



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

July 27, 2021, 5:30 PM

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

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

1. Discussion Items

1.A DISCUSSION ITEM - Flag Code

A discussion item regarding a proposed code amendment to chapter 17.80 Sign Regulations and Sign Permits to include flags in both residential and non-residential zones.

[Proposed Flag Code](#)

[120-foot flagpole in Logan](#)

1.B DISCUSSION ITEM - Rezone Redesignations

A discussion item regarding a proposal to redesignate and rezone properties in Eagle Mountain under expired zoning districts to the closest applicable zoning.

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 July 13, 2021 Planning Commission Minutes

[PC Minutes 07.13.21 - DRAFT](#)

5. Status Report

6. Action and Advisory Items

6.A ACTION ITEM - Just Chillin

A temporary site plan for Just Chillin located at approximately 1681 Heritage Drive.

[Just Chillin Site Plan](#)

[Site Photos.pdf](#)

6.B PUBLIC HEARING - Stonebridge Montessori

This is a site plan and rezone for a prekindergarten Montessori School located on the corner of E. Stonebridge Lane and Ranches Parkway (parcel 58:033:0298) which has proposed access from Stonebridge Lane.

[Site Plan](#)

[Site Plan with Drive Aisle](#)

[Colored Elevations](#)

7. Discussion Items

7.A [CONCEPT PLAN - Eagle Quest](#)

Two different residential concept plans for parcel 59:006:0053 approximately 159.52 acres located west of Lake Mountain Road, and North of Sunset Flats. Concept #1 shows 426 lots and Concept #2 shows 486 lots

And a Business Park concept plan for approximately 164 Acres (parcels 58:049:0048, 58:049:0046, and 58:049:0047) located west of Overland, North of Mid Valley Road and east of Eagle Mountain Boulevard.

[Eagle Quest East Concept Plan #1](#)

[Eagle Quest East Concept Plan #2](#)

[Eagle Quest West \(Business Park\) Concept Plan](#)

7.B [CONCEPT PLAN - Porters Crossing Town Center Revised Concept Plan](#)

A concept plan regarding proposed changes to pods 1, 2, 9a, 9b, 10 and 15 of the Porters Crossing Town Center Master Development Plan removing residential units from Pods 1 and 2, and redesigning and moving density to pods 9a, 9b, 10, and 15.

[Porter's Crossing Residential Concept](#)

[Porter's Crossing Retail Concept](#)

[Porter's Crossing Amended Zoning Concept](#)

[Current Village Plan](#)

7.C [CONCEPT PLAN - Smith Property](#)

A conceptual plan for approximately 80.04 acres located south of Brandon Park Estates (Parcel 59:043:0016) and to the west of the SITLA "Pony Express" parcel located within the Overland MDA/MDP.

[2021_0721 - Smith Property - Concept Plan.pdf](#)

8. Next scheduled meeting:

-

August 24th, 2021

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.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 23rd day of July, 2021, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 27, 2021

TITLE:	DISCUSSION ITEM - Flag Code
ITEM TYPE:	Communication Item
APPLICANT:	Staff

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Jessa Porter, Planning

BACKGROUND:

City code does not currently address flags in residential and non-residential zones. After reviewing the site plan application for Macey's at Marketplace at Eagle Mountain Town Center, it was requested that staff review city code to address flags throughout the City. Staff is proposing to include requirements regarding flags in Section 17.80.120 Exempt Signs. In conducting research of other Macey's locations, Orem City approved a conditional use permit in 1991 for a 120-foot flag pole and the Logan Macey's location was also approved for a 120-foot flagpole which can fly a 30-foot by 60-foot flag. A picture taken by The Herald Journal in 2016 of the flag located in Logan is attached.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:

[Proposed Flag Code](#)
[120-foot flagpole in Logan](#)

shall be allowed on this flag pole. American flags shall not exceed 40 square feet in size. Two A-frame or temporary directional signs of no more than four square feet per builder per subdivision are allowed in the right-of-way adjacent to the model home and in the park strip of the nearest major street corner. These signs shall be directional only, not containing other advertising. These signs are only allowed during model home hours, and must be removed each evening at closing.

M. Real Estate Open House Signs. One A-frame or temporary directional sign of no more than four square feet for real estate open houses for individual home sales is allowed in the park strip of the nearest street corner, one day per week, to be put up no more than one hour prior to the open house and must be removed within one hour after the open house.

N. Temporary Informational Signs. Small informational signs such as lost pet signs, neighborhood or religious activity signs, youth sales signs (such as lemonade stands), and other signs for noncommercial purposes (i.e., not promoting a business of any kind, except youth sales) are allowed in the right-of-way. These signs may not be located in the park strip (between the street and the sidewalk) on major streets, but may be located between the sidewalk and a property line or fence. These signs may not be placed on utility poles, light poles, fences, or trees. The code enforcement officer has the authority to remove signs without notice if they have not been removed in a timely manner or if they present a safety hazard.

O. On-Premises Home Business Signs. Home businesses with a valid business license from Eagle Mountain City may place one nonilluminated wall sign no larger than four square feet in size on the front of the principal dwelling no higher than the first story.

P. Official Signs. Signs that are owned and operated by Eagle Mountain City and are used for informational or civic purposes, including advertising special events within Eagle Mountain City. Official signs may include electronic message centers, reader boards, or other replaceable copy signs. Official signs that do not comply with the general provisions of this chapter must be approved by the city council. Electronic signs should be turned off between the hours of 12:00 a.m. and 5:00 a.m., except in the case of necessary communications. Electronic signs shall also comply with EMMC 17.80.070(F)(5)(c) in relation to maximum nighttime brightness and illumination.

Q. Flagpoles. Any flagpole must comply with the following standards:

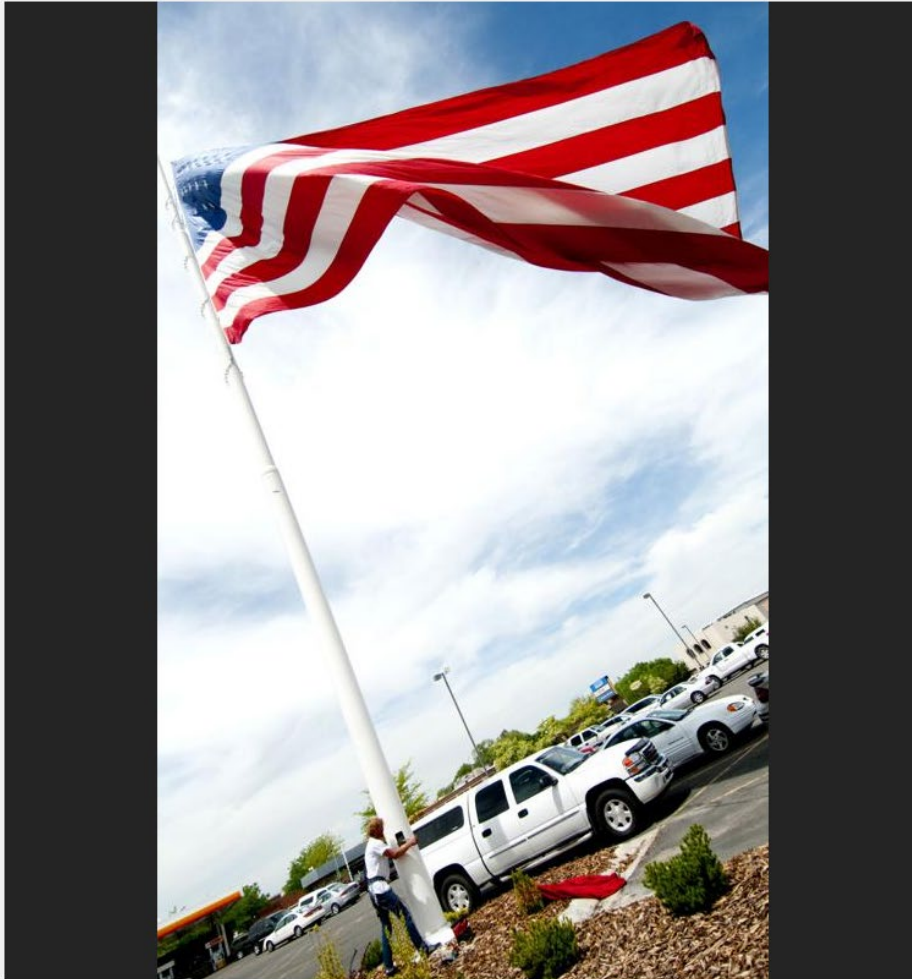
1. In residential zones:

- a. A stand-alone flagpole not to exceed thirty-five feet (35') in height may be installed for every single-family detached residential unit.
- b. Flagpoles not to exceed thirty-five feet (35') in height each may be installed in multi-family developments.

2. In nonresidential zones:
 - a. Non-Residential developments may install flagpoles not to exceed eighty feet (80') in height.
3. Size. The size of the flag material, when measured diagonally, shall not exceed one-third ($1/3$) of the height of the flagpole.
 - a. Flagpoles. If designed to accommodate such, may hold more than one flag so long as the combined size of all flags, when measured diagonally, do not exceed one-half ($1/2$) of the height of the flagpole.
4. Location. All flagpoles shall be located in a place that will not impede traffic or cause a hazard for pedestrians or vehicles.

Maceys Flag Pole

John Zsiray/Herald Journal Jun 10, 2016 0



Sterling Murdock uses a winch to raise the 30-foot by 60-foot American Flag in the Macey's parking lot on Friday afternoon in Logan. Murdock climbed the 120-foot pole to replace a steel cable that snapped earlier this week. The climber has scaled the 165-foot Layton Hills Mall flag pole, but is excited to travel to California this in July to repaint a 200-footer.

John Zsiray/Herald Journal

https://www.hjnews.com/photo/news/maceys-flag-pole/image_5572dd7f-4c98-55d5-9386-57d5f2b36a8a.html



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 27, 2021

TITLE:	DISCUSSION ITEM - Rezone Redesignations		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:	Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Steve Mumford, Planning

PRESENTED BY:

Steve Mumford

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 27, 2021**

TITLE:	July 13, 2021 Planning Commission Minutes		
ITEM TYPE:	Minutes		
FISCAL IMPACT:			
APPLICANT:	Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[PC Minutes 07.13.21 - DRAFT](#)



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 27, 2021**

TITLE:	ACTION ITEM - Just Chillin		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:			
APPLICANT:	Austin Heaps		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

We recommend the Planning Commission make a motion to recommend approval of the Just Chillin Temporary Site Plan to the City Council, for the reasons set forth in the staff report and in the meeting with the following conditions:

1. The temporary site plan is approved for (a determined set of time) after which the applicant may apply for a renewal.
2. Approval is conditional on Utah County Health Department Approval

BACKGROUND:

The applicant is proposing to relocate their soda shack a small distance on the lot in which it is currently located in order to tie into a waterline as required by the Utah County Health Department.

Per 17.100.120 a temporary site plan may be granted for a period of time as determined by the City Council. Temporary site plans follow the same approval process as site plans with the exception that a mandatory public hearing is not required. Because of their temporary status the Planning Commission or the Community Development Director may waive some of the requirements of the Site Plan chapter.

ITEMS FOR CONSIDERATION:

Time

As stated previously temporary site plans are temporary in nature, the period that they are valid for is to be determined by the Council. If approved for a set amount of time the applicant may apply to have the approval renewed. The applicant has indicated previously they wish to remain at this location indefinitely until the property owner develops the parcel for some other use. It is up to the planning commission to determine if an indefinite timeframe is appropriate, if not to determine what timeframe would be appropriate for a temporary site plan approval.

Health Department

The applicant had been operating on the site in question for sometime with a valid Eagle Mountain Business License, however, the Utah County Health Department requires the use to have access to running water, because running water is not available in the current location they have chosen to close and are proposing to move locations to have access to an existing water line. Any approval should be conditional upon a Utah County Health Department Approval.

REQUIRED FINDINGS:

Temporary Site Plan approvals are based upon compliance with City Code requirements the approval criteria for a Site Plan can be found in EMMC 17.100 because of their temporary nature, the Planning Commission or the Community Development Director may recommend to waive some of the requirements of the Site Plan chapter.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Just Chillin Site Plan](#)
[Site Photos.pdf](#)

Exhibit A

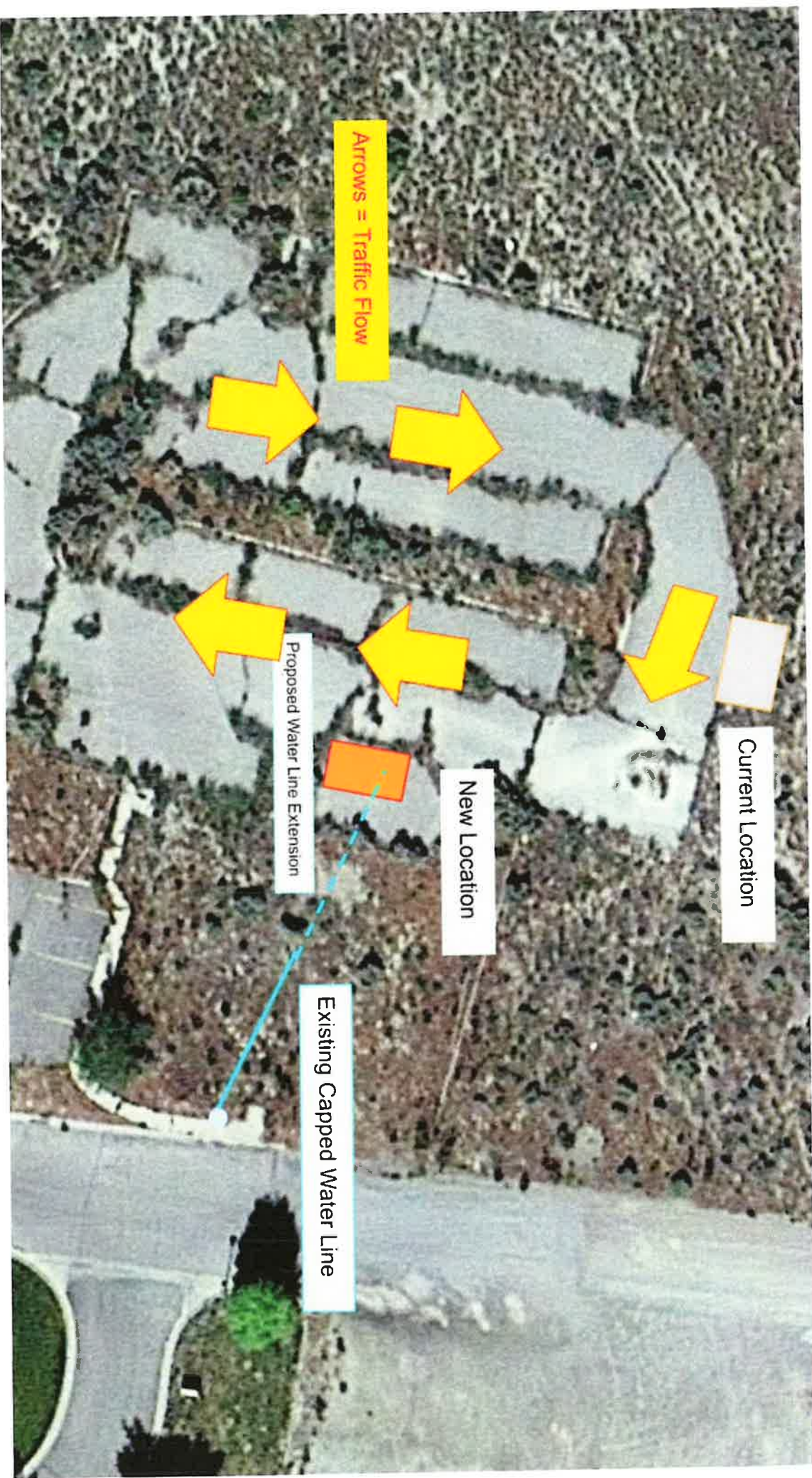


Utah County Parcel Map
532280004

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey

Date 12/14/2020





Arrows = Traffic Flow

Current Location

New Location

Proposed Water Line Extension

Existing Capped Water Line





Just Chillin' Soda Shack

Dr. Pepper 7.99 8.99 9.99 10.99 11.99 12.99 13.99 14.99 15.99 16.99 17.99 18.99 19.99 20.99 21.99 22.99 23.99 24.99 25.99 26.99 27.99 28.99 29.99 30.99 31.99 32.99 33.99 34.99 35.99 36.99 37.99 38.99 39.99 40.99 41.99 42.99 43.99 44.99 45.99 46.99 47.99 48.99 49.99 50.99 51.99 52.99 53.99 54.99 55.99 56.99 57.99 58.99 59.99 60.99 61.99 62.99 63.99 64.99 65.99 66.99 67.99 68.99 69.99 70.99 71.99 72.99 73.99 74.99 75.99 76.99 77.99 78.99 79.99 80.99 81.99 82.99 83.99 84.99 85.99 86.99 87.99 88.99 89.99 90.99 91.99 92.99 93.99 94.99 95.99 96.99 97.99 98.99 99.99 100.99 101.99 102.99 103.99 104.99 105.99 106.99 107.99 108.99 109.99 110.99 111.99 112.99 113.99 114.99 115.99 116.99 117.99 118.99 119.99 120.99 121.99 122.99 123.99 124.99 125.99 126.99 127.99 128.99 129.99 130.99 131.99 132.99 133.99 134.99 135.99 136.99 137.99 138.99 139.99 140.99 141.99 142.99 143.99 144.99 145.99 146.99 147.99 148.99 149.99 150.99 151.99 152.99 153.99 154.99 155.99 156.99 157.99 158.99 159.99 160.99 161.99 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1142.99 1143.99 1144.99 1145.99 1146.99 1147.99 1148.99 1149.99 1150.99 1151.99 1152.99 1153.99 1154.99 1155.99 1156.99 1157.99 1158.99 1159.99 1160.99 1161.99 1162.99 1163.99 1164.99 1165.99 1166.99 1167.99 1168.99 1169.99 1170.99 1171.99 1172.99 1173.99 1174.99 1175.99 1176.99 1177.99 1178.99 1179.99 1180.99 1181.99 1182.99 1183.99 1184.99 1185.99 1186.99 1187.99 1188.99 1189.99 1190.99 1191.99 1192.99 1193.99 1194.99 1195.99 1196.99 1197.99 1198.99 1199.99 1200.99 1201.99 1202.99 1203.99 1204.99 1205.99 1206.99 1207.99 1208.99 1209.99 1210.99 1211.99 1212.99 1213.99 1214.99 1215.99 1216.99 1217.99 1218.99 1219.99 1220.99 1221.99 1222.99 1223.99 1224.99 1225.99 1226.99 1227.99 1228.99 1229.99 1230.99 1231.99 1232.99 1233.99 1234.99 1235.99 1236.99 1237.99 1238.99 1239.99 1240.99 1241.99 1242.99 1243.99 1244.99 1245.99 1246.99 1247.99 1248.99 1249.99 1250.99 1251.99 1252.99 1253.99 1254.99 1255.99 1256.99 1257.99 1258.99 1259.99 1260.99 1261.99 1262.99 1263.99 1264.99 1265.99 1266.99 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**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 27, 2021**

TITLE: PUBLIC HEARING - Stonebridge Montessori

ITEM TYPE: Site Plan & Rezone

APPLICANT: Jon Jensen

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Jessa Porter, Planning

BACKGROUND:

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

ITEMS FOR CONSIDERATION:

ZONING

The subject property is part of The Ranches and was identified for commercial use through the master development plan and agreement. The agreement has since expired and the vested rights no longer carry. The parcel has been identified in the General Plan's Future Land Use Map as "Community Commercial." The applicant has proposed to rezone the parcel to Community Commercial to fall in line with the General Plan. It is worth noting that per the Eagle Mountain General Plan the Community Commercial designation is for small to medium sized commercial clusters, as such the CN zone would also be an appropriate zoning option for this location.

SPECIAL USE

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

Per EMMC 17.75.052 (A1) "Parking requirements shall comply with Chapter 17.55 EMMC." The parking requirement for preschool is 1

stall per staff member plus 1 stall per 10 children. The site plan shows 32 spaces, including two ADA spaces, which does comply with this code.

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

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

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

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

ARCHITECTURAL STANDARDS

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

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

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

standard.

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

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

Per EMMC 17.72.040 (F2) "All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides, including brick, rock, fiber/cement siding, wood, glass, stucco, and colored architectural CMU (concrete masonry unit). Stucco may not be used on more than 50 percent of a building. Metal, plain CMU, or other materials deemed appropriate by the planning commission and city council may be used as accents only." While the applicant has since updated their elevations to improve the pedestrian-scaled architectural features/details, the plan is in compliance as stucco will be used on more than 50% of the building. Staff recommends the applicant update the elevations to come in to compliance with an appropriate mixture of materials listed in this code.

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

BUILDING LOCATION

Per EMMC 17.72.030 (A1) "the primary entrance to a commercial building should be oriented toward the street and the sidewalk. Orienting the primary entrance to a parking area without addressing the street-facing façade with entrances, displaying windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited." During the concept plan review, staff recommended that the building be turned 90 degrees and located it at the southeast corner of the lot as the commercial code

states buildings must be located at the front with parking at the side and rear. With the south and east faces adjacent to the two streets, the parking and play areas can be located to the west and north.

ACCESS

The school will be accessed from E. Stonebridge Lane. Staff has recommended to previous applicants interested in this lot that they collaborate with the property owner to the west to create an access road along the west property line to benefit both properties and run to the north which would provide access to this property's parking lot. In an effort to work with staff and consider previous comments from development reviews, the applicant has submitted a site plan to show a drive aisle connecting the surrounding properties; although, they would prefer not to include the drive aisle design as they feel it poses increased safety hazards for students attending the school. Staff agrees that it is not desirable to have commercial access coming through a school parking lot and feels it is appropriate to not require cross access between parking lots in this location.

PARKING

Per EMMC 17.72.030 (B) "Locate surface parking to the side or the rear of buildings. Parking should not be located between any commercial building and the street." The sit plan shows parking at the southern portion of the parcel between the street and building. Staff has recommended that the applicant turn the building 90 degrees and locate it at the southeast corner of the lot. With the south and east faces adjacent to the two streets, the parking and play areas can be located to the west and north.

Per EMMC 17.55.040 (G) "Headlight screening is required around the perimeter of all areas adjacent to residential uses, or as deemed necessary by the planning director. A headlight screen shall consist of a berm, fence wall, or landscaping consisting of at least three and one-half feet in height and capable of blocking headlight glare." The updated landscape plans show a 10 foot landscape buffer at the south east corner of the parcel consisting of trees and shrubs. To comply with this code, a 3 and 1/2-foot high landscape buffer should be added around the perimeter of the parking area to block headlight glare.

Per EMMC 17.75.052 (A1) "Parking requirements shall comply with Chapter 17.55 EMMC." The parking requirement for preschool is 1 stall per staff member plus 1 stall per 10 children. The site plan shows 32 spaces, including two ADA spaces, which does comply

with this code.

REQUIRED FINDINGS:

Site plan approvals are based upon compliance with city code requirements found in EMMC 17.100.

Rezone approvals are based upon compliance with city code requirements found in EMMC 17.90.

RECOMMENDATION:

We recommend the Planning Commission make a motion to recommend approval of the application to City Council for the reasons set forth in the staff report and in the meeting with the following conditions:

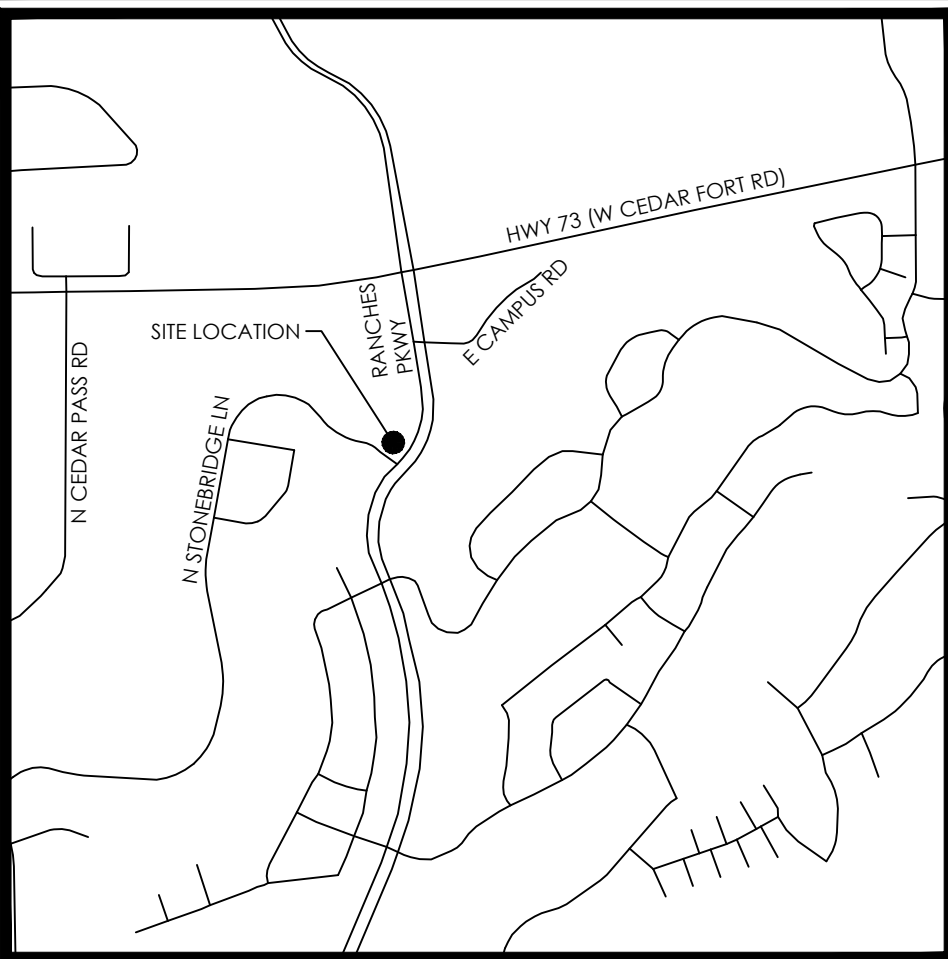
1. The site plan be approved without a drive-aisle connecting the northern property.
2. The applicant shall provide proof that stacking distances are adequate and will not cause traffic to back onto public ROW's.
3. The applicant update the elevations to use an appropriate mixture of material that does not include stucco used on more than 50 percent of the building.
4. The building be turned 90 degrees to locate it as the southeast corner allowing parking and play areas to be located at the west and north.
5. A 3 and 1/2-foot high landscape berm be added around the perimeter of the parking area.

ATTACHMENTS:

[Site Plan](#)

[Site Plan with Drive Aisle](#)

[Colored Elevations](#)

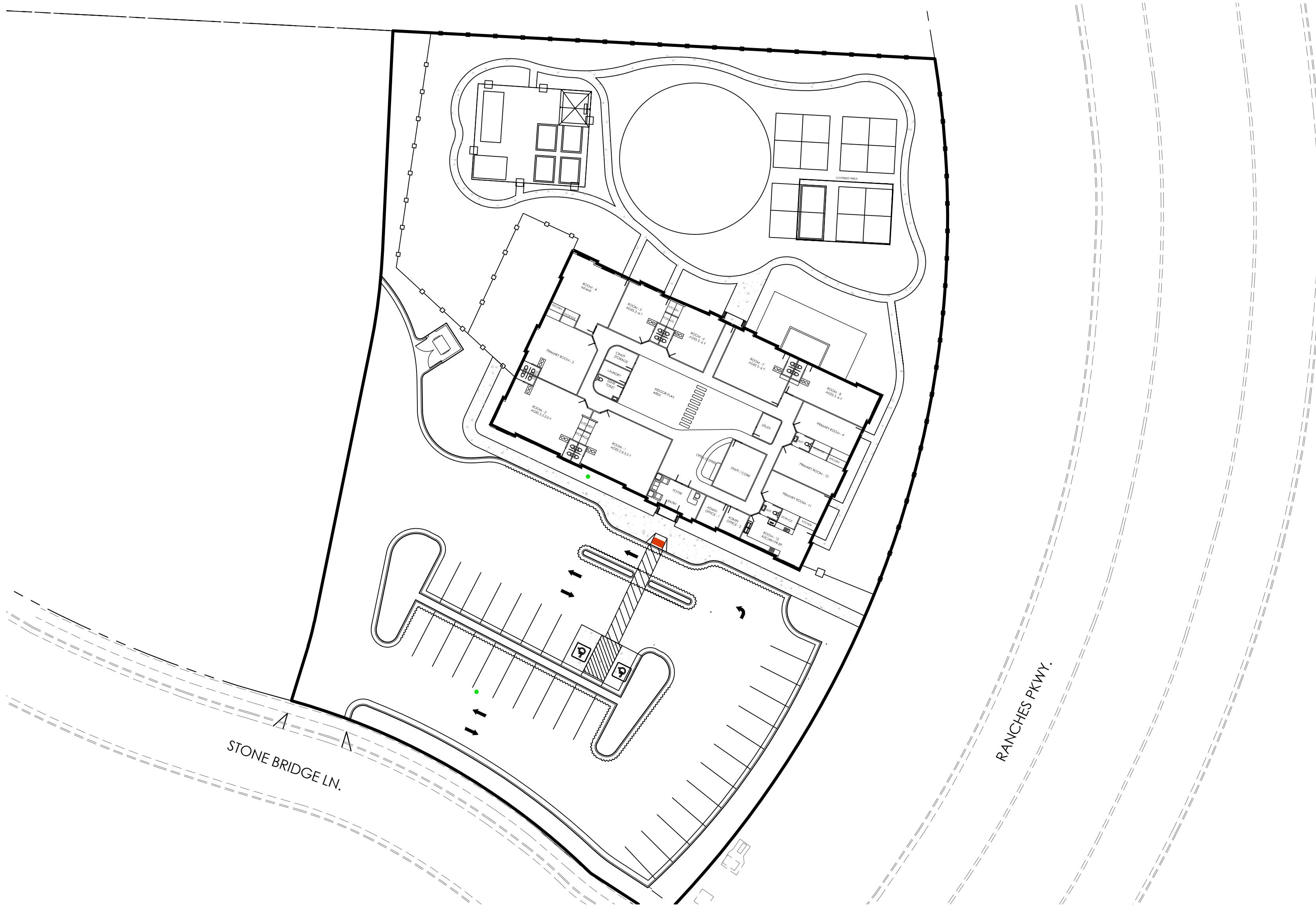


VICINITY MAP

NTS

EAGLE MOUNTIAN PRESCHOOL

PREPARED FOR:
STONEBRIDGE MONTESSORI, LLC
LOCATED IN:
EAGLE MOUNTIAN, UTAH



SITE MAP

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

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO EAGLE MOUNTAIN STANDARD PLANS AND SPECIFICATIONS.
- 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.
- 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

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

CONTACTS

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

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



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



EAGLE MOUNTIAN PRESCHOOL
EAGLE MOUNTIAN
COVER SHEET

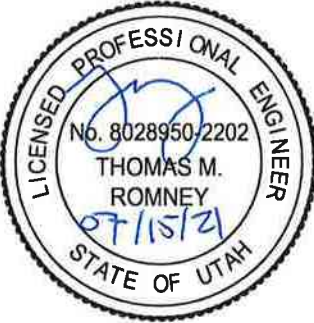
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C1

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



GENERAL NOTES:

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS, AND THE UTAH PUBLIC WORKS GENERAL CONDITIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION IN ITS LATEST EDITION (UPW), WHERE APPLICABLE.

2. PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL CONTACT EAGLE MOUNTAIN CITY FOR A PRE-CONSTRUCTION CONFERENCE.

A REGULATORY AGENCY:
EAGLE MOUNTAIN PUBLIC WORKS DEPT.
2545 NORTH PONY EXPRESS PKWY.
EAGLE MOUNTAIN, UT 84005
(801) 789-6671
CONTACT: CHRIS TRUSTY, DIRECTOR
B. OWNER:
OQUIRRI WOOD RANCH, LLC
1099 WEST SOUTH JORDAN PKWY
SOUTH JORDAN, UT 84095
CONTACT: NATE SHIPP
PHONE: (801) 495-3414
FAX: (801) 495-3415
C. ENGINEER:
JACKSON ENGINEERING
3370 STONEHILL LANE
COTTONWOOD HEIGHTS, UT 84121
PHONE: (801) 558-5293
FAX: (801) 943-0108
CONTACT: STEVE JACKSON

3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

4. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL, AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

5. THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHTS-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.

7. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF-WAY OR EASEMENTS FROM EAGLE MOUNTAIN CITY AND/OR UTAH COUNTY, AND/OR UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8. THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.

9. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

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

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

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

10. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

11. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

12. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

13. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

14. THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

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

16. DUST TO BE CONTROLLED 24 HOURS PER DAY, 7 DAYS PER WEEK, AS CONDITIONS DICTATE, WITH A WATER TRUCK.

17. CONSTRUCTION STAKING FOR LIMITS OF DISTURBANCE INCLUDING CONSTRUCTION AND SILT FENCES, GRADING, CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAIN, WATER, AND ELECTROLINES SHALL BE COORDINATED BY JACKSON ENGINEERING. THE CONTRACTOR SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF THE NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, WILL BE SUBJECT TO AN EXTRA WORK BACK CHARGE TO THE CONTRACTOR.

18. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION IN-RAMC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF A PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE A PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

20. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

21. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

22. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL, ELECTRICAL, AND INSTRUMENTATION EQUIPMENT, PIPING AND CONDUITS, STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED, WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

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

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

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

CLEARING AND GRADING NOTES:

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

DEWATERING NOTES:

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

UNDERGROUND UTILITIES:

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

ADDITIONAL UTILITY INFORMATION & NOTES:

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

WATER NOTES:

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

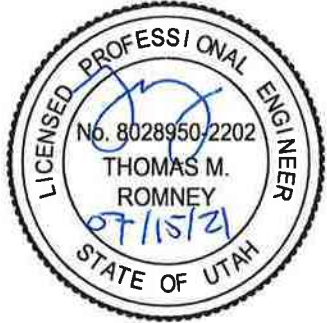
SEWER NOTES:

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

SURFACE IMPROVEMENTS:

1. SUB GRADE PREPARATION: EARTHWORK FOR ROADWAY SECTIONS SHALL BE SCARIFIED AND RECOMPACTED AT THE PROPER MOISTURE CONTENT TO 95 PERCENT RELATIVE DENSITY (STANDARD PROCTOR ASTM D1557, MODIFIED PROCTOR ASTM D698). THE NATIVE SUB GRADE SHOULD BE FIRM AND NON-YIELDING PRIOR TO SUB BASE PLACEMENT. EVERY EFFORT SHOULD BE MADE TO AVOID EXPOSING NATIVE SUBGRADES TO EXCESS MOISTURE.
2. GRANULAR SUB BASE GRANULAR MATERIAL MUST BE CLEAR OF ORGANIC AND DELETERIOUS MATERIAL AND COMPACTED WITH PROPER MOISTURE CONTENT TO THE BOTTOM OF THE AGGREGATE BASE ELEVATION AT 95 PERCENT RELATIVE DENSITY (STANDARD PROCTOR ASTM D1557, MODIFIED PROCTOR ASTM D698).
3. AGGREGATE BASE: AGGREGATE BASE SHALL COMPLY WITH THE GUIDELINE REQUIREMENTS FOR PAVEMENT DESIGN IN THE REPORTS CITED ABOVE BY IGES GEOTECHNICAL. THE AGGREGATE BASE SHALL BE DENSIFIED TO AT LEAST 95 PERCENT RELATIVE DENSITY (STANDARD PROCTOR ASTM D1557, MODIFIED PROCTOR ASTM D698).
4. ASPHALTIC CONCRETE: ASPHALTIC CONCRETE SHALL BE 3 INCHES THICK AND COMPACTED TO AT LEAST 96 PERCENT OF THE MATERIAL'S MAXIMUM MARSHALL DENSITY IN ACCORDANCE WITH ASTM D1559.
5. ALL MANHOLE RIMS, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, UNLESS OTHERWISE NOTED. IN PAVED AREAS, PROVIDE A 1 FOOT BY 1/2 FOOT COLLAR. SET COLLAR 3/8 INCH LOWER THAN FINISH GRADE AT OUTER EDGE. PROVIDE COLLAR FOR ALL VALVES PER RESPECTIVE WATERPRO STANDARD SPECIFICATIONS. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES. COLLARS SHALL BE CONCRETE.
6. PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON THE PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTORS UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.
7. ALL UTILITY TRENCH WITHIN ASPHALT ROADWAYS SHALL BE SAW CUT WITH "C-PATCH".
8. IN AREAS OF ROAD CUTS, TYPE 3 SLURRY RESURFACING IS REQUIRED

EAGLE MOUNTAIN PRESCHOOL
EAGLE MOUNTAIN
GENERAL NOTES



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

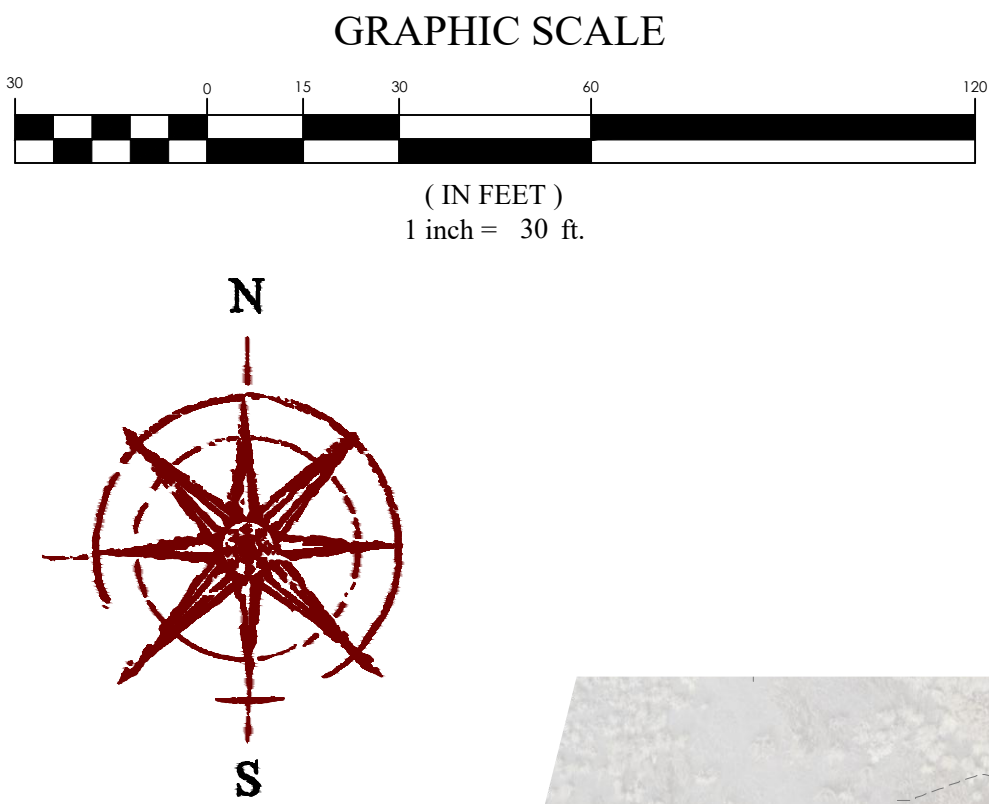
GENERAL
NOTES

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

C1.1



VICINITY MAP
N.T.S



ALTA/NSPS LAND TITLE SURVEY

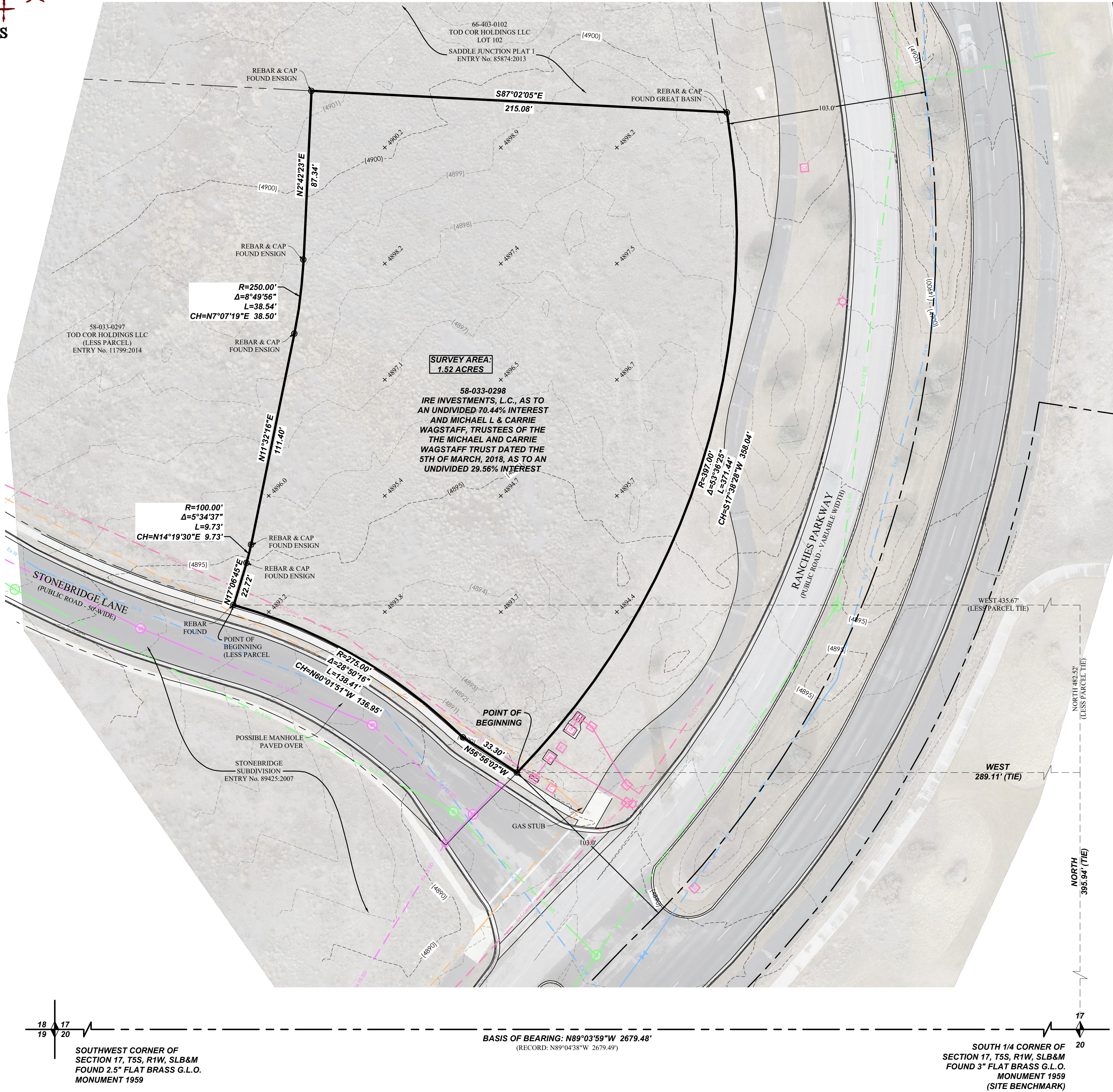
LOCATION: THE SW 1/4 OF SECTION 17, T5S, R1W, SLB&M
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

- SCHEDULE B-II EXCEPTIONS**
- Exceptions #1-9
Contain no plottable descriptions.
- Exception #10
Resolution No. unknown, and the terms, conditions and limitations contained therein:
Purpose: Creating District No. 15-98.
Recorded August 18, 1998 as Entry No. 82982, in Book 4742, Page 281 in the official records.
Survey Findings: *Surveyed property lies within the lands described in the exception document.*
- Exception #11
Resolution No. 02-99, and the terms, conditions and limitations contained therein:
Recorded May 7, 1999 as Entry No. 53845, in Book 5078, Page 854 in the official records.
Survey Findings: *Surveyed property lies within the lands described in the exception document.*
- Exception #12
The terms, conditions, restrictions, reservations and limitations of that certain Notice of Intention:
Recorded August 4, 2000 as Entry No. 61362:2000 in the official records.
Survey Findings: *Surveyed property lies within the lands described in the exception document.*
- Exception #13
Ordinance No. O 20-2004, and the terms, conditions and limitations contained therein:
Purpose: Second supplemental ordinance.
Recorded February 25, 2005 as Entry No. 19409:2005 in the official records.
Survey Findings: *Surveyed property lies within the lands described in the exception document.*
- Exception #14
The terms, conditions, restrictions, reservations and limitations of that certain Eagle Mountain CDA: Recorded: August 7, 2008
Entry No.: 88592:2008
Survey Findings: *Surveyed property lies within the lands described in the exception document.*
- Exception #15
The effects, terms and conditions of the Resolution No. 2008-126 recorded September 30, 2008 as Entry No. 107508:2008 pertaining to the creation of the Utah Valley Dispatch Special Service District dated October 3, 2008 executed by the State of Utah as shown in Certificate of Creation, recorded October 22, 2008 as Entry No. 114949:2008 in the official records.
Survey Findings: *Surveyed property lies within the lands described in the exception document.*
- Exception #16
Resolution No. 23-08, and the terms, conditions and limitations contained therein:
Recorded: December 18, 2008
Entry No.: 131957:2008
- The terms, conditions, restrictions, reservations and limitations of that certain Certificate of Annexation:
Recorded: January 2, 2009
Entry No.: 384:2009
Survey Findings: *Surveyed property lies within the lands described in the exception document.*
- Exception #17-18
Contain no plottable descriptions.
- Exception #19
All Non-Exclusive and Exclusive Easements and Rights-of-Way which affect the Common Area (if any), as well as all Easements, Restrictions, Notes, Setbacks, and Conditions as shown on the Recorded Plat.
Survey Findings: *Contain no plottable descriptions.*

SURVEYOR'S NARRATIVE

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

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



- NOTES**
- The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey and Certification for the parcel(s) described and shown hereon.
 - A Title Commitment prepared by Provo Land Title Company, Pleasant Grove, Utah, Commitment No. 90874-21, Effective Date: January 15, 2021, was utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of these documents, and is not liable for errors and omissions based on their reliance thereof. Unless noted otherwise, all record parcels and title exceptions noted on this Survey are referenced from said documents.
 - The Basis of Bearing for this Survey is N89°03'59\"/>

LEGAL DESCRIPTION
(FROM TITLE REPORT)

Commencing North 395.94 feet and West 289.11 feet from the South quarter corner of section 17, Township 5 South, range 1 West, Salt Lake Base and Meridian; thence North 56°56'02\"/>

Less and excepting therefrom:
Beginning at a point which is North 482.52 feet and West 435.67 feet from the South quarter corner of section 17, Township 5 South, range 1 West, Salt Lake Base and Meridian;
Running thence along the arc of a 275.00 foot radius curve to the left 3.60 feet (curve has a central angle of 00°45'01\"/>

SURVEY DESCRIPTION

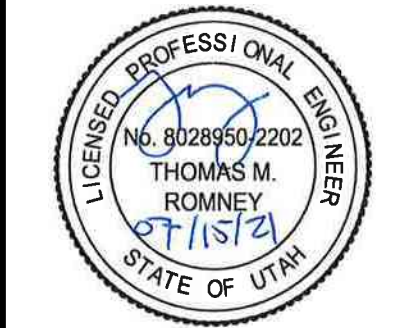
A parcel of land located in the Southwest Quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:
Beginning at the intersection of the westerly right of way line of Ranches Parkway and the northerly right of way line Stonebridge Lane, according to the STONEBRIDGE SUBDIVISION plat recorded June 20, 2007 as Entry No. 89425:2007 in the office of the Utah County Recorder, said intersection located North 395.94 feet and West 289.11 feet from the South 1/4 Corner of Section 17, T5S, R1W, SLB&M (Basis of Bearing: N89°03'59\"/>

SURVEYOR'S CERTIFICATE

To Stonebridge Montessori, LLC, Provo Lane Title Company, Old Republic National Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 11(a), 13, & 16 of Table A. thereof. The fieldwork was completed on March 11, 2021.

Evan J. Wood
Professional Land Surveyor
Certificate No. 183395

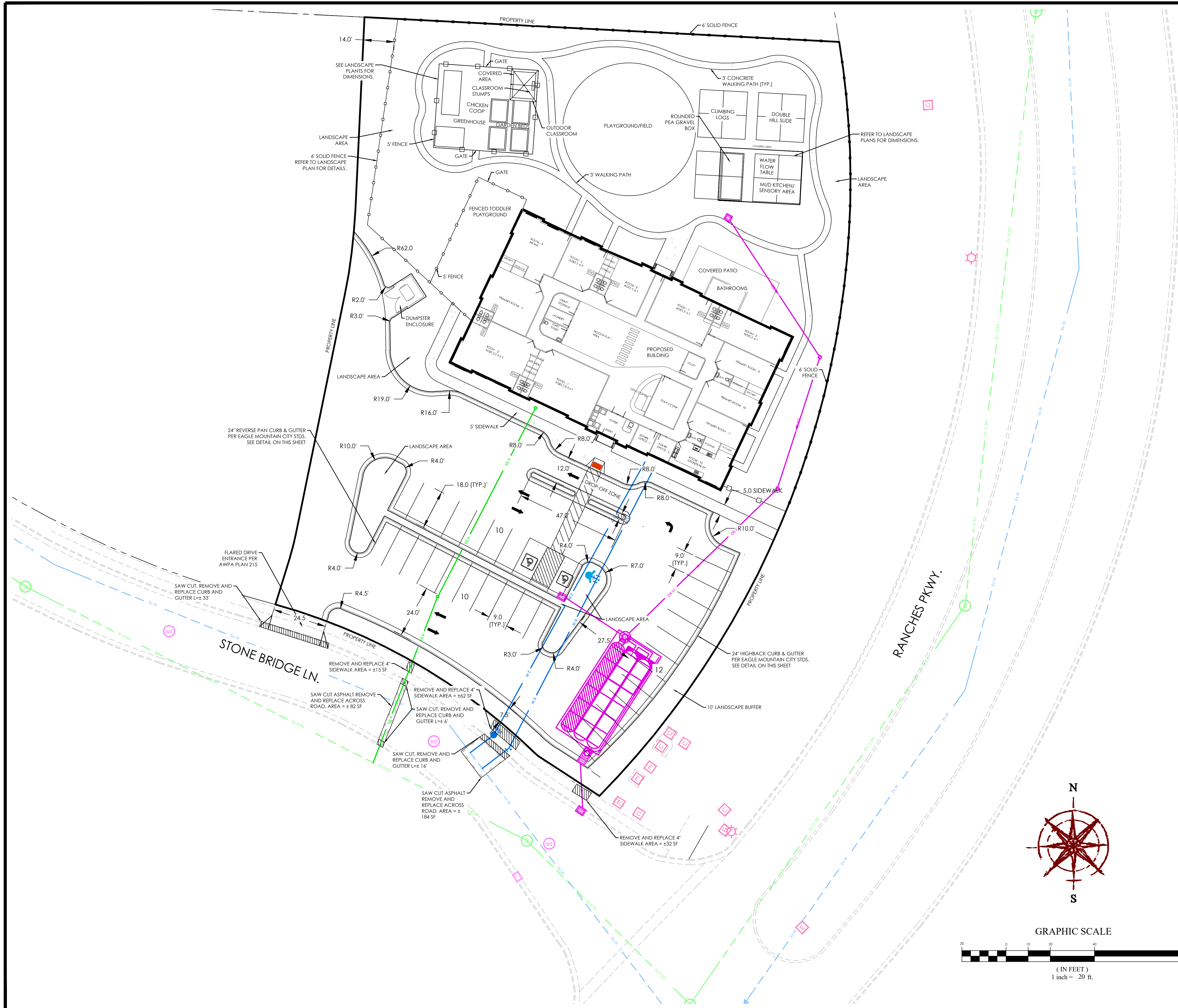
Date



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

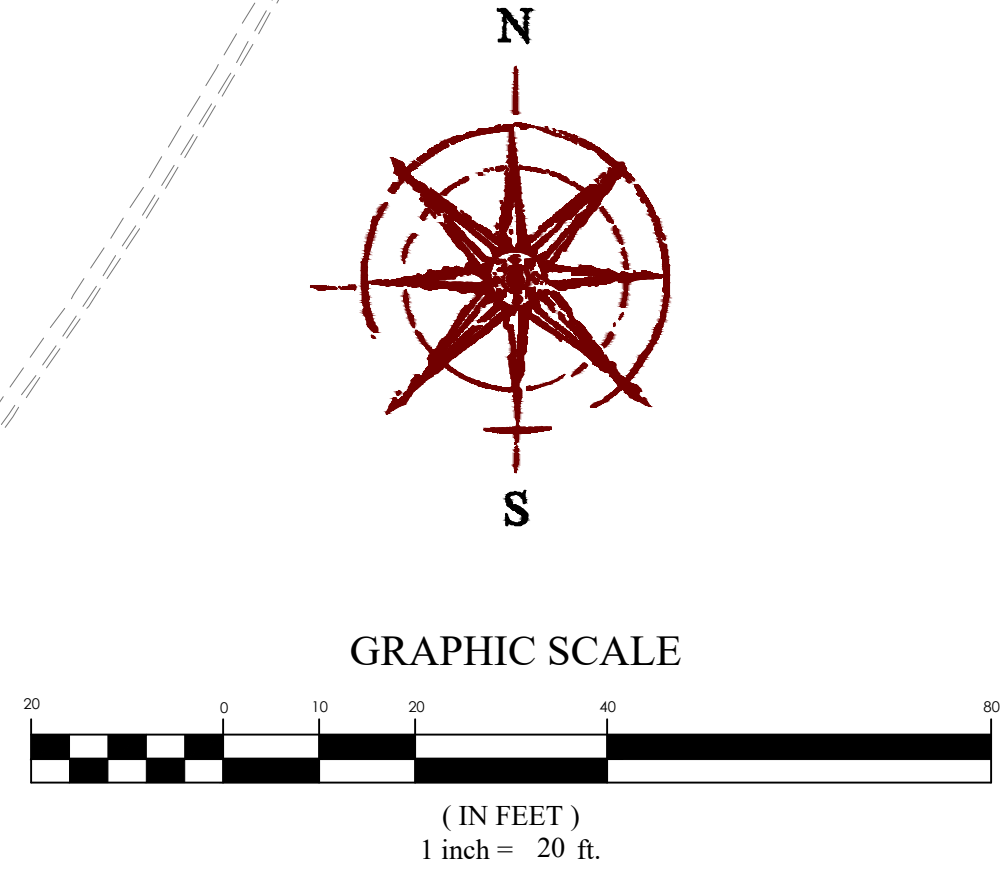
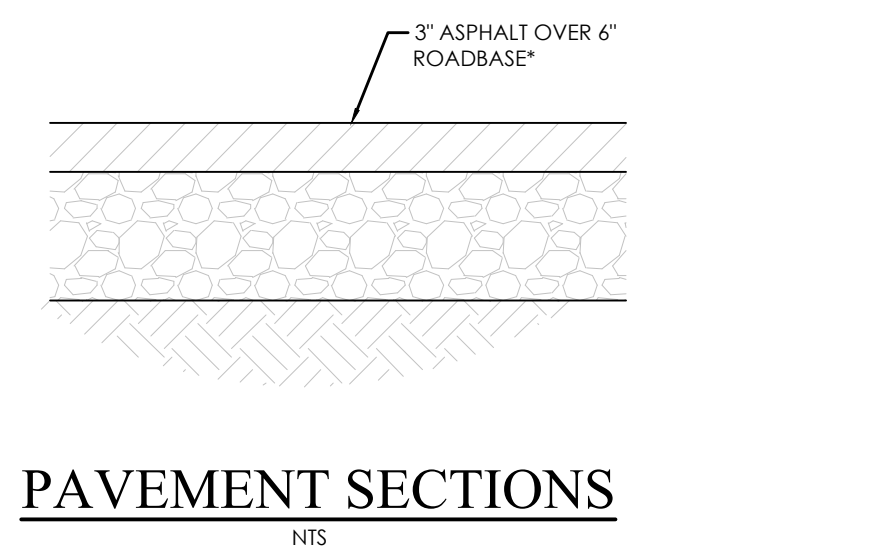
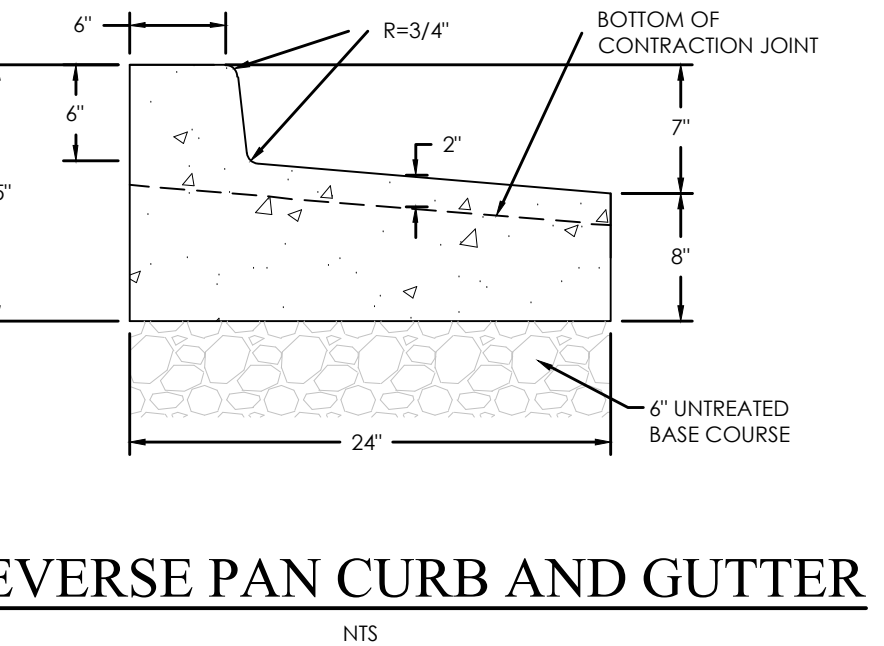
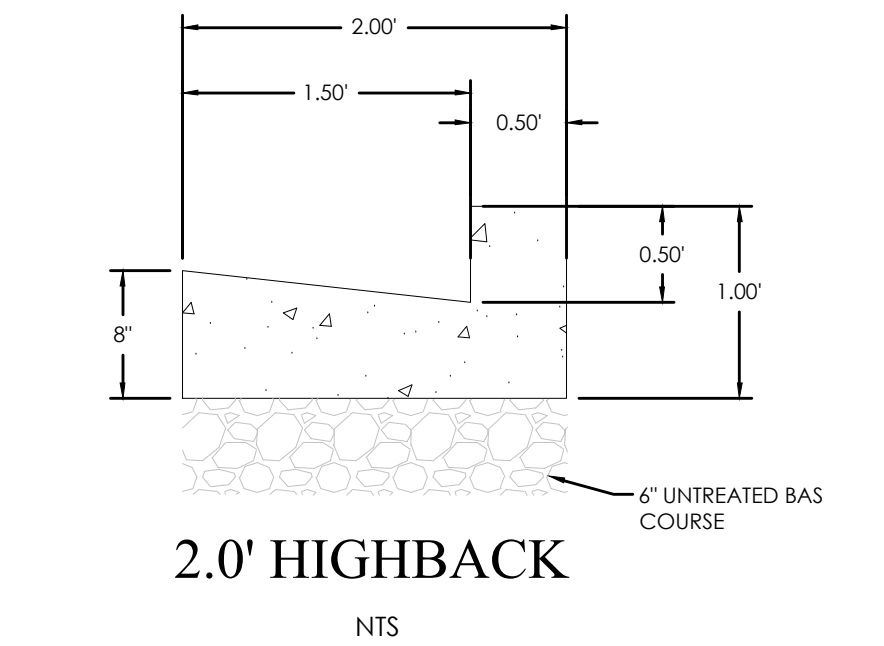
REVISION BLOCK	
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Drawn: JKH
Scale: 1\"/>



LEGEND

BOUNDARY	15" STORM DRAIN
ROW	8" SANITARY SEWER
CENTERLINE	8" CULINARY WATER
LOT LINE	8" SECONDARY WATER
EASEMENT	CONTOUR MAJOR
15" STORM DRAIN	CONTOUR MINOR
8" SANITARY SEWER	EXIST. STORM DRAIN
8" CULINARY WATER	EXIST. SANITARY SEWER
8" SECONDARY WATER	EXIST. CULINARY WATER
CONTOUR MAJOR	EXIST. FENCE
CONTOUR MINOR	EXIST. CONTOUR MAJOR
EXIST. STORM DRAIN	EXIST. CONTOUR MINOR
EXIST. SANITARY SEWER	SIGN
EXIST. CULINARY WATER	STREET LIGHT
EXIST. FENCE	SD MH, INLET, AND COMBO
EXIST. CONTOUR MAJOR	SEWER MANHOLE
EXIST. CONTOUR MINOR	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



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

EAGLE MOUNTAIN PRESCHOOL

EAGLE MOUNTAIN

SITE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
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SITE PLAN

Scale: 1"=20'
Date: 07/16/2021
Sheet: C3

Drawn: CT
Job #: 21-0126

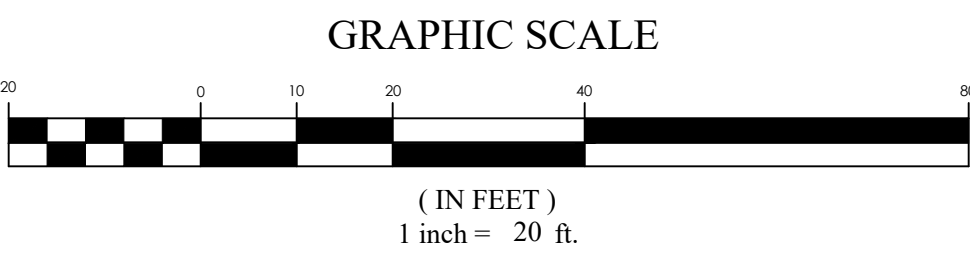
811
Know what's below.
Call 811 before you dig.

7/21/2021 Eagle Mountain Preschool Design 21-0126 (wg) Streets C3 SITE PLAN.dwg



LEGEND

BOUNDARY	15" SD	EXIST. STORM DRAIN
ROW	8" SS	EXIST. SANITARY SEWER
CENTERLINE	8" W	EXIST. CULINARY WATER
LOT LINE	8" SW	EXIST. CULINARY WATER
EASEMENT	XXXX	EXIST. FENCE
CONTOUR MAJOR	XXXX	EXIST. CONTOUR MAJOR
CONTOUR MINOR	XXXX	EXIST. CONTOUR MINOR
STREET LIGHT	SD MH, INLET, AND COMBO	
CULINARY VALVE, TEE & BEND		
SEWER MANHOLE		
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		



EAGLE MOUNTAIN PRESCHOOL
EAGLE MOUNTAIN
GRADING PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
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GRADING PLAN

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

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MIDVALE, UTAH 84047 PH: (801) 352-0075
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STORM DRAIN CALCULATIONS

Roof Drains

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

100-Year Detention Sizing

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

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

Weighted "C" Value
Surface Type: Area (ft²) "C" Value C/A
Building: 10,400 0.95 9.880
Roadway and Sidewalk: 0 0.90 0
Landscape: 0 0.15 0
Totals: 10,400 0.95 9.880

Drainage Calculations
Duration Intensity Runoff Co. Area Rainfall Accumulate Allowable Discharge Required Storage
min in/hr ft/yr ft² cfs ft³ cfs ft³
1.5 3.75 0.28 0.24 0.84 772 0.00 40 222
2.0 5.00 0.38 0.34 1.16 1,044 0.00 61 352
3.0 7.50 0.57 0.51 1.59 1,464 0.00 102 552
4.0 10.00 0.76 0.68 2.08 1,888 0.00 143 782
5.0 12.50 0.95 0.84 2.62 2,312 0.00 184 1,032
6.0 15.00 1.14 1.01 3.16 2,736 0.00 225 1,282
7.0 17.50 1.33 1.18 3.70 3,160 0.00 266 1,532
8.0 20.00 1.52 1.36 4.24 3,584 0.00 307 1,782
9.0 22.50 1.71 1.53 4.78 4,008 0.00 348 2,032
10.0 25.00 1.90 1.71 5.32 4,432 0.00 389 2,282
12.0 30.00 2.28 2.04 6.46 5,376 0.00 470 2,582
15.0 37.50 2.85 2.55 8.14 7,320 0.00 601 3,182
20.0 50.00 3.73 3.40 10.72 9,264 0.00 792 4,182
25.0 62.50 4.61 4.28 13.30 11,208 0.00 983 5,182
30.0 75.00 5.49 5.16 15.88 13,152 0.00 1,174 6,182
40.0 100.00 7.32 7.00 21.44 17,536 0.00 1,565 8,182
50.0 125.00 9.15 8.78 26.00 21,920 0.00 1,956 10,182
60.0 150.00 10.98 10.55 30.56 26,304 0.00 2,347 12,182
70.0 175.00 12.81 12.32 35.12 30,688 0.00 2,738 14,182
80.0 200.00 14.64 14.10 39.68 35,072 0.00 3,129 16,182
90.0 225.00 16.47 15.87 44.24 39,456 0.00 3,520 18,182
100.0 250.00 18.30 17.64 48.80 43,840 0.00 3,911 20,182
120.0 300.00 22.76 21.41 60.32 54,208 0.00 4,702 24,182
150.0 375.00 28.45 27.10 75.40 67,760 0.00 5,878 30,182
200.0 50.00 37.30 35.95 100.00 86,400 0.00 7,696 40,182
250.0 62.50 46.15 44.79 125.00 105,040 0.00 9,514 50,182
300.0 75.00 55.00 53.64 150.00 123,680 0.00 11,332 60,182
400.0 100.00 73.60 72.24 175.36 170,176 0.00 14,648 80,182
500.0 125.00 92.20 90.84 200.72 216,672 0.00 17,964 100,182
600.0 150.00 110.80 109.44 226.08 263,168 0.00 21,280 120,182
700.0 175.00 129.40 128.04 251.44 309,664 0.00 24,596 140,182
800.0 200.00 148.00 146.64 276.80 356,160 0.00 27,912 160,182
900.0 225.00 166.60 165.24 302.16 402,656 0.00 31,228 180,182
1000.0 250.00 185.20 183.84 327.52 449,152 0.00 34,544 200,182

Maximum Storage Requirement: 1,118
Minimum Storage Requirement (ac-ft): 0.23

Detention Basin Design
Detention Volume Requirement: 1,118 of
Detention Volume Provided: 3,887 of
Total Storage: 3,887 DETENTION ADEQUATE

STORM DRAIN BASIN 3

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

100-Year Detention Sizing

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

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

Weighted "C" Value
Surface Type: Area (ft²) "C" Value C/A
Building: 207 0.95 19.6
Roadway and Sidewalk: 2,028 0.90 1.8
Landscape: 2,028 0.15 0.3
Totals: 4,263 0.95 4.0

Drainage Calculations
Duration Intensity Runoff Co. Area Rainfall Accumulate Allowable Discharge Required Storage
min in/hr ft/yr ft² cfs ft³ cfs ft³
1.5 3.75 0.28 0.24 0.84 772 0.00 40 222
2.0 5.00 0.38 0.34 1.16 1,044 0.00 61 352
3.0 7.50 0.57 0.51 1.59 1,464 0.00 102 552
4.0 10.00 0.76 0.68 2.08 1,888 0.00 143 782
5.0 12.50 0.95 0.84 2.62 2,312 0.00 184 1,032
6.0 15.00 1.14 1.01 3.16 2,736 0.00 225 1,282
7.0 17.50 1.33 1.18 3.70 3,160 0.00 266 1,532
8.0 20.00 1.52 1.36 4.24 3,584 0.00 307 1,782
9.0 22.50 1.71 1.53 4.78 4,008 0.00 348 2,032
10.0 25.00 1.90 1.71 5.32 4,432 0.00 389 2,282
12.0 30.00 2.28 2.04 6.46 5,376 0.00 470 2,582
15.0 37.50 2.85 2.55 8.14 7,320 0.00 601 3,182
20.0 50.00 3.73 3.40 10.72 9,264 0.00 792 4,182
25.0 62.50 4.61 4.28 13.30 11,208 0.00 983 5,182
30.0 75.00 5.49 5.16 15.88 13,152 0.00 1,174 6,182
40.0 100.00 7.32 7.00 21.44 17,536 0.00 1,565 8,182
50.0 125.00 9.15 8.78 26.00 21,920 0.00 1,956 10,182
60.0 150.00 10.98 10.55 30.56 26,304 0.00 2,347 12,182
70.0 175.00 12.81 12.32 35.12 30,688 0.00 2,738 14,182
80.0 200.00 14.64 14.10 39.68 35,072 0.00 3,129 16,182
90.0 225.00 16.47 15.87 44.24 39,456 0.00 3,520 18,182
100.0 250.00 18.30 17.64 48.80 43,840 0.00 3,911 20,182
120.0 300.00 22.76 21.41 60.32 54,208 0.00 4,702 24,182
150.0 375.00 28.45 27.10 75.40 67,760 0.00 5,878 30,182
200.0 50.00 37.30 35.95 100.00 86,400 0.00 7,696 40,182
250.0 62.50 46.15 44.79 125.00 105,040 0.00 9,514 50,182
300.0 75.00 55.00 53.64 150.00 123,680 0.00 11,332 60,182
400.0 100.00 73.60 72.24 175.36 170,176 0.00 14,648 80,182
500.0 125.00 92.20 90.84 200.72 216,672 0.00 17,964 100,182
600.0 150.00 110.80 109.44 226.08 263,168 0.00 21,280 120,182
700.0 175.00 129.40 128.04 251.44 309,664 0.00 24,596 140,182
800.0 200.00 148.00 146.64 276.80 356,160 0.00 27,912 160,182
900.0 225.00 166.60 165.24 302.16 402,656 0.00 31,228 180,182
1000.0 250.00 185.20 183.84 327.52 449,152 0.00 34,544 200,182

Maximum Storage Requirement: 74
Minimum Storage Requirement (ac-ft): 0.23

Detention Basin Design
Detention Volume Requirement: 74 of
Detention Volume Provided: 149 of
Total Storage: 149 DETENTION ADEQUATE

STORM DRAIN BASIN 5

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

100-Year Detention Sizing

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

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

Weighted "C" Value
Surface Type: Area (ft²) "C" Value C/A
Building: 10,400 0.95 9.880
Roadway and Sidewalk: 22,413 0.90 1.8
Landscape: 22,413 0.15 0.3
Totals: 55,226 0.95 5.2

Drainage Calculations
Duration Intensity Runoff Co. Area Rainfall Accumulate Allowable Discharge Required Storage
min in/hr ft/yr ft² cfs ft³ cfs ft³
1.5 3.75 0.28 0.24 0.84 772 0.00 40 222
2.0 5.00 0.38 0.34 1.16 1,044 0.00 61 352
3.0 7.50 0.57 0.51 1.59 1,464 0.00 102 552
4.0 10.00 0.76 0.68 2.08 1,888 0.00 143 782
5.0 12.50 0.95 0.84 2.62 2,312 0.00 184 1,032
6.0 15.00 1.14 1.01 3.16 2,736 0.00 225 1,282
7.0 17.50 1.33 1.18 3.70 3,160 0.00 266 1,532
8.0 20.00 1.52 1.36 4.24 3,584 0.00 307 1,782
9.0 22.50 1.71 1.53 4.78 4,008 0.00 348 2,032
10.0 25.00 1.90 1.71 5.32 4,432 0.00 389 2,282
12.0 30.00 2.28 2.04 6.46 5,376 0.00 470 2,582
15.0 37.50 2.85 2.55 8.14 7,320 0.00 601 3,182
20.0 50.00 3.73 3.40 10.72 9,264 0.00 792 4,182
25.0 62.50 4.61 4.28 13.30 11,208 0.00 983 5,182
30.0 75.00 5.49 5.16 15.88 13,152 0.00 1,174 6,182
40.0 100.00 7.32 7.00 21.44 17,536 0.00 1,565 8,182
50.0 125.00 9.15 8.78 26.00 21,920 0.00 1,956 10,182
60.0 150.00 10.98 10.55 30.56 26,304 0.00 2,347 12,182
70.0 175.00 12.81 12.32 35.12 30,688 0.00 2,738 14,182
80.0 200.00 14.64 14.10 39.68 35,072 0.00 3,129 16,182
90.0 225.00 16.47 15.87 44.24 39,456 0.00 3,520 18,182
100.0 250.00 18.30 17.64 48.80 43,840 0.00 3,911 20,182
120.0 300.00 22.76 21.41 60.32 54,208 0.00 4,702 24,182
150.0 375.00 28.45 27.10 75.40 67,760 0.00 5,878 30,182
200.0 50.00 37.30 35.95 100.00 86,400 0.00 7,696 40,182
250.0 62.50 46.15 44.79 125.00 105,040 0.00 9,514 50,182
300.0 75.00 55.00 53.64 150.00 123,680 0.00 11,332 60,182
400.0 100.00 73.60 72.24 175.36 170,176 0.00 14,648 80,182
500.0 125.00 92.20 90.84 200.72 216,672 0.00 17,964 100,182
600.0 150.00 110.80 109.44 226.08 263,168 0.00 21,280 120,182
700.0 175.00 129.40 128.04 251.44 309,664 0.00 24,596 140,182
800.0 200.00 148.00 146.64 276.80 356,160 0.00 27,912 160,182
900.0 225.00 166.60 165.24 302.16 402,656 0.00 31,228 180,182
1000.0 250.00 185.20 183.84 327.52 449,152 0.00 34,544 200,182

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

Detention Basin Design
Detention Volume Requirement: 9 of
Detention Volume Provided: 18 of
Total Storage: 18 DETENTION ADEQUATE

STORMTECH SIZING CALCULATIONS

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

100-Year Detention Sizing

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

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

Weighted "C" Value
Surface Type: Area (ft²) "C" Value C/A
Building: 10,400 0.95 9.880
Roadway and Sidewalk: 22,413 0.90 1.8
Landscape: 22,413 0.15 0.3
Totals: 55,226 0.95 5.2

Drainage Calculations
Duration Intensity Runoff Co. Area Rainfall Accumulate Allowable Discharge Required Storage
min in/hr ft/yr ft² cfs ft³ cfs ft³
1.5 3.75 0.28 0.24 0.84 772 0.00 40 222
2.0 5.00 0.38 0.34 1.16 1,044 0.00 61 352
3.0 7.50 0.57 0.51 1.59 1,464 0.00 102 552
4.0 10.00 0.76 0.68 2.08 1,888 0.00 143 782
5.0 12.50 0.95 0.84 2.62 2,312 0.00 184 1,032
6.0 15.00 1.14 1.01 3.16 2,736 0.00 225 1,282
7.0 17.50 1.33 1.18 3.70 3,160 0.00 266 1,532
8.0 20.00 1.52 1.36 4.24 3,584 0.00 307 1,782
9.0 22.50 1.71 1.53 4.78 4,008 0.00 348 2,032
10.0 25.00 1.90 1.71 5.32 4,432 0.00 389 2,282
12.0 30.00 2.28 2.04 6.46 5,376 0.00 470 2,582
15.0 37.50 2.85 2.55 8.14 7,320 0.00 601 3,182
20.0 50.00 3.73 3.40 10.72 9,264 0.00 792 4,182
25.0 62.50 4.61 4.28 13.30 11,208 0.00 983 5,182
30.0 75.00 5.49 5.16 15.88 13,152 0.00 1,174 6,182
40.0 100.00 7.32 7.00 21.44 17,536 0.00 1,565 8,182
50.0 125.00 9.15 8.78 26.00 21,920 0.00 1,956 10,182
60.0 150.00 10.98 10.55 30.56 26,304 0.00 2,347 12,182
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100.0 250.00 18.30 17.64 48.80 43,840 0.00 3,911 20,182
120.0 300.00 22.76 21.41 60.32 54,208 0.00 4,702 24,182
150.0 375.00 28.45 27.10 75.40 67,760 0.00 5,878 30,182
200.0 50.00 37.30 35.95 100.00 86,400 0.00 7,696 40,182
250.0 62.50 46.15 44.79 125.00 105,040 0.00 9,514 50,182
300.0 75.00 55.00 53.64 150.00 123,680 0.00 11,332 60,182
400.0 100.00 73.60 72.24 175.36 170,176 0.00 14,648 80,182
500.0 125.00 92.20 90.84 200.72 216,672 0.00 17,964 100,182
600.0 150.00 110.80 109.44 226.08 263,168 0.00 21,280 120,182
700.0 175.00 129.40 128.04 251.44 309,664 0.00 24,596 140,182
800.0 200.00 148.00 146.64 276.80 356,160 0.00 27,912 160,182
900.0 225.00 166.60 165.24 302.16 402,656 0.00 31,228 180,182
1000.0 250.00 185.20 183.84 327.52 449,152 0.00 34,544 200,182

Maximum Storage Requirement: 3,412
Minimum Storage Requirement (ac-ft): 0.08

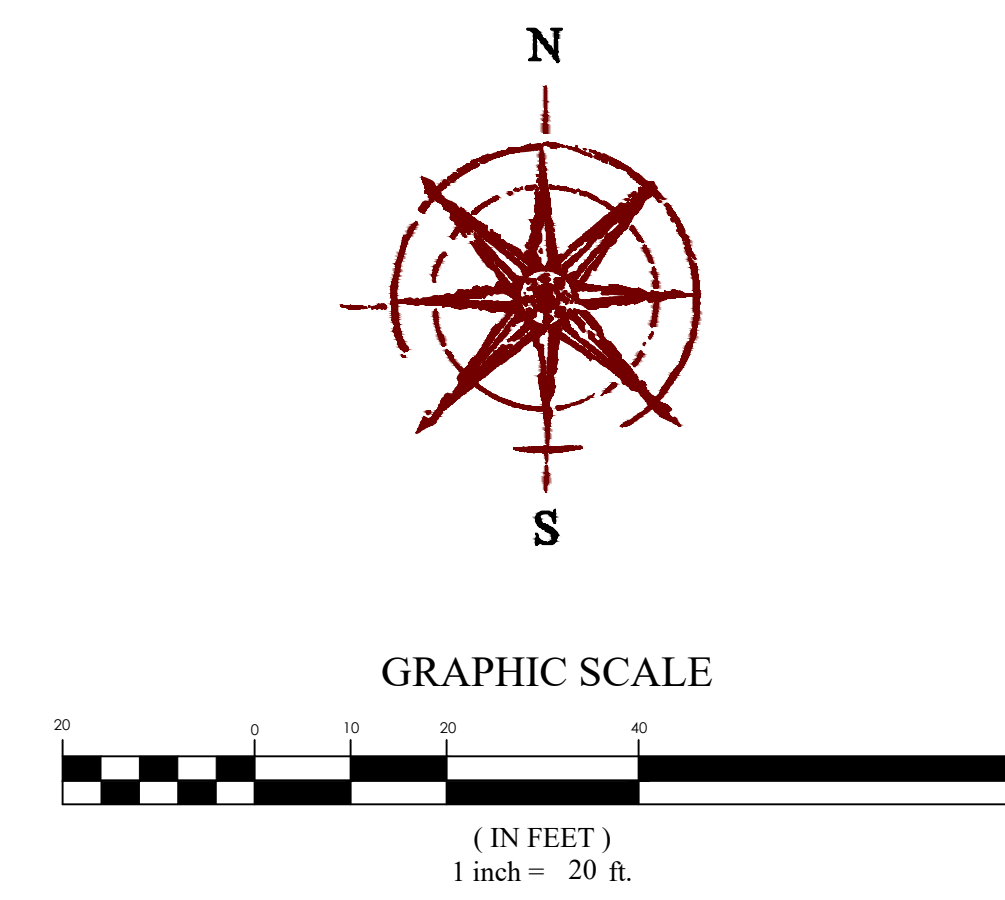
Detention Basin Design
Detention Volume Requirement: 3,412 of
Detention Volume Provided: 3,887 of
Total Storage: 3,887 DETENTION ADEQUATE

Orifice Design
Restriction Rate: 0.20 CFS/ACRE
Allowable Outfall Rate G (cfs): 0.30
Orifice Sizing: h = 3.75 ft
C = 0.6
A = 0.0033 ft²
dia. = 2.44 inches
Orifice Size = 2.5 inch

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

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



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

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

EAGLE MOUNTAIN PRESCHOOL
EAGLE MOUNTAIN
DRAINAGE PLAN

REVISION BLOCK	
#	DATE
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DRAINAGE PLAN

Scale: 1"=20'
Date: 07/16/2021
Sheet: C5

Drawn: CT
Job #: 21-0126

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



LEGEND

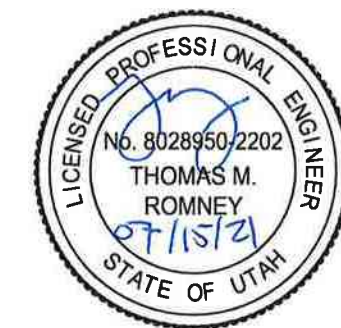
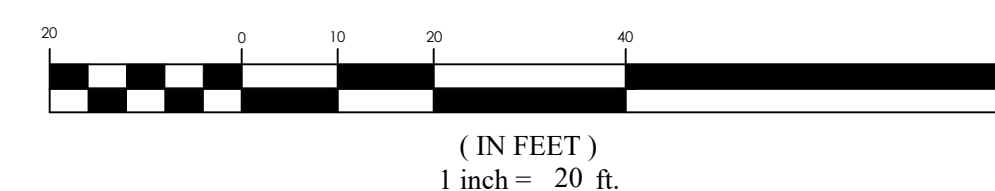
	BOUNDARY
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	CENTERLINE
	LOT LINE
	EASEMENT
	15 SD
	8 SS
	8 W
	8 SW
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	Ex SD
	Ex SS
	Ex W
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1. FF ELEVATION IS 4897.2 FT



GRAPHIC SCALE



EAGLE MOUNTAIN PRESCHOOL

EAGLE MOUNTAIN UTILITY PLAN

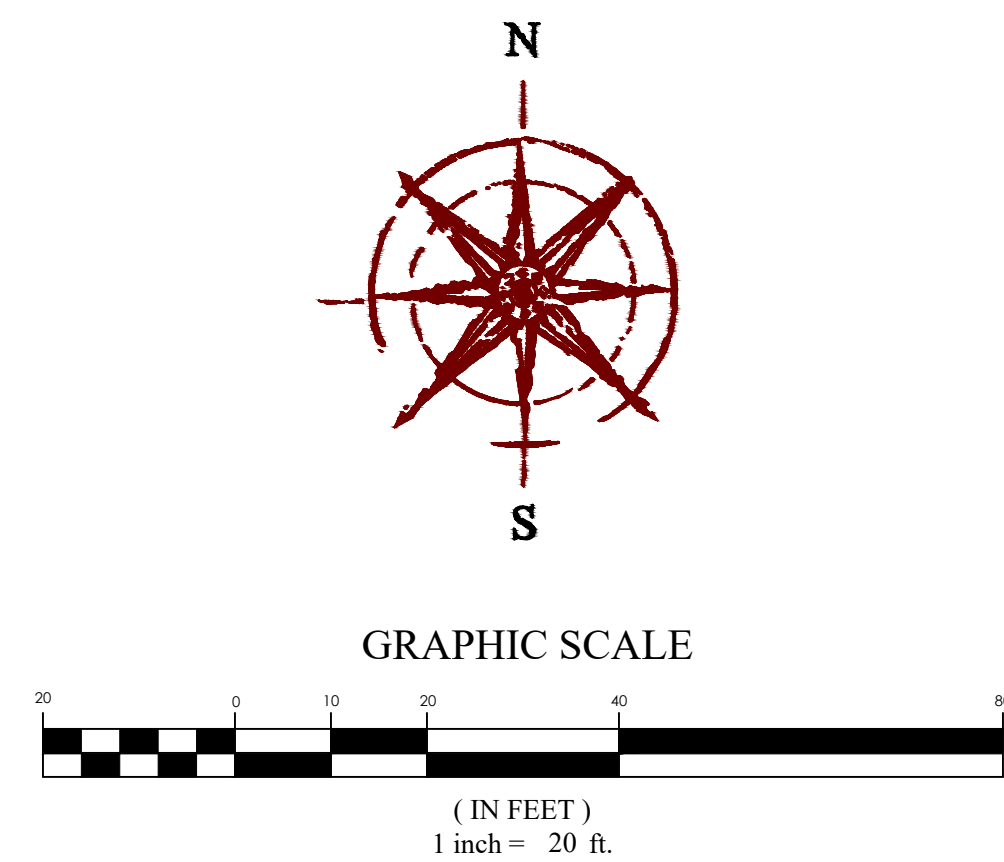
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UTILITY PLAN

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

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EAGLE MOUNTAIN PRESCHOOL conceptual landscape plan

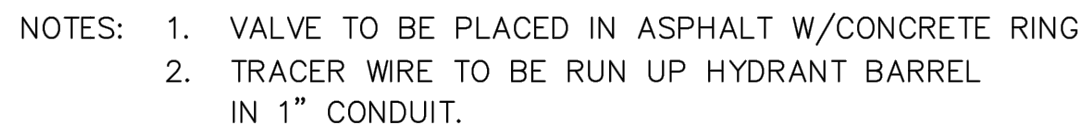
EAGLE MOUNTAIN, UTAH COUNTY

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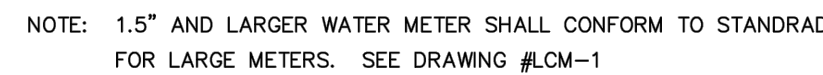
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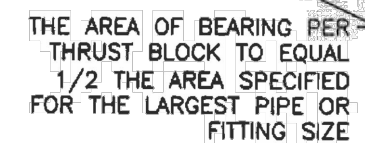
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December 2009

FURNISHED BY UTILITY AGENCY

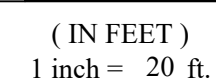
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August 2010



DETAILS

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PROJECT INFORMATION

ENGINEERED PRODUCT MANAGER

ADG SALES REP

PROJECT NO.

ADS

Advanced Drainage Systems, Inc.

SITE ASSIST[®]

FOR STORMTECH[®] INSTALLATIONS

DOWNLOAD THE INSTALLATION APP

EAGLE MOUNTAIN PRESCHOOL

EAGLE MOUNTAIN, UT

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.

2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-ADAPTED POLYPROPYLENE COPOLYMERS.

3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2413-14, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 454N DESIGNATION SS.

4. CHAMBER ROWS SHALL PROVIDE CONTRACTIONS, UNOCCUPIED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPED FLOW OR LIMIT ACCESS FOR INSPECTION.

5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL INSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO AND BROOKS BRIDGE SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOAD AND 2) SHORT-DURATION LIVE LOADS BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.

6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWED A LOAD CONFIGURATION DETERMINED IN ACCORDANCE WITH ASTM F2757, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) THE MINIMUM 15-MIN AASHTO DESIGN TRUCK LOAD ON CHAMBER COVER (R) MAXIMUM PERMANENT (75-PSI) COVER LOAD AND 2) ALLOWABLE COVER WITH PARKED (1-WHEEL) AASHTO DESIGN TRUCK.

7. REQUIREMENTS FOR HANDLING AND INSTALLATION:

- TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
- TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 1/2".
- TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, AT THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 8.3.3 OF ASTM F2757 SHALL BE GREATER THAN OR EQUAL TO 800 LB-IN/IN, AND 1) TO RESET CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 77°F / 25°C), CHAMBERS SHALL BE PROTECTED FROM REFLECTIVE GOLD OR YELLOW COLORES.

8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:

- THE STRUCTURAL EVALUATION SHALL BE SIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
- THE EVALUATION SHALL BE BASED ON THE CHAMBER CLASSIFICATION 454N DESIGNATION SS AND SHALL BE BASED ON DEAD LOAD AND 1/2" FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2757 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LIVE LOAD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC RESIN.
- THE TEST DESIGNED DEEP-MODULUS AS SPECIFIED IN ASTM D3015 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 15-TON MODULUS USED FOR DESIGN.

9. CHAMBERS AND END CAPS SHALL BE PROTECTED AT AN 80 PSI CERTIFIED MANUFACTURING FACILITY.

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

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLER.

2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500-MC-4500 CONSTRUCTION GUIDE".

3. CHAMBERS ARE NOT TO BE MANIPULATED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.

- STORMTECH RECOMMENDS A BACKFILL METHOD:
- STONE/POWDER LOCATED ON THE CHAMBER BED.
- BACKFILL ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.

4. THE FOUNDATION STONE SHALL BE LEVELLED AND COMPACTED PRIOR TO PLACING CHAMBERS.

5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.

6. MAINTAIN MINIMUM 4" (103 mm) SPACING BETWEEN THE CHAMBER ROWS.

7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (305 mm) INTO CHAMBER END CAPS.

8. EXISTING STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M40 SPECIFICATION OF #3 OR #4.

9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ACHIEVE THE CHAMBERS IN PLACE AND PREPRESS ROW SPACING.

10. THE CONNECTION MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.

11. ADO RECOMMENDS THE USE OF "TOLERATION CATCH" (T) METHOD DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500-MC-4500 CONSTRUCTION GUIDE".

2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:

- NO EQUIPMENT IS ALLOWED ON BANK CHAMBERS.
- NO TRUCKS, TRAILERS, LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE TEST DESIGNED DEEP-MODULUS AS SPECIFIED IN ASTM D3015.
- WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500-MC-4500 CONSTRUCTION GUIDE".

3. FILL 30" (762 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DOZING.

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

CONTACT STORMTECH AT 1-888-888-2888 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

DESIGNED BY:

DATE:

PROJECT #:

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PROPOSED LAYOUT

PROPOSED ELEVATIONS

PART TYPE

ITEM NO.

DESCRIPTION

INVERT

MAX FLOW

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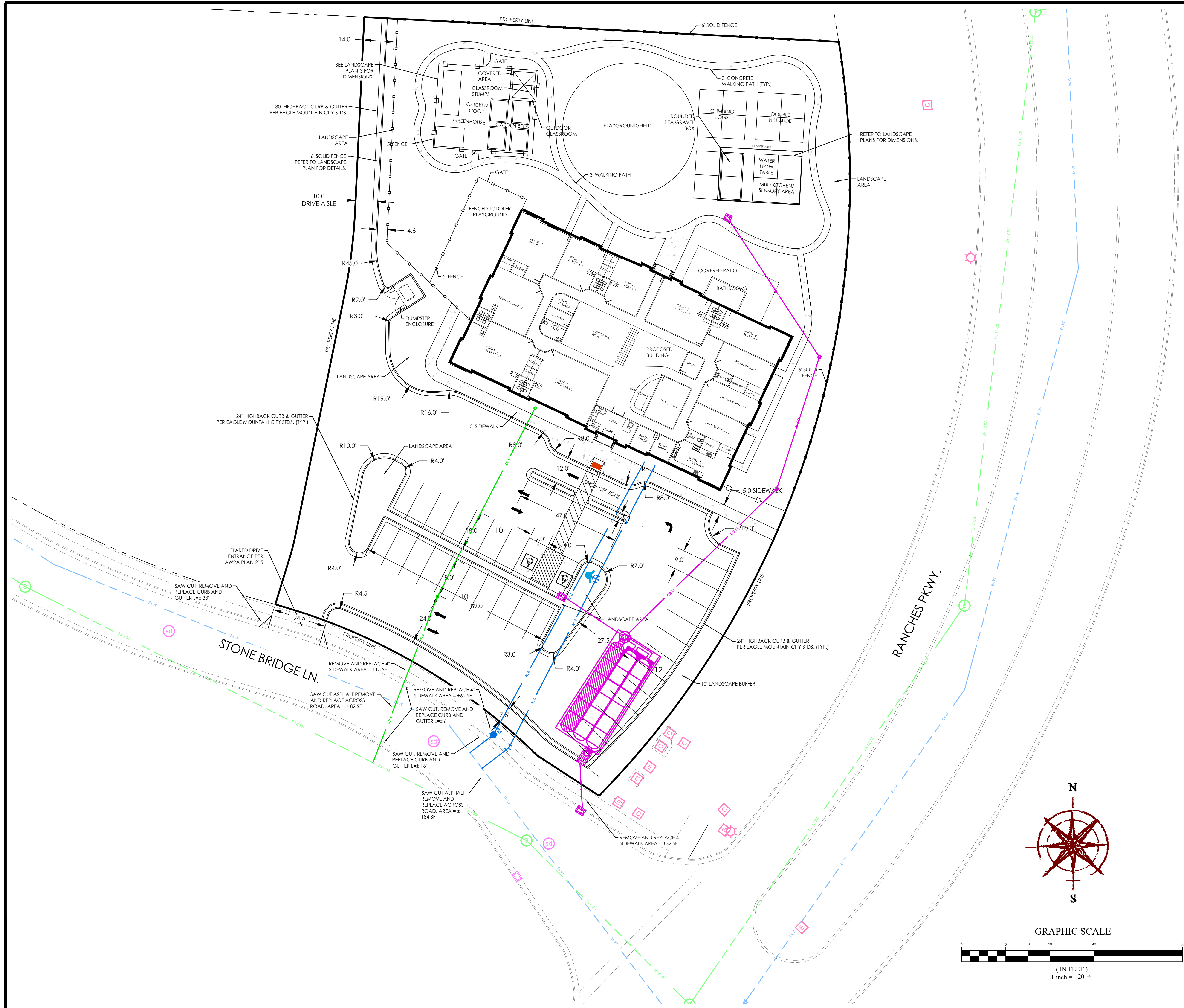
361. 1" (25.4 mm) MC-3500 CHAMBER

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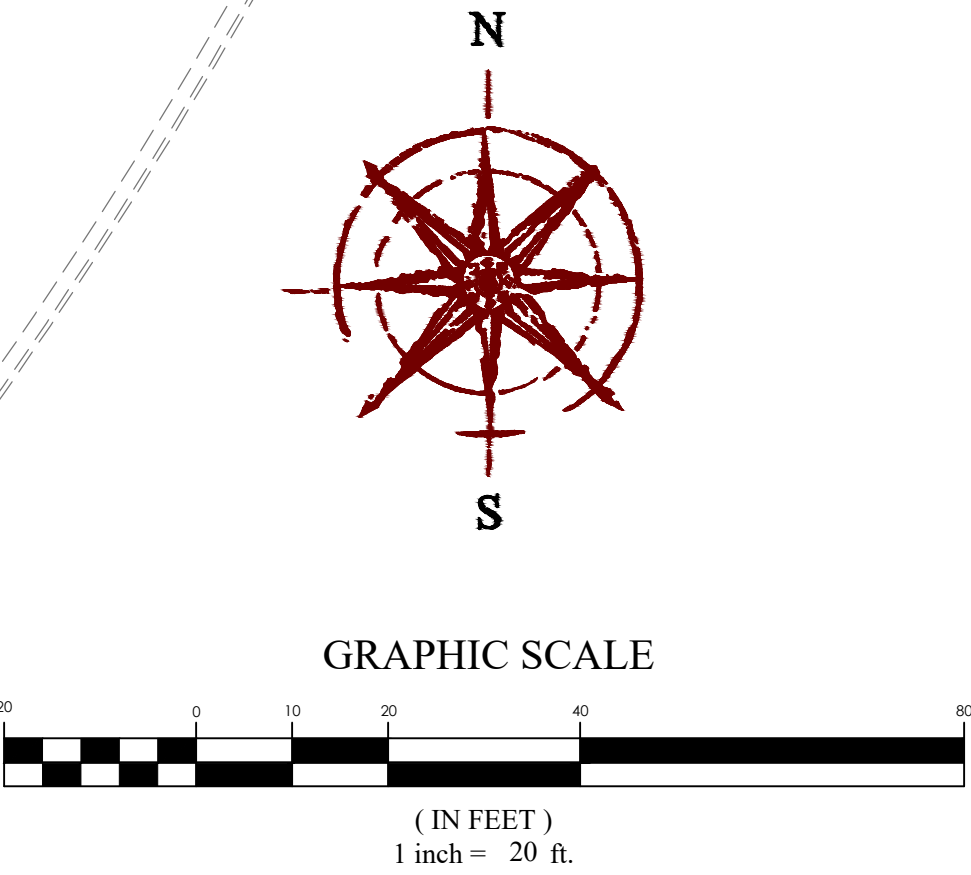
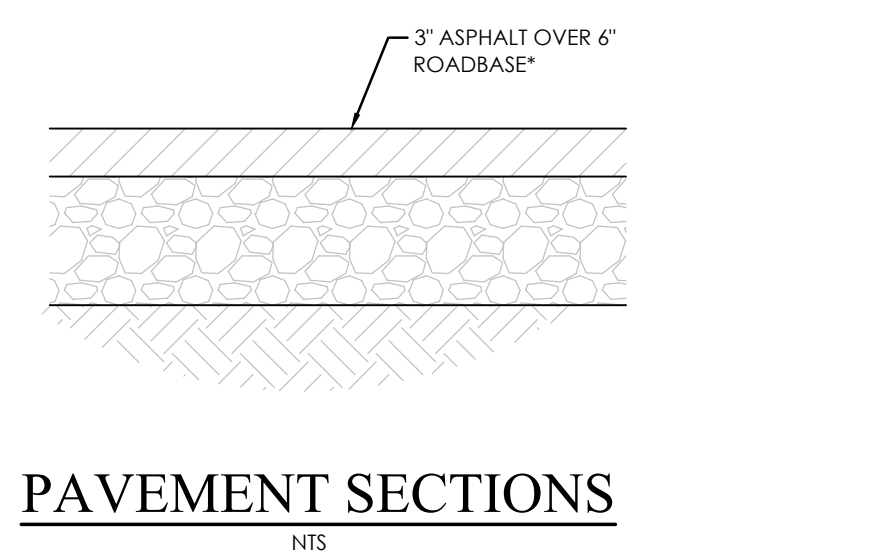
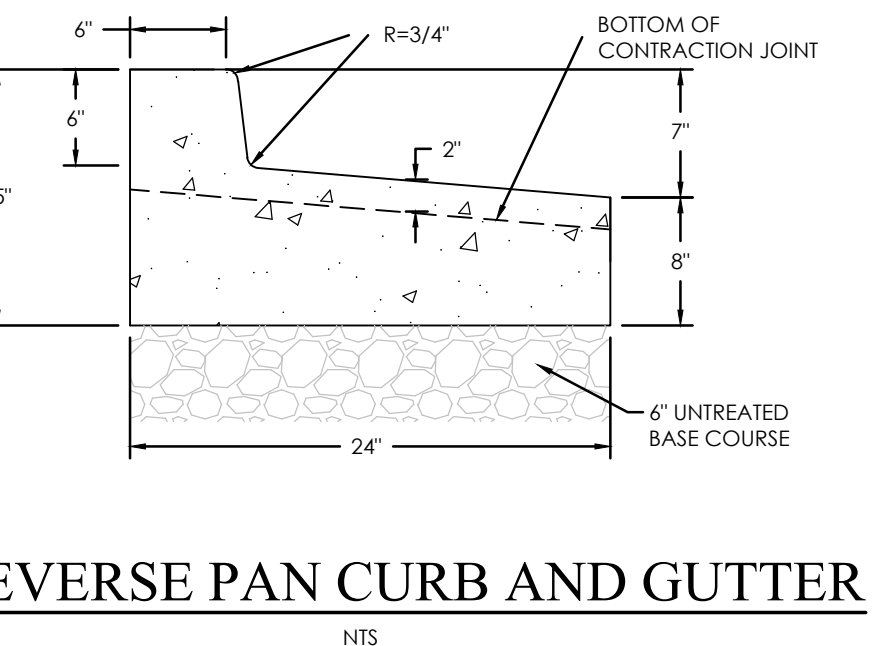
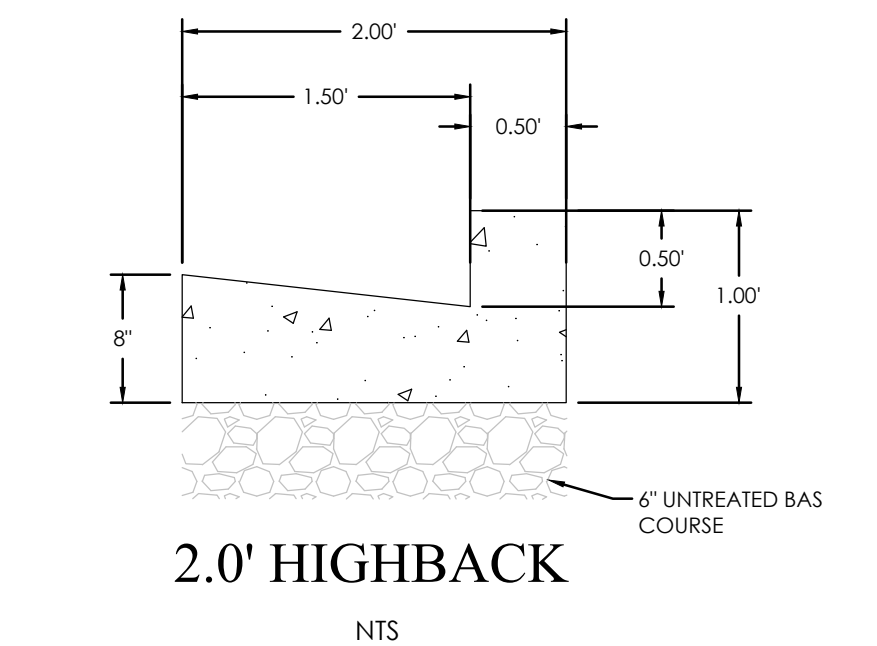
364. 1" (25.4 mm) MC-3500 CHAMBER

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LEGEND

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



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

EAGLE MOUNTAIN PRESCHOOL

EAGLE MOUNTAIN

SITE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

SITE PLAN

Scale: 1"=20'
Date: 07/15/2021
Sheet: C3

Drawn: CT
Job #: 21-0126

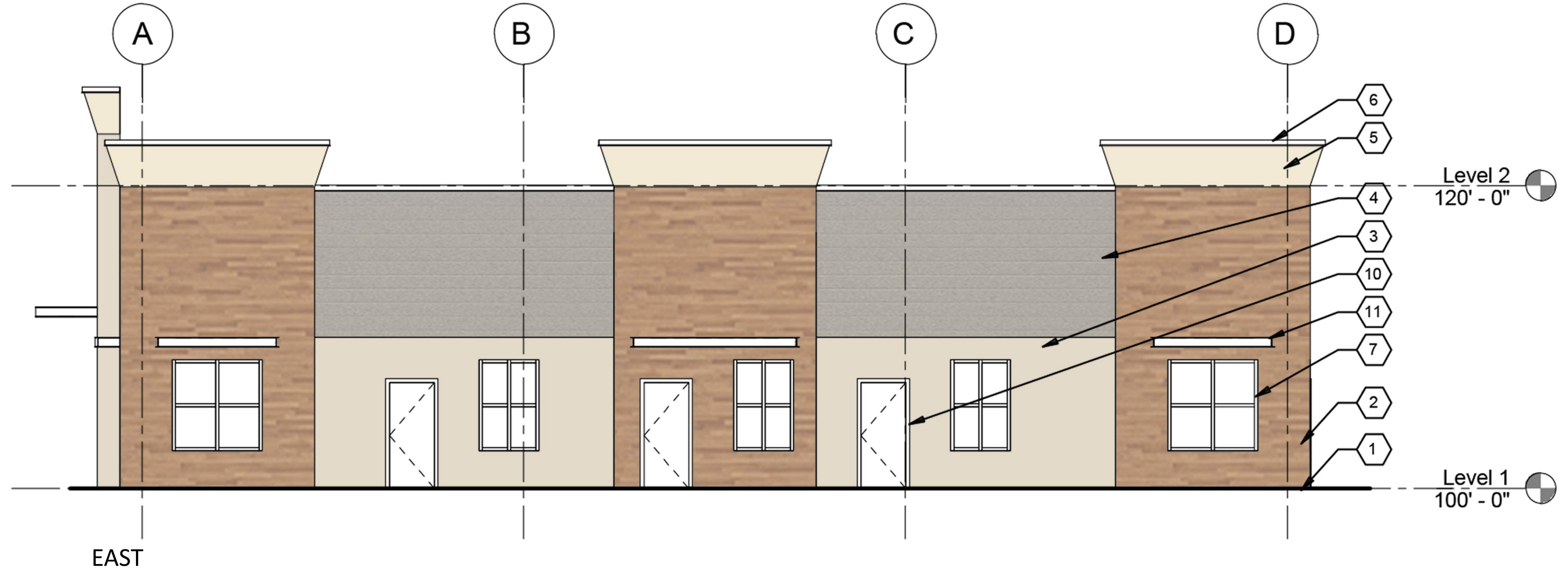
811
Know what's below.
Call 811 before you dig.

Z:\2021\071526 Eagle Mountain Preschool\Design\21-0126.dwg (Contact's Plans with Ailey\CS SITE PLAN.dwg)

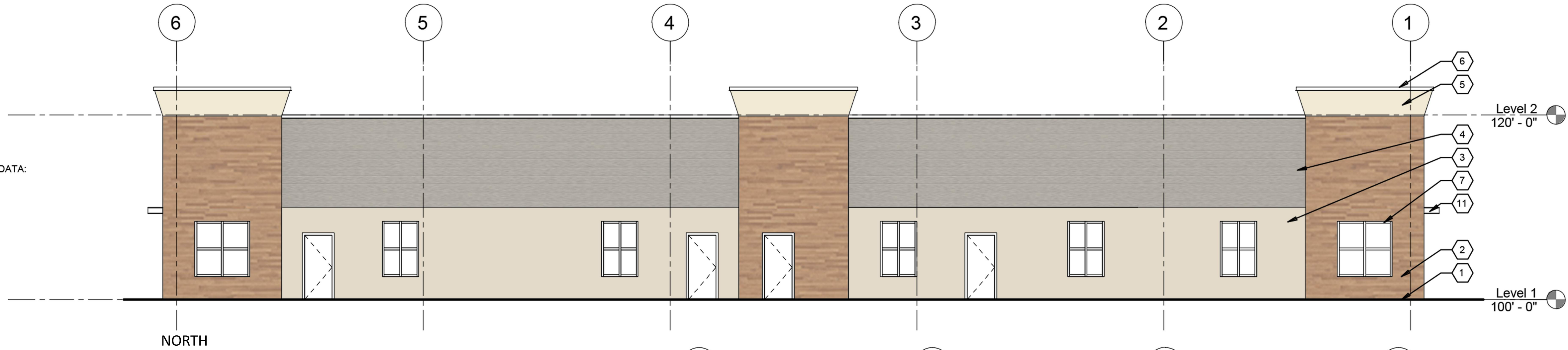
SOUTH ELEVATION MATERIAL DATA:
SIMULATED WOOD = 989 SF
EIFS = 1,284 SF 42%
SIDING = 401 SF
GLASS = 418 SF
TOTAL = 3,092 SF



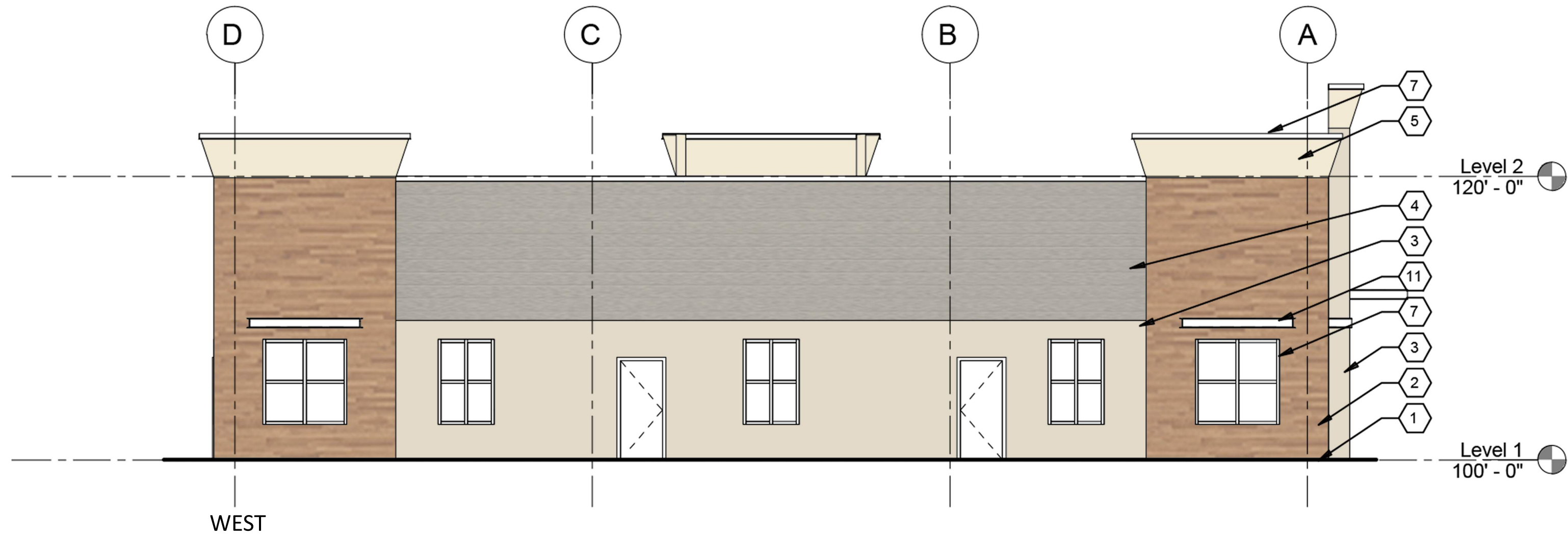
EAST ELEVATION MATERIAL DATA:
SIMULATED WOOD = 664 SF
EIFS = 556 SF 32%
SIDING = 227 SF
GLASS = 270 SF
TOTAL = 1,717 SF



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



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



KEYED NOTES:

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



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 27, 2021

TITLE:	CONCEPT PLAN - Eagle Quest		
ITEM TYPE:	Concept Plan		
FISCAL IMPACT:			
APPLICANT:	Kurt Ostler		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

The Planning Commission has seen a number of concepts for the "Eagle Quest" parcels over the years this proposal includes two different concepts for the Eastern parcel:

1. Dedicates Arterial and collector roads to the city and includes a mix of RC, R3, R2, R1 and 1/2 acre lots for a total of 486 lots, with an average lot size for the entire project of 9,050 SF
2. Doesn't dedicate the full width of Collector and Arterial roads, also includes a mix of lot sizes and zones for a total of 426 lots, with an average lot size for the entire project of 10,477 SF

ITEMS FOR CONSIDERATION:

East Concept

Staff discussed the phasing and access points for the project, and the need for second accesses for any development over 30 units.

Staff also discussed moving the central park to the North-East for better spacing, but also to remove the straight thoroughfare through the project to provide traffic calming on residential streets, particularly those around the central park.

West Concept

This concept will require a General Plan Amendment.

Staff advised the applicant that the roadways shown may need to be altered to comply with the locations shown on the Master Transportation Plan.

there was some concern expressed about the amount of MF zoning that is proposed in this concept.

REQUIRED FINDINGS:

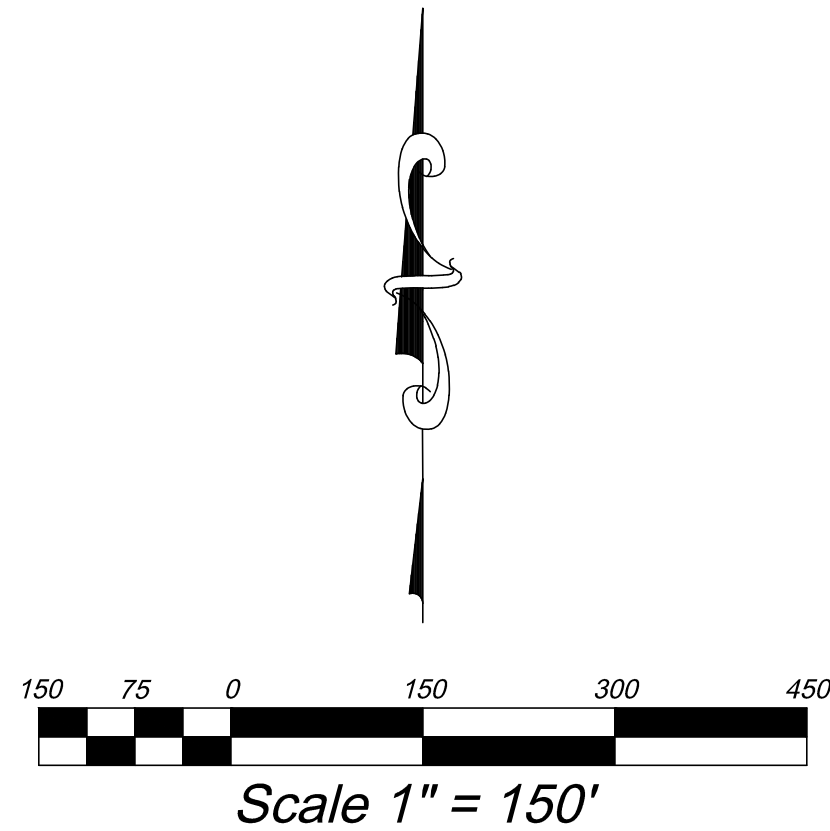
PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Eagle Quest East Concept Plan #1](#)

[Eagle Quest East Concept Plan #2](#)

[Eagle Quest West \(Business Park\) Concept Plan](#)



PARK TABULATIONS

90 LOTS (1,000 S.F./LOT)
229 LOTS (900 S.F./LOT)
107 LOTS (750 S.F./LOT)

TOTAL REQUIRED PARK AREA = 376,350 S.F. = 8.64 ACRES

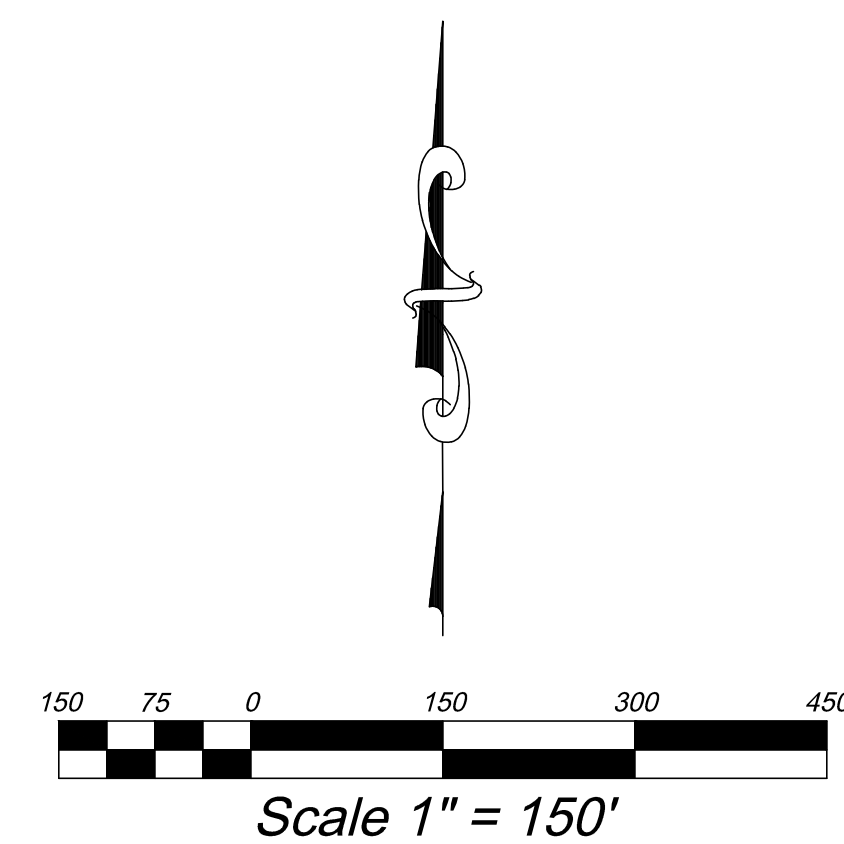
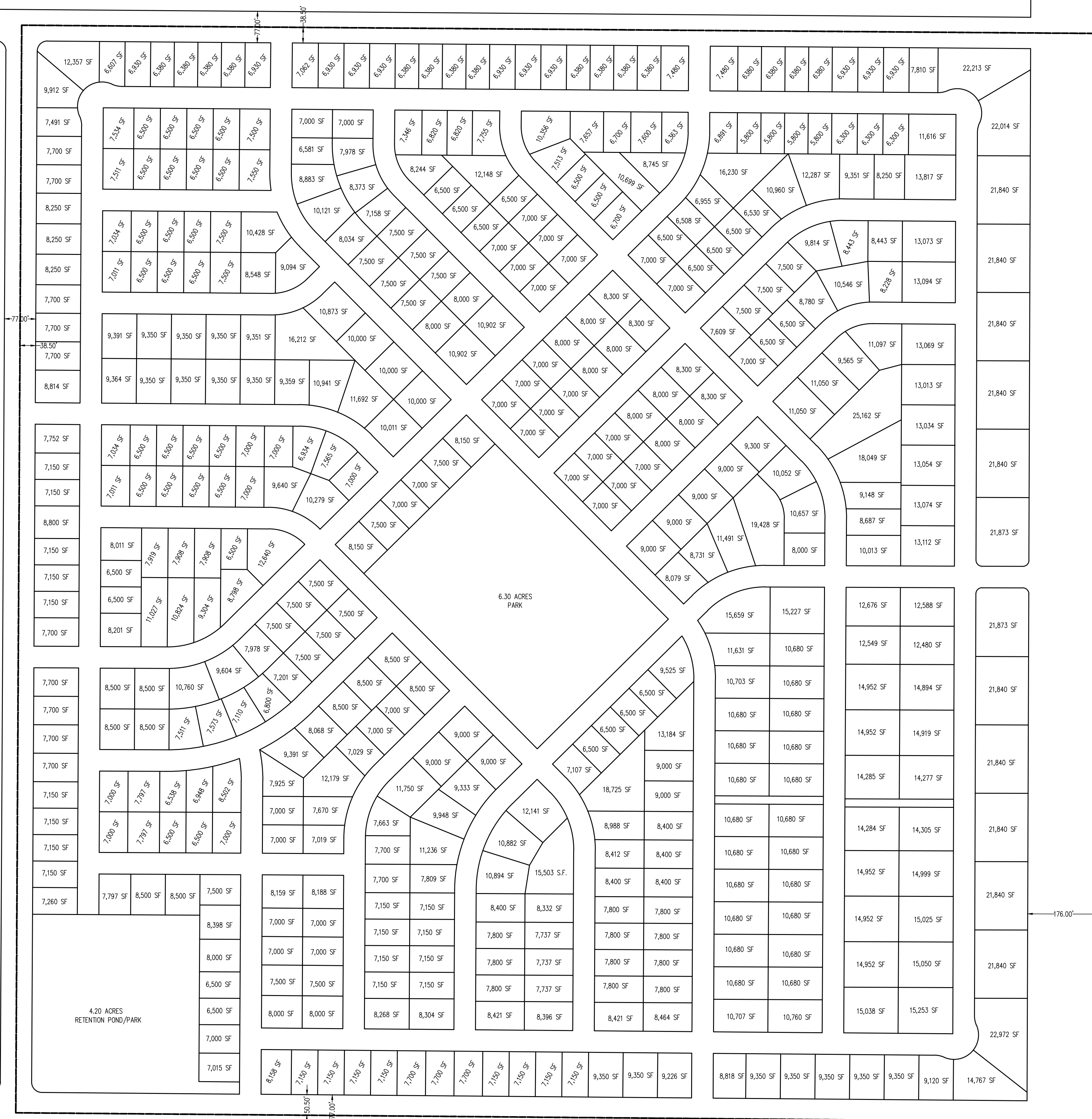
TOTAL PROVIDED PARK AREA = 393,208 S.F. = 9.02 ACRES

FENCING NOTE
COLLECTOR/ARTERIAL ROAD FENCING IS REQUIRED ON ALL LOTS AROUND THE ENTIRE PERIMETER SINCE THEY ALL BACK AGAINST A COLLECTOR OR ARTERIAL ROAD.



VICINITY MAP

BENCH MARK		REVISONS	
	Rev.	Date	Description
 David W. Peterson, P.E., License #270393 10 North, Suite 201C, American Fork, UT 84003 (801) 756-4504; david@excelecivil.com		EAGLE QUEST	
		EAGLE MOUNTAIN UTAH	
Drawn by: D.W.P.		CONCEPT PLAN	Scale: 1"=150'
Designed by: D.W.P.			Date: 06/10/21
Checked by: D.W.P.			C1



TABULATIONS	
LOT SIZE RANGE	NUMBER
5,800 TO 6,499	20
6,500 TO 7,999	231
8,000 TO 8,500	62
8,501 TO 10,890	96
10,891 TO 14,520	36
14,521 TO 21,780	41
TOTAL LOTS	486
AVERAGE LOT SIZE	9,050 S.F.

PARK TABULATIONS

313 LOTS (1,000 S.F./LOT)
96 LOTS (900 S.F./LOT)
77 LOTS (750 S.F./LOT)

TOTAL REQUIRED PARK AREA = 457,150 S.F. = 10.50 ACRES

TOTAL PROVIDED PARK AREA = 457,544 S.F. = 10.50 ACRES

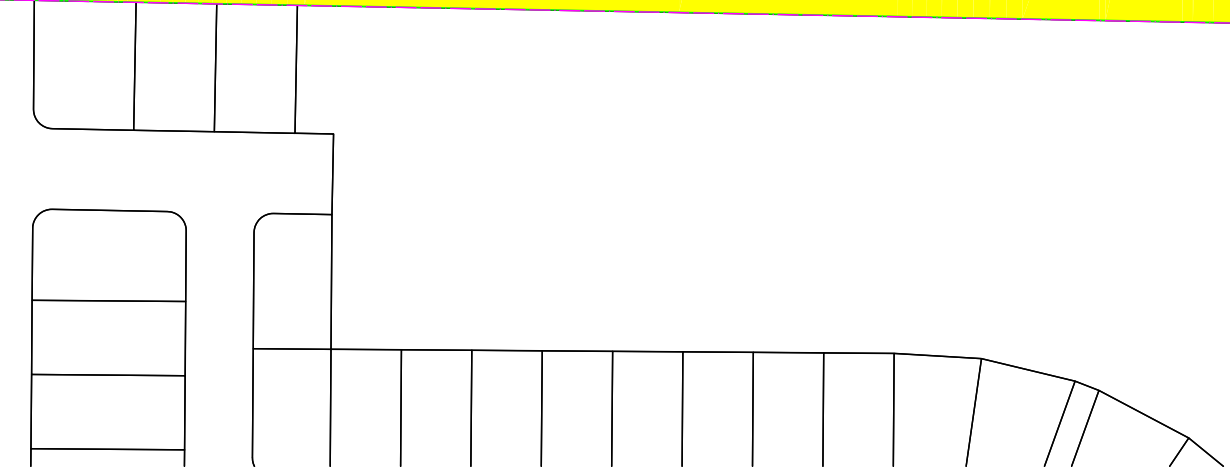
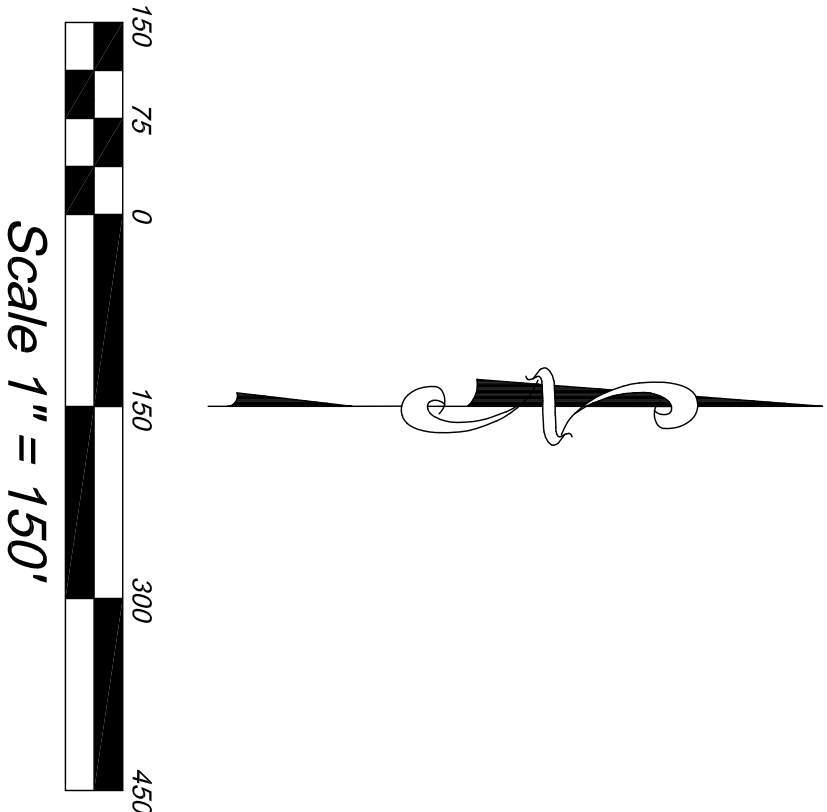
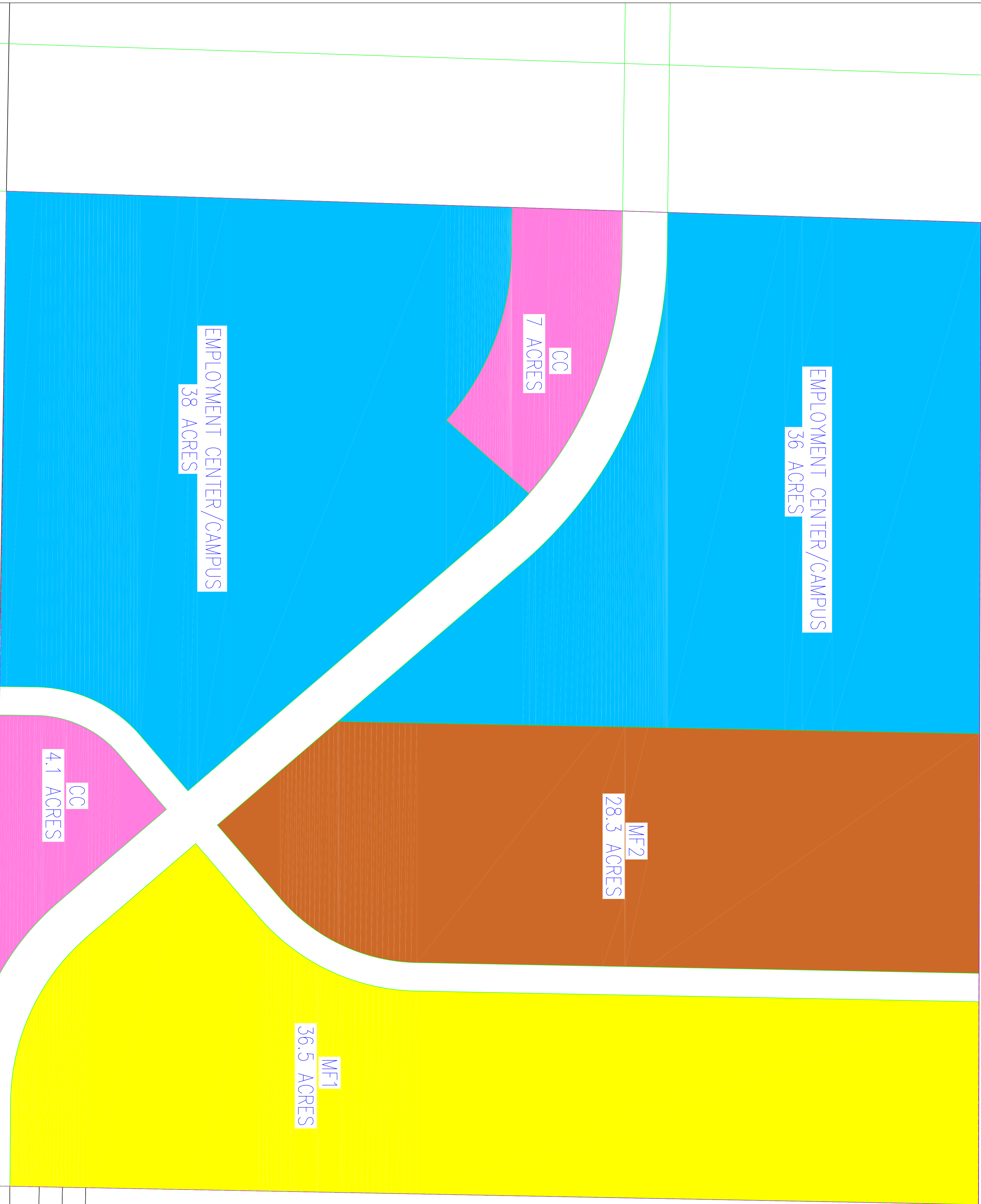
SETBACK NOTE

SETBACKS VARY BY LOT SIZE. THE SETBACK EXHIBIT WILL BE PROVIDED AS PART OF THE PRELIMINARY AND FINAL PLAT DESIGN PLANS.

FENCING NOTE
COLLECTOR/ARTERIAL ROAD FENCING IS REQUIRED ON ALL LOTS AROUND THE ENTIRE PERIMETER SINCE THEY ALL BACK AGAINST A COLLECTOR OR ARTERIAL ROAD.



BENCH MARK		REVIEWS		
	Rev.	Date	Description	
er/Property Owner: KURT OSTLER Phone: 801-971-2596		EAGLE QUEST		
		EAGLE MOUNTAIN		
		UTAH		
 David W. Peterson, P.E., License #270393 100 North, Suite 201, American Fork, UT 84003 (801) 756-4504; david@exceleivil.com		Drawn by: D.W.P.	CONCEPT PLAN	
		Designed by: D.W.P.		Scale: 1"=150'
		Checked by: D.W.P.		Date: 06/24/21
				C1



BENCH MARK		REVISIONS	
Rev.	Date	Description	

Developer/Property Owner: KURT OSTLER
Phone: 801-971-2596

12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelvhl.com

ENGINEERING

David W. Peterson P.E., License #270393

EAGLE MOUNTAIN

UTAH

Scale: 1"=150'

Date: 07/02/21

EAGLE QUEST - BUSINESS ZONING

ZONING MAP

C1



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 27, 2021**

TITLE:	CONCEPT PLAN - Porters Crossing Town Center Revised Concept Plan		
ITEM TYPE:	Concept Plan		
FISCAL IMPACT:			
APPLICANT:	Sattar Tabriz		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

Current Entitlements

The current Porter's Crossing MDA/MDP has the following entitlements for the pods in question:

- Pod 1: Retail pod - 4.9 acres of commercial
- Pod 2: Mixed use, residential above retail. 11.6 acres, 180 residential units, 15.5 DU/AC
- Pod 9a: Institutional 12.3 acres reserved for a recreation center, assisted living and or charter school
- Pod 9b: 4.34 acres reserved for commercial, senior housing or assisted living housing. Buildings allowed to be up to 5 stories in height and is not required any improved park space
- Pod 10: 4.95 acres reserved for a potential church site
- Pod 15: 4 acres of community open space located within the powerline corridor

Total Residential Units: 180 + up to 17 acres of assisted living or senior housing without specific unit count.

Total Commercial Area: 4.9 - 9.24 acres

Total Open Space: 4 Acres

Total Church Area: 4.95 acres

Concept Proposal

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

Conceptual Residential Units: 244

Conceptual Commercial Area: 17.3 Acres

Conceptual Open Space: 4 Acres

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

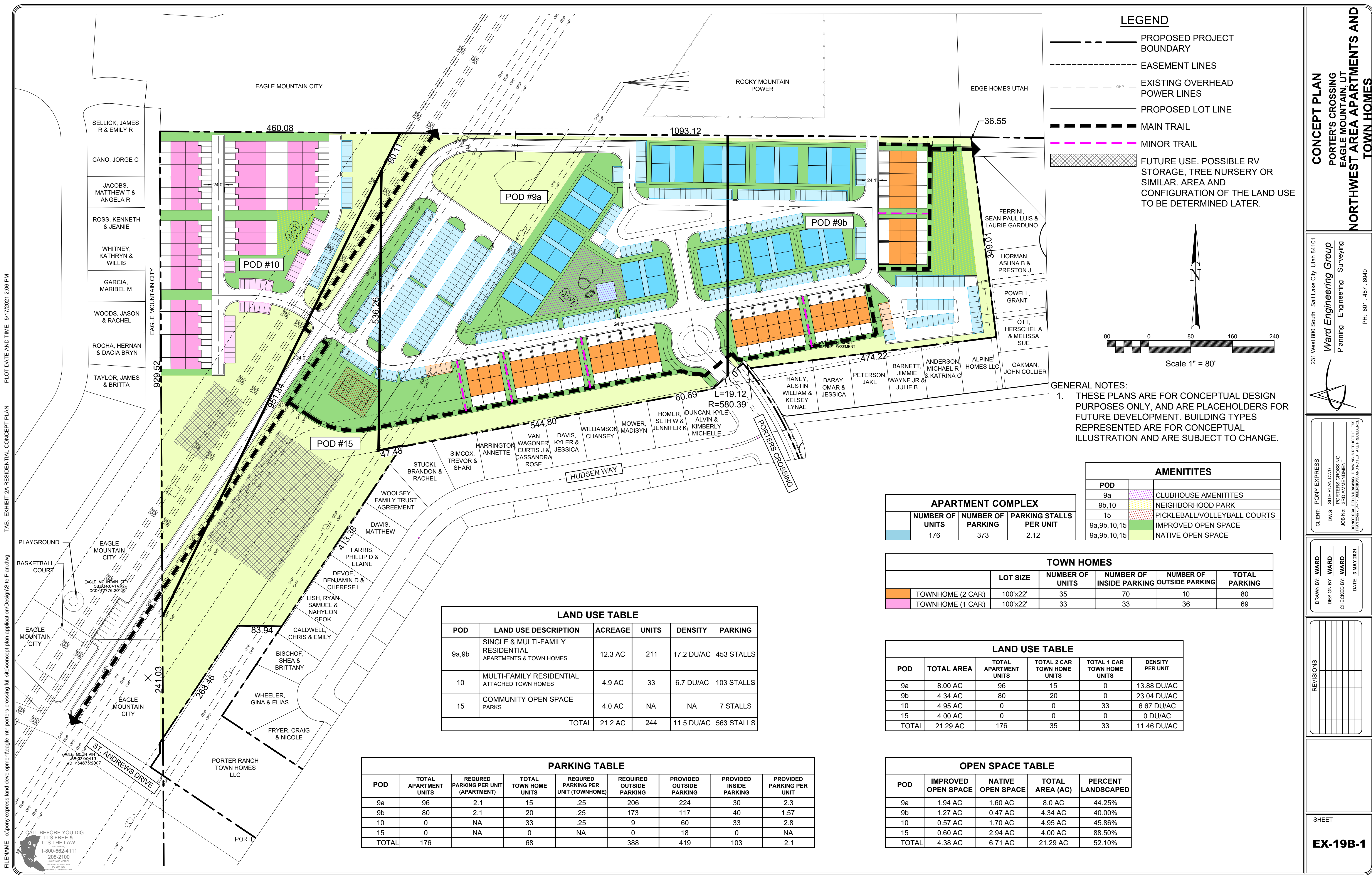
[Porter's Crossing Residential Concept](#)

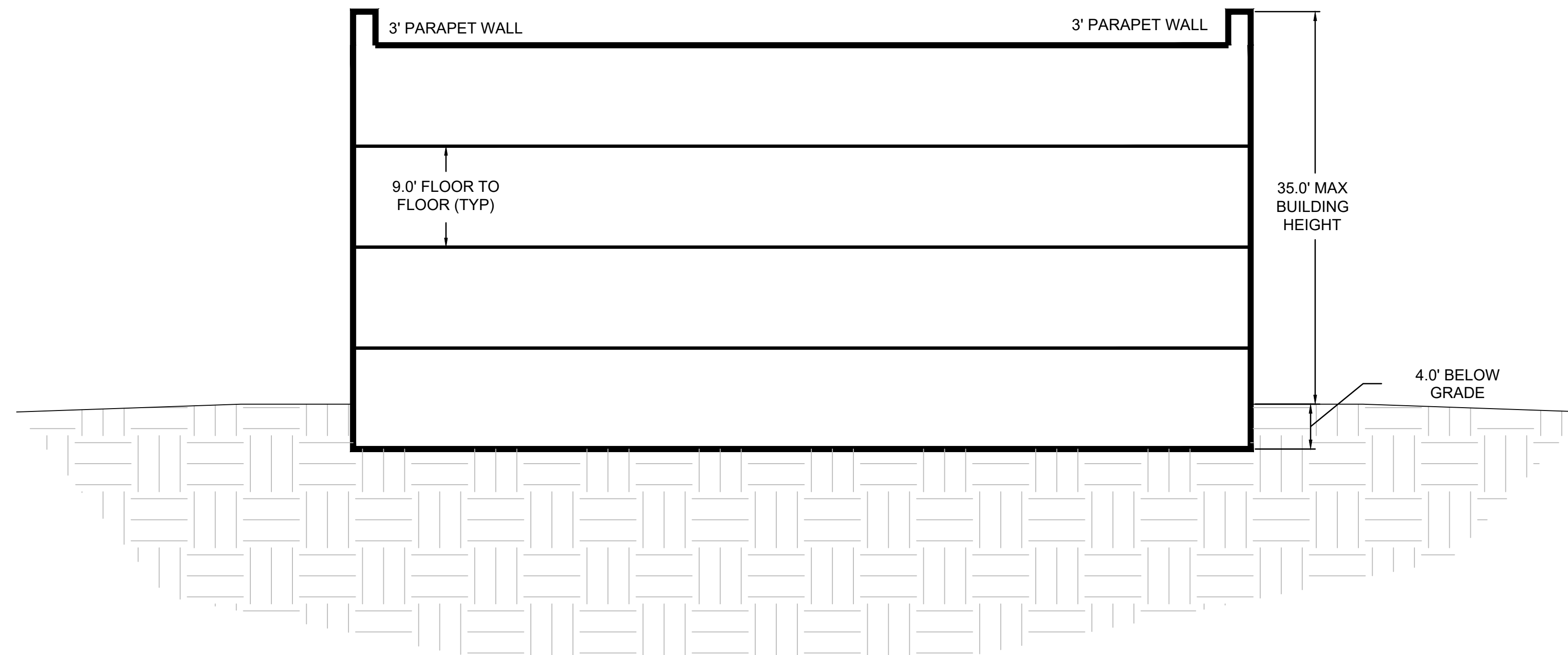
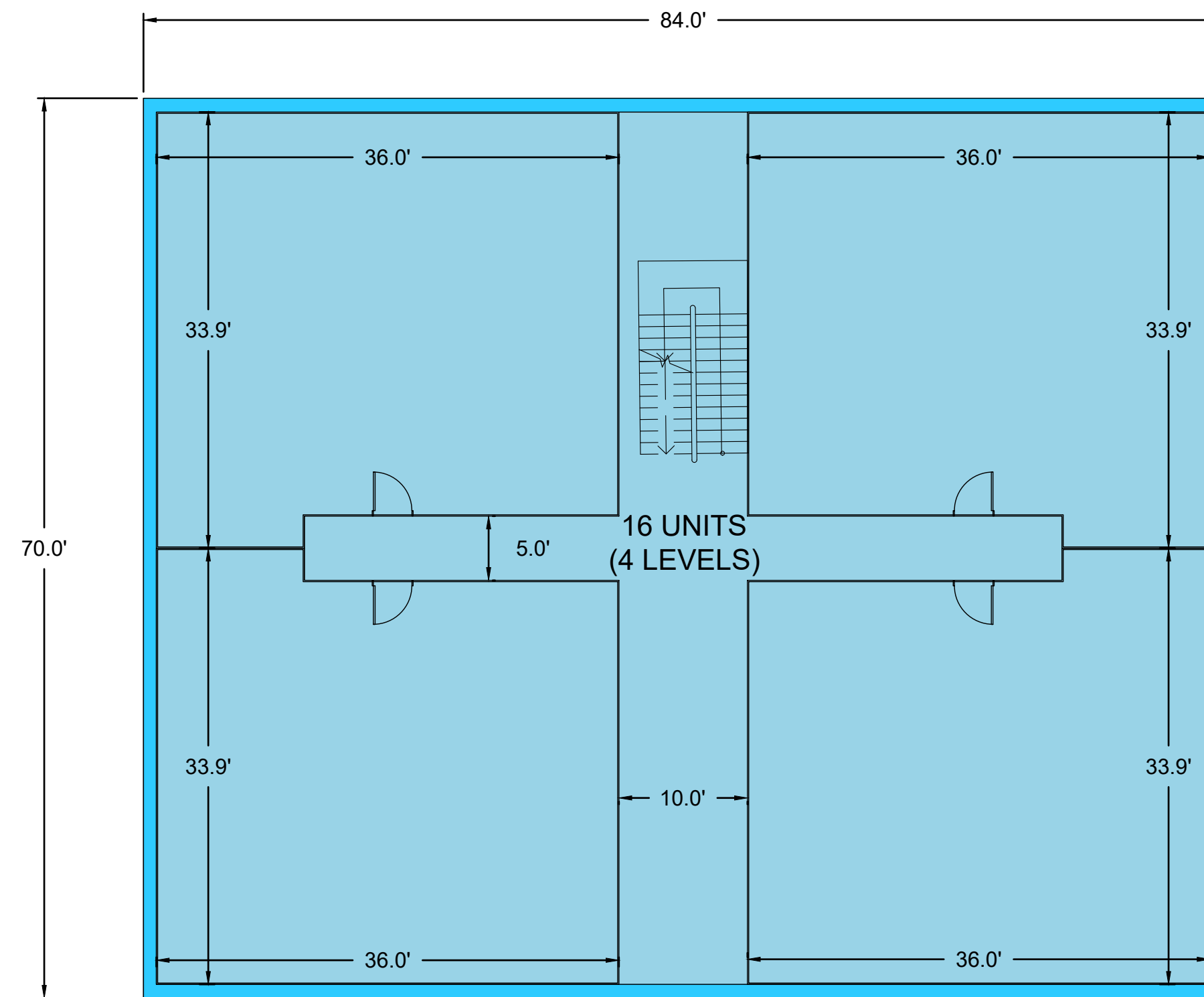
[Porter's Crossing Retail Concept](#)

[Porter's Crossing Amended Zoning Concept](#)

[Current Village Plan](#)

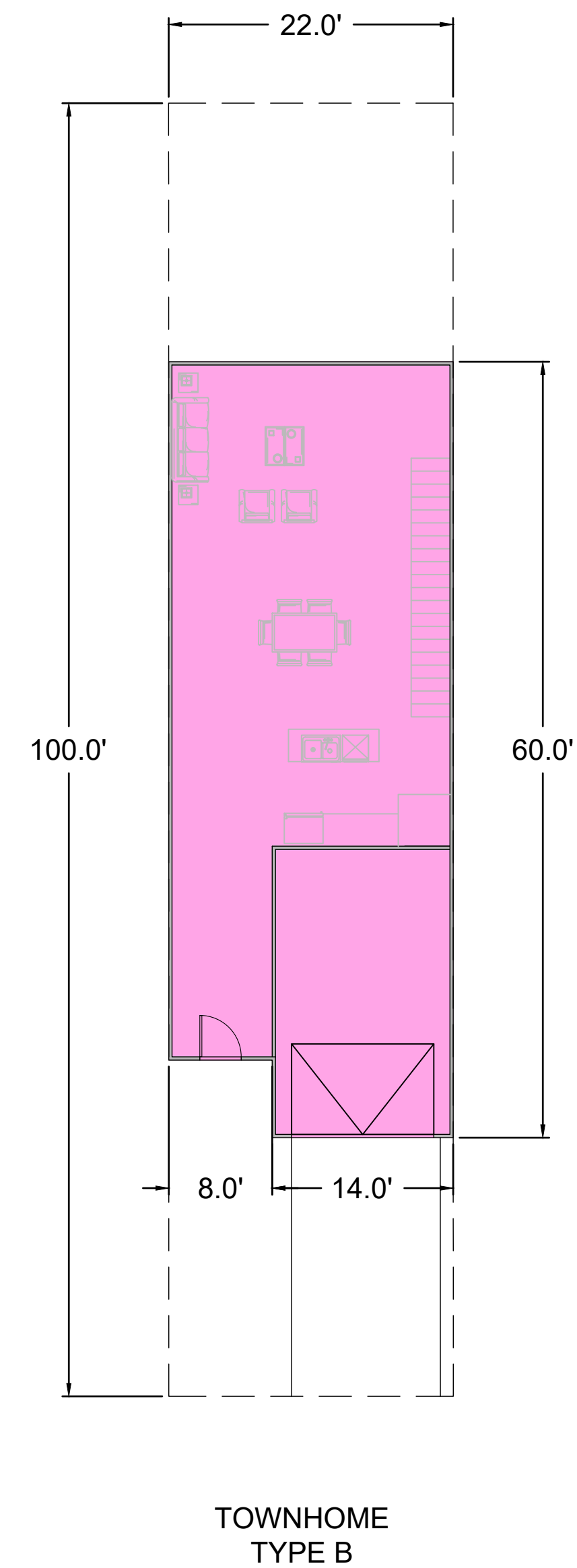
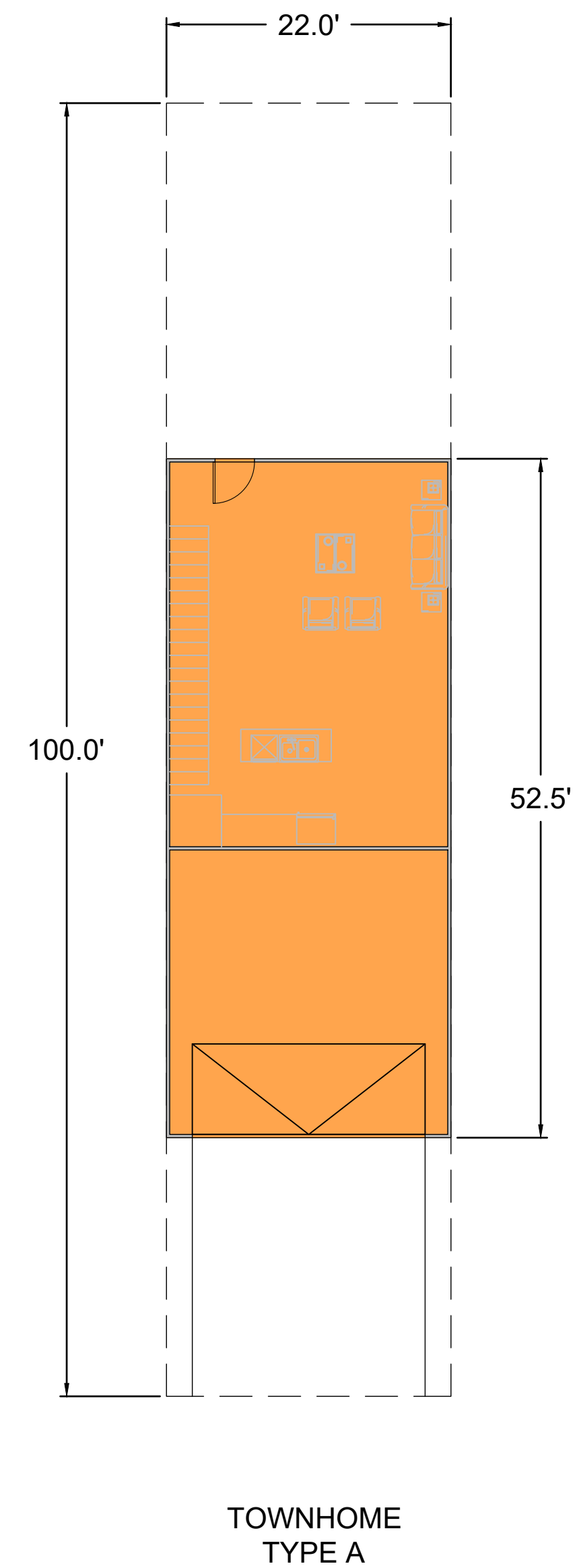
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SHEET	EX-19B-2										
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DRAWN BY: WARD DESIGN BY: WARD CHECKED BY: WARD DATE: 3 MAY 2021	CLIENT: PONY EXPRESS DWG: SITE PLANNING PROJECT: PORTER'S CROSSING JOB NO: 3RD AMENDMENT DO NOT SCALE THIS DRAWING. DRAWING IS REDUCED IF LARGER THAN 24" x 36". DIMENSIONS AND NOTES TAKE PRECEDENCE.										
											
231 West 800 South Salt Lake City, Utah 84101 Ward Engineering Group Planning Engineering Surveying											
CONCEPT PLAN PORTER'S CROSSING EAGLE MOUNTAIN, UT NORTHWEST AREA APARTMENT PH: 801-487-8040											

[illegible]



GENERAL NOTES:

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

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

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

CUSTOMER:	_____
CLIENT:	PONY EXPRESS _____
DWG:	SITE PLAN.DWG _____
	PORTERS CROSSING _____
JOB No:	3RD AMMENDMENT _____

DRAWN BY: WARD
DESIGN BY: WARD
CHECKED BY: WARD
DATE: 3 MAY 2021

[illegible]

SHEET

EX-19B-3



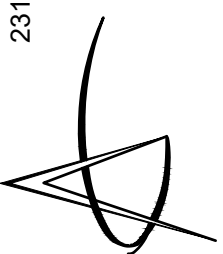
EAGLE MOUNTAIN RENDERING

GENERAL NOTES:
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REVISIONS	

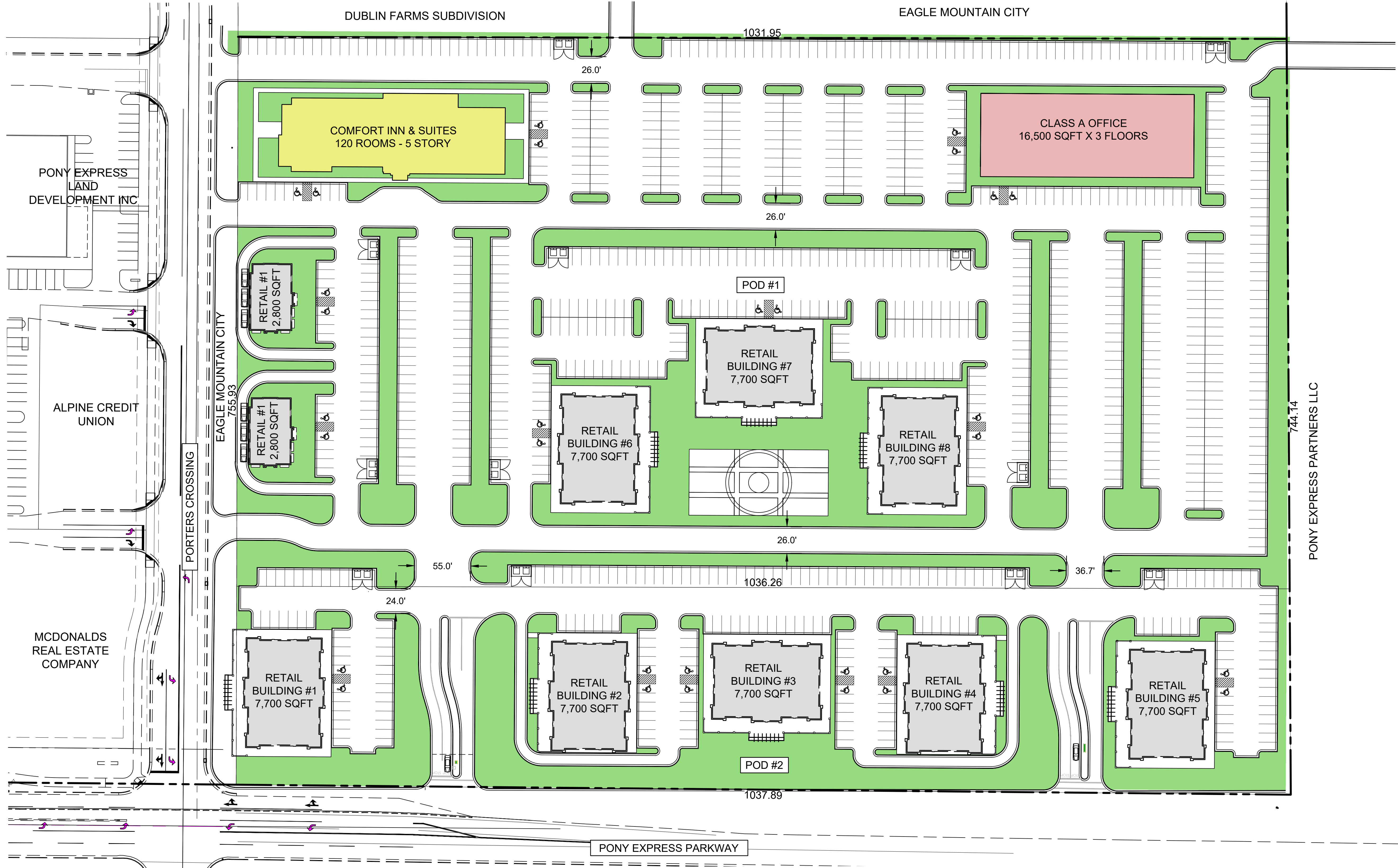
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DESIGN BY: WARD
CHECKED BY: WARD
DATE: 3 MAY 2021

CLIENT: PONY EXPRESS
DWG: SITE PLAN.DWG
PROJECT: PORTER'S CROSSING
JOB NO.: 3RD AMENDMENT
SCALE: AS SHOWN
DATE: 3 MAY 2021



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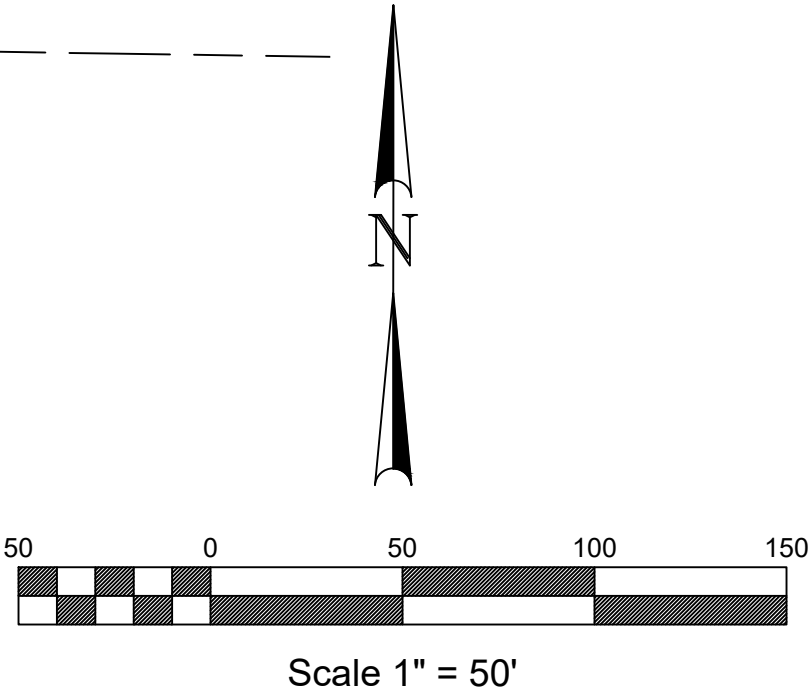
CONCEPT PLAN
PORTER'S CROSSING
EAGLE MOUNTAIN, UT
NORTHWEST RESIDENTIAL
MULTIFAMILY RENDERING



SITE INFORMATION	
	FOOT PRINT AREA
HOTEL	0.37 AC
CLASS A OFFICE	0.38 AC
RETAIL BUILDINGS	1.54 AC
OPEN SPACE	3.97 AC
TOTAL SITE AREA	17.3 AC

NUMBER OF PARKING STALLS: 999 STALLS

- GENERAL NOTES:
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CONCEPT PLAN
PORTER'S CROSSING
EAGLE MOUNTAIN, UT
SOUTHEAST AREA COMMERCIAL

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Ward Engineering Group
Planning Engineering Surveying
PH: 801-487-8040

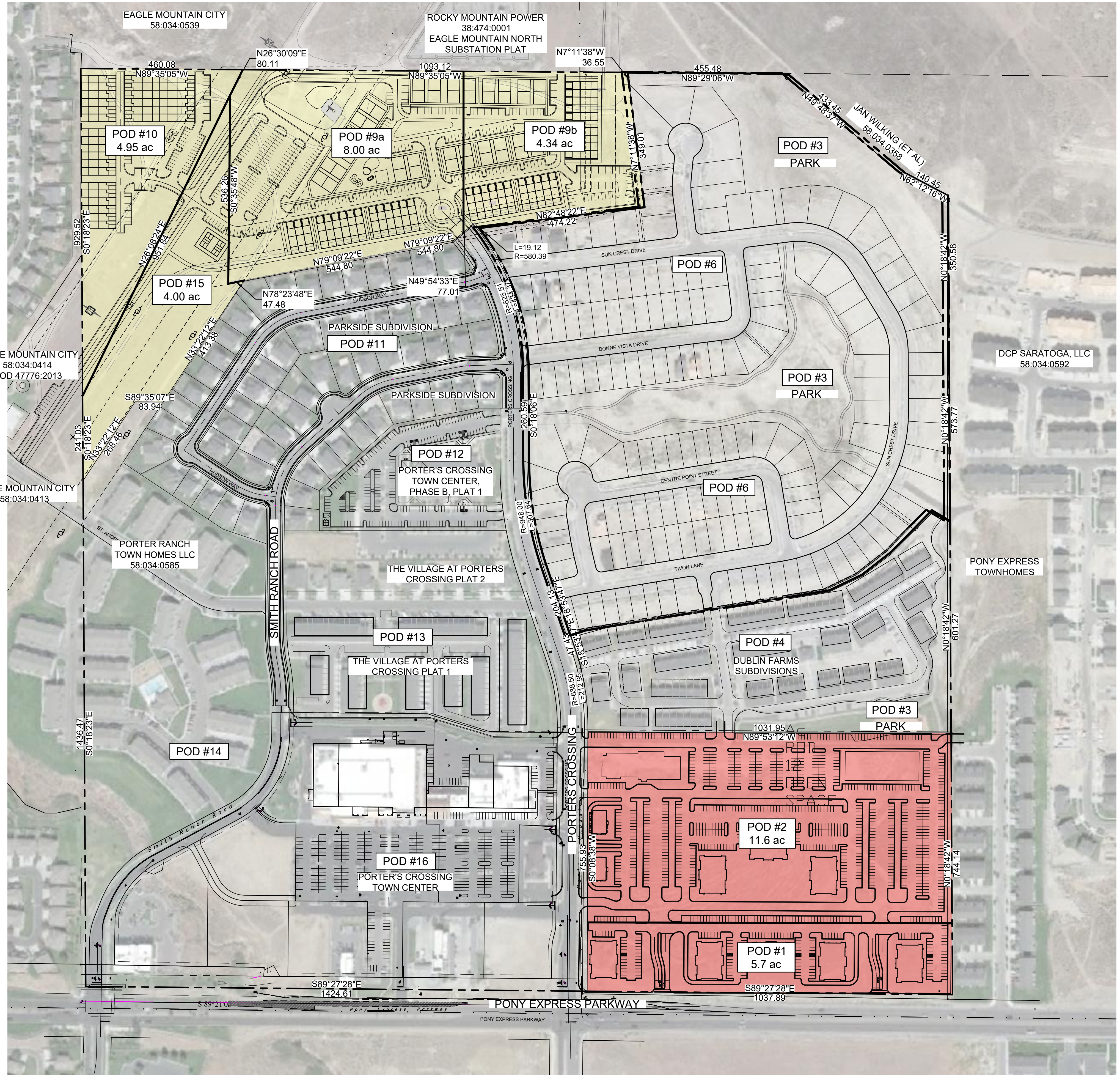
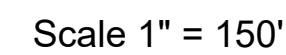
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DWG: SITE PLAN DWG
JOB No.: 300-AMMENDMENT
DRAWN BY: WARD
DESIGNED BY: WARD
CHECKED BY: WARD
DATE: 3 MAY 2021

REVISIONS

SHEET
EX-20B-1

ZONING DESITNATIONS	
	TIER III RESIDENTIAL DEVELOPMENT (PODS 9a, 9b,10, &15)
	COMMERCIAL LAND DEVELOPMENT (PODS 1 & 2)

- 



Ward Engineering Group
Planning Engineering Surveying

CLIENT: PONY EXPRESS

DWG: AMENDED EXHIBITS.DWG

PORTERS CROSSING

JOB No: 3RD AMMENDMENT

DO NOT SCALE THIS DRAWING. DRAWING IS REDUCED IF LESS THAN 22-in x 34-in. DIMENSIONS AND NOTES TAKE PRECEDENCE

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DESIGN BY: WARD
CHECKED BY: WARD
DATE: 3 MAY 2021

REVISIONS					

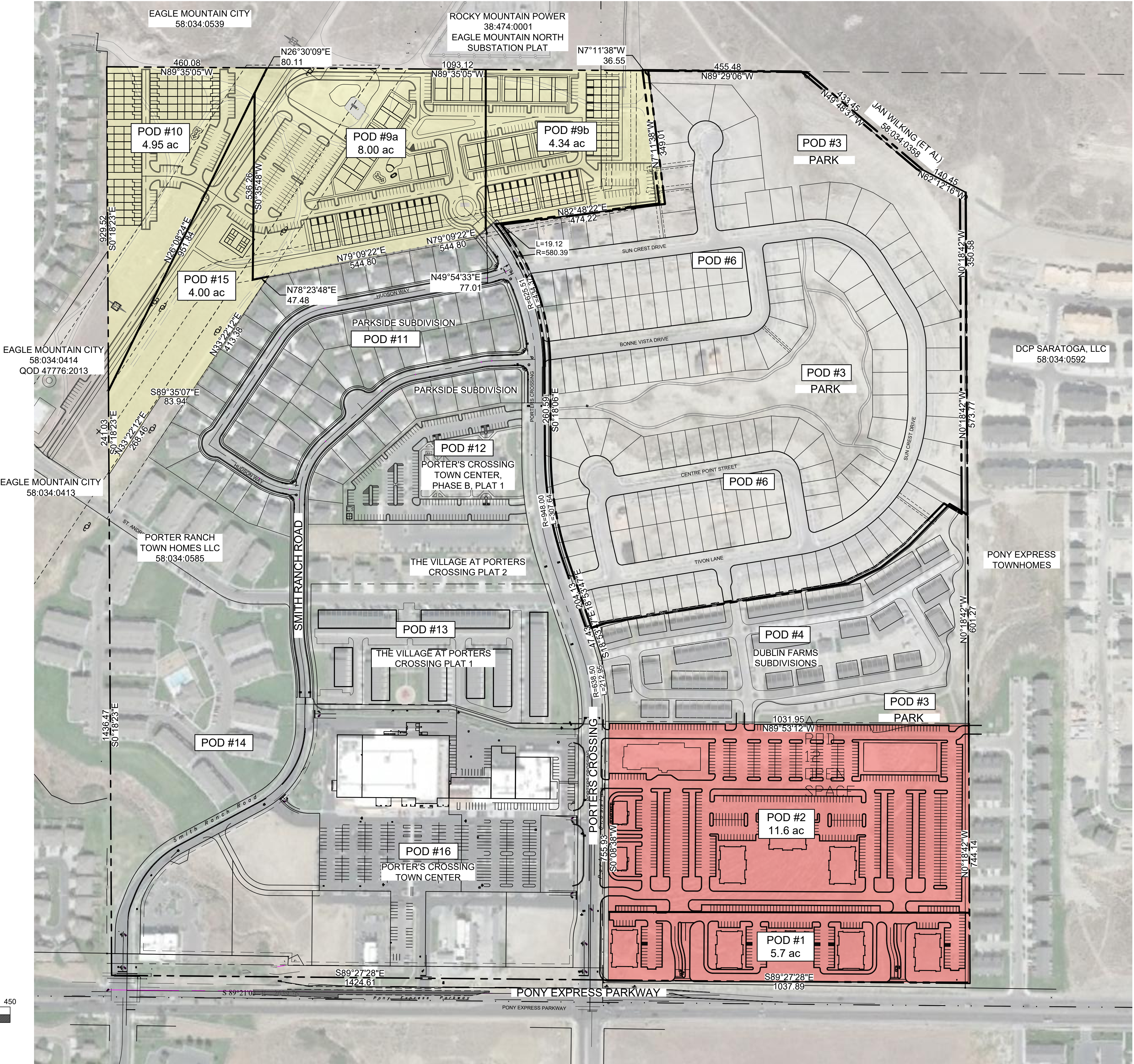
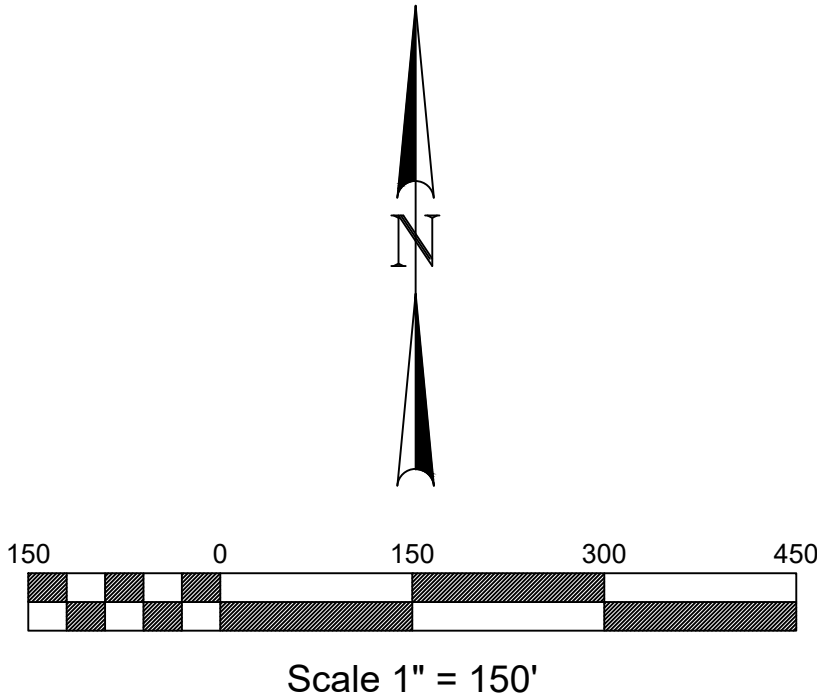
EX-2B

AMENDED LAND USE PLAN

ZONING DESITNATIONS				
POD	LAND USE DESCRIPTION	ACREAGE	UNITS	DENSITY
1	COMMERCIAL RETAIL PADS	4.9 AC	NA	NA
2	MIXED USE RESIDENTIAL ABOVE RETAIL	11.6 AC	180	15.5 DU/AC
9a,9b	SINGLE & MULTI-FAMILY RESIDENTIAL APARTMENTS & TOWN HOMES	12.3 AC	211	17.2 DU/AC
10	MULTI-FAMILY RESIDENTIAL ATTACHED TOWN HOMES	4.9 AC	33	6.7 DU/AC
15	COMMUNITY OPEN SPACE PARKS	4.0 AC	NA	NA

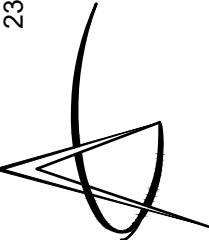
GENERAL NOTES:

- THE INFORMATION DEPICTED ON THIS PLAN IS PRELIMINARY IN NATURE AND IS SUBJECT TO MODIFICATION AND REVISION. ALL LAND USES, ACREAGE CALCULATIONS, DENSITY CALCULATIONS, LOT SIZES, ROAD WIDTHS AND LOCATIONS OF VARIOUS COMPONENTS OF THE PLAN ARE BASED ON PRELIMINARY DATA, TOPOGRAPHY, BOUNDARIES AND DESIGN PARAMETERS.
- SITE LAYOUTS, INCLUDING ROADS, PARKING, BUILDINGS, LOT AND OPEN SPACE AREA AMENITIES ARE ILLUSTRATIVE IN NATURE AND SUBJECT TO FINAL SITE DESIGN AND MUNICIPAL APPROVAL PROCESSES.
- UNIT TOTALS SHOWN FOR EACH PARCEL MAY SURPASS ALLOWABLE PROJECT DENSITY TO ALLOW FOR ADJUSTMENT IN DESIGN.
- THESE PLANS ARE FOR CONCEPTUAL DESIGN PURPOSES ONLY, AND ARE PLACEHOLDERS FOR FUTURE DEVELOPMENT. BUILDING TYPES REPRESENTED ARE FOR CONCEPTUAL ILLUSTRATION AND ARE SUBJECT TO CHANGE



CONCEPT PLAN
PORTER'S CROSSING
EAGLE MOUNTAIN, UT
AMENDED LAND USE PLAN

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



CLIENT: PONY EXPRESS
DWG: AMENDED EXHIBITS DWG
JOB No.: 300 AMENDMENT
DATE SCALE THE DRAWING DRAWING IS REVISION 1
DRAWN BY: WARD
DESIGNED BY: WARD
CHECKED BY: WARD
DATE: 3 MAY 2021

REVISIONS

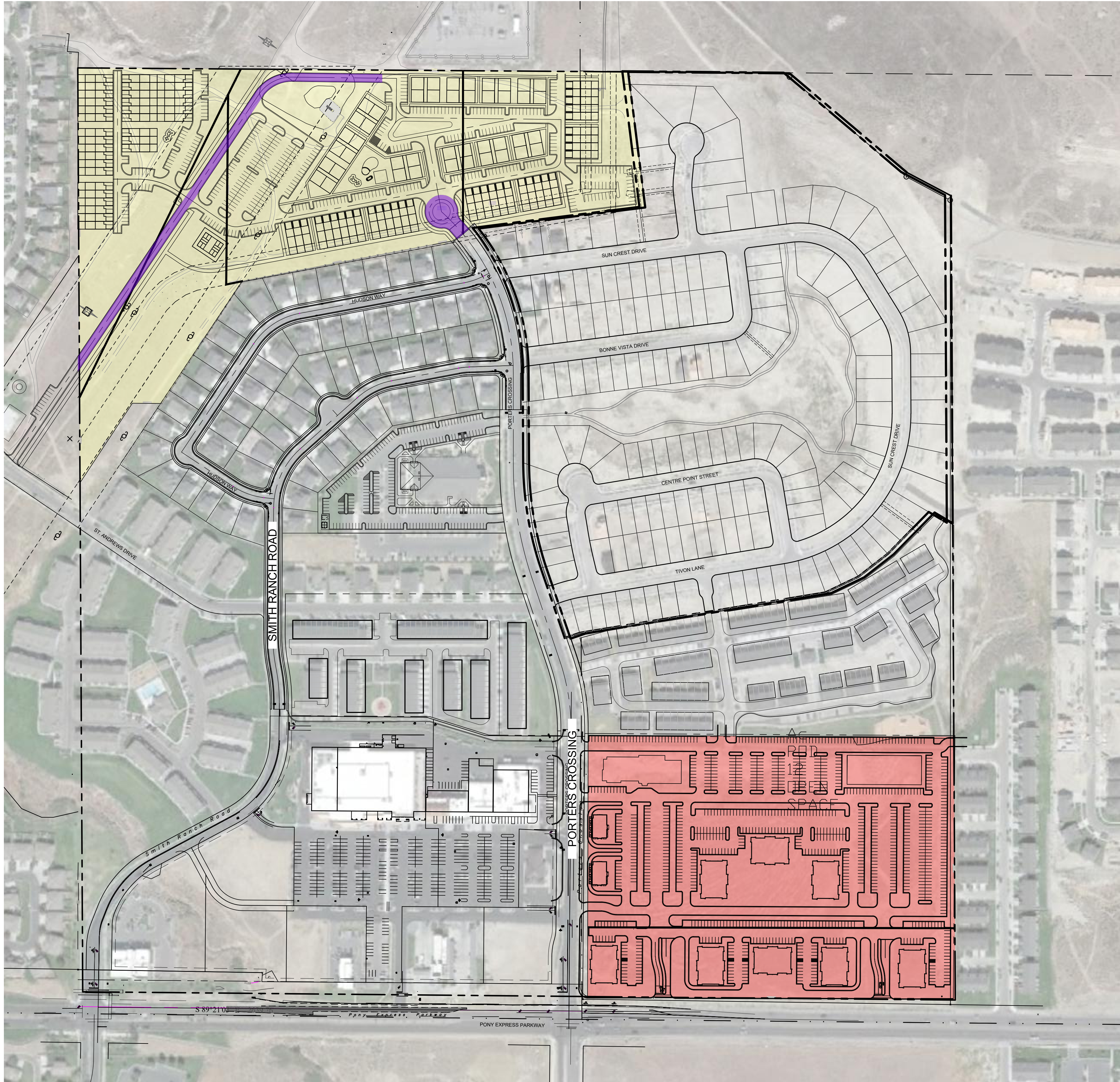
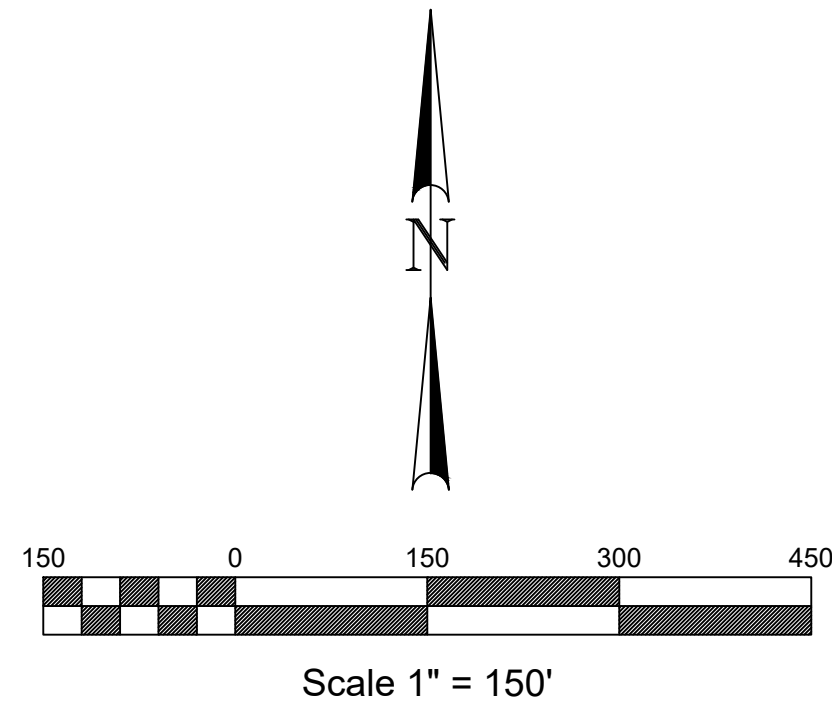
SHEET
EX-3B



AMENDED STREET PLAN

ROAD DESIGNATIONS	
	PROPOSED ROADS

- GENERAL NOTES:
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CONCEPT PLAN
PORTER'S CROSSING
EAGLE MOUNTAIN, UT
AMENDED STREET PLAN

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

CLIENT: PONY EXPRESS
DWG: AMENDED EXHIBITS.DWG
JOB No.: 300 AMMENDMENT
SCALE: AS SHOWN
DRAWN BY: WARD
DESIGNED BY: WARD
CHECKED BY: WARD
DATE: 2 MAY 2021

REVISIONS

SHEET
EX-4B

FILENAME: O:\Pony Express Land Development\Eagle Mtn Porters Crossing Full Site\Concept Plan Application\Design\Amended Exhibits.dwg
TAB: EX-5B
PLOT DATE AND TIME: 5/14/2021 4:04 PM

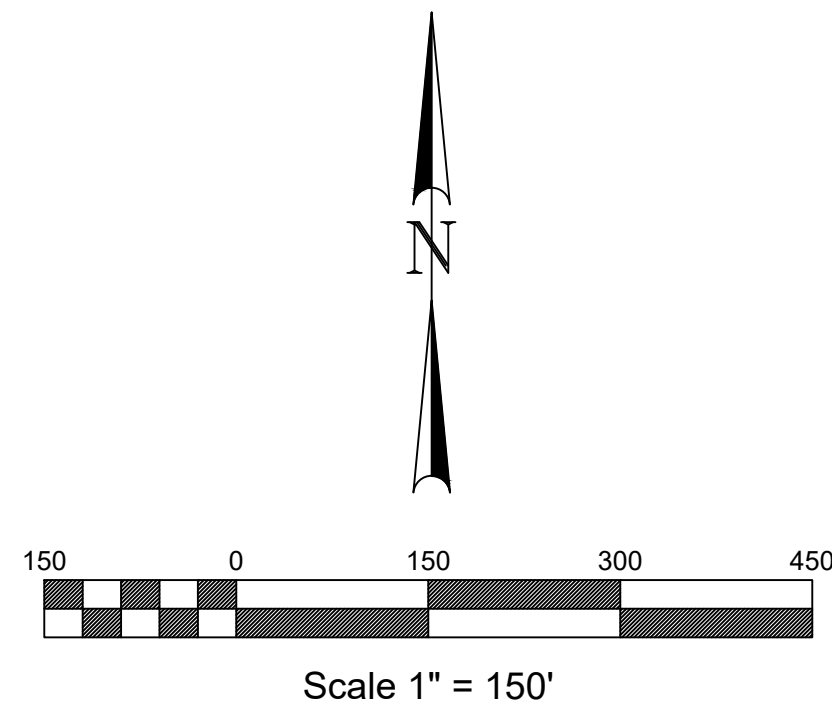


AMENDED PARKS-RECREATION COMPONENTS

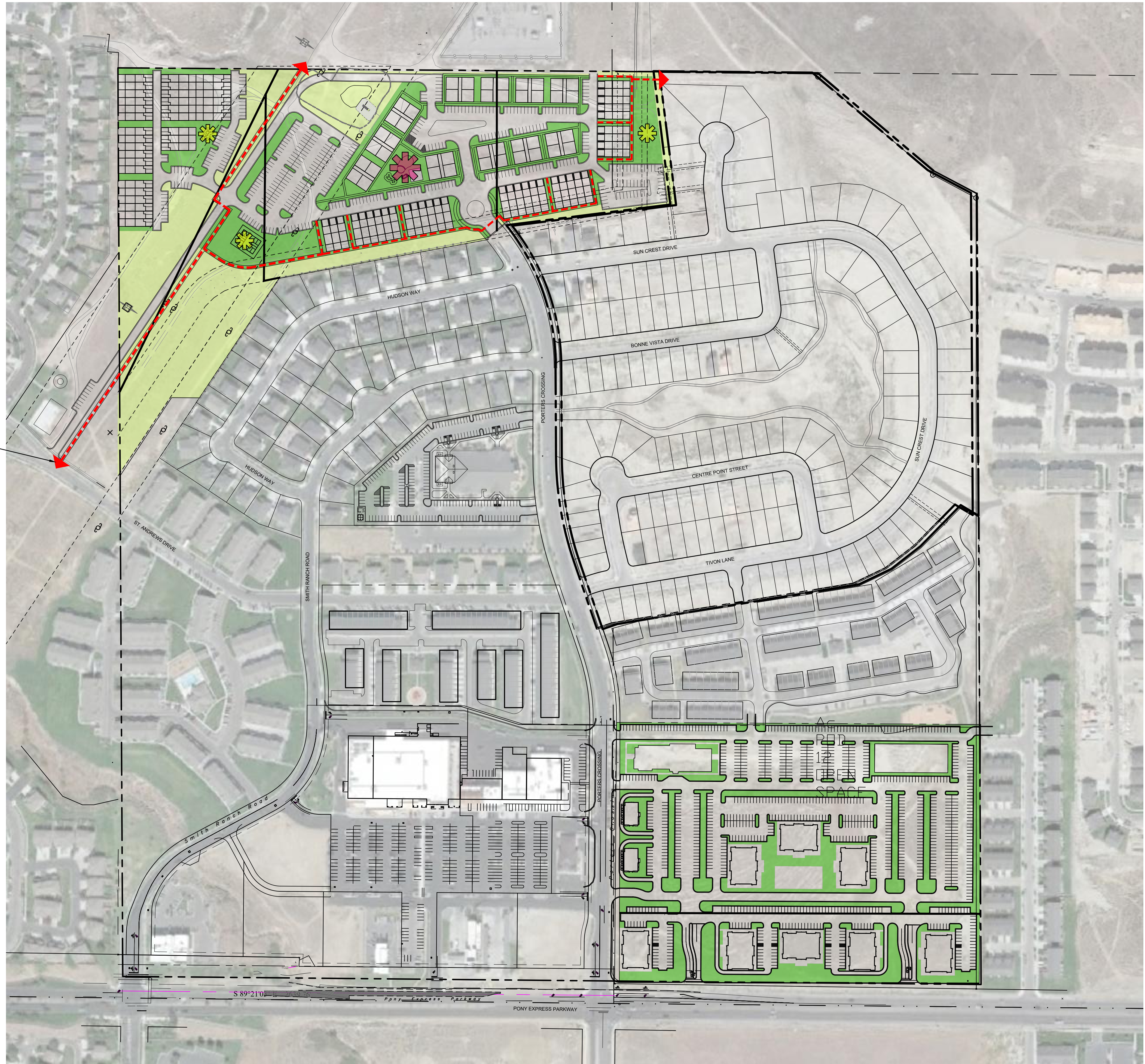
LEGEND	
	CLUB FACILITY, POOL AND/OR SPA
	RECREATIONAL FEATURE
	MULTI-USE WALK, PATH, OR TRAIL 2,920 LF
	PARKS- IMPROVED OPEN SPACE
	NATIVE OPEN SPACE
	10 YEAR STORM BASIN AREA 31,356 SF

GENERAL NOTES:

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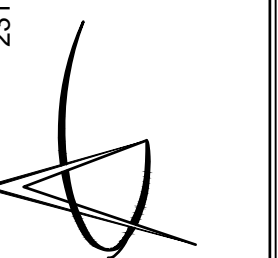


CONNECT TO
ST. ANDREW



CONCEPT PLAN PORTER'S CROSSING EAGLE MOUNTAIN, UT AMENDED PARKS-RECREATION COMPONENTS

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



CLIENT: PONY EXPRESS
DWG: AMENDED EXHIBITS.DWG
JOB No.: 300 AMENDMENT
DATE SCALE THE DRAWING. DRAWING IS REVISION 1.1.1.1.
DRAWN BY: WARD
DESIGNED BY: WARD
CHECKED BY: WARD
DATE: 2 MAY 2021

REVISIONS

NO.	DESCRIPTION	DATE

SHEET
EX-5B

PH: 801-487-8040

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, Assisted 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	

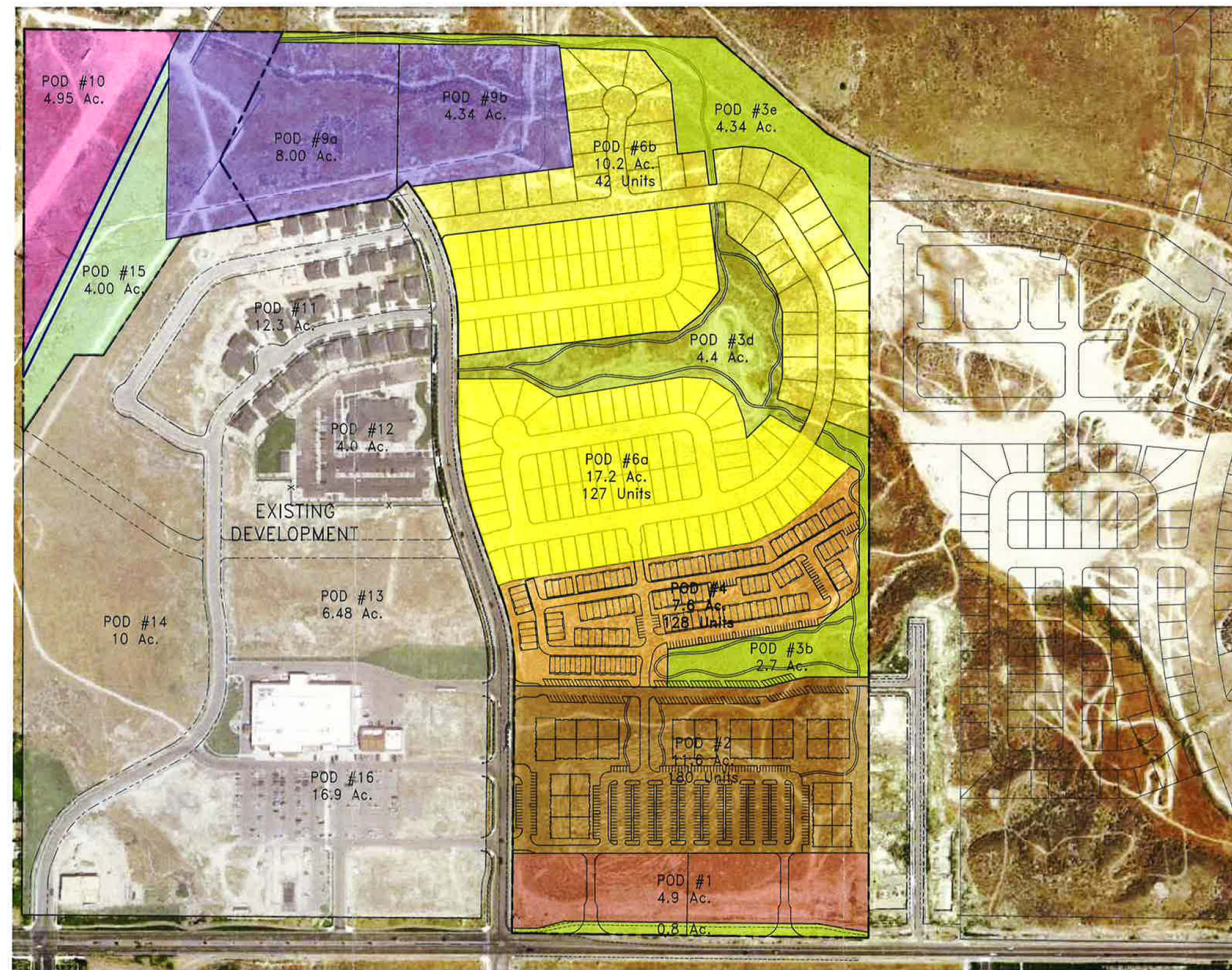
 30' Wide Trail Corridor
For Future Trail

GENERAL NOTES:

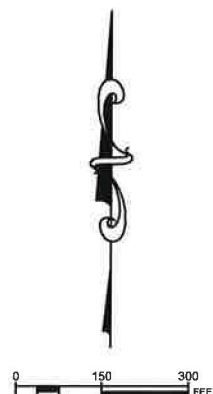
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UNIT TOTALS SHOWN FOR EACH PARCEL MAY SURPASS ALLOWABLE PROJECT DENSITY TO ALLOW FOR ADJUSTMENT IN DESIGN.



Porter's Crossing Village Center Plan





EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 27, 2021

TITLE:	CONCEPT PLAN - Smith Property		
ITEM TYPE:	Concept Plan		
FISCAL IMPACT:			
APPLICANT:	Austin Smith		
GENERAL PLAN DESIGNATION Neighborhood Residential 1	CURRENT ZONE Agriculture	ACREAGE 80.04	COMMUNITY South Town

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler

RECOMMENDATION:

BACKGROUND:

The future land use designation for the property is Neighborhood 1, which supports R1, R2, and R3 zones, and is intended to provide between 2-4 dwelling units per acre. The parcel in question is bisected by the Pony Express Regional Trail in the southeast corner, and the project is adjacent to property located within the SITLA/Overland Master Development Plan known as the "Pony Express Parcel"

ITEMS FOR CONSIDERATION:

Connectivity

The project has been evaluated for connectivity, based on the proposed zoning of R2 and R3 the maximum block length is 800' unless midblock connections are provided, The block in the northwest corner exceeds this length.

With 18 Nodes and 34 links the project has a connectivity score of 1.88 which exceeds minimum connectivity standards.

The project contains a cul-de-sac which is prohibited unless needed do to topographical issues. If a cul-de-sac is permitted a pedestrian connection from the end to the next block shall be required.

Density

The applicant is proposing 230 units on 80.04 acres which is 2.87 DU/AC which is within the 2-4 DU/AC called for by the general plan

Zoning

The applicant is proposing 116 R2 lots which have a average lot size requirement of 1/3 of an acre and require 900 SF of open space per unit

The applicant is proposing 114 R3 lots which have a average lot size requirement of 1/4 of an acre and require 1,000 SF of open space per unit

Parks and Open Space

The project requires a total of 5.013 Acres of improved open space and the applicant is showing 5.716 Acres in the concept plan.

Pony Express Regional Trail

The applicant has mislabeled the Pony Express Regional Trail as "Pony Express Parkway" this should be changed to be a pedestrian trail and linear park not a paved road. Staff recommends that park and open space be moved to incorporate the regional trail.

SITLA COMMENTS

SITLA owns property to the west of this parcel and has provided the following comments to staff:

- The updated concept is missing the two roads, West Pony Express and North Pony Express Roads, that were approved by the City in the Amended and Restated Master Development Agreement SITLA is concerned about preserving agreed access to the Pony Express parcel
- Pony Express Parkway is intended to be not be a vehicular road but a non-motorized trail corridor; perhaps the plan can move some of its park/open space to the Pony Express Trail (not Parkway). The Trail is non-motorized open space on SITLA's adjacent Pony Express parcel (to the east of the concept plan).

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[2021_0721 - Smith Property - Concept Plan.pdf](#)

