OUT=4934.29 (SW)
INV. IN=4934.29 (NE)
PER EMC STNDS.

15" RCP
L=192.40'
S=0.77%

6" HDPE
L=95.95'
S=0.50%

SD INLET BOX #127
RIM=4935.85
INV. OUT=4933.81 (SW)
INV. IN=4933.81 (NE)
PER EMC STNDS.

6" HDPE
L=88.50'
S=0.50%

SDMH #159
STA. 28+54.63 11.02' R
RIM=4940.23
INV. IN=4931.02 (NE)
INV. OUT=4931.02 (SW)
INV. IN=4931.02 (SE)
PER EMC STNDS.

6" HDPE
L=145.13'
S=1.58%

6" HDPE
L=12.50'
S=0.50%

SD INLET BOX #166
RIM=4935.41
INV. OUT=4933.37 (SW)
INV. IN=4933.37 (NE)
PER EMC STNDS.

SD INLET BOX #128
RIM=4935.34
INV. OUT=4933.31 (NW)
INV. IN=4933.31 (NE)
PER EMC STNDS.

15" RCP
L=193.40'
S=0.48%

SD INLET #211
TBC=4934.56
INV. IN=4928.57 (SW)
PER EMC STNDS.

15" RCP
L=70.81'
S=2.70%

SD INLET #204
TBC=4937.65
INV. IN=4931.03 (S)
PER EMC STNDS.

SD INLET #212
TBC=4933.00
INV. IN=4926.83 (NW)
PER EMC STNDS.

15" RCP
L=33.01'
S=0.50%

SD COMBO #133
TBC=4932.98
INV. IN=4926.66 (SW)
INV. OUT=4926.66 (NE)
INV. OUT=4926.66 (SE)
PER EMC STNDS.

SD INLET #221
TBC=4924.72
INV. IN=4918.34 (SW)
PER EMC STNDS.

15" RCP
L=317.24'
S=3.00%

15" RCP
L=27.41'
S=0.50%

SD INLET #207
TBC=4922.14
INV. IN=4917.87 (S)
PER EMC STNDS.

15" RCP
L=30.06'
S=0.50%

15" RCP
L=73.34'
S=3.83%

SD COMBO #127
TBC=4935.84
INV. IN=4928.22 (SW)
INV. OUT=4928.22 (N)
INV. OUT=4928.22 (SE)
PER EMC STNDS.

15" RCP
L=33.01'
S=0.42%

SD INLET #205
TBC=4935.88
INV. IN=4928.36 (NW)
PER EMC STNDS.

15" RCP
L=317.24'
S=4.04%

SDMH #157
RIM=4922.35
INV. OUT=4915.40 (NW)
INV. IN=4915.40 (SE)
INV. OUT=4915.40 (NE)
PER EMC STNDS.

15" RCP
L=29.93'
S=0.80%

SD INLET #197
TBC=4922.86
INV. OUT=4915.81 (W)
PER EMC STNDS.

SD COMBO #122
TBC=4939.69
INV. IN=4930.10 (NE)
INV. OUT=4935.60 (SW)
INV. IN=4930.10 (E)
PER EMC STNDS.

SD COMBO #107
TBC=4927.26
INV. IN=4921.06 (NE)
INV. OUT=4921.00 (S)
PER EMC STNDS.

SD INLET #196
TBC=4939.98
INV. OUT=4936.12 (W)
PER EMC STNDS.

15" RCP
L=28.02'
S=21.49%

15" RCP
L=264.14'
S=5.53%

15" RCP
L=40.74'
S=0.76%

SDMH #147
RIM=4926.41
INV. IN=4920.39 (N)
INV. OUT=4920.39 (S)
PER EMC STNDS.

15" RCP
L=31.74'
S=1.22%

FLARED END #102
INV. IN=4920.00 (N)
PER EMC STNDS.

SD COMBO #130
TBC=4922.67
INV. IN=4920.69 (N)
INV. OUT=4920.69 (S)
PER EMC STNDS.

15" RCP
L=22.84'
S=1.33%

21" RCP
L=33.65'
S=0.33%

15" RCP
L=65.80'
S=0.35%

15" RCP
L=155.79'
S=0.33%

15" RCP
L=33.07'
S=0.78%

SDMH #177
RIM=4924.50
INV. OUT=4918.57 (NE)
INV. OUT=4912.10 (SE)
INV. IN=4912.10 (NW)
PER EMC STNDS.

SDMH #169
TBC=4924.25
INV. IN=4912.21 (NW)
INV. OUT=4912.71 (SE)
INV. OUT=4917.14 (NE)
PER EMC STNDS.

SD COMBO #129
TBC=4924.01
INV. OUT=4917.72 (N)
INV. IN=4912.94 (NW)
INV. IN=4912.94 (SE)
PER EMC STNDS.

SD COMBO #123
TBC=4922.72
INV. IN=4915.66 (E)
INV. OUT=4915.66 (NW)
PER EMC STNDS.

209 208 207 119 118 111 110 101 120 117 112 102 121 116 113 103 122 115 114 104 146 145 144 143 142 141 140 139 138 137 105 106 107 108 109

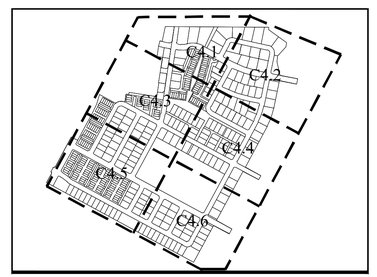
GRAPHIC SCALE

40 0 20 40 80 160

(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
- 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



KEY MAP
N.T.S

NOTE:

PROPOSED CONTOURS ARE AT 2.0' INTERVALS

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

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
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PRELIMINARY GRADING & DRAINAGE PLAN

Scale: 1"=40'	Drawn: CSA
Date: 08/02/22	Job #: 20-0479
Sheet: C4.6	

Z:_2020\20-0479 Overland Village 2 Preliminary \design 20-0479\dwg\sheets\PRELIMINARY SHEETS\C4.6 - PRELIMINARY GRADING & DRAINAGE PLAN.dwg

MATCHLINE SEE SHEET C5.2

MATCHLINE SEE SHEET C5.2

KERN MOUNTAIN

PARCEL G

PARCEL H

PARCEL E

PARCEL A

PARCEL C

PARCEL D

MT. JEFFERSON

ARNOT PEAK

PONY EXPRESS

AIRPORT ROAD

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
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- 8" CULINARY WATER
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- SPOT ELEVATION

alternating sides
Review 15.10.390

KEY MAP
N.T.S

GRAPHIC SCALE
(IN FEET)
1 inch = 70 ft.

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

UTILITY PLAN

Scale:	1"=70'	Drawn:	CSA
Date:	08/02/22	Job #:	20-0479
Sheet:	C5.1		

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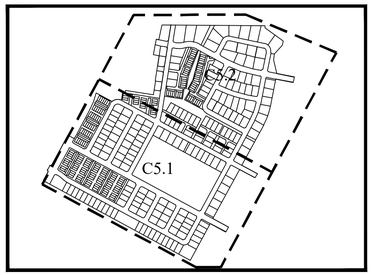
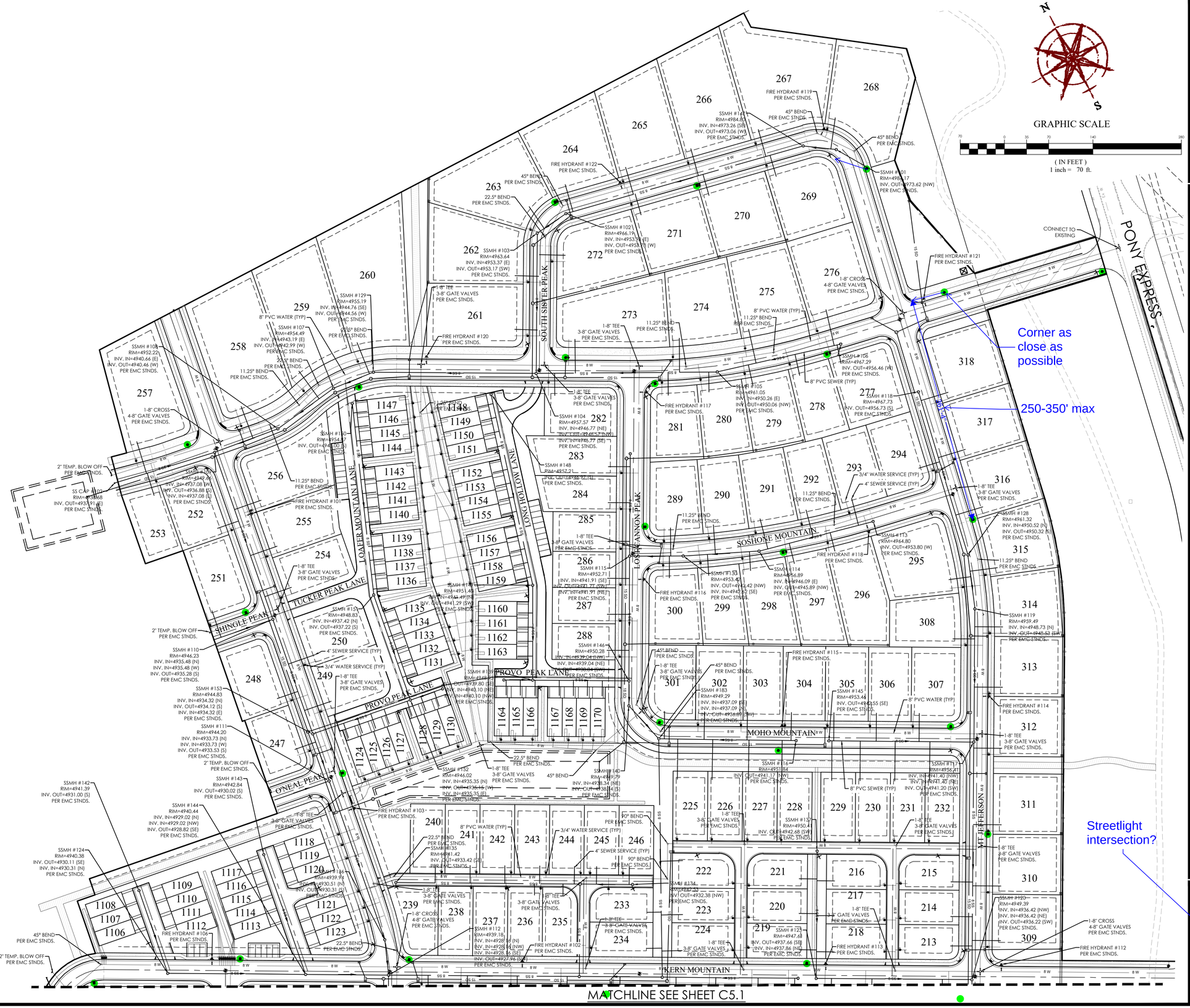


KEY MAP
N.T.S



GRAPHIC SCALE
(IN FEET)
1 inch = 70 ft.

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EAGLE MOUNTAIN CITY, UTAH
UTILITY PLAN

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UTILITY PLAN

Scale: 1"=70'	Drawn: CSA
Date: 08/02/22	Job #: 20-0479
Sheet: C5.2	

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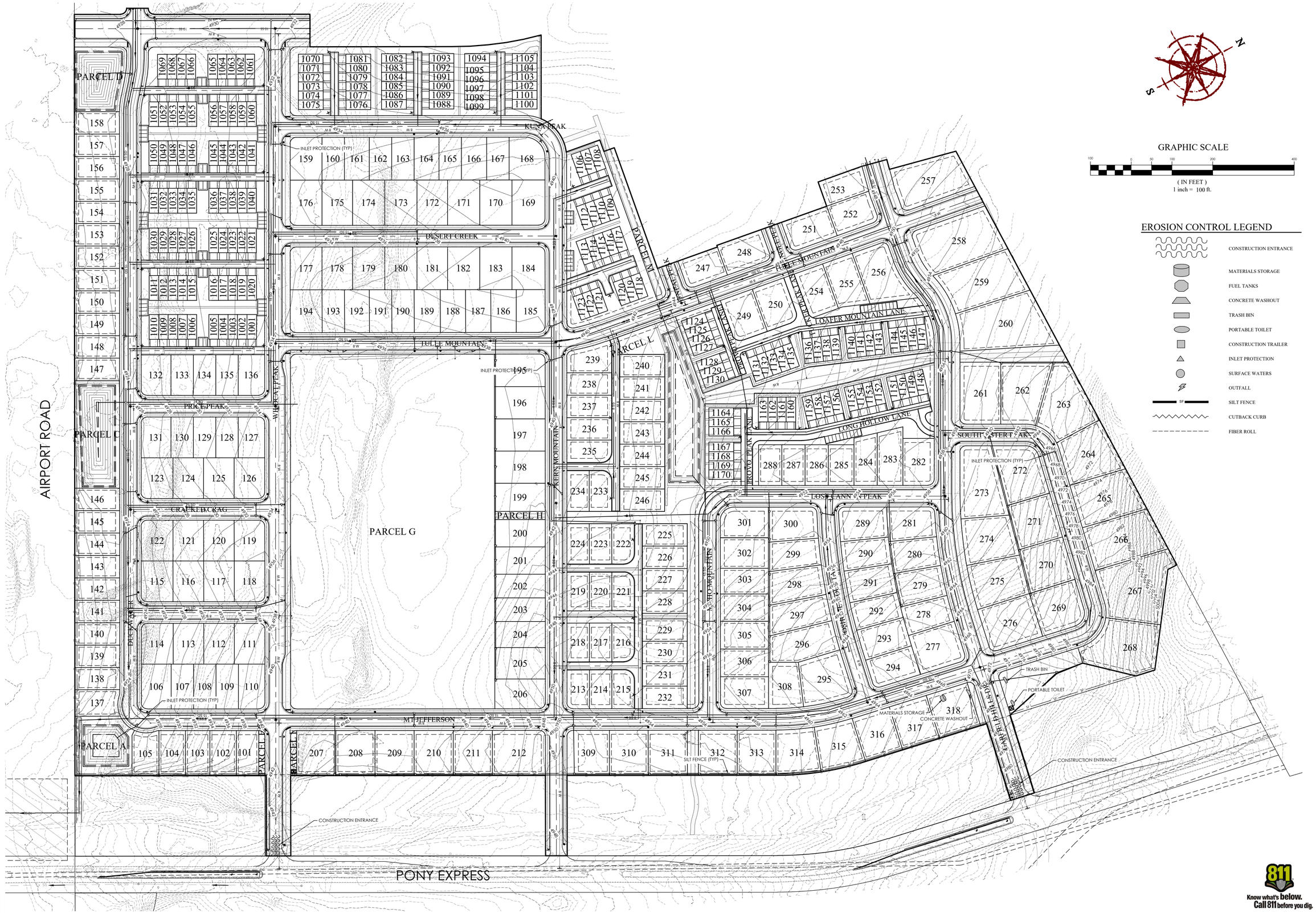

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

EROSION CONTROL LEGEND

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

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EAGLE MOUNTAIN CITY, UTAH
EROSION CONTROL PLAN

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EROSION CONTROL PLAN

Scale:	1"=100'	Drawn:	CSA
Date:	08/02/22	Job #:	20-0479
Sheet:	C6		

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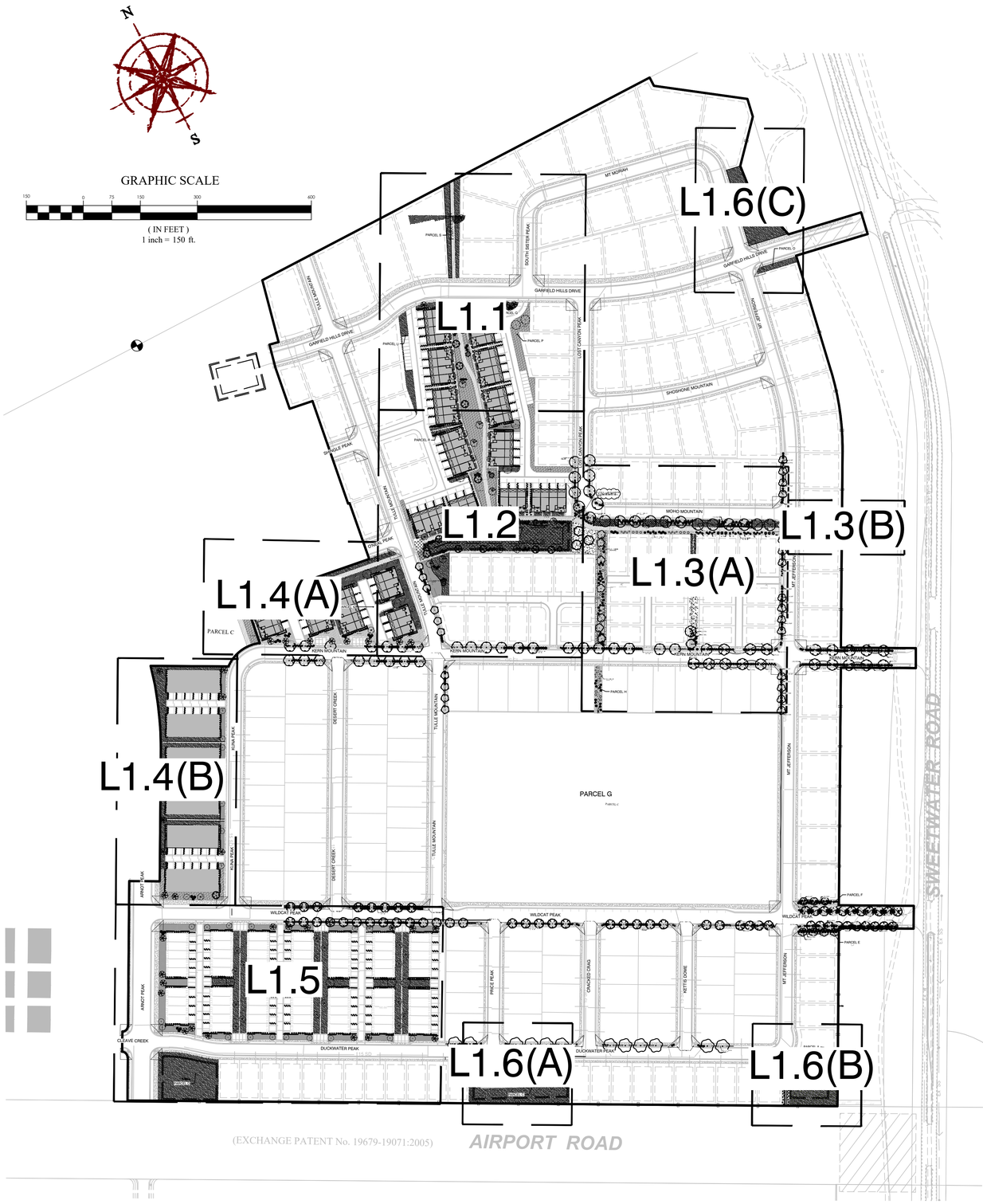

TREE LEGEND

- 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.
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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

PLANT SCHEDULE FOR TOWNHOMES

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

LANDSCAPE NOTES:

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

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

NATIVE PLANT SCHEDULE

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

NOTES:

1. ALL PLANTING BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH.

LEGEND

- TURF SOD (101,903 SF)
- NATIVE GRASS/WILDFLOWERS (250,699 SF)

NATIVE GRASS/WILDFLOWER SEED MIX

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

APPLICATION:

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

Irrigation details with final plats.

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

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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LANDSCAPE PLAN

Scale: 1"=150' | Drawn: MI/BW
Date: 05/26/2022 | Job #: 20-0479
Sheet: L1.0

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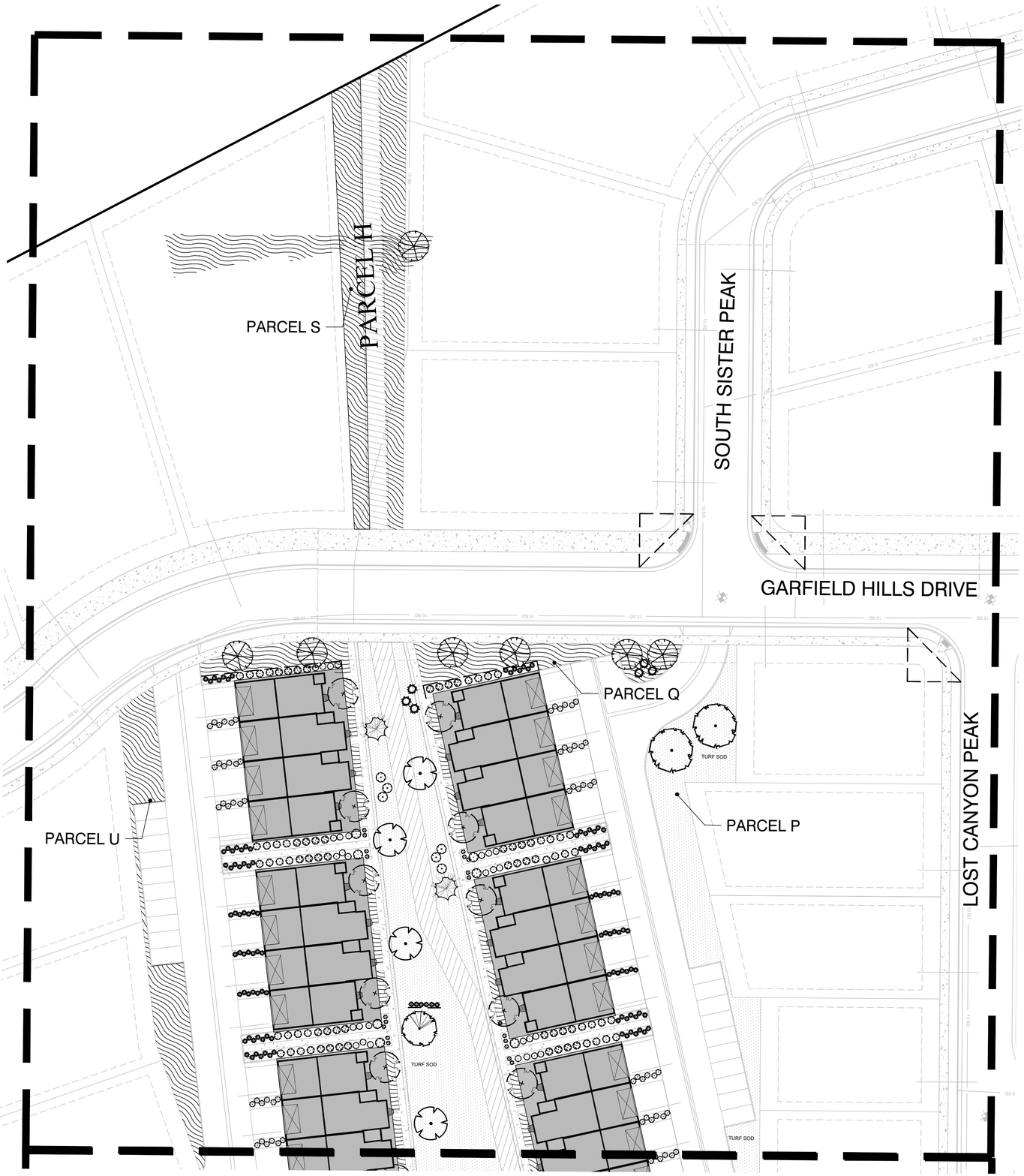

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LEGEND

TURF SOD (101,903 SF)

NATIVE GRASS/WILDFLOWERS (250,699 SF)

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

LANDSCAPE PLAN

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LANDSCAPE PLAN

Scale:	1"=30'	Drawn:	MI/BW
Date:	05/26/2022	Job #:	20-0479
Sheet:	L1.1		

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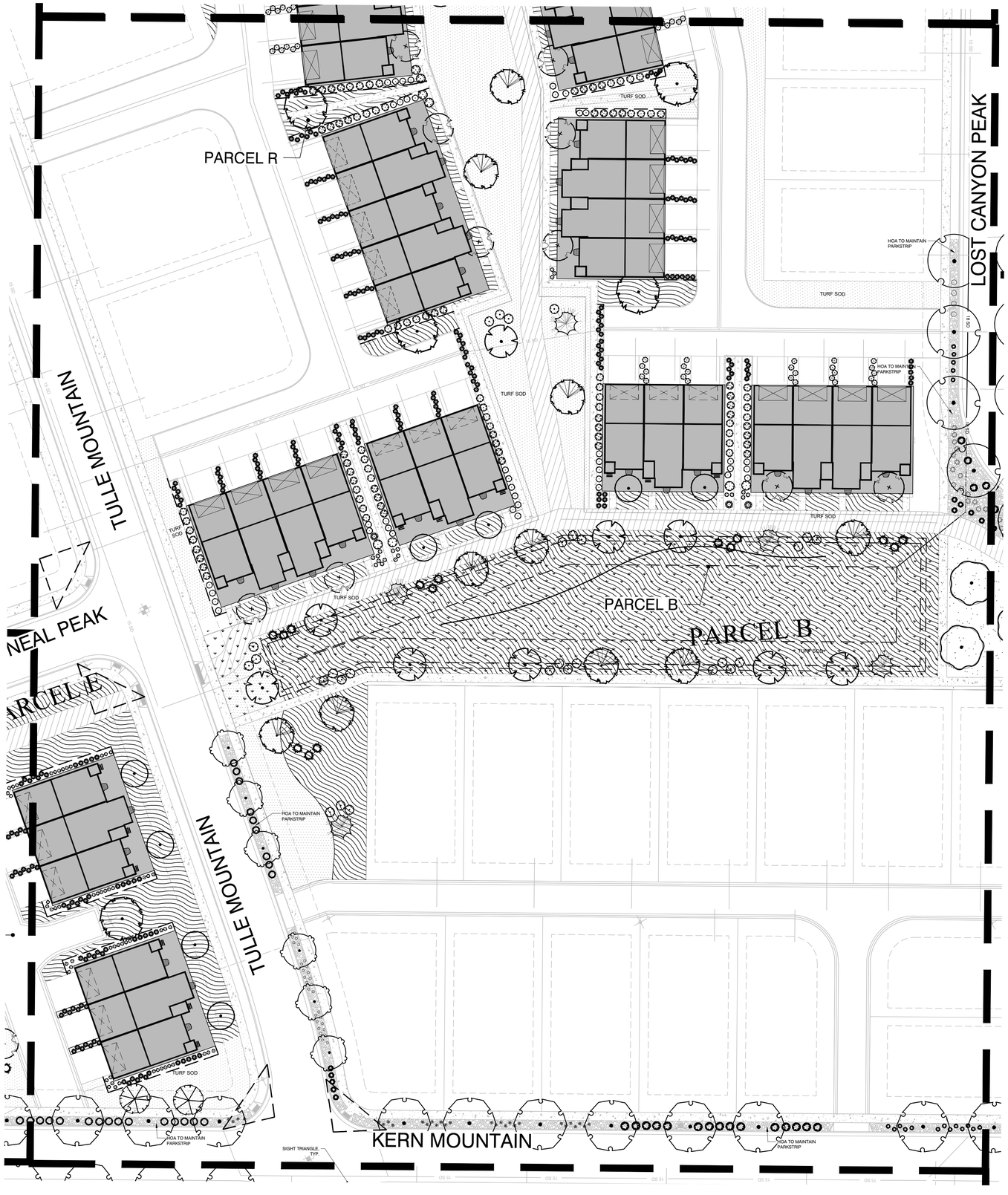

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NATIVE GRASS/WILDFLOWERS (250,699 SF)

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(IN FEET)
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LANDSCAPE PLAN

Scale: 1"=30' | Drawn: MI/BW
Date: 05/26/2022 | Job #: 20-0479
Sheet: L1.2

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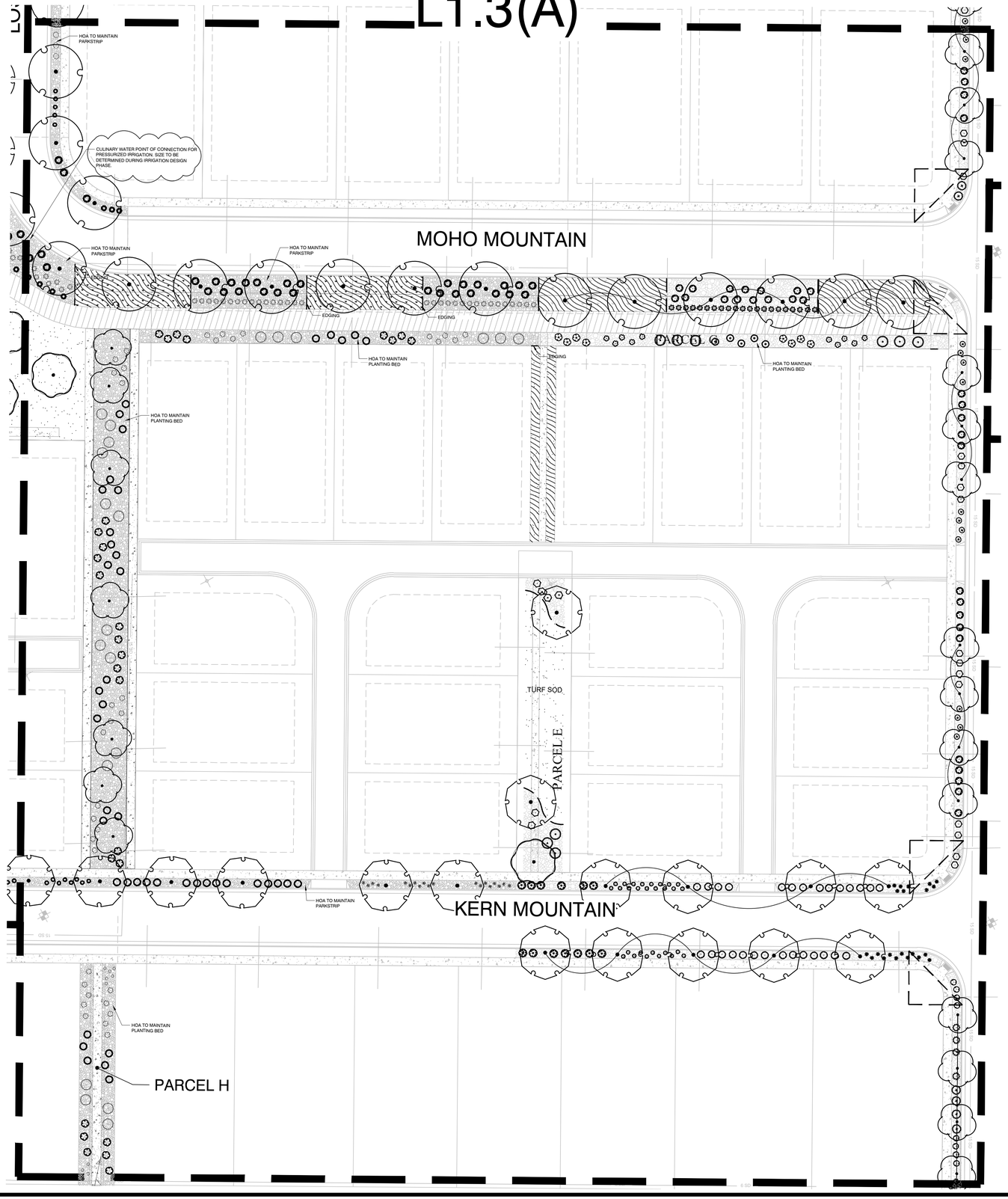

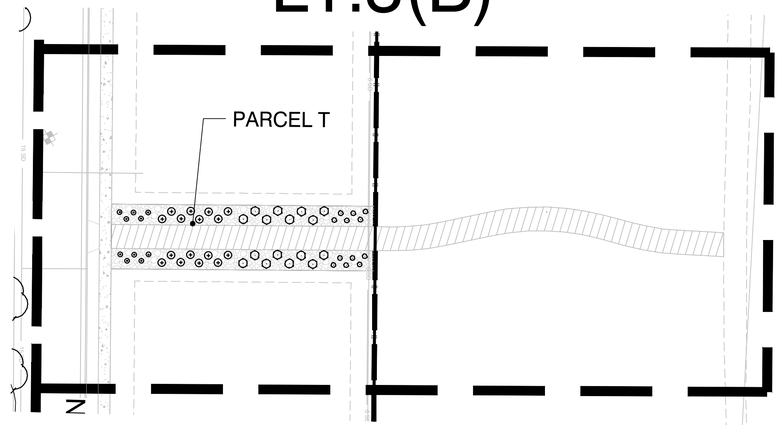

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OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

LANDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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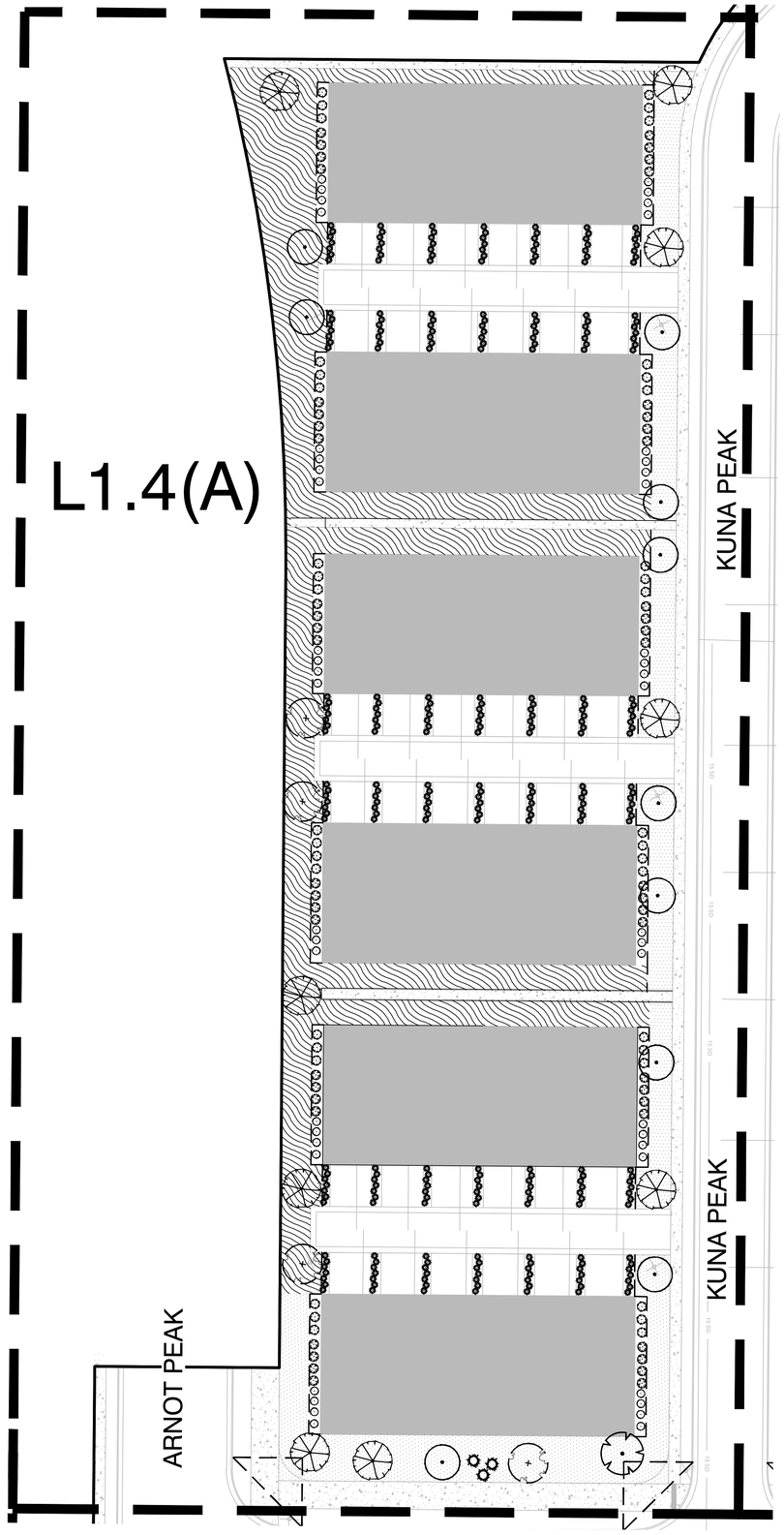
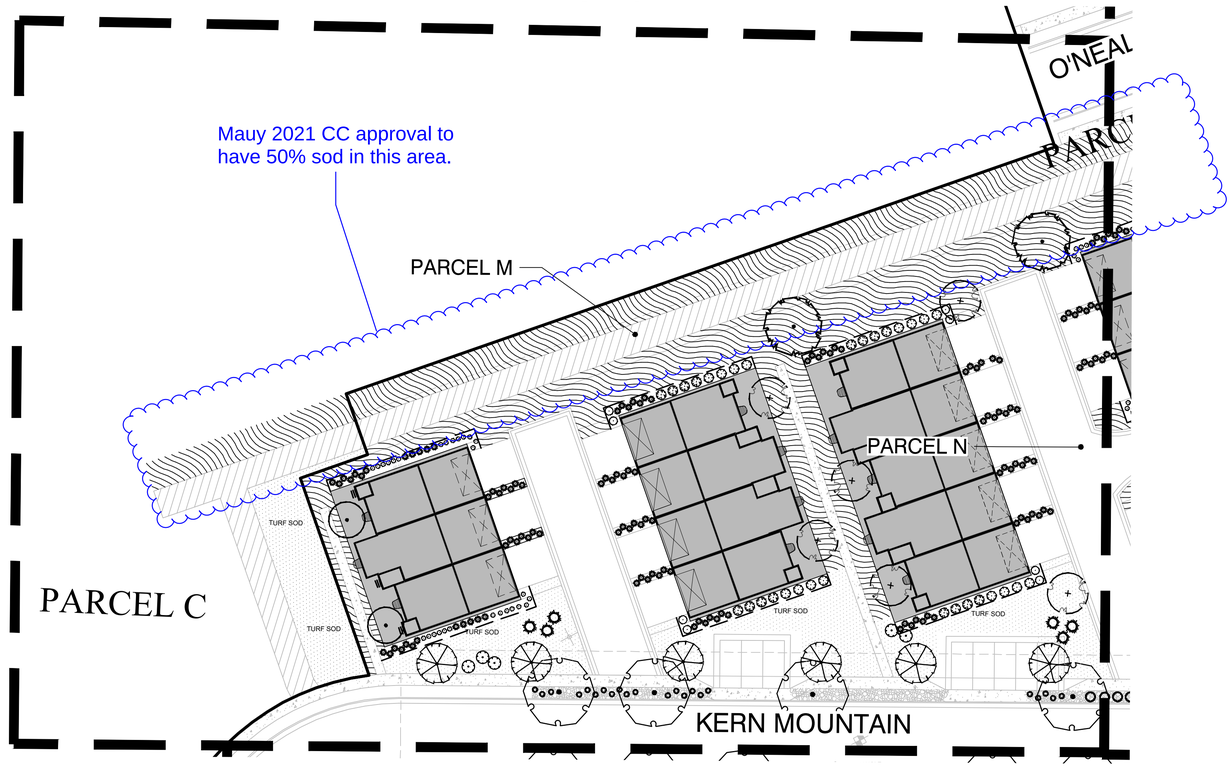
LANDSCAPE PLAN

Scale: 1"=30' | Drawn: MI/BW
Date: 05/26/2022 | Job #: 20-0479
Sheet: L1.3

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\L1.0 PRELIMINARY OVERALL LANDSCAPE 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

LEGEND

- TURF SOD (101,903 SF)
- NATIVE GRASS/WILDFLOWERS (250,699 SF)

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

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OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

LANDSCAPE PLAN

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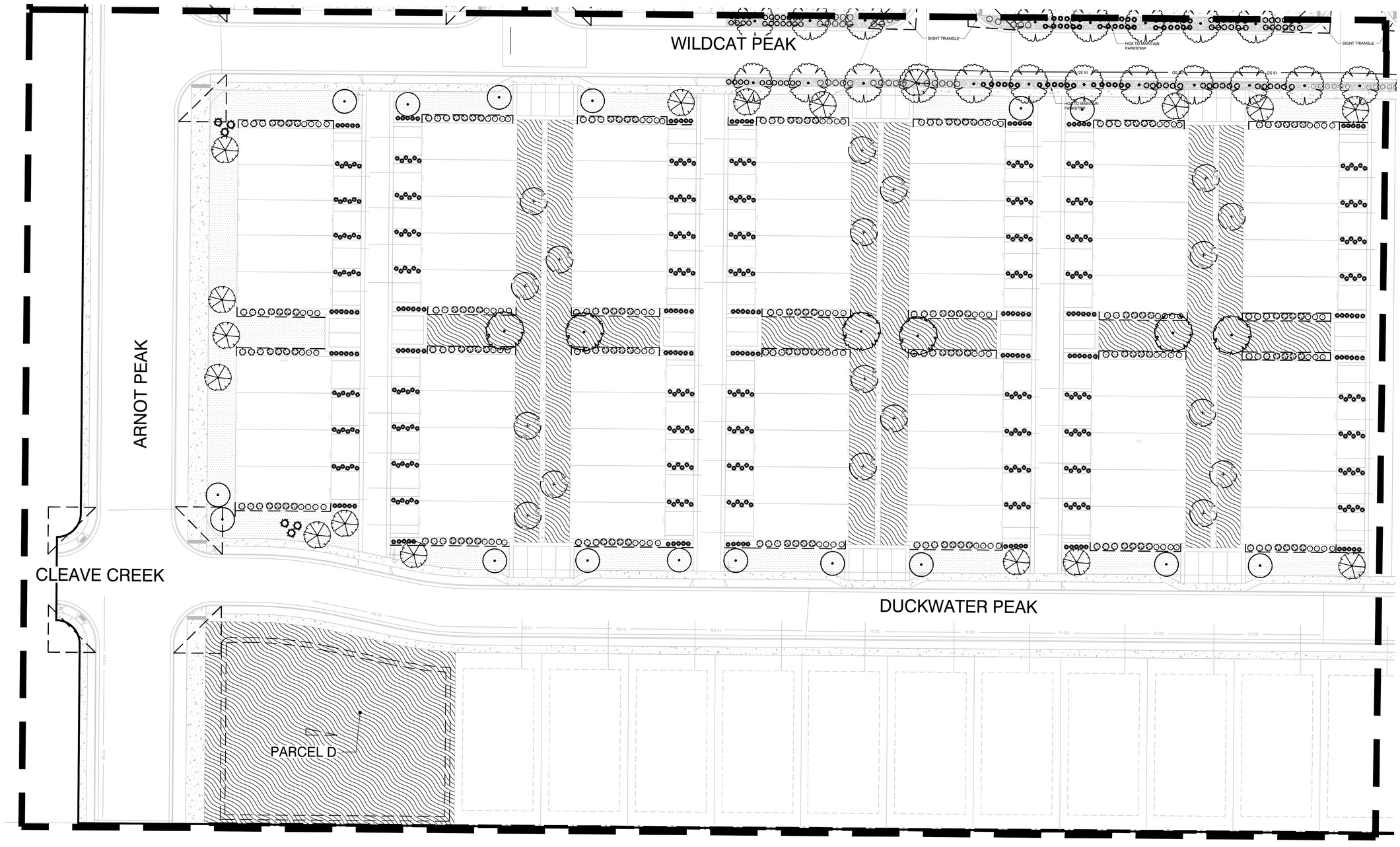
LANDSCAPE PLAN

Scale:	1"=30'	Drawn:	MI/BW
Date:	05/26/2022	Job #:	20-0479
Sheet:	L1.4		

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\L1.0 PRELIMINARY OVERALL LANDSCAPE PLAN.dwg



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S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

TREE LEGEND

- Acer truncatum x platanoides 'Warrenred' — Pacific Sunset Maple 1 1/2" cal.
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- 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.
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- Juniperus osteosperma — Utah Juniper 6' height
- Juniperus monosperma — One-seed Juniper 6' height

LEGEND

- TURF SOD (101,903 SF)
- NATIVE GRASS/WILDFLOWERS (250,699 SF)

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OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

LANDSCAPE PLAN

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LANDSCAPE PLAN

Scale: 1"=30' | Drawn: MI/BW
Date: 05/26/2022 | Job #: 20-0479
Sheet: L1.5

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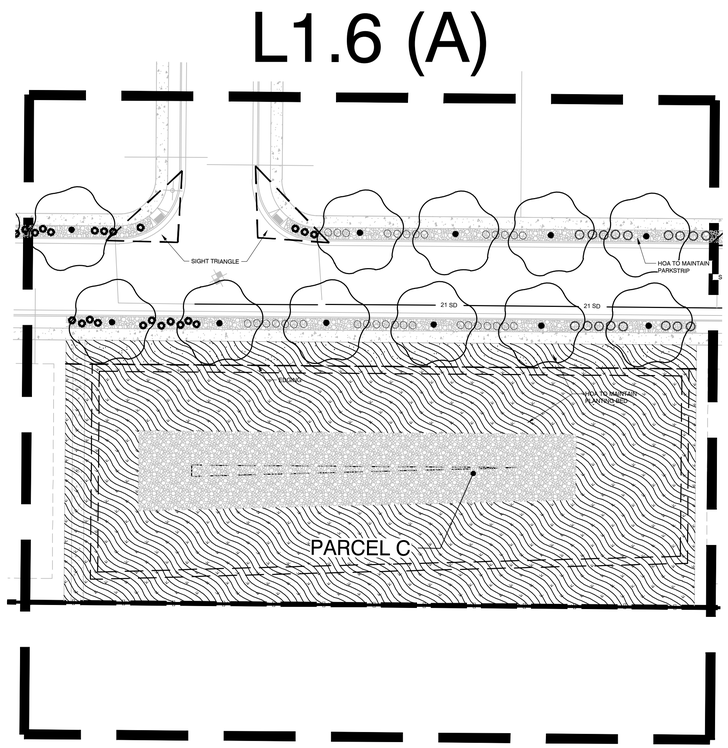

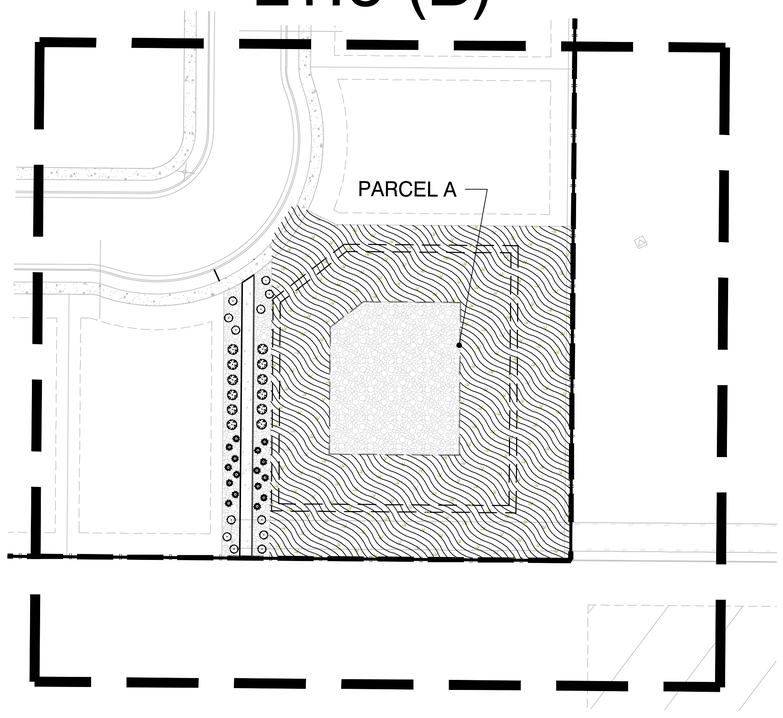

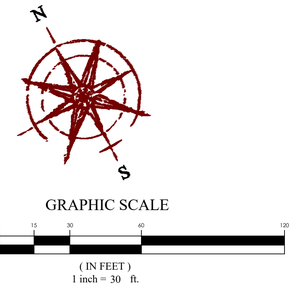

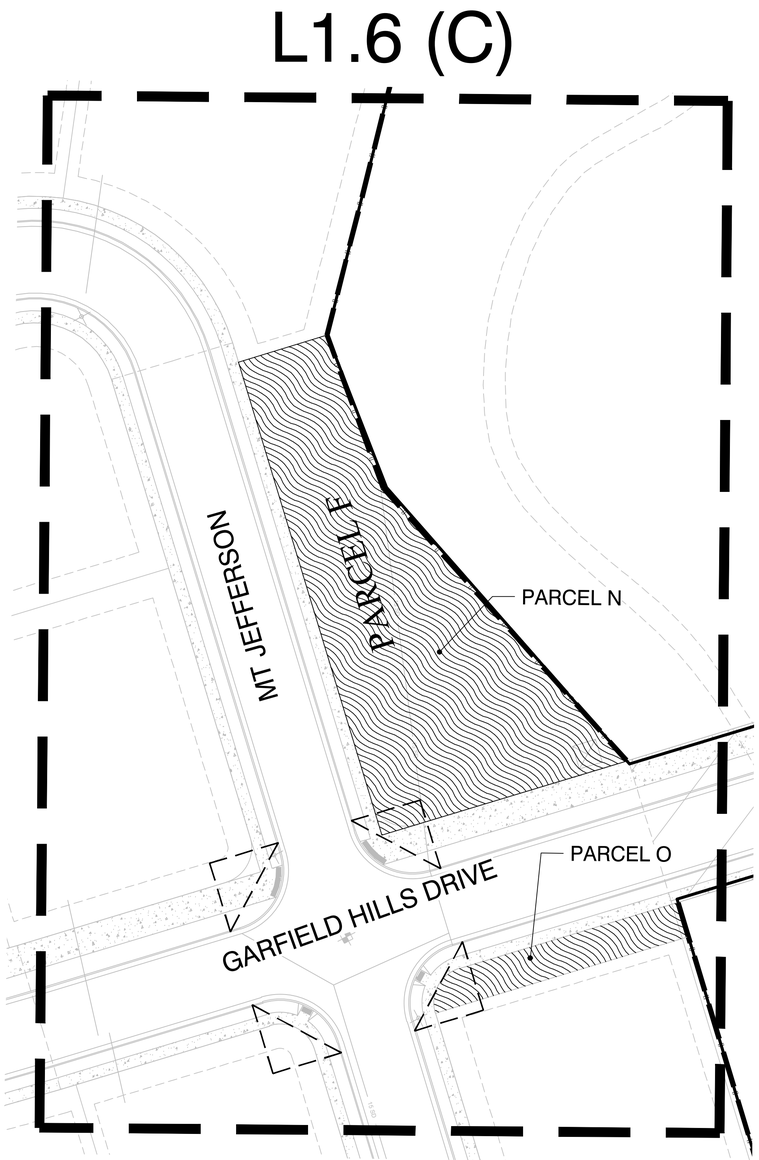

TREE LEGEND

- 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.
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- 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 (101,903 SF)
- NATIVE GRASS/WILDFLOWERS (250,699 SF)

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OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

LANDSCAPE PLAN

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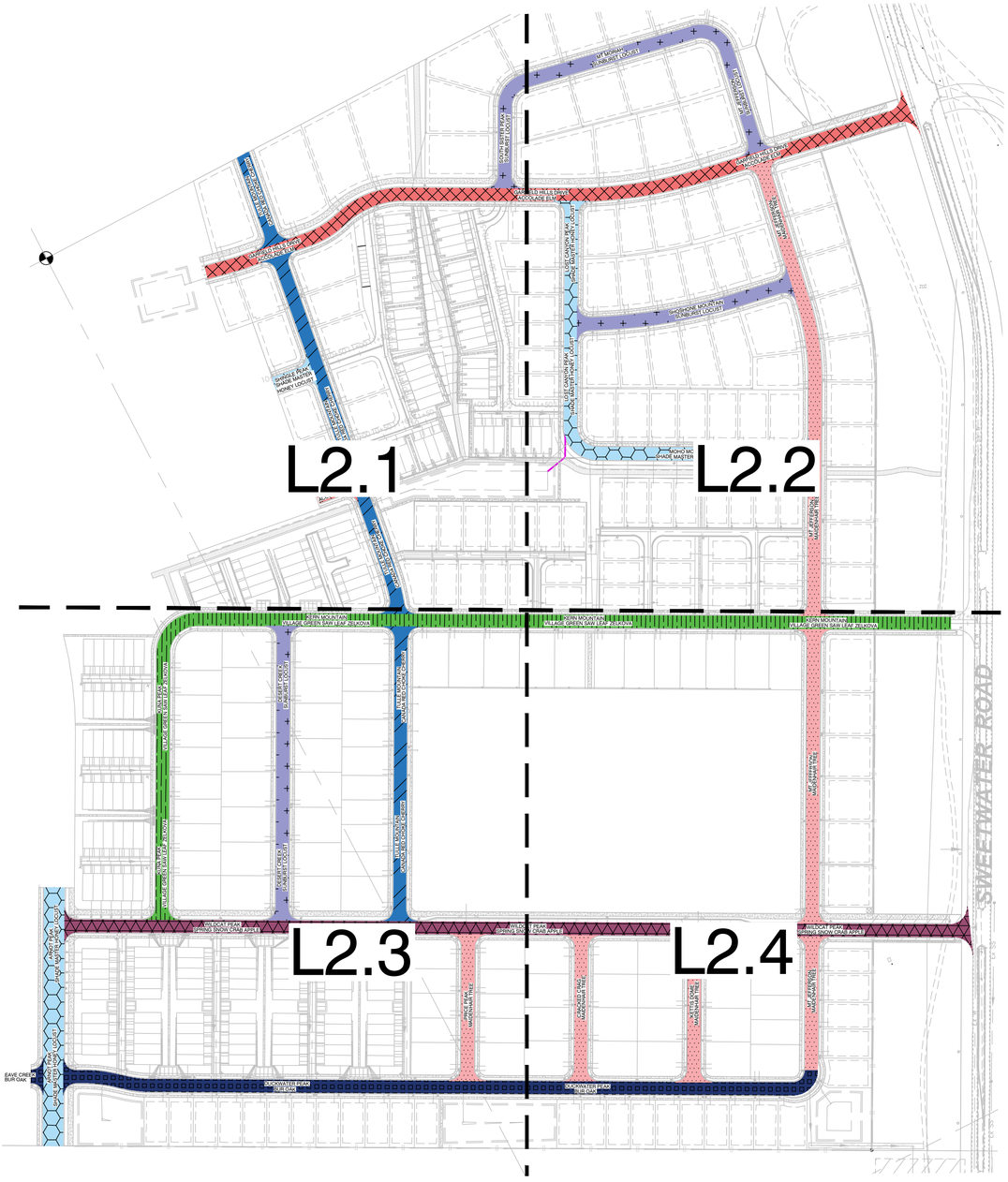
LANDSCAPE PLAN

Scale: 1"=30'	Drawn: MI/BW
Date: 05/26/2022	Job #: 20-0479
Sheet: L1.6	

Z:_2020\20-0479 Overland Village 2 Preliminary\design 20-0479\dwg\sheets\PRELIMINARY SHEETS\L1.0 PRELIMINARY OVERALL LANDSCAPE PLAN.dwg



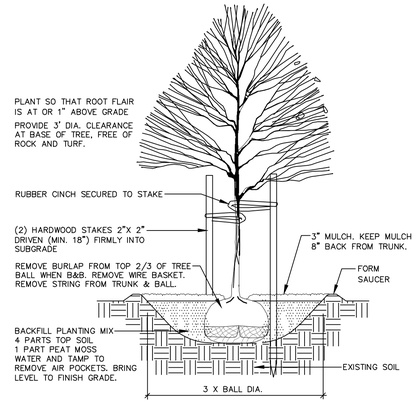
TREE LEGEND

- 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.

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.



A TREE PLANTING & STAKING
NOT TO SCALE

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

REVISION BLOCK

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OVERALL LANDSCAPE PLAN

Scale: 1"=150' | Drawn: MI
Date: 05/24/2022 | Job #: 20-0479
Sheet: L2.0

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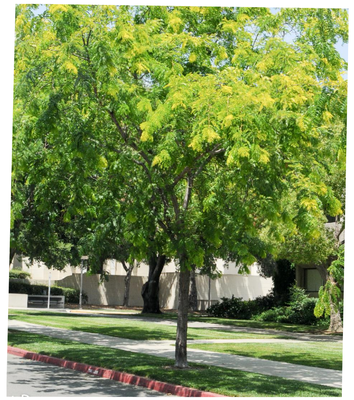

Gleditsia triacanthos 'Sunburst'
Sunburst Locust 2" cal.

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.

N

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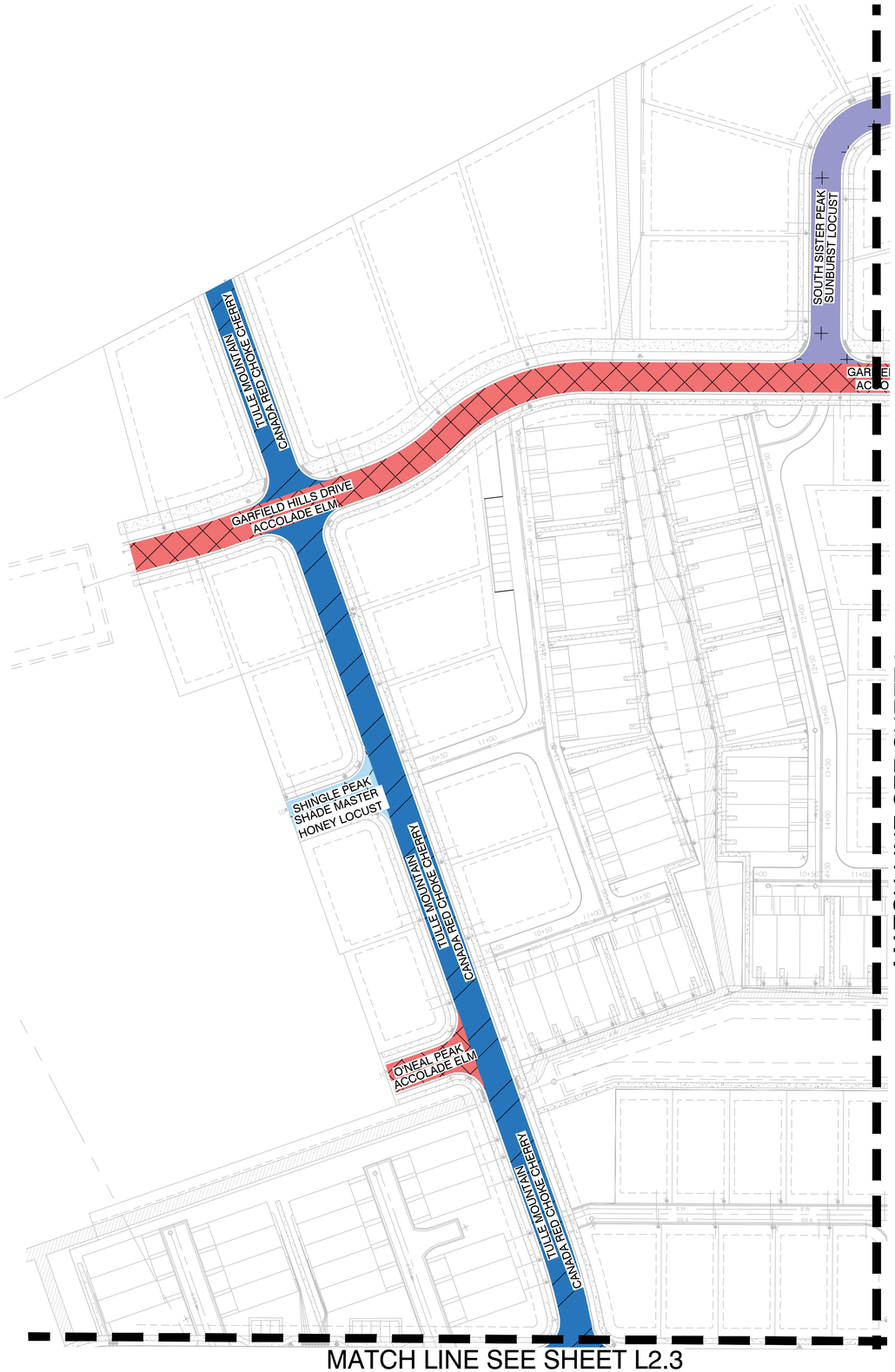
GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



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OVERLAND VILLAGE 2 PHASE A AMENDED PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

STREET TREE PLAN

REVISION BLOCK

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STREET TREE PLAN

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

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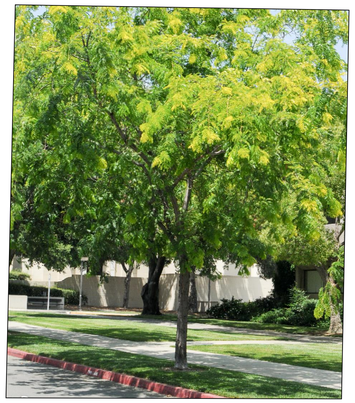


Gleditsia triacanthos 'Sunburst'
Sunburst Locust 2" cal.

Ginkgo biloba 'Autumn Gold'
Maidenhair 2" cal.

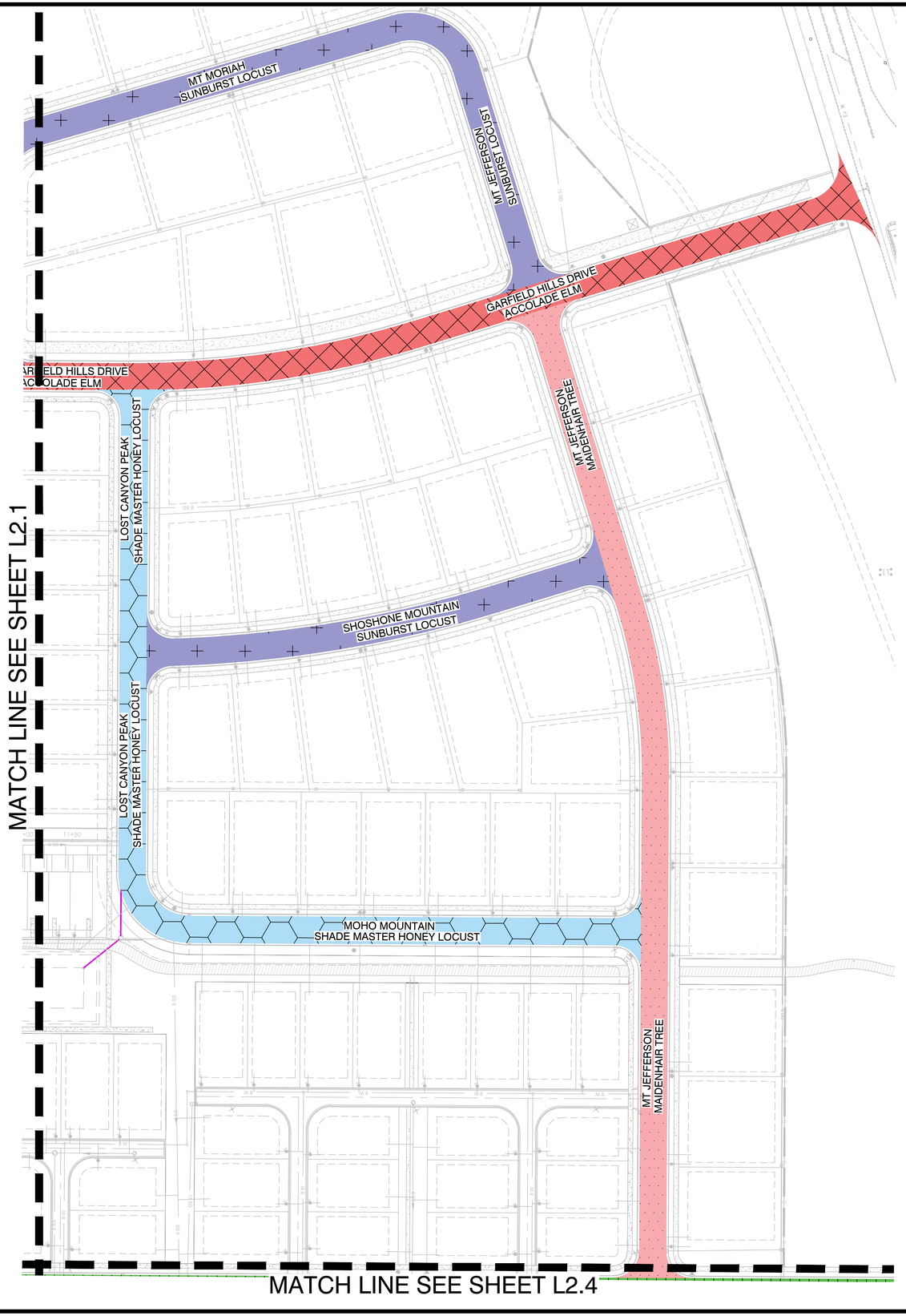
Ulmus 'Morton'
Accolade Elm 2" cal.

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

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



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

REVISION BLOCK

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STREET TREE PLAN

Scale: 1"=60' | Drawn: MI
Date: 05/24/2022 | Job #: 20-0479
Sheet: L2.2

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

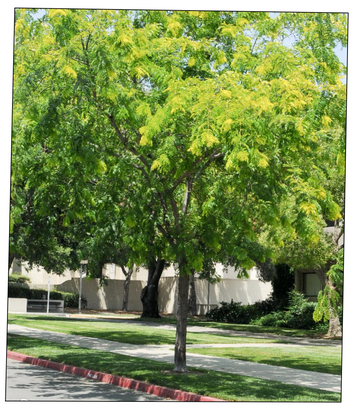
Prunus virginiana 'Canada Red'
Canada Red Choke Cherry 2" cal.

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.

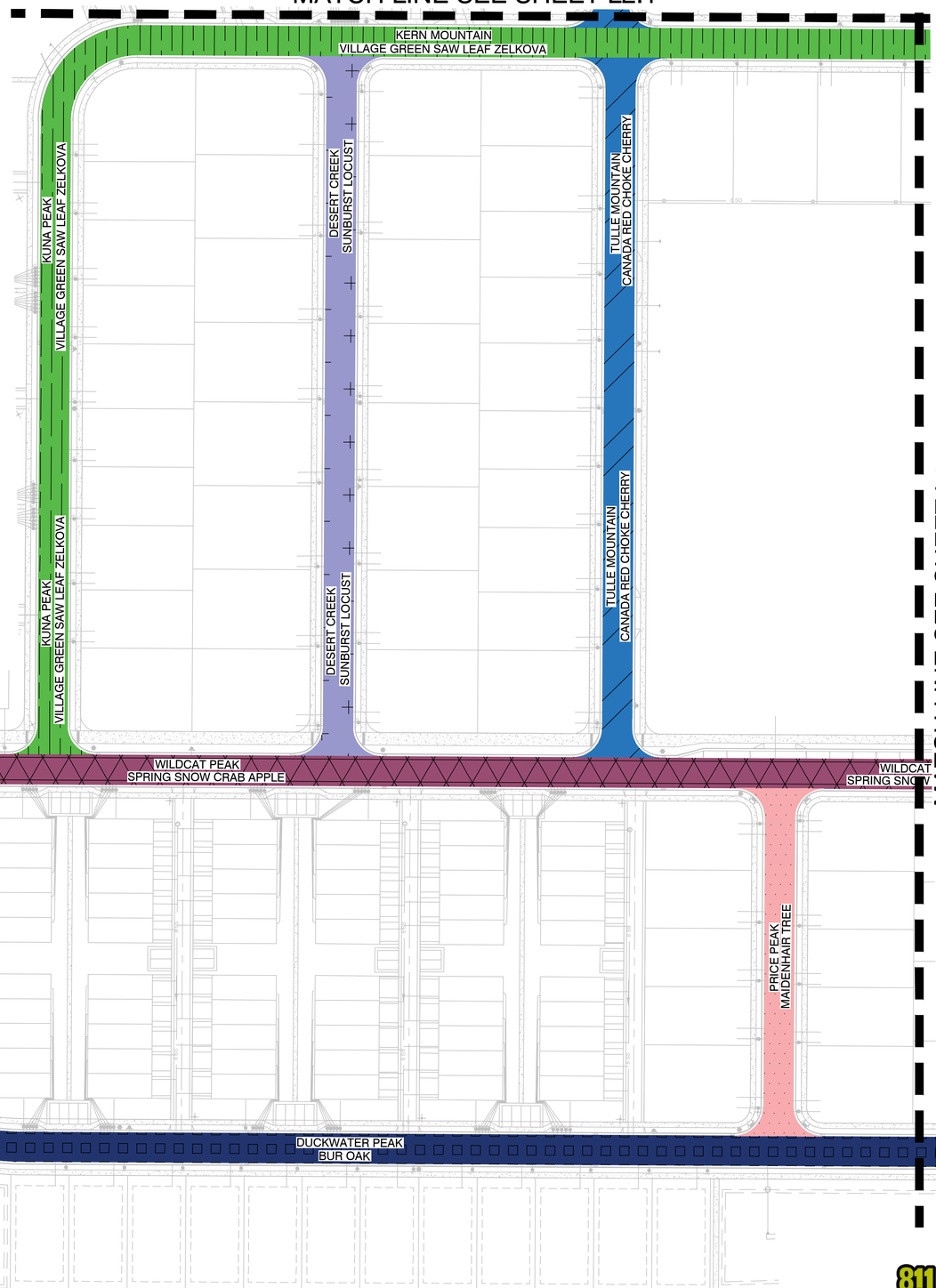


Gleditsia triacanthos 'Sunburst'
Sunburst Locust 2" cal.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



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STREET TREE PLAN

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STREET TREE PLAN

Scale:	1"=60'	Drawn:	MI
Date:	05/24/2022	Job #:	20-0479
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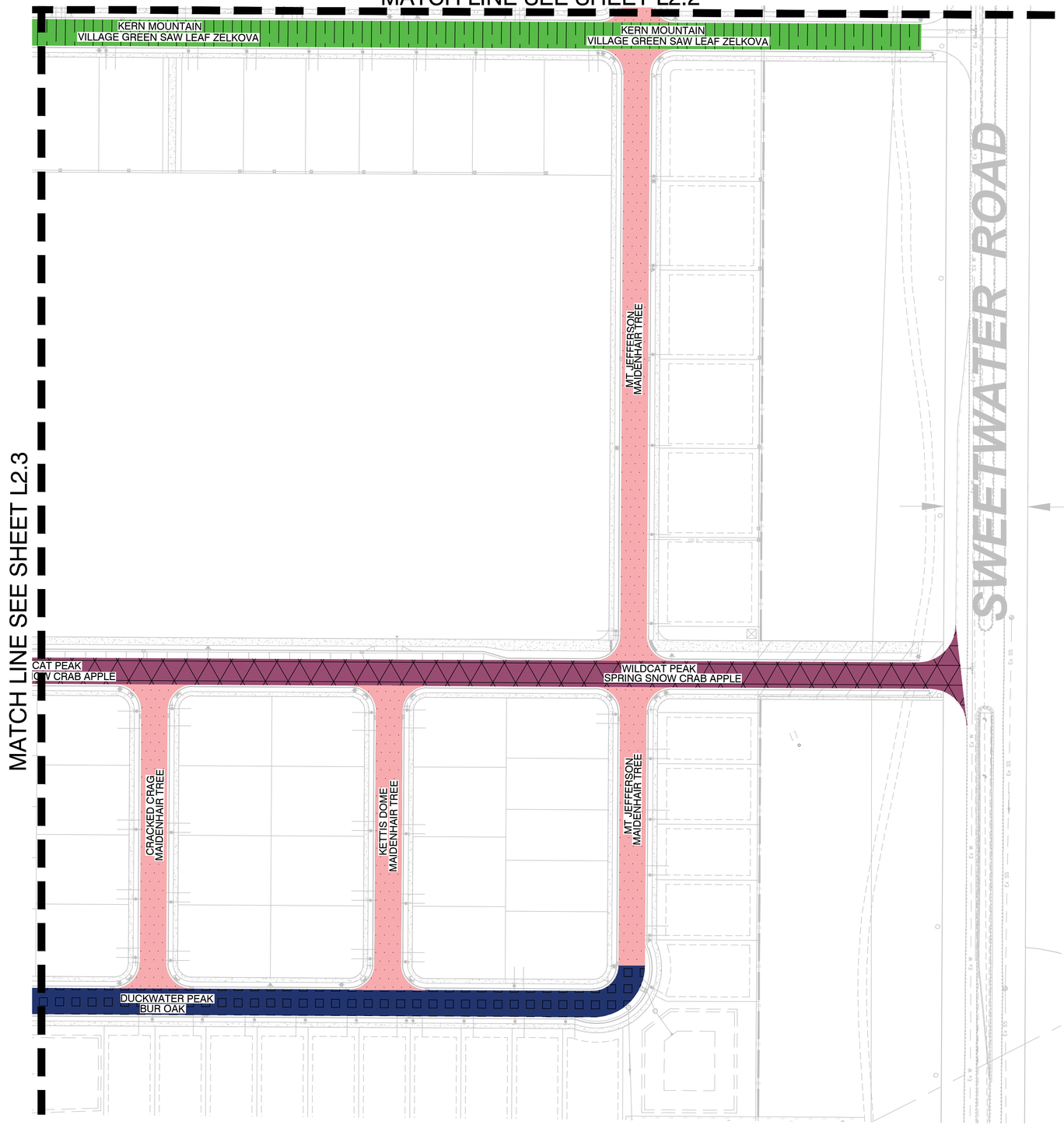
Zelkova serrata 'Village Green'
Village Green Saw Leaf Zelkova 2" cal.

Ginkgo biloba 'Autumn Gold'
Maidenhair 2" cal.

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

Quercus macrocarpa
Bur Oak 2" cal.



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S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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EAGLE MOUNTAIN CITY, UTAH
STREET TREE PLAN

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STREET TREE PLAN

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Sheet: L2.4	

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