EAGLE MOUNTAIN
CITY COUNCIL MEETING

July 18, 2023, 3:00 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

PLEASE NOTE THE SPECIAL START TIME

3:00 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

1. **CITY ADMINISTRATOR INFORMATION ITEMS**
   This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.

   1.A UPDATE - City Administrator Items

   1.B DISCUSSION - Comprehensive Marketing Plan Update (Emotional Map) - REDKOR Brand Campaigns

2. **AGENDA REVIEW**
   The City Council will review items on the Consent Agenda and Policy Session Agenda.

3. **ADJOURN TO A CLOSED EXECUTIVE SESSION**
   The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

4. **CALL TO ORDER**

5. **PLEDGE OF ALLEGIANCE**

6. **INFORMATION ITEMS/UPCOMING EVENTS**

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

8. **CITY COUNCIL/MAYOR'S ITEMS**
   Time has been set aside for the City Council and Mayor to make comments.

9. APPOINTMENTS

9.A Planning Commission
1. Robert Fox - Completing a Three-year Term through December 2023
2. Jimmy Eaton - Alternate

10. CONSENT AGENDA

11. BID AWARDS

11.A 2 MG Tank Design - Sunrise Engineering
Bid Materials

11.B Well #5 Upgrade Design - Jones and DeMille Engineering
Bid Materials

12. BOND RELEASES

12.A Hidden Hollow Phase B, Plat 2 - Into Warranty
Bond Release Letter
Recorded Plat

12.B Parkway Fields Phase A, Plat 1 - Into Warranty
Bond Release Letter
Recorded Plat

12.C Parkway Fields Phase B, Plat 1 - Into Warranty
Bond Release Letter
Recorded Plat

12.D SilverLake Plat 34 - Into Warranty
Bond Release Letter
Recorded Plat

12.E Arrival Phase B, Plat 5 - Out of Warranty
Bond Release Letter
Recorded Plat

12.F Arrival Phase B, Plat 7 - Out of Warranty
Bond Release Letter
Recorded Plat

12.G Arrival Phase B, Plat 8 - Out of Warranty
Bond Release Letter
Recorded Plat

12.H Brandon Park Phase A, Plat 15 - Out of Warranty
Bond Release Letter
Recorded Plat

12.I Harmony Phase A, Plat 3 - Out of Warranty
Bond Release Letter
Recorded Plat

12.J Harmony Phase A, Plat 5 - Out of Warranty
Bond Release Letter
Recorded Plat

12.K Sage Park Phase A, Plat 5 - Out of Warranty
Bond Release Letter
Recorded Plat

12.L Sage Park Phase A, Plat 6 - Out of Warranty
Bond Release Letter
Recorded Plat

13. CHANGE ORDERS

13.A 2023 Pony Express Paving Project Change Order #1 - Geneva Rock

14. MINUTES

14.A June 20, 2023 Minutes - Regular City Council Meeting
06.20.2023 City Council Minutes - DRAFT

14.B July 5, 2023 Minutes - Special City Council Meeting
07.05.2023 City Council Minutes - DRAFT

15. PRELIMINARY PLATS & SITE PLANS

15.A PRELIMINARY PLAT - Parkway Fields Phase D
Parkway Fields Phase D Preliminary Plat - Updated 07.11.2023
Preliminary Plat Responses to City Comments

15.B PRELIMINARY PLAT - Parkway Fields Phase E
Parkway Fields Phase E Preliminary Plat - Updated 07.11.2023
Preliminary Plat Responses to City Comments

16. RESOLUTIONS

16.A RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Modified Third Amendment to the Porter's Crossing Town Center Master Development Agreement.

RES--Porter's Crossing Town Center MDA Amendment #3
Porter's Crossing MDA Amendment #3
Porter's Crossing MDA Amendment #3 Exhibits

SCHEDULED ITEMS

17. EAGLE MOUNTAIN RETAIL

17.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map and Rezoning Certain Lands Known As Eagle Mountain Retail.

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed ordinance amends the General Plan Land Use Map from Neighborhood Residential One and Community Commercial to Regional Commercial and Parks and Open Space, and rezones the subject parcel from Agriculture and Commercial to Commercial Regional and Open Space-I for the purpose of permitting "big box" development. The subject property is located at the northwest intersection of SR-73 and Spring Run Parkway. This is the proposed location for a Walmart Supercenter.

ORD--Eagle Mountain Retail General Plan Amendment & Rezone
General Plan and Rezone Map
Rezone Maps & Legal Descriptions
Rezone and Site Plan Documents
Traffic Study

17.B RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Eagle Mountain Retail Development Agreement with Armstrong Commercial Services.

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed development agreement is in relation to a large-scale retail development on Parcel 58:033:0404.

RES--Eagle Mountain Retail Development Agreement
Development Agreement
Development Agreement - Exhibits

18. EAGLE MOUNTAIN BENCHES

18.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving an Amendment to the General Plan Future Land Use Map from Agriculture/Rural Density 1 to Agriculture/Rural Density 2, and Rezoning Certain Lands Known as Eagle Mountain Benches from RA2 and AG to RD1.

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The proposed ordinance amends the Eagle Mountain City General Plan Future Land Use Map and rezones approximately 102 acres of property on Utah County Parcel Numbers 59:006:0042, 59:006:0046, 59:006:0047, 59:006:0054, and 59:006:0055. The applications also include a request to waive the Master Development requirements found in EMMC 16.10 Master Developments. This item was remanded back to the Planning Commission at the May 16, 2023 City Council meeting to consider all of the applicants' land and provide a recommendation regarding the minimum average lot size.

ORD--Eagle Mountain Benches General Plan Amendment & Rezone
Vicinity Map
Proposed Future Land Use and Zoning Maps
Eagle Quest Zoning & Location
New Connector Road Illustration
Petition in Support
06.13.2023 Planning Commission Minutes
Master Development Requirement Waiver Request

18.B MOTION/PUBLIC HEARING - Request for the Waiver of the Master Development Approval Requirement for Eagle Mountain Benches.

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The applicants are requesting the City Council waive the requirements found in Eagle Mountain Municipal Code Chapter 16.10 Master Developments.

19. ORDINANCES/PUBLIC HEARINGS

19.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.75 Standards for Special Uses, and Sections 17.20.050 Conditional Uses (Agriculture Zone), 17.35.030 Land Use Table (Commercial Zones), and 17.40.040 Conditional Uses (Industrial Zone) Regarding Automobile Sales, Kennels, Racetracks, and Communication Facility Generators.

BACKGROUND: *(Presented by Planner Steven Lehmitz)* The proposed ordinance adds kennels as a Conditional Use in the Agriculture and Industrial Zones, adds racetracks as a Conditional Use in the Industrial Zone, outlines Special Use standards for automobile sales and racetrack uses, and permits generators in conjunction with communication facilities and towers. The amendment also removes superscript "5" from the Commercial Zone Land Use Table; the footnote stating, "These special uses are considered prohibited until special use standards specific to these uses are approved and included in Chapter 17.75 EMMC." This item was tabled at the June 20, 2023 City Council meeting, and the public hearing was continued to this meeting.

ORD--EMMC Title 17 Changes - Automobile Sales, Kennels, Racetracks, &

Communication Facility Generators
EMMC 17.20.050, 17.35.030, 17.40.040, and 17.75 - Redlines

19.B ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.10 Definitions, Chapter 17.38 Commercial Storage Zone, and Chapter 17.40 Industrial Zone, Regarding Caretaker Dwellings.

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed ordinance amends EMMC Chapter 17.10 Definitions to add "Caretaker Dwelling," and amends Chapter 17.38 Commercial Storage Zone and Chapter 17.40 Industrial Zone to permit a caretaker dwelling as a conditional use in each zone. This item was tabled at the June 20, 2023 City Council meeting, and the public hearing was continued to this meeting.

ORD--EMMC Title 17 Changes - Caretaker Dwellings
EMMC 17.10, 17.38, & 17.40 Caretaker Dwellings - Redlines

19.C ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 17.10 Definitions, 17.25 Residential Zones, 17.72 Commercial and Multifamily Design Standards, and 17.55 Off-street Parking Regarding Alleys and Service Drives, Fire Department-related Access Standards, and ADA Parking Standards.

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The proposed ordinance includes amendments to Title 17 that provide definitions and parameters for alleys, service drives and ADA parking clarifications. This item was tabled at the June 20, 2023, City Council meeting, and the public hearing was continued to this meeting.

ORD--EMMC Title 17 Changes - Alleys & Service Drives, Fire Department-related Access, ADA Parking
EMMC Title 17 Alleys and Service Drives, Fire Department Related Access, ADA Parking - Redlines

19.D ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code Chapter 16.56 Vacation of Rights-of-Way.

BACKGROUND: *(Presented by Planning Manager Robert Hobbs)* The proposed ordinance enacts EMMC Chapter 16.56 Vacation of Rights-of-Way to allow for the vacation of public streets and alleys without having to execute a plat amendment. This item was tabled at the June 20, 2023 City Council meeting, and the public hearing was continued to this meeting.

ORD--EMMC 16.56 Vacation of Rights-of-Way
EMMC 16.56 Vacation of Rights-of-Way - Redlines

19.E ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Section 17.60.120 General Fencing Provisions, Regarding Golf Course Netting.

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed ordinance amends EMMC Section 17.60.120 General Fencing Provisions, to create netting standards on property adjacent to a golf course.

ORD--EMMC 17.60.120 General Fencing Provisions - Golf Course Netting
EMMC 17.60.120 General Fencing Provisions - Redlines
Netting Examples

20. RESOLUTIONS

20.A RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Redevelopment Agency of Eagle Mountain City, Utah, and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater Industrial Park Community Reinvestment Area #3.

BACKGROUND: *(Presented by Economic Development Director Evan Berrett)* This project allows for the creation of a Community Reinvestment Area in order to allow for a data center project development on approximately 490 acres on the western border of the Meta datacenter property. When all phases have been triggered for the first six buildings, the City will receive approximately $140,000 annually in property tax until the incentive expires. The interlocal agreement allows Utah County to transmit certain incremental tax revenue for Eagle Mountain City to the Redevelopment Agency of Eagle Mountain City for execution of the project area plan and budget.

RES--Interlocal Agreement with RDA for Sweetwater Industrial Project Area #3
Interlocal Agreement - Redevelopment Agency of Eagle Mountain City
City_QTSInterlocalStaffReport.docx

20.B RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the QTS Eagle Mountain I, LLC Development Agreement.

BACKGROUND: *(Presented by Economic Development Director Evan Berrett)* The development agreement relates to the development of the QTS Eagle Mountain I, LLC property within the Sweetwater Industrial Park Community Reinvestment Area #3.

RES--QTS Eagle Mountain Development Agreement
QTS Development Agreement
City_QTSDAStaffReport.docx

QTS Development Agreement - Exhibits

21. ORDINANCES

21.A ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Section 2.16.030 Hiring and Employment Terms to Remove Reference to a Six-Month Severance Stipulation.

BACKGROUND: *(Presented by City Attorney Marcus Draper)* The proposed ordinance amends Eagle Mountain Municipal Code Section 2.16.030 Hiring and Employment Terms to remove the stipulation that severance benefits for a city administrator shall not exceed six months.

ORD--EMMC 2.16.030 Hiring and Employment Terms
EMMC 2.16.030 Hiring and Employment Terms - Redlines

22. AGREEMENTS

22.A AGREEMENT - Approving an Amended and Restated Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services.
Amended and Restated Agreement for City Administrator Services

23. LEGISLATIVE ITEMS

23.A UPDATE - Legislative Priorities List
Legislative Priorities List

24. CITY COUNCIL BOARD LIAISON REPORTS

This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

25. CITY COUNCIL/MAYOR'S BUSINESS

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

26. COMMUNICATION ITEMS

26.A Upcoming Agenda Items
Upcoming Agenda Items

27. 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 13th day of July, 2023, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website http://www.utah.gov/pmn/index.html, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**

TITLE:	DISCUSSION - Comprehensive Marketing Plan Update (Emotional Map) - REDKOR Brand Campaigns
ITEM TYPE:	Discussion
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Tyler Maffitt, Admin

PRESENTED BY:
Tyler Maffitt

RECOMMENDATION:

BACKGROUND:
REDKOR has been working to develop new branding and marketing for Eagle Mountain City. The Eagle Mountain City Council will be kept updated as this project progresses. This presentation is an internal assessment of the City's emotional map for review by council and for presentation.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**

TITLE:	2 MG Tank Design - Sunrise Engineering
ITEM TYPE:	Bid Award
FISCAL IMPACT:	$137,100
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Chris Trusty, Public Works

PRESENTED BY:
Chris Trusty

RECOMMENDATION:
Staff recommends the City Council award the 2 MG Tank Design project in the amount of $137,100 to Sunrise Engineering, and authorize the Mayor to sign the contract.

BACKGROUND:
Included in the 2024 Eagle Mountain City budget is funding for a new 2 MG tank expected to be constructed in the City Center. As such, city staff advertised for engineering services to design this tank and offsite waterline. The City received four proposals from qualified engineering firms. The resulting score and costs are shown below:

Sunrise- Score: 104.25 (1st); $137,100
Jones and DeMille- Score: 98 (2nd); $189,905
Epic- Score: 88.75 (3rd); $197,500
Horrocks- Score: 85 (fourth); $398,239

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Bid Materials

Proposal for:

RFP NO. EMC-FY23-27
New 2-Million-Gallon Culinary Water Tank

Eagle Mountain City | June 27, 2023

Sunrise Engineering
Steve Hansen, PE, SE

6875 South 900 East
Midvale, Utah 84047

801.523.0100
shansen@sunrise-eng.com

SUNRISE ENGINEERING

SUNRISE ENGINEERING

Utah County Office
6875 South 900 East, Midvale, Utah 84047 | **TEL** 801.704.5220 | **FAX** 801.523.0990

Eagle Mountain City
Attn: Melissa Yates, Procurement Officer
1650 East Stagecoach Run
Eagle Mountain, Utah 84005

June 27, 2023

Dear Selection Committee Members,

We are excited to work with Eagle Mountain City to provide the award-winning service and professional expertise Sunrise Engineering is known for. Our interest in this project comes from our previous tank project experience, along with our recent working experience with the City.

Having completed over 29 municipal water storage tanks in the past five years, we are the local experts for culinary water storage tank engineering. We see this proposal and project as an opportunity to team with the City to provide a custom solution to this specific project's needs. In this proposal, you will find several highlights summarizing our qualifications, experience, and professional expertise. These highlights differentiate us from our competition and demonstrate our goal to provide exceptional service and ultimately a successful project. A summary of the highlights in the proposal are as follows:

1. **We have assembled a highly specialized team** who have worked in the planning, geotechnical, design, and construction administration of concrete water storage tank projects for many years. Our design team has completed several tank designs and will be working on this project from start to finish. This provides the benefit to the City of team continuity and the reliability of proven results.
2. **We have previously completed two Eagle Mountain City tank projects,** as well as providing subconsultant services on a third tank for the City. Our team has completed an analysis of this new two-million-gallon tank project we have identified key issues and propose a plan of action for each issue identified.
3. **We have provided previous project experience and demonstrated how it applies to your project.** Enclosed, you will find tank project summaries, including details of the project, how the completed project benefited the owner, and how the project is applicable to this Eagle Mountain City proposed tank. We invite you to review these summaries as it demonstrates our experience with tank design and overcoming project challenges.

With over 45 years of experience working with municipal clients in the western states, Sunrise has built a reputation of being able to complete complex projects and meet our client's needs. I assure you we will put the needs of Eagle Mountain City first and perform our services within scope and on schedule. We look forward to the opportunity to work together and create a great team dedicated to the success of this project. Based on our staff, size, and current workload, we have the ability to proceed immediately. All of the key personnel identified are available and committed to exceeding expectations.

Thank you for reviewing our proposal and for considering Sunrise Engineering. Our company mission statement is creating solutions that work and relationships that last. We do this through excellent service and working directly with our clients to provide solutions to their engineering needs. We respectfully request your support in our selection and look forward to working with you. Should you have questions, please contact me by phone at 801.523.0100 or by email at shansen@sunrise-eng.com.

Sincerely,

Steve Hansen, PE, SE
Project Manager

Tab 2 - Executive Summary

SUNRISE ENGINEERING

ABOUT SUNRISE

ADDRESS: 6875 South 900 East, Midvale, Utah 84047
PHONE: 801.523.0100
EMAIL: shansen@sunrise-eng.com
FEDERAL TAX ID: 87-0395347

NATURAL GAS GIS SURVEY
ENGINEERING
BUILDING CODE SERVICES
COMMUNITY DEVELOPMENT

EST. 1978

ARIZONA
- Phoenix Metro
- Prescott
- Kingman

COLORADO
- Fort Collins
- Steamboat Springs

NEVADA
- North Las Vegas

UTAH
- Cache Valley
- Cedar City
- Fillmore
- Richfield North
- Richfield South
- Roosevelt
- Salt Lake City
- South Ogden
- St. George
- Utah County
- Vernal

WYOMING
- Cheyenne
- Laramie
- Star Valley

STAFF STATS
475+ people

- Natural Gas 98
- GIS 36
- Survey 74
- Engineering 65
- Building Code 25

Sunrise provides communities with water storage tanks for their culinary water systems. We have the expertise to take a tank project from the initial stages of pre-design and funding all the way through post-construction. We have a track record of successful tank projects.

Moreover, Sunrise is a one-stop- shop for all of your tank needs, meaning we provide geotechnical, civil, hydraulic, structural engineering, and construction administration for all of our tank projects. This full team approach allows design to flow smoothly and eliminates issues and problems that might arise by involving multiple consultants. Our project experience involves many steel tank projects, including restoration of older tanks. We have worked with a variety of steel tank design manufacturers, which facilitates being able to provide clients with the best steel tank solution.

Tab 3 - Detailed Discussion

SUNRISE ENGINEERING

PROJECT TEAM

At Sunrise, we understand that when you select a professional services team, you are ultimately selecting people – people you will be working with side by side for years to come. Effective teams do not happen by accident. It can take years of collaborative efforts between the people involved to identify and harness the unique talents of each team member in order to improve upon and strengthen the team - and ultimately a client's project. Our team members have been with Sunrise for over ten years and have worked as a team on multiple tank projects together, including the ones shown in our project experience section which are very similar to this Eagle Mountain project.

EAGLE MOUNTAIN

Steve Hansen, PE, SE
Project Manager

Robert Worley, PE
Principal-in-Charge
QA/QC

Engineering Team Leads

Cliff Linford, PE
Civil Team Lead
Site Design

Dale Robinson, PLS
Survey Land Acquisition
and Easements

Randy Knapp, PE, EE
Electrical Team Lead

Steve Hansen, PE, SE
Structural and Construction
Services Team Lead

Support Personnel

Civil & Piping
Nate Christensen, PE
Tyler Roberts, PE

Geotechnical Engineering
Dao Yang, PE
Derek Anderson, PE

Tank Design Support
Emma Lyon, EIT
Bryce Thompson, EIT

Electrical Support
Marlin Smith, EIT
Connor Parker, EIT

Construction Support
Bryce Thompson, EIT
Inspector
Inspector

STEVE HANSEN, PE, SE

PROJECT MANAGER | STRUCTURAL & CONSTRUCTION SERVICES TEAM LEAD

Steve is a principal of the firm with over 18 years of experience in the design of municipal water structures. Steve specializes in the design, project management, and construction of concrete water tanks for Sunrise Engineering and has been working on tank projects since 2006. He has been the lead member of our tank design team since 2012. Most of his tank designs have been completed in regions with potential for large earthquakes. He is proficient with seismic design and detailing of concrete structures and has passed the Seismic Principals Test in California. His specific qualifications to be the project manager for this project are as follows:

1. His involvement in culinary water storage projects totals over 160-million-gallons.
2. He has been the stamping Engineer of Record (EOR) for 50 buried concrete tanks.
3. He was the project engineer for the Eagle Mountain 2.5 MG Tank in 2017 and the Eagle Mountain 3.5 MG Tank in 2020
4. He is a member of ACI 350 Committee "Environmental Structures" and a contributing participant of ACI 350.3 "Seismic Design of Liquid Containing Structures."
5. He has managed five pre-stressed tank projects in the past eight years.
6. A member of the AWWA D115 Tendon Pre-stressed Water Tanks Standard Committee (only member on the committee from Utah).

QUALIFICATIONS

Education:
- MS - Civil Engineering
  Brigham Young University
- BS - Civil Engineering
  Brigham Young University

Years in Profession:
18; 13 with Sunrise

Registrations:
Professional Engineer:
- Utah No. 5048199
- Wyoming No. 16103
- Colorado No. 61805
- Idaho No. P-21451
- Nevada No. 018101
- California No. 70192
- Arizona No. 59754
- Tennessee No. 127378
- Massachusetts No. 58228

Structural Engineer:
- Utah No. 5048199

Location:
Midvale, Utah Office

Memberships:
- American Concrete Institution (ACI)
- AWWA
- ***AWWA D115 - Tendon Pre-Stressed Water Tanks Standard Committee***
- ***ACI 350 "Environmental Structures" Committee Associate Member***

Awards:
- Excellence in Concrete Award (ACI Intermountain Chapter) - 2017 - Stansbury Park 3 MG Water Tank - Project Manager
- Most Outstanding Water Project (Utah Construction and Design) - 2015 - Ogden City Water Treatment Plant - Structural Engineer

ROLES & RESPONSIBILITIES

Steve will be the primary contact and project lead and will coordinate with the City during design and construction. His main tasks will include the following:

- Coordinate with City on locating the tank
- Coordinate with City and survey on property acquisition requirements
- Project lead for production of construction plans, specifications, and bid documents
- Coordinate pre-qualification of contractors
- Assist with bidding the project
- Coordinate construction management services

CONVENTIONAL CONCRETE WATER STORAGE TANK EXPERIENCE

- CICWCD Cedar Highlands 0.5 MG Tank
- North Ogden City 2 MG Tank 2022
- Washington City Red Cliffs 2 MG Tank 2018
- Eagle Mountain 2.5 MG Tank 2017
- Herriman Zone 1 East 2 MG Tank 2017
- Ogden 23rd Street Reservoir project (38.2 MG, 15.2 MG, and 7.2 MG) 2013
- Manila 1.3 MG Tank 2011
- Neola 0.5 MG Tank 2014
- Nephi Dual 1.5 MG Tanks 2018
- Ivins Cliff Rose 2 MG Tank 2017
- Kemmerer WY 2.5 MG Tank 2016
- Ogden North Storage 4 MG Tank 2009
- Payson Dual 2.5 MG Tanks 2012
- Hyde Park 1.5 MG Tank 2011
- 29 Other Tanks 1 MG or smaller

PRE-STRESSED CONCRETE WATER STORAGE TANK EXPERIENCE

- CICWCD Eightmile 4 MG Tank 2023
- Weber Basin Little Mountain 2 MG Tank 2023
- Eagle Mountain 4 MG Lower Tank 2022 (Structural Only)
- Springville 3 MG Tank 2022
- MVWD Narrows 3.1 MG Tank 2021
- Spanish Fork Malcomb Springs 5 MG Tank 2021
- Hyde Park 2 MG Tank 2020
- Pinery CO 750K Tank 2022
- Kaysville City 1 MG Tank 2020
- Eagle Mountain 3.5 MG Tank 2020
- Layton Valley View 2 MG Tank 2018
- CC Cragin Water Tank 2017
- Herriman 5 MG Tank 2015
- Stansbury 3 MG Tank 2016
- USU Energy Storage Tank 2010

WATER TREATMENT PLANT TANK EXPERIENCE

- Shell Fresian NG Digester Project 2022
- Springdale Water Treatment Tank Contact Chamber Tank 2018
- Ogden Water Treatment Plant ACH Contact Tank 2015
- Ogden Water Treatment Plant Neutralization Tank 2015
- Greendale Water Treatment Plant 0.5 MG Storage Tank 2016
- C.C. Cragin WTP Flocculation Tank 2017
- C.C. Cragin WTP Surface Water Tank 2017
- C.C. Cragin WTP Clarifier Tank 2017
- C.C. Cragin WTP FEQ Tank 2017
- (2) 5 MG Tanks

STEEL TANK EXPERIENCE

- Virgin Valley Water Improvement District Flat Top 2.0 MG Tank 2017
- Wellington Tank Repair 2017
- WCWID (Sandy, UT) Tank Farm Structural Assessment

ROBERT WORLEY, PE

PROJECT PRINCIPAL | QA/QC

Robert has 21 years of engineering experience including master plans, impact fee analyses, wastewater treatment plants, wastewater lift stations, sewer collection, culinary water treatment plants, culinary water pump stations, and water and wastewater capital facilities plans. He has been involved with many of these projects from planning, funding, design, and permitting to construction management. Robert has managed dozens of water and wastewater projects and will apply his knowledge, expertise, and overall care to ensure the quality of this project meets the standards, budget, and quality of service for which Sunrise Engineering has gained acclaim for.

QUALIFICATIONS

Education:
BS - Civil and Environmental Engineering, Utah State University

Years in Profession:
21; 21 with Sunrise

Registrations:
Professional Engineer:
Utah No. 375477

Location:
Fillmore, Utah Office

ROLES & RESPONSIBILITIES

Robert will be the principal engineer and will act as the client sponsor for this project. His main tasks will include the following:

- Review design criteria document
- Perform comprehensive review for all disciplines of construction plans, specifications, and project manual
- Touch base with Eagle Mountain regularly to check get feedback on Sunrise team performance
- Make adjustments to team performance as necessary
- Ensure that client is satisfied with level of service of project team

RELEVANT PROJECT EXPERIENCE

- Spanish Fork 5 MG Tank 2021 (In Construction)
- Payson Dual 2.5 MG Tanks
- Nephi Dual 1.5 MG Tanks
- Eagle Mountain 3.5 MG Tank
- GWSSA 0.75 MG Tank
- Stockton 0.5 MG Tank
- Stockton Emergency 1 MG Tank
- Delta 2 MG Tank
- CC Cragin WTP Flocculation Tank
- CC Cragin WTP Surface Water Tank
- CC Cragin WTP Clarifier Tank
- CC Cragin WTP FEQ Tank
- (Several Small Concrete Tanks)
- Ogden Water Treatment Plant Replacement
- Willard/Perry WWTP (Several Concrete Treatment Tanks)
- Garden City Culinary Water Treatment Plant
- Eagle Mountain Water Reuse Pump Station
- Ashley Valley Pumphouse
- Kamas Fish Hatchery Filtration and Pump

CLIFF LINFORD, PE

CIVIL TEAM LEAD | SITE DESIGN

Cliff has excellent leadership skills and project management abilities. He has experience managing small to large multi-discipline projects and is an expert in master planning and modeling culinary water systems and wastewater collection systems. Cliff has experience with water storage design, site development, well house design, well and spring development, transmission line design, pipeline replacement projects, and booster station design. He has worked with multiple municipalities across Utah. Cliff is a principal engineer and manages the Midvale civil engineering department for Sunrise Engineering.

QUALIFICATIONS

Education:
BS - Civil Engineering, University of Wyoming

Years in Profession:
19; 18 with Sunrise

Registrations:
Professional Engineer:
Utah No. 6311187

Location:
Midvale, Utah Office

ROLES & RESPONSIBILITIES

Cliff will be the lead engineer for the civil and water systems engineering for the project. His main tasks will include the following:

- Oversee civil project team progress
- Oversee water design team progress
- Perform comprehensive review of civil and piping construction plans, specifications, and project manual
- Oversee bidding process as supervisor
- Provide feedback during construction on civil or water related items.

RELEVANT PROJECT EXPERIENCE

- Spanish Fork 5 MG Tank 2021 (In Construction)
- Eagle Mountain 3.5 MG Tank (D115)
- Eagle Mountain 2.5 MG Tank
- Park City 2 MG Tank (D115)
- Layton Valley View 2 MG Tank (D115)
- Kaysville 1 MG Tank
- Herriman 5 MG Tank (VSL)
- Stansbury 3 MG Tank (VSL)
- CC Cragin Water Tank (DN Tank)
- Herriman 3 MG Tank (DN Tank)
- Herriman Zone 1 East 2 MG Tank
- Ogden North Storage 4 MG Tank
- Ogden North Storage 1 MG Tank
- Payson Dual 2.5 MG Tanks
- Layton Booster Station CMU 1,300 sqft
- Kaysville Booster Station CMU 520 sqft
- Ogden North Storage 24" 5,710 LF
- Ogden 46th Street 24" 6,810 LF
- Ogden 36th-46th 24" 8,484 LF
- Ogden Treatment Plant 36" 1,790 LF
- Herriman 16" 2,400 LF
- Ogden Monroe 24" 5,680LF
- Ogden 23rd and 25th Street 24" 10,520 LF
- Mt. Dell Penstock 36" 5,300 LF
- Ogden Culinary Water Treatment Plant

RANDY KNAPP, PE, EE

ELECTRICAL TEAM LEAD

Randy brings 23 years of experience designing power and control systems for commercial, municipal, utility, and industrial projects. His expertise includes the design, programming, start-up, and support for many control and data acquisition (SCADA) projects. Randy has been responsible for the design, programming, installation, and system management of water and wastewater systems for municipal clients, power system studies to include fault current analysis, load flow analysis, protective relay coordination, arc flash hazard analysis, electrical system designs and specifications for municipal pumping stations, commercial office buildings, hotels, and schools.

QUALIFICATIONS

Education:
BS - Electrical Engineering, University of Utah

Years in Profession:
23; 9 with Sunrise

Registrations:
Professional Engineer/Electrical Engineer:
Utah No. 362066

Location:
Midvale, Utah Office

ROLES & RESPONSIBILITIES

Randy will be the lead engineer for the electrical engineering for the project. His main tasks will include the following:

- Oversee electrical project team progress
- Coordinate with power company to obtain service at site.
- Perform comprehensive review of electrical construction plans, specifications, and project manual.
- Respond to electrical questions during bidding
- Provide feedback during construction on electrical related items.

RELEVANT PROJECT EXPERIENCE

- Spanish Fork 5 MG Tank 2021 (In Construction)
- Eagle Mountain 3.5 MG Tank
- Eagle Mountain 2.5 MG Tank
- Herriman 5 MG Tank and Supply
- Herriman 2 MG Tank and Supply
- Ivins Cliff Rose 2 MG Tank
- Kaysville 1 MG Tank
- Layton Vally View Tank
- Stansbury Park Water Storage Tank
- Stockton Town Emergency Water Tank
- Ogden Water Treatment Plant
- Ogden 46th Street Booster Station
- Payson, AZ Water Treatment Plant and Hydroelectric Generation
- White City Water Improvement District Booster Station Standby Generator
- Victor North Well
- Kemmerer-Diamondville JPB 1.5 MG Water Storage Tank
- Advanced Copper Cementation 44kV Transformer Upgrade
- Big Park WWTP Upgrade
- Chandler Pecos Well Equipping
- CWCC Well 11 Equipping

DALE ROBINSON, PLS

SURVEY LAND ACQUISITION/EASEMENTS

Dale is experienced in all aspects of survey, including cadastral/ boundary survey, mapping, planimetric, topographic, and utility survey, construction survey, field engineering, right-of-way, and easement surveys. He also has extensive experience in conventional and GPS field procedures, computer calculations, and map preparation using AutoCAD and Microstation software.

QUALIFICATIONS

Education:
BS - Geography, Utah State University

Years in Profession:
30; 28 with Sunrise

Registrations:
Professional Land Surveyor:
Utah No. 189369

Location:
Midvale, Utah Office

ROLES & RESPONSIBILITIES

Dale will be the lead surveyor for the design of the project. His main tasks will include the following:

- Oversee topographical survey of selected tank site
- Assist with description and designation of property to be acquired by City.
- Provide descriptions of required easements for utilities
- Oversee boundary survey as necessary

RELEVANT PROJECT EXPERIENCE

- Spanish Fork 5MG Tank 2021 (In Construction)
- Kaysville 1 MG Tank
- Nephi Dual 1.5 MG Tanks
- Eagle Mountain 3.5 MG Tank
- Ogden North Storage 4 and 1 MG Reservoir
- Eagle Mountain 2.5 MG Water Storage Tank
- Herriman Zone 1 East 2 MG Water Storage Tank
- Stansbury 3 MG Water Storage Tank
- Ivins 2 MG Tank
- Kemmerer 2.5 MG Tank
- Herriman Zone 2 North 5 Water Storage Tank
- Payson Dual 2.5 MG Tanks
- Erda Acres Water Company 1 MG Storage Tank
- Manila 1.3 MG Concrete Storage Tank Design
- Draper City - On-Call Survey Services for Municipal Projects
- Herriman City - On-Call Survey Services for Municipal Projects
- Ogden City - Sewer Master Plan
- Western Energy Hub - Millard County - On-Call Survey Services for Industrial Development

QUALIFICATIONS & PREVIOUS PROJECT EXPERIENCE

ADDITIONAL TANK EXPERIENCE

Ogden 23rd St. Storage Reservoir Rehab (7.2 MG, 15.1 MG, 38.2 MG)
Provo 4 & 6 MG Rectangular Tanks
Ogden North Storage 1 & 4 MG Tanks
Herriman Zone 2 North 5 MG Tank
White City WID 3 MG Tank
Herriman 3 MG Tank
Payson Dual 2.5 MG Tanks
USU 2.5 MG Water Tank
Kemmerer 2.5 MG Tank
Santa Clara 2.5 MG Tank
Washington Red Cliffs 2.3 MG Tank
Delta 2 MG Tank
Ivins Cliff Rose 2 MG Tank
Washington Dam Road 2 MG Tank
Hyde Park 1.5 MG Tank
MVWD Overton West 1.5 MG Steel Tank Refurbishment
Manila 1.3 MG Tank
Cortina 1 MG Tank
Manti 1 MG Tank
Montpelier 1 MG Tank
Driggs 1 MG Tank
Victor 1 MG Tank
Erda Acres 1 MG Tank
Herriman 1 MG Tank
Springdale 1 MG Tank
Washington Warner Ridge 1 MG Tank
Santa Clara South Hills 1 MG Tank
Ivins Kayenta 1 MG Tank
Washington Grapevine Pass 1 MG Tank
Clarkston 0.75 MG Tank
Portage 0.75 MG Tank
Neola 0.5 MG Tank
Gunnison 0.5 MG Tank
Mayfield 0.5MG Tank
Plymouth 0.5 MG Tank
Stockton 0.5 MG Tank
Centerfield 0.5 MG Tank
KCWCD Meadow View Heights Upper 0.5 MG Tank
KCWCD Meadow View Heights Lower 0.28 MG Tank

RECENT WATER STORAGE TANK PROJECTS	Areas of Expertise				
	Planning	Design	Bidding	Const. Admin	Const. Observ.
CICWCD 7-Mile 4 MG Tank (ongoing)		●			●
CICWCD Cedar Highlands 0.5 MG Tank (ongoing)		●			●
WBWCD Little Mountain 3.1 MG Tank (ongoing)	●	●	●	●	●
VVWD Scenic East 2 MG Steel Tank (under construction)		●	●	●	
White City Water Improvement District 2 MG Harston Tank (bidding)	●	●	●	●	●
Washington Long Valley 2 MG Tank (ongoing)	●	●	●	●	●
North Ogden City 2 MG Tank (under construction)	●	●	●	●	●
Spanish Fork 5 MG Tank (under construction)	●	●	●	●	
MVWD Logandale 1.5 MG Steel Tank Refurbishment (2022)	●	●			
Springville Lower Spring Creek 3 MG (structural only) (2022)		●			●
Nephi Dual 1.5 MG Tanks (2022)	●	●	●	●	●
MVWD Narrows 3.1 MG Tank (2021)	●	●			
MVWD Arrow Canyon 0.5 MG Tank (2021)	●	●			
Moroni 0.5 MG Tank (2021)	●	●	●	●	●
Goshen 0.5 MG Tank (2021)	●	●	●	●	●
Cannonville 0.3 MG Tank (2021)	●	●	●	●	●
VVWD Northwest 2 MG Steel Tank (2020)	●	●	●	●	●
Ivin 2 MG Secondary Tank (2020)	●	●			
Hyde Park 2 MG Tank (2020)	●	●	●	●	●
Tabiona Buried Concrete Tank (2020)	●	●	●	●	●
Roark Estates Welded Steel Tank (2020)	●		●	●	●
(4) Queen Creek Steel Water Tanks (2012-2020)	●	●	●	●	●
Millard 0.5 MG Tank (2020)	●	●	●	●	●
Eagle Mountain 3.5 MG Water Tank (2020)		●	●	●	●
Kaysville 1 MG Water Tank (2019)		●	●	●	●
Weston 0.5 MG Tank (2018)	●	●	●	●	●
Springdale Water Treatment Plant Tank (2018)	●	●	●	●	●
Layton Valley View 2 MG Tank (2018)		●	●	●	●
Washington Red Cliffs 2 MG Tank (2018)	●	●	●	●	●
VVWD Flat Top 2 MG Welded Steel Tank (2018)	●	●	●	●	●
VVWD Airport 2.3 MG Steel Tank Refurbishment (2017)		●	●	●	●
Herriman Zone 1 East 2 MG Tank (2017)		●		●	●
Eagle Mountain 2.5 MG Water Tank (2017)		●	●	●	●
Jamestown 0.5 MG Tank (2017)	●	●	●	●	●
GWSSA 0.5 MG Water Tank (2017)	●	●	●	●	●
Stansbury Park 3 MG Tank (2017)		●	●	●	●

Recent Conventional Reinforced Tank Experience:

- Ogden 4 MG Tank
- Ogden 1 MG Tank
- Ivins, UT 2 MG Tank
- Nephi (2) 1.5 MG Tank
- Weston, Idaho 0.5 MG Tank
- North Ogden 2 MG Tank
- Clark Bench 250k Tank
- New Paria 250k Tank
- CICWCD Cedar Highlands 0.5 MG Tank
- MVWD Arrow Canyon 0.5 MG Tank
- Moroni 0.5 MG Tank
- Goshen 0.5 MG Tank
- Washington City Red Cliffs 2 MG Tank
- GWSSA 0.5 MG Tank
- Eagle Mountain 2.5 MG Tank
- Herriman Zone 2 East 2 MG Tank

Recent Pre-Stressed Tank Experience:

- Spanish Fork Lower Spring Creek 3 MG Tank
- Spanish Fork 5 MG Tank
- Pinery 650k Tank
- White City 2 MG Harston Tank
- Hyde Park 2 MG Tank
- Kaysville 1 MG Tank
- Layton Valley View 2 MG Tank (D115)
- Eagle Mountain 3.5 MG Tank (D115)
- Stansbury 3 MG Tank (D115)
- Herriman 5 MG Tank (D115)
- CC Cragin Water Tank (D110)
- USU 2.5 MG Water Tank (D115)
- Herriman 3 MG Tank (D110)
- Nephi (2) 1.5 MG Tank
- Jamestown 0.5 MG Tank

Eagle Mountain 2.5 MG Culinary Water Storage Tank - *Eagle Mountain, Utah*

The City of Eagle Mountain experienced recent growth and expansion and, due to significant development, the City required a two-and-a-half-million-gallon water tank for their culinary water system. Sunrise completed the design of this tank in three months. The tank was designed to match the overflow of an existing tank with walls designed at 24-foot tall with an inner diameter of 140-foot. The tank is completely buried and the design included a detention pond located near the tank to be used for overflowing water. Design considerations also included limited project staging area and access by concrete trucks and equipment. The tank construction commenced in March of 2017 and was completed by August of 2017. One of the critical elements of this project was the excavation and dirt work on the project. The tank is located on a steep hill that includes bedrock and solid rock excavation was accomplished through blasting. The slope of the hill also required special attention during the design process of the access road.

PROJECT HIGHLIGHTS

- 2.5 MG buried concrete water tank
- Solid rock excavation
- Detention pond
- Access road
- Six month construction period

APPLICATION TO EAGLE MOUNTAIN CITY

- Similar in size
- The only access to the site was through a residential neighborhood
- Aggressive design schedule
- Aggressive construction schedule

REFERENCE

Chris Trusty, PE, City Engineer | Eagle Mountain City | 801.786.6671 | ctrusty@emcity.org

Eagle Mountain 3.5 MG Tank - *Eagle Mountain, Utah*

AWWA D115 Pre-stressed

Facebook chose Eagle Mountain as a location for their latest data center. The data center is a large water user due to the cooling requirements inherent to their facility. In order to provide Facebook with sufficient water and maintain all of the state required storage for their water system, the City needed to construct a new water tank. The tank is an AWWA D115 pre-stressed buried concrete tank and is located right next to the existing City Center tank. The height of the new tank walls matched the existing tank and the new tank floats online with the existing tank. During construction, the access road to the tank needed improving as storm water drainage washed out portions of the road. This project was a fast-tracked, high-profile infrastructure project. Our team committed to completing the design quickly in order to expedite construction in order to meet the timeline of Facebook. The project involved collaboration with several stakeholders and was completed on time.

PROJECT HIGHLIGHTS

- Aggressive schedule driven by Facebook
- High profile infrastructure project for Eagle Mountain City
- 3.5 MG buried concrete tank
- AWWA D115 pre-stressed tank
- Fast -track design

APPLICATION TO EAGLE MOUNTAIN CITY

- Pre-stressed tank design
- Dedicated transmission line from tank
- Winter construction
- Pre-qualification of contractors
- Aggressive design schedule
- Aggressive construction schedule

REFERENCE

Chris Trusty, PE, City Engineer | Eagle Mountain City | 801.786.6671 | ctrusty@emcity.org

Herriman 2 MG Culinary Water Tank - *Herriman, Utah*

Due to extreme growth and development within city boundaries, it became necessary for Herriman City to construct a two-million-gallon water tank in their Zone 1 East pressure zone. The tank is a conventionally reinforced buried concrete tank 156-feet in diameter with 16-foot tall walls. The project included a custom, half buried walk-in control vault used as a booster station. The tank is fed by a 1200-foot long 24-inch supply line extending from the east side of Mountain View Corridor up to the tank. As part of the design, it was necessary to obtain several easements for the supply line as it had to traverse the property of several land owners. Sunrise was able to assist with the boundary surveys and descriptions of easements required for the project. This project also included design of a large detention pond and Sunrise had to coordinate with UDOT on the allowable flow into their system. This tank allows significant development to occur in the southeast part of Herriman. This project provided the next steps in the process of developing land southwest of Mountain View Corridor. The walk-in control vault acts as a booster station to move water to the next pressure zone allowing for continued growth in the City.

PROJECT HIGHLIGHTS

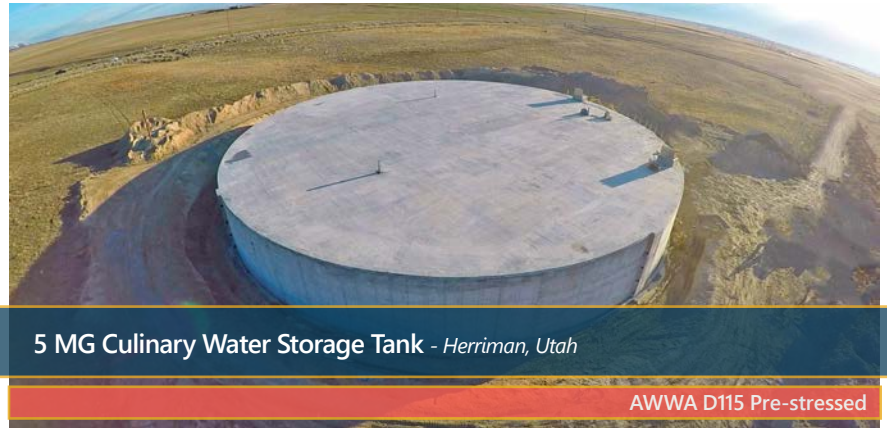
- 2 MG buried concrete water tank
- Solid rock excavation
- Detention pond
- Access road
- Land acquisition required

APPLICATION TO EAGLE MOUNTAIN CITY

- Similar in size (2 MG)
- Performed geotechnical report
- Provided legal description and survey
- Performed preliminary engineering, final design, construction management, and construction observation

REFERENCE

Justin Edwards, Director of Municipal Water | 801.446.5323 | jedwards@herriman.org



5 MG Culinary Water Storage Tank - *Herriman, Utah*

AWWA D115 Pre-stressed

Herriman City needed a new five-million-gallon culinary water storage reservoir to serve the northwest portion of the City. The reservoir is critical to the overall health of the water system because of rapid growth and development in the City. The tank design was a buried reinforced concrete AWWA D115 tank with an approximate diameter of 200-feet with walls 24-feet tall. The project also includes a 16-inch diameter ductile iron inlet/outlet pipe that connects to the source line feeding from central Weber. The project included design of the overflow pipe and outlet along with an outlet structure designed to meet the requirements of the Salt Lake County Flood Control Department. One of the challenges of this project was the location for the tank on Kennecott property, located in unincorporated Salt Lake County. Sunrise was responsible for taking the project through the arduous permitting process in the County and the requirement of a subdivision plat, conditional use permit, flood control permit, stream alteration permit, grading permit, and building permit.

PROJECT HIGHLIGHTS

- 5 MG buried concrete water tank
- 26" transmission line
- Extensive permitting process
- AWWA D115 pre-stressed tank

APPLICATION TO EAGLE MOUNTAIN CITY

- Similar in size
- Designed as conventionally reinforced
- Performed geotechnical report
- Performed preliminary engineering, final design, construction management, and construction observation

REFERENCE

Justin Edwards, Public Works Director | 801.446.5323 | jedwards@herriman.org

Hyde Park Culinary Water Improvements - *Hyde Park, Utah*

AWWA D115 Pre-stressed

The Hyde Park City culinary water improvement project consisted of constructing a two-million-gallon water tank with the necessary appurtenances and piping including distribution, transmission, and overflow lines. The project included a 12-inch transmission line from the City's one-million-gallon SV tank, distribution line from the Hyde Park Canyon tank to the town, and a ten-inch pump line from the Greystone tank to the Hyde Park Canyon tank. At the Greystone tank location, a new pump house was constructed. The pipe for the project was placed on an existing dirt access and ATV roads, underneath the Rocky Mountain Power corridor, and in previous undeveloped areas. The new pipe included air/vacuum release valves, isolation gate valves, and one PRV vault.

PROJECT HIGHLIGHTS

- 2 MG buried concrete water tank
- AWWA D115 Pre-stressed tank
- Access road
- 12 inch transmission line
- Land acquisition required

APPLICATION TO EAGLE MOUNTAIN CITY

- Similar in size (2 MG)
- Project constructed in to serve upper pressure zones
- Land acquistion required
- Small property footprint
- Tank type selection required
- Pre-qualified contractors

REFERENCE

Mike Grunig, Public Works Director | Hyde Park City | 435.536.9029

Layton City Valley View 2 MG Culinary Water Storage Tank - *Layton, Utah*

AWWA D115 Pre-stressed

Layton City tank was demolished and removed in order to create space for a road widening. The City then constructed a new two million gallon tank on City-owned property that is located next to Valley View Road. This project included design of a pre-stressed AWWA D115 tank along with a booster station designed to pump approximately 4,000 gpm to an existing higher pressure zone tank. The design also included a 1000-linear-feet of 18-inch overflow pipe that flows to snow creek.

PROJECT HIGHLIGHTS

- 2 MG concrete tank
- 1,000 feet of transmission line
- Coordination with Weber Basin required
- Booster station (4,000 gpm)
- Buried meter/control vault on-site
- Pre-stressed tank design (AWWA D1150)

APPLICATION TO EAGLE MOUNTAIN CITY

- Similar in size (2 MG)
- Pre-stressed tank design
- Pre-qualification of contractors
- Sunrise assisted with construction management for City

REFERENCE

Stacy Majewski, Project Manager | Layton City | 801.336.3800 | smajewski@laytoncity.org

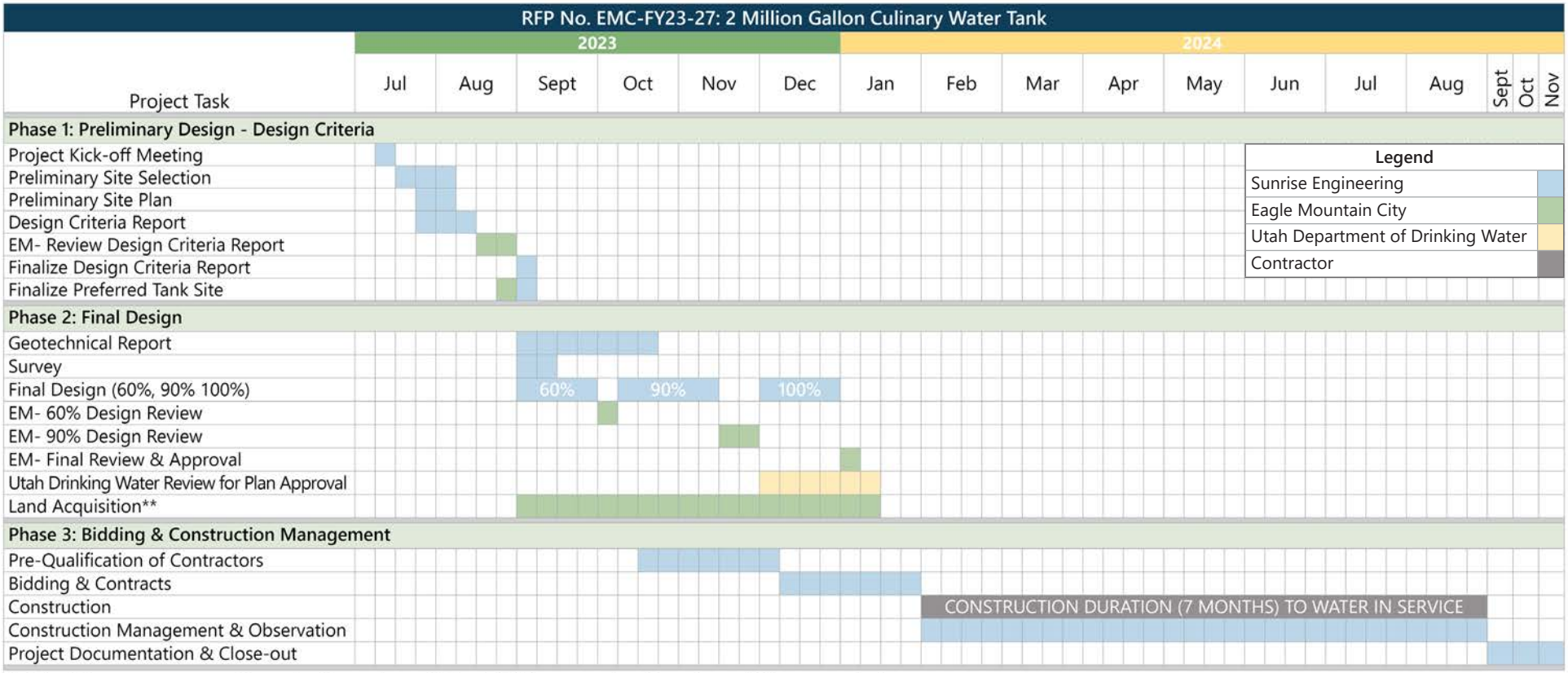
TEAM ROLES AND RESPONSIBILITIES

Design of concrete storage tanks is a strength and primary focus of our civil engineering team. We have completed water storage tank projects utilizing conventional reinforced concrete (round, rectangular, and hopper bottom), AWWA D110 pre-stressed, AWWA D115 pre-stressed tanks, and steel tanks. Our expertise in construction of these different types of tanks allows us to provide our clients with the best recommendation for the type of tank that will meet their specific needs.

Our team will function based on the outline in the project team organization chart. The roles and responsibilities of the main project members are shown in the Project Team section of this proposal.

Each proposed team member will be committed to completing the necessary duties and tasks associated with this project. Our team is available and will be dedicated to meeting the project's schedule. Each team member has demonstrated extreme professionalism on previous projects when it comes to going the extra mile and doing what it takes to finish projects on time and with high quality. Sunrise Engineering has several offices located in Utah and if the project deadline is such that additional resources are required, we will utilize assistance from our excellent staff at our other offices.

PROPOSED PROJECT SCHEDULE



** Schedule assumes approx. 5 months for land acquisition. If BLM property is selected, acquisition may take longer.

PROJECT UNDERSTANDING

Eagle Mountain has experienced significant growth over the past several years and is in need of a new two-million-gallon tank. The proposed location will be somewhere east of the Scarlet Ridge subdivision or the prperty east of Glenmar Way off of Lake Mountain Road. The City will need to procure the property for the project. There are two main property owners. One is the Monte Vista Ranch Group and the second is BLM property. A significant element of this project will be to identify an ideal location for the tank and assist the City with procuring the property.

The design portion of this project will be design of the tank, piping, grading, drainage, valving, and overflow for the tank. An acceptable outlet location for the overflow pipe will need to be identified as part of the design process. The first step in the design will be to complete the design criteria report. Once this is approved by Eagle Mountain, Sunrise will complete construction plans and specifications for the project followed by bidding and construction management. The tank will need to float online with the existing three and a half million gallon and 500k tank.

The primary schedule goal for the City would be to have the tank operational by the summer of 2024. This schedule is aggressive, but can be accomplished based on willingness of property owners to negotiate fairly for the acquisition of the property. Our schedule shown in the proposal is based on the assumption that the land negotiations will be completed in approximately six months. If the BLM property is selected, our experience has shown that acquisition may take longer due to the BLM process.

The work plan chart shown to the right outlines the basic Sunrise approach to your tank project. As part of our work plan and approach, Sunrise has identified the key issues associated with your project along with our special approaches to these key issues that will result in a successful project.

KEY ISSUES/SPECIAL APPROACH (ACTION ITEMS)

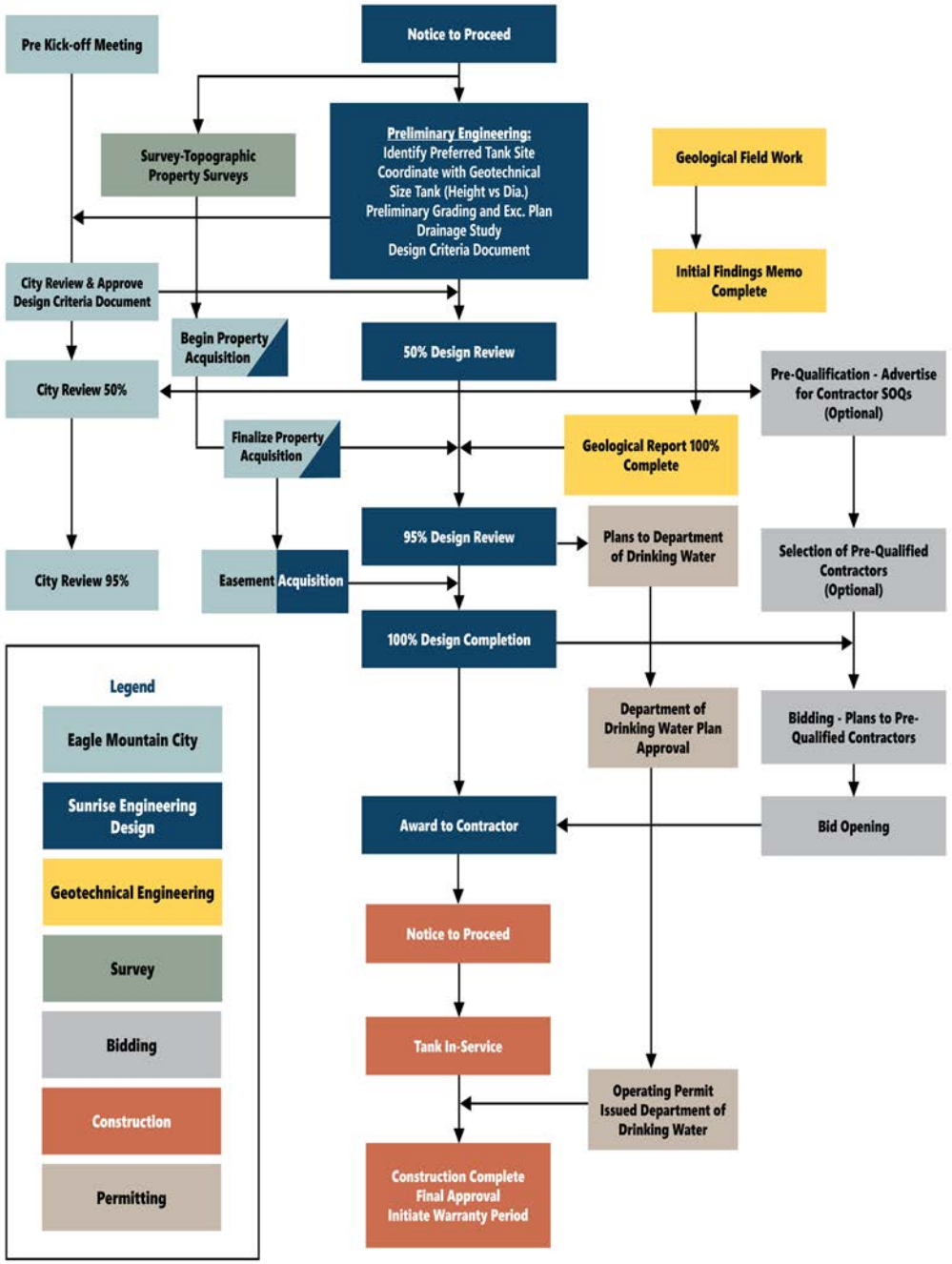
In order to accomplish the design and construction of the tank in accordance with the desired schedule, the engineering team will need to address and consider the key issues that are part of the project. The key issues are:

1. Land Acquisition
2. Schedule
3. Tank Type
4. Tank Overflow Design

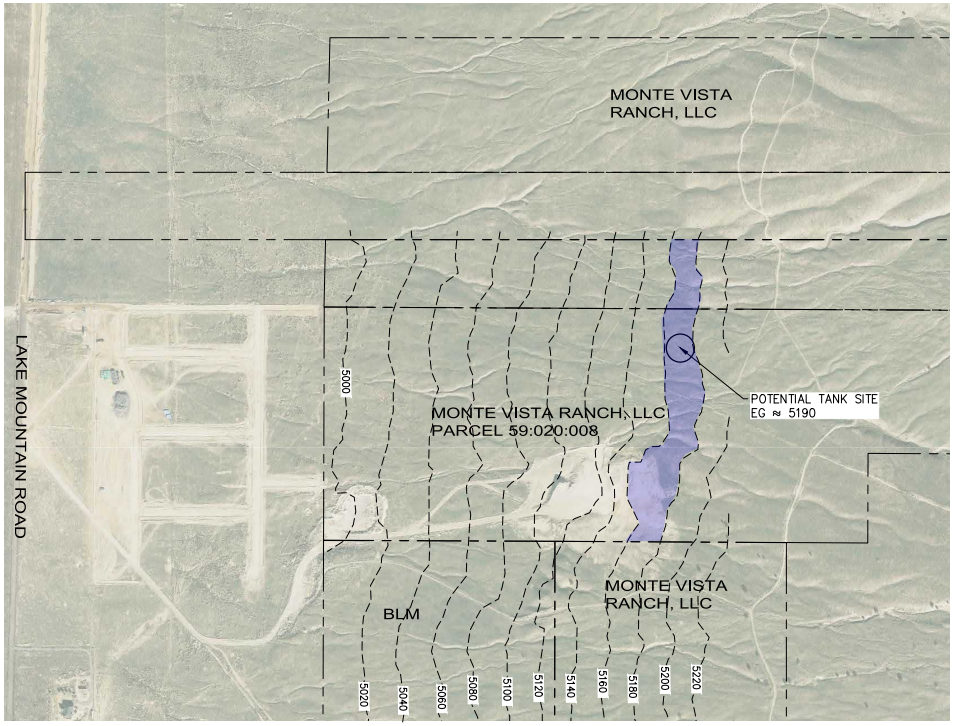
KEY ISSUE #1 - LAND ACQUISITION

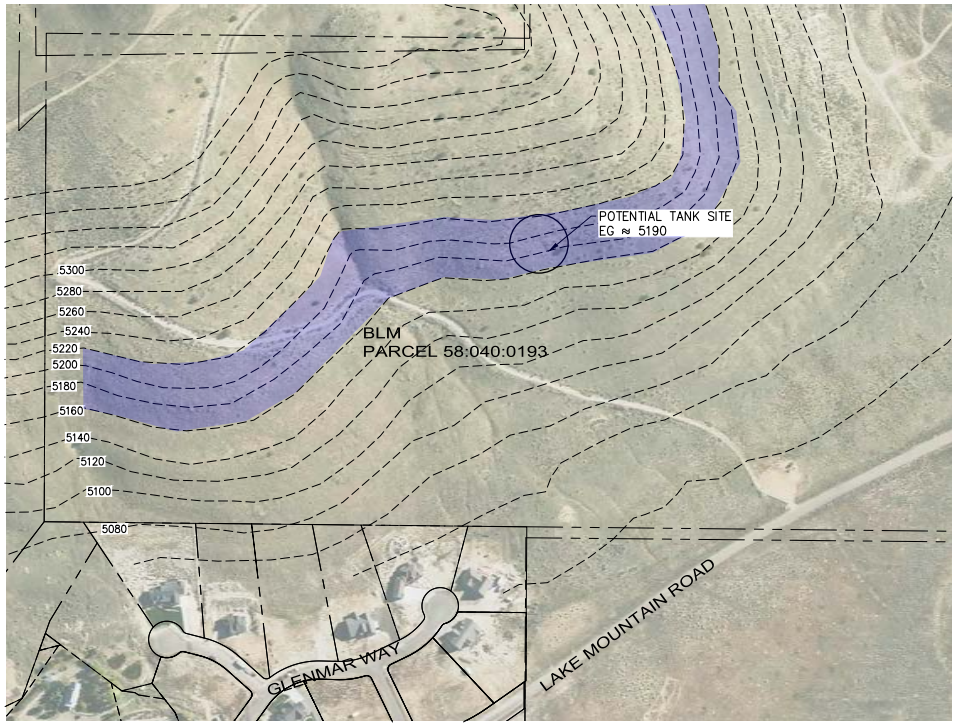
The City has chosen two potential locations for the proposed tank. The tank will need to have similar overflow and outlet elevations to the three and a half-million-gallon and 500k tanks located at the tank farm directly east of the City center. It will be critical to identify a location that will work with the required elevations and perform the necessary easement and boundary surveys to initiate the land acquisition process.

WORK PLAN



For this proposal, we have done a preliminary topography check of the two proposed tank locations using county GIS data. The data shows potential tank locations for each site. The preffered site will be selected during the preliminary design phase of the project. (See figures below)





Action Item:
Our experienced design team will assist in selecting the tank site based on the following: topography, hydraulics, overflow outlet availability, ease of land aqusistion, and constructability. This will be completed during the preliminary design phase of the project.

Benefits to Eagle Mountain:
Our experience with performing cut and fill designs for tanks will facilitate the process of choosing a tank location quickly. We are proposing to use in-house survey, which will facilitate coordination and expedite the process of creating legal descriptions and creating the required maps. Ultimately, this will allow for a quick and accurate purchase of the necessary property for the project.

KEY ISSUE #2 - SCHEDULE

The main objective of the City is to have the tank operational by summer of 2024. This means the timing for design of the project is critical to have the project bid on time. The design time frame must include enough time for review meetings by the city (60%, 90%, and 100%), along with sufficient time for property acquisition and review by the Utah Division of Drinking Water.

Action Item:
Our design engineering team has completed fast track designs for tank projects recently. The two-million-gallon Eagle Mountain project was completed on a very similar schedule. We know that to maintain the project schedule, the work plan needs to be followed precisely. For this project, several time saving efficiencies can be implemented as follows:

1. **In-House Surveying**
   This eliminates any delay caused by coordination between sub-consultants. It also facilitates and expedites data delivery and coordination between survey crews and engineers.
2. **Experience and Availability of Project Team**
   Sunrise has recently completed several similar sized tanks. Our team has the availability to work on your project this summer and fall. The tank design team has several years of tank design experience which results in design efficiencies and standards that will be implemented on your project.
3. **Experience Working with the State**
   Our project team has submitted several tank projects to the state recently. We have a working relationship with several state employees and know their requirements for tank projects. There will not

be significant red line comments from the state review. On previous projects, we have been able to bid simultaneously with the state review process.

4. Bidding Expertise

One way to minimize schedule delays is through efficient bidding. One way to do this is to pre-qualify contractors by advertising and accepting SOQ's near the beginning of the project while in the process of design.

Benefits to Eagle Mountain:

Based on our past experience, you can rest assured that we will complete your project on-time and within budget. We have proven this for your city on your last tank project. The schedule was accelerated and we were able to team with the City for a hugely successful tank that is now in service within the City.

Special Considerations:

The recent construction, and specifically, tank construction market has been booming. With all of the federal stimulus dollars and recent drought in Utah, cities are prioritizing construction of water storage tanks. Most tank contractors have full schedules for this year and upcoming years. Depending upon the needs of the City, adjusting the construction schedule can result in a better price, depending upon workload of the contractors. Your tank project can be completed by summer of 2024, but the City may have to pay a premium construction price to make it happen. Once the project is ready to bid, the City should consider flexibility in schedule in order to get the best price if at all possible.

KEY ISSUE #3 - TANK TYPE

It is important to identify the type of tank desired for the project. The City has concluded that the tank will be a buried concrete tank. Among the available options are a conventionally reinforced concrete tank, an AWWA D110 Type I, or AWWA D115 tank. The AWWA type tanks are pre-stressed tanks. The advantage to a pre-stressed tank is that the concrete is put into compression using pre-stressing cables reducing potential cracking and leaking.

Action Item:

Recently we have bid out several tanks of similar size to your tank. The AWWA D115 and conventionally reinforced concrete tanks will be price competitive for this size of tank. The AWWA D110 Type I tank is typically significantly higher in cost. For our North Ogden two-million-gallon tank, the conventional price and AWWA D115 price for the three low contractors was the same. For this reason, ***Sunrise is recommending that Eagle Mountain construct an AWWA D115 pre-stressed concrete tank.*** Our proposal would be to provide construction plans without structural plans for the tank. The plans would include dimensions, pipe penetration locations and elevations, and appurtenances (ladders/hatches/vents, etc.) for the tank. The specifications would include a structural performance specification that the contractor will need to meet for the tank structural. If desired, an AWWA D110 type I performance spec could also be included.

Benefits to Eagle Mountain:

The benefit to Eagle Mountain of our approach is the tank type will be pre-selected. The pre-stressed structural plans will be provided by the winning contractor and will be required to meet the performance specifications. which will expedite the design schedule. The price and schedule in this proposal reflect implementing this strategy.

KEY ISSUE #4 - TANK OVERFLOW OUTLET

One of the critical elements of any tank project is the design of the overflow outlet. The outlet has the potential for a significant amount of flow. Typically, overflows outlet to drainage creeks or to city storm drain systems. It will be critical for this project to identify where the overflow can outlet without impacting existing developments or infrastructure.

Action Item:

During the tank site selection process, our engineering team will work with the City to determine the best location for the tank with consideration of the overflow outlet location. We will model the existing subdivision storm drain, if applicable, to evaluate capacities and see if the overflow can outlet to the existing storm drain system. We will also analyze the drainage creeks in the vicinity of the tank to see if there is a natural drainage that will work for the overflow.

Benefits to Eagle Mountain:

Our experienced design team understands the critical nature of the overflow outlet and the impacts it can have on surrounding infrastructure if not designed correctly. Our team recently completed the three and a half million gallon and two million gallon tanks for Eagle Mountain. We understand the state requirements and hydraulic modeling necessary to ensure the large flows from the overflow can be managed without impacting the surrounding community.

Tab 4 - Cost Proposal

SUNRISE ENGINEERING

Eagle Mountain 2 MG Tank - 2023 | **Cost Proposal Man-Hour Estimate** | Engineering Services

Task	Item	Work Task Description	Engineer Intern (E.I.T.) II	Engineer III	Senior Engineer	Principal Engineer	Engineering Tech I	Engineering Tech II	Electrical Engineer Intern (E.I.T.) I	Principal Electrical Engineer	Construction Observer IV		Rounded
			$129.00	$150.00	$220.00	$241.00	$85.00	$113.00	$129.00	$145.00	$129.00		
0001		**Assist City with Site Selection**											
	001	Project Kick-off Meeting		3	3	3						Item Total	$1,800
	002	Data Collection & Communication		12	2							Item Total	$2,200
	003	Tank Siting		16	2							Item Total	$2,800
												Phase Total	**$6,800**
0002		**Preliminary Design**											
	004	Design Criteria Memo											
		General Site Layout	8	4	1							Item Total	$1,900
		Connections to Existing System	3	3	1							Item Total	$1,100
		Overflow Parameters	8	3	1							Item Total	$1,700
	005	Design Criteria Review Meeting		3	3							Item Total	$1,100
	006	Project Administration		6	1							Item Total	$1,100
												Phase Total	**$6,900**
0003		**Waterline Design**											
	001	Waterline Design	24	16		4						Item Total	$6,500
												Subtotal	**$6,500**
0004		Final Tank Design											
	001	Final Design (60%, 90%, 100%) Plans & Specs											
		General Sheets	6	4	1	1						Item Total	$1,800
		Access Road	16	8	1							Item Total	$3,500
		Site Plan	16	8		2						Item Total	$3,700
		Excavation & Grading Plan	24	6		4						Item Total	$5,000
		Site Piping Plan & Details	16	6		4						Item Total	$3,900
		Tank Layout & Appurtenances	10	6		7						Item Total	$3,900
		Electrical Sheets					12	12	12	12		Item Total	$5,700
		Specifications	12	12	4							Item Total	$4,200
	002	Front End Contract Documents		10	10	2						Item Total	$4,200
	003	Drinking Water Plan Approval		8	2							Item Total	$1,600
												Phase Total	**$37,500**
0005		**Bidding Assistance**											
	001	Bid Period Services	8	16	2	1						Item Total	$4,100
	002	Pre-bid Meeting		4	4							Item Total	$1,500
												Phase Total	**$5,600**
0006		**Project Management/ Construction Observation**											
	001	Pre-Construction Meeting		4	4						3	Item Total	$1,900
	002	Submittal Review	30	6	4							Item Total	$5,700
	003	Administrative Tasks (Pay Requests/RFI's etc.)		60								Item Total	$9,000
	004	Construction Meetings		48								Item Total	$7,200
		Includes Excav. (2), Floor (2), Walls (2), Roof (2), Other (1), Backfill (2), Subst. & Final Walkthrough											
	005	Construction Observation											
		Excavation (8) 2-hour observations, Base Prep, and Compaction									32	Item Total	$4,100
		Floor Reinf, Concrete Pour, and Post Tensioning									20	Item Total	$2,600
		Wall Reinf, Concrete Pours, and Post Tensioning (Assumes 6 separte walls)									74	Item Total	$9,500
		Roof Reinf, Concrete Pour, and Post Tensioning									36	Item Total	$4,600
		Interior/Exterior Concrete Curb Wall									8	Item Total	$1,000
		Observation of Interior Piping, Ladders, etc.									8	Item Total	$1,000
		Pre-leak test walk through									8	Item Total	$1,000
		Leak Testing (6) days 1.5 hours each									9	Item Total	$1,200
		Backfilling & compaction 2 times / day for 8 days									16	Item Total	$2,100
		Substantial Walkthrough									4	Item Total	$500
		Final Walk-through									4	Item Total	$500
	006	Project Close-out/ Assist w/ Operating Permit		24	6						8	Item Total	$6,000
												Phase Total	**$57,900**
Total Hours by Team Member			181	295	52	28	12	12	12	12	222	826	
Hourly Billing Rate			$129.00	$150.00	$220.00	$241.00	$85.00	$113.00	$129.00	$145.00	$129.00		
Total Dollars			$23,349	$44,400	$11,440	$6,748	$1,020	$1,356	$1,548	$1,740	$29,670	Total	$121,200
												TOTAL DESIGN COST	**$121,200**

OTHER SERVICES (SURVEY & GEOTECHNICAL)

Task	Item	Work Task Description	Senior Engineer	Principal Engineer	One Man Survey Crew	Registered Surveyor	Principal Surveyor	Direct Costs	Task Total	($)	Cost Summary
			$220.00	$241.00	$177.00	$203.00	$224.00	$0.00			
0006		**Survey Services**									
	001	Topographic Survey			10				Task Total	$1,770	$1,800
	002	Existing Utility Survey			4				Task Total	$708	$700
	003	Boundary Survey/ Easement Descriptions			8	8	2		Task Total	$3,488	$3,500
									Phase Total	**$5,966**	**$6,000**
0007		*Geotechnical Report*									
	001	Field and Lab Work (sub-consultant)						$3,700	Task Total	$3,700	$3,700
	002	Geotechnical Report	26	2					Task Total	$6,202	$6,200
									Phase Total	**$9,902**	**$9,900**
Total Dollars			$5,720	$482	$3,894	$1,624	$448	$3,700	SUBTOTAL	$15,868	$15,900
									TOTAL OTHER SERVICES COST	**$15,900**	**$15,900**
									TOTAL PROJECT COST		**$137,100**

Tab 5 - Bid Form (Attachment A) & Miscellaneous

SUNRISE ENGINEERING

ATTACHMENT A

Bid Form

Project Name: EMC 2 MG Culinary Water Tank
Project Number: EMC-FY23-27

ARTICLE 1 - BID RECIPIENT

1.01 This Bid Is Submitted To: **EAGLE MOUNTAIN CITY**

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in the Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 - BIDDER'S ACKNOWLEDGMENTS

2.01 Bidder accepts all of the terms and conditions of the Advertisement and Instructions to Bidders, including without limitations those dealing with the dispositions of Bid security. The Bid will remain subject to acceptance for 30 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 - BIDDER'S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, the other related data identified in the Bidding Documents, and the following Addenda, receipt of which is hereby acknowledged:

Addendum No.	Addendum Date
# 1	June 20, 2023

B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Bidder is familiar with and is satisfied as to all Federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site (except Underground Facilities) which have been identified in SC-4.02, and (2) reports and drawings of Hazard Environmental Conditions, if any, at the Site that have been identified in SC-4.06 as containing reliable "technical data."

E. Bidder has considered the information known to Bidder; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents; and (3) Bidder's safety precautions and programs.

F. Based on the information and observations referred to in Paragraph 3.01.E above, Bidder does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Bidding Documents.

G. Bidder is aware of the general nature of the Work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.

H. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by Engineer is acceptable to Bidder.

I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.

J. Bidder will submit written evidence of its authority to do business in the State or other jurisdiction where the Project is located not later than the date of its execution of the Agreement.

ARTICLE 4 - ATTACHEMENTS TO THIS BID

4.01 The following documents are attached to and made a condition of the Bid:

A. Bid Form
B.
C.

ARTICLE 5 - BID SUBMITTAL

5.01 This Bid is submitted by:

An Individual

Name (typed or printed): _____ SEAL, if required by State

By: _____

(Individual's signature)

Doing business as:

_____

A Partnership

Partnership Name: _____ SEAL, if required by State

By: _____

(Signature of general partner -- attach evidence of authority to sign)

Name (typed or printed):

_____

A Corporation

Corporation Name:

Sunrise Engineering, Inc.

State or Jurisdiction of Incorporation: Utah

Type (General Business, Profession, Service, Limited Liability):

Profession

By: _____

(Signature -- attach evidence of authority to sign)

Name (typed or printed):

Robert Worley

Title: Project Principal

CORPORATE SEAL, if required by

Attest _____

(Signature of Corporate Secretary)

Date of Qualification to do business in _____ [State or other jurisdiction where Project is located] is ___/___/_____

A Joint Venture

Name of Joint Venture:

_____

First Joint Venture Name: _____ SEAL, if required by State

By: _____

(Signature of joint venture partner -- attach evidence of authority to sign)

Name (typed or printed):

_____

Title: _____

Second Joint Venture Name:

_____ SEAL, if required by State

By: _____

(Signature of joint venture partner -- attach evidence of authority to sign)

Name (typed or printed):

_____

Title: _____

(Each joint venturer must sign. The manner of signing for each individual, partnership, and corporation that is party to the venture should be in the manner indicated above.)

5.02 Bid submitted on _____,

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

ADDENDUM NO. 1
to the RFP
for the
EMC 2 MG Culinary Water Tank

Date: Tuesday June 20, 2023

This addendum shall become part of the RFP

1. Date and Time of Bid Opening: Moved to June 27.
2. Offsite waterline should be assumed to be 1,500 lf
3. Potential tank sites:
    a. City will look at one of two sites:
        i. Parcel 58:040:0193 (BLM)
        ii. Parcel 59:020:0008 (private)

Appendix A - Supplemental Information

SUNRISE ENGINEERING

INNOVATIVE SERVICES - TANK DESIGN

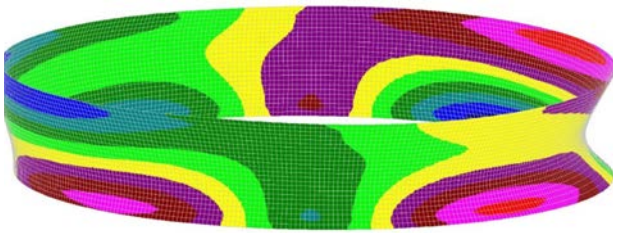
What makes Sunrise Engineering different than our competitors when it comes to tank design? The answer is the following four things:

1. FEA analysis
2. 3D modeling
3. Specialized experts
4. Experience with all types of tanks

FEA Analysis

The traditional method for designing conventional reinforced concrete tanks is to follow the design documents from the Portland Concrete Association (PCA) "Circular Concrete Tanks without Prestressing." This document uses standard charts to determine moments and shears on the circular concrete structures based on wall thickness and diameter and is a very conservative one-size-fits-all approach.

To improve accuracy and obtain site specific stresses and an understanding of the real forces within the tank structure, we have integrated Finite Element Analysis (FEA) into the structural design of our tanks. This allows us to adjust reinforcement in accordance with anticipated stresses within tank walls. An example of this is a reduction in reinforcement near the top of the wall, where the stresses are less. Using FEA also allows us to apply the seismic dynamic fluid loads to the walls of the tank more accurately and more precisely than is done with traditional analysis methods.

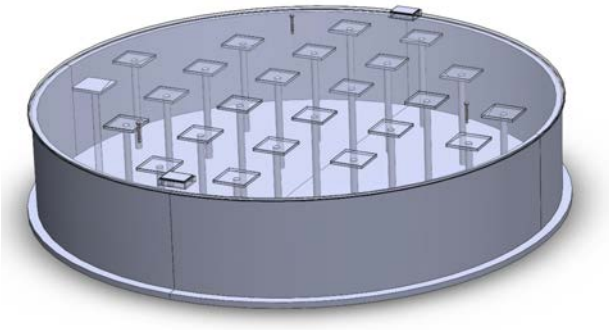


Tangential Stresses in Tank Due to Seismic Loading

One of the most common errors in designing tanks is to neglect the calculation for crack widths due to stresses from concrete shrinkage resisted by reinforcement. Designing tanks with large bars at large spacing can result in significant cracks that will cause leakage in the tank. The FEA allows us to balance size and spacing of reinforcement to reduce cracking in the tank and minimize crack widths.

3D Modeling

Our tank design team uses the latest 3D modeling software for the construction plans of the tank. This allows for efficiencies in development of the plans. The 3D model is built within the software to scale. The 3D model is linked to plan sheets with pre-determined plan views and section cuts. This allows for efficient production of plan sheets. Using the 3D model together with the civil work allows for true 3D visualization of the tank project. This is especially helpful during the 60% design stage to make sure everything on the site works together. The 3D model also assists with identification of potential clashes between the structure elements, site piping, or adjacent foundations. ***The model adds another layer of QA/QC during the design process for the City.***



Specialized Experts

Our tank design team has been together since 2006. Steve Hansen, the lead structural engineer, has been the structural engineer of record for over 50 reinforced concrete tank designs. Steve is a member of ACI and AWWA. He currently serves on the AWWA D115 committee for tendon type pre-stressed tanks. He is the only engineer in Utah on this national committee. Steve has also passed the California Seismic Principles Examination required to be licensed in California. Our team was also the design team awarded the Excellence in Concrete Award in 2017 from the Intermountain Chapter of ACI for the Stansbury Park 3 MG Water Tank project.

What this means for Eagle Mountain is that, by using our tank design team, you will be getting a highly-qualified team proficient in the seismic design of concrete tanks and the codes, rules, and regulations that govern the design. Your tank will be designed efficiently and with the ability to withstand the shaking from significant seismic events. Our team is specialized in the design of seismic connections for concrete tanks.

Experience with all types of tanks

For reinforced concrete tanks, the four most common in the Western United states are:

- Conventionally Reinforced Concrete
- AWWA D110 Type I Pre-stressed Concrete Tank
- AWWA D110 Type III Pre-Stressed Concrete Tank
- AWWA D115 Pre-Stressed Concrete Tank

Our design team has worked on projects with all four of these types of tanks. Our philosophy is to recommend the best tank type for your specific project application. Each type of tank has specific strengths and weaknesses in comparison with the other tanks. There is no one best tank for all projects.

Our experience with each type of tank allows us, as a consultant, to discuss the options with our clients, the pros and cons of each, and determine which type fits your project best. We are also familiar with the costs of each tank type, which will help in deciding tank type and in the review of the bids from the contractors.

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**

TITLE:	Well #5 Upgrade Design - Jones and DeMille Engineering
ITEM TYPE:	Bid Award
FISCAL IMPACT:	$69,850
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Chris Trusty, Public Works

PRESENTED BY:
Chris Trusty

RECOMMENDATION:
Staff recommends the City Council award the Well #5 Upgrades Design project to Jones and DeMille in the amount of $69,850 and authorize the Mayor to sign the contract.

BACKGROUND:
Included in the FY2024 Eagle Mountain budget is funding to upgrade an existing city well. When well #5 was originally constructed, electrical services in that area were still fairly minimal and would have been an additional expense for the City to upgrade the offsite electrical system. Since that time as the area has grown, additional electrical infrastructure has been installed which will allow the City to upgrade the existing pump and motor thereby allowing the City to increase the source capacity of the well. Given that that this is a known good producing well this effectively will add critical source to the City system without the risk of drilling another well.

The City received two proposals for the engineering of this project. The scores and costs are shown below.

Jones and DeMille- Score: 107 (1st); $69,850
Bowen Collins- Score: $74,863 (2nd); $74,863

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Bid Materials

EAGLE MOUNTAIN WELL #5 UPGRADE

Reference Number #EMC-FY23-28

STATEMENT OF QUALIFICATIONS FOR
PROFESSIONAL ENGINEERING SERVICES

Submitted By:

Jones & DeMille Engineering

Jones & DeMille Engineering
www.jonesanddemille.com | 800.748.5275

Eagle Mountain City
Attn: Melissa Yates, Procurement Officer
1650 E Stagecoach Run
Eagle Mountain, UT 84005

June 29, 2023

Dear Melissa and Selection Committee:

With beautiful native landscape views and hometown charm, as well as diverse commercial, industrial, and manufacturing opportunities, it's no wonder Eagle Mountain City (the City) has grown from 250 residents to over 50,000 in less than three decades. As the City continues to expand, new infrastructure and improvements to existing culinary systems are crucial to delivering water to residents.

It is our understanding that the City is seeking a qualified engineering firm to design an upgrade to the existing Well #5. Jones & DeMille Engineering (JDE) is pleased to submit this proposal and qualifications for providing services to the City. Our response details our interest, qualifications, and the reasons why our team would be the best fit.

Experience Counts. Our in-depth experience in the engineering field and 41 years of culinary water experience throughout Utah has given us an understanding of the most important elements for these types of projects. We know the issues, the process, the agencies, and the path to success. Moreover, our experience includes the use of GIS, survey, 3D modeling, economic analyses, innovative best practices, familiarity with state requirements, funding procurement and financial planning expertise. Our team has designed, drilled, equipped, re-equipped, and modified well houses on dozens of well projects. Often times, minor adjustments to the well design (and sometimes major adjustments) are necessary to provide perforations in the correct areas of aquifers, proper screening and gravel packs, and adjustments to well depth.

Project Team. Ted Mickelsen, PE, was the project manager for the original well design and will serve as Project Manager to assist the City with this project. Additionally, Ted has managed several well and waterline projects in Eagle Mountain City along with projects that serve Eagle Mountain City including the Central Utah Water Conservancy District pump station project. Ryan Selee will serve as Project Engineer working closely with Ted to coordinate the daily project activities. We have also invited SKM to be on our team to provide electrical engineering expertise. The City is familiar with SKM, having provided electrical and SCADA expertise on multiple City projects as well as directly being contracted with the City.

Office Location. JDE has ten office locations, including our Springville office, which will provide the primary resources for this project; however, resources from our entire company may be allocated to provide the best and most efficient outcome for the City. Our close proximity to this project will allow us to maximize time and cost savings.

I am authorized to negotiate on behalf of JDE and can be reached by phone at 801.455.6940, by email at ted.m@jonesanddemille.com, or in person at the business address listed below. We are excited for the opportunity to work with the City on this important project and would love to discuss our qualifications in more detail.

Sincerely,

JONES & DeMILLE ENGINEERING, INC.

Ted Mickelsen, PE | Project Manager

EXECUTIVE SUMMARY

Since 1982, JDE has provided civil engineering, planning, design, and construction management services. Additionally, JDE received PSMJ's Premier Award for Client Satisfaction, demonstrating our goal of creating long-lasting partnerships and relationships and employing a high standard of excellence on each and every project.

JDE's specialty is public infrastructure. With more than 85% of our business with public agencies, we understand how public agencies operate. We have worked with Eagle Mountain City and many nearby municipalities including the cities of Lehi, Springville, Spanish Fork, Santaquin, Payson, and Woodland Hills.

JDE provides full services in-house including planning, GIS, civil design engineering, rights-of-way, construction management, survey, environmental, structural, site civil and development, and materials testing services including our own accredited laboratory.

Ted Mickelsen will serve as the Project Manager for the Well #5 upgrade. Ted has worked with the City on various well projects for many years. In addition to being the project manager for the original design of Well #5, Ted has also completed work for Wells #1, #4, #5, #6, and Well #7 and Booster Stations.

Jones & DeMille Engineering

Ted Mickelsen, PE
Project Manager

Springville Office
775 West 1200 North, Suite 200
Springville, UT 84663
801.692.0219 Office
801.455.6940 Mobile
ted.m@jonesanddemille.com

Corporate Office
1535 South 100 West
Richfield, UT 84701
800.748.5275
www.jonesanddemille.com

TAX ID: 87-0377962

To strengthen our team further, JDE is teaming with SKM Engineers who will assist with electrical analysis and design. SKM has provided electrical and SCADA expertise and services for multiple Eagle Mountain projects and is currently contracted with the City. Our entire team has a thorough understanding of the City's water system, infrastructure, standards, and preferences. Our past and ongoing experience, water resources expertise, and our positive working relationship with the City and as a team will allow for seamless coordination and communication and will provide a successful outcome.

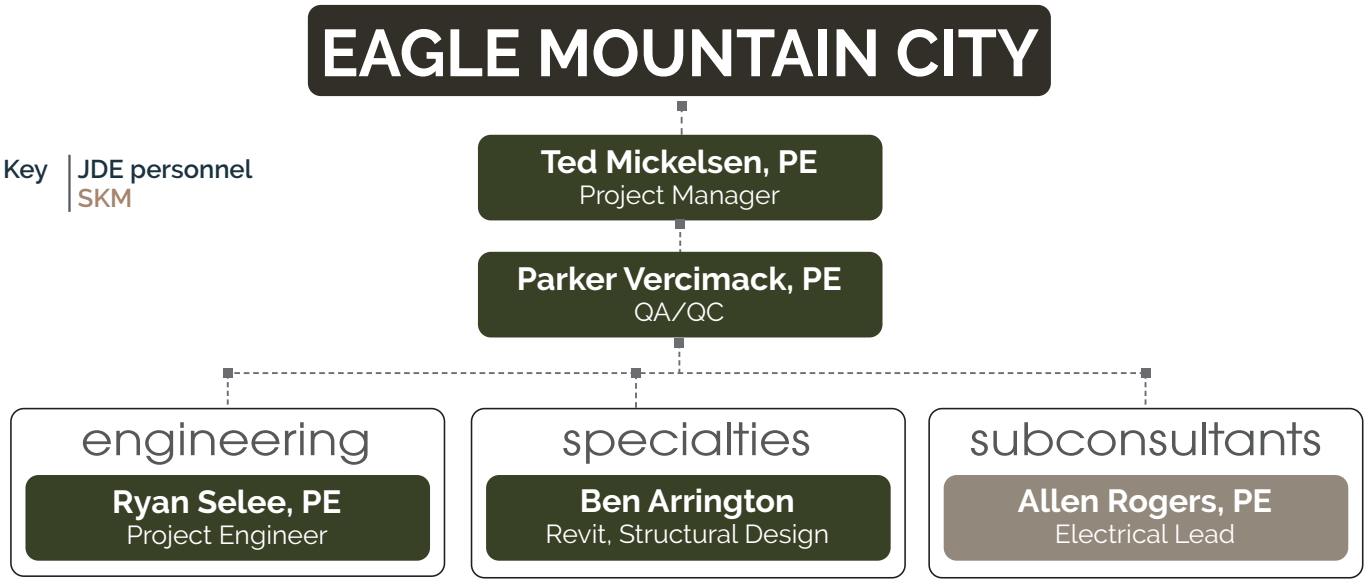
JDE is prepared to hit the ground running. Our team is available now. Our Springville office will be the main point of contact with resources allocated from our other offices as needed to provide the best technical expertise, timeliness of services and a cost-effective outcome for the City.

As previously mentioned, Ted, our Project Manager for this project, was also the project manager for the initial well design and construction and has access to the original design files, which will allow the team to gain a better understanding of the original well design and expedite the development of design drawings and design criteria for this project.

Additionally, SKM has already reviewed the original well electrical design and they have developed a list of questions for the initial meeting and site visit with Rocky Mountain Power (RMP) to help efficiently guide the direction of the project. This will also help expedite the preliminary study phase of the project.

Our approach includes spending time completing a preliminary study to coordinate power service requirements with RMP, identify the project needs, determine the potential for increased pumping capacity, identify and balance the electrical upgrades with increased capacity, evaluate long lead items for pre-purchase, and prepare cost estimates for the identified improvements. This information will be summarized in a study with recommendations of improvements to be included in the final design. This will allow the team to make sound decisions and have a clear path forward for design. Additionally, we plan to use the original CAD design files to model the building in 3D for a spatial representation of the existing structure as well as modifications and new equipment installation.

TEAM ORGANIZATION/QUALIFICATIONS



The table below demonstrates our team's vast experience with well projects in Eagle Mountain as well as collaborations by the proposed team on other related projects. Detailed write-ups for projects denoted with a * can be found beginning on page 7.

Project Name / Team Member	Ted Mickelsen	Parker Vercimak	Ryan Selee	Ben Arrington	Allen Rogers
Eagle Mountain City Center Well (#6)*	■		■	■	■
Eagle Mountain City Well #7*	■			■	
Eagle Mountain Pony Express and Cory Wride Booster Stations*	■		■	■	■
Central Utah Water Conservancy District Pony Express Pump Station and Upgrade*	■			■	
Eagle Mountain City Well #8*	■		■	■	
Lake Rockport Estates—Well #3*	■	■	■	■	
Grantsville Capital Water and Sewer Improvements	■			■	
Sandy City 2022 Waterline Project	■				
Granger - Hunter Improvement District 4100 South and 4700 South Waterlines	■		■		
Hi-Country Estates Phase II Pump Station Improvements	■		■	■	■
Blanding City Deep Well, Treatment, and Wastewater Improvements			■	■	
Aurora City Culinary Water Improvements Project*		■		■	
Levan Town Culinary Water Improvements*		■			
Central Valley Town Capital Facility Plan and Culinary Water Improvements*		■			
Annabella Town Culinary Water Master Plan and Improvements*		■			
Psomas Mayflower Pump Station and Water System	■			■	■
Lost Creek and Rockport Booster					■
Summit County Mountain Regional Water					■
Gallup Water SCADA Replacement					■

TEAM ROLES AND RESPONSIBILITIES

As previously mentioned, Ted Mickelsen will be the Project Manager for the Well #5 Upgrade. Ted brings years of extensive well experience on projects in Eagle Mountain. Ryan Selee will serve as Project Engineer, working closely with Ted to coordinate the daily project activities.

To successfully complete this project, we have partnered with SKM Engineers to assist with electrical analysis and design. SKM will evaluate, coordinate, design, and specify all electrical requirements. JDE will address all the site, offsite, and building civil requirements.

JDE will provide civil and structural engineering, including our in house structural engineer who will model the well building in 3D by using the original design CAD files and complete all structural analysis and building improvements.

Construction engineering will include the appropriate expertise using both SKM and JDE personnel to observe the improvements at the appropriate times.

TEAM QUALIFICATIONS

Ted Mickelson, PE — Project Manager

- UT 270769 | BS—Civil Engineering

Ted is the Northwest Regional Director and heads our Utah Valley office and brings over 28 years of civil engineering management, analysis, design, planning, funding, and construction services experience. His areas of expertise include local government infrastructure projects including water conveyance facilities such as pipelines, pump stations, water tanks, hydraulic analysis, and modeling, wastewater facilities analysis and design, modeling and designing facilities for large drainage basins, design, and construction cost estimating and construction management.

Ted has served as a Senior Project Manager, project engineer and construction manager for several municipalities, water and wastewater improvement districts and governmental agencies on projects ranging from a few thousand dollars to $1.2 billion. His participation in many large-scale and challenging projects has provided him with experience in innovation for projects requiring unique design and construction needs. Ted was the project manager for the Payson City Gladstan Well project as well as working on multiple well projects for Eagle Mountain. Ted was also the project manager for multiple pump station projects including Mayflower Pump Station and Pony Express Pump Station and Upgrade.

Relevant Experience

Eagle Mountain City | Multiple Well Pump Stations and Site Improvements
Project Manager for the design of three new well pump station houses and the upgrade of one existing well pump house ranging from 1,000 gpm (400hp) to 3,500 gpm (800 hp). Two new wells were drilled by the City and this project including equipping, well buildings, site improvements, etc. Well #1 was upgraded to increase the well production with a new pump/motor, piping, equipment, electrical, building, and off-site piping. Well #2 was upgraded to include a pump to waste. Additionally, Ted is the Director for current wells #7 and #8 and booster stations being constructed in Eagle Mountain.

Central Utah Water Conservancy District | CWP Pony Express Pump Station
Project Manager for planning and design of a pump station meeting a phased water delivery schedule to Eagle Mountain. A 10,500 gpm pump station with four 500 HP vertical turbine pumps was designed to deliver half of the ultimate CWP water to Eagle Mountain. More recently, JDE was selected to upgrade the pump station adding the final two pumps along with electrical upgrades for the new pumps.

Payson City | Gladstan Wells
Project Manager for design of a new well house and equipment for a well that had been drilled and equipped with a 300 hp pump and motor to supply 1,200 gpm at 653 feet of head.

Lake Rockport Property Owners Association Well
Project Manager for completing two wells (Well #2 and Well #3) for Lake Rockport including a well siting study to locate the wells, preparing plans and specification, and Division of Drinking Water approvals for drilling and equipping an 800-foot deep well (Well #2) and a new 1,500-foot deep well (Well #3) to support this growing community.

TEAM QUALIFICATIONS

Parker Vercimack, PE — QA/QC

- UT 11786001 | BS—Civil Engineering

Parker is experienced in project design engineering and project management, specializing in hydraulics, hydrology, water systems, culinary water and waste water master plans, water source development, irrigation structures, pipelines, erosion protection, flood mitigation, and other water resources infrastructure planning, design and construction engineering.

Parker has been on the design team as lead project engineer for several irrigation, culinary water system planning and improvement projects/culinary master plans including Fruitland, Central Valley (well rehab project), Elsinore, Levan, Mayfield and many others. He was the project manager for the $2.8M culinary water improvement project in Elsinore (completed Spring 2021), and the $990K culinary water improvements project in Annabella (well rehab project). Parker assisted Aurora City in securing $2.65M funding from the CIB for their culinary water improvements project which included design and construction of a new water tank, replacement well, and distribution piping improvements.

Relevant Projects

- Eagle Mountain City Well #6
- Lake Rockport Well #3
- Aurora City Culinary Water Improvements
- Levan Town Culinary Water Improvements
- Central Valley Town Capital Facilities Plan and Culinary Water Improvements
- Annabella Town Culinary Water Master Plan and Improvements
- Beaver City Culinary Water Study and Improvements

Ryan Selee, PE — Project Engineer

- UT 13151201 | BS—Civil & Environmental Engineering

Ryan is a project engineer with four years of Civil Engineering experience. He has assisted with projects including culinary water planning, MS4 program updates, stormwater infrastructure, wells, pump stations, and wastewater pipelines. Prior to joining the JDE team, Ryan was an engineering intern for the Salem City Engineering Department where he gained valuable experience in MS4 programs, municipal engineering, and master planning.

Relevant Projects

- Eagle Mountain City Well #8
- Lake Rockport Estates Well #3
- Hi-Country Estates Phase I - Water System Improvements
- Granger-Hunter Improvement District - 4100 South and 4700 South Waterlines
- Hi-Country Estates Phase II Pump Station Improvements
- Blanding City Deep Well, Treatment, & Wastewater Connection

TEAM QUALIFICATIONS

Ben Arrington, EIT — Revit, Structural Design

- BS—Civil Engineering

Ben has been involved with civil engineering, CAD drafting, and 3D modeling for more than six years. He has designed, modeled, and drafted the structural aspects of municipal, commercial, and residential buildings, as well as concrete water tanks, light-traffic concrete bridge abutments, and concrete diversion structures. He has also served as a virtual reality (VR) operator for many of these projects with JDE to discuss and meet the needs of clients efficiently and effectively. Ben is our Revit practice lead, continually finding innovations to make the modeling process more streamlined and incorporated into the design process of our structures.

Relevant Projects

- Eagle Mountain Pony Express Well and Cory Wride Booster Stations
- Eagle Mountain City Center Well (#6)
- Eagle Mountain Wellhouse
- Santaquin Booster Pump Station
- Canyon Meadows Water Company Culinary System Improvements and Pump Station
- Mayflower Mountain Resort Pump Station
- Lionsback water tank and pump station
- Aurora Culinary Water Improvements
- CUWCD Pony Express Pump Station and Upgrade

Allen Rogers, PE — Electrical Lead

- UT 9210362 | BS—Electrical Engineering

Allen is a programmer and designer with experience in electrical design, control systems, and telemetry and SCADA systems. Allen has assisted in the design, programming, startup and maintenance on several source water, water treatment, wastewater collection, and wastewater treatment projects.

Allen has experience with many different aspects of SCADA systems. He has worked with many different programmable logic controllers including Allen Bradley, Control Microsystems, and Modicon. He has used many different operator interfaces including Allen Bradley, C-More, and Maple. He has experience with GE Fanuc iFix (Intellution) HMI software. He has assisted in the design and installation of new systems, replacement of old systems, and expansion of existing systems. Allen has worked with several different communication systems including radio, Ethernet, serial, and proprietary communication systems. Allen has also assisted in several path studies using licensed and unlicensed radios.

Relevant Projects

- Eagle Mountain City Center Well (#6)
- Eagle Mountain Pony Express and Cory Wride Booster Stations
- Hi-Country Estates Phase II Pump Station Improvements
- Lost Creek and Rockport Booster

TEAM PERFORMANCE ON PAST PROJECTS

Eagle Mountain City • Multiple Culinary Wells • Ted Mickelson (PM), Ben Arrington (PE), SKM (Electrical)
To support rapid growth for both residential and industrial water uses, JDE has been assisting the City with on-going culinary well projects including well siting and drilling for one of the wells, along with equipping and pump buildings for wells #6, #7, and #8 to support growth in Eagle Mountain. Scope of services include conducting a hydrologic and well-siting study, design and specifications for a test well, design and specifications for new 2,000 – 3,500 gpm final culinary wells, and coordination and approvals with the Division of Drinking Water and the Division of Water Rights. Well buildings, pump and piping system and chlorination system are being designed with the most recent technology to connect to the existing culinary water system.

Completion Date: *Ongoing*

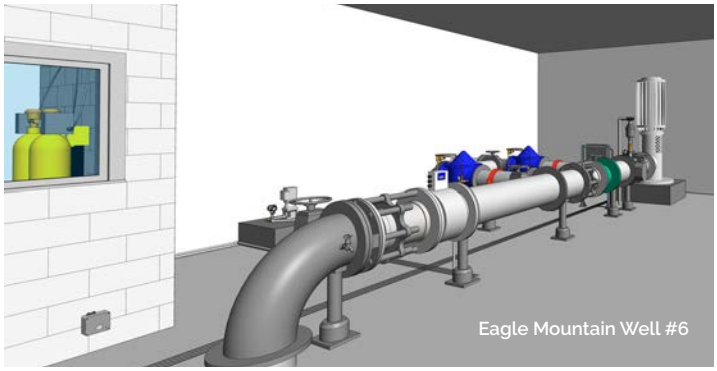
Project Cost: *$3M+*

Location: *Eagle Mountain, Utah*

Firm Involvement: *Prime*

Reference:
Chris Trusty, City Engineer | 801.789.6671

Eagle Mountain Well #6


Eagle Mountain Well #6

Eagle Mountain City • Pony Express Well and Cory Wride Booster Stations • Ted Mickelsen (PM), Ryan Selee (PE), Ben Arrington (PE), SKM (Electrical)
Eagle Mountain City required design of booster stations to increase water pressure. The Pony Express Booster Station was designed with two 75 hp pumps to increase pressure to move water over Unity Pass to fill their tanks. This helped alleviate the pressures spikes in the Central Utah Water Conservancy District Pony Express Pump Station. The Cory Wride Booster Station was designed with three 35 hp pumps to increase the irrigation water pressure that is used for their Cory Wride Memorial Park. Each station included a civil mechanical design to layout the best configuration of piping, pumps and equipment. The building design was then sized for the equipment inside. 3D modeling was completed to accurately represent the space. After a virtual reality walkthrough, the City decided they would like to expand the building to get more clearance around piping and also add storage they hadn't been able to visualize before.

Completion Date: *Est. August 2023*

Project Cost: *$1.85M*

Location: *Eagle Mountain, Utah*

Firm Involvement: *Prime*

Reference:
Chris Trusty, City Engineer | 801.789.6671

Lake Rockport • Well #3, Water Systems Planning and Improvements • Ted Mickelson (PM), Ryan Selee (PE), Parker Vercimak (PE), Ben Arrington (PE)
Lake Rockport is a 325 lot private community built on a steep hillside. Their water system was constructed in the 1970's and has been failing. For more than a decade, JDE has been assisting the association with planning and improving their water system. Beginning with a water master plan to identify needs, then designing and acquiring funding from two funding agencies, (DDW and USDA) throughout the past several years for improvements including two wells drilled at or exceeding 1,000 feet, a water tank, water treatment, booster stations, waterlines, and pressure reducing stations.

Completion Date: *Ongoing*

Project Cost: *$4M (expected cost)*

Location: *Coalville, Utah*

Firm Involvement: *Prime*

Reference:
Alan Lindsley | Lake Rockport Estates | 801.560.7021

TEAM PERFORMANCE ON PAST PROJECTS

Central Utah Water Conservancy District • Pony Express Pump Station and Upgrade • Ted Mickelson (PM), Ben Arrington (PE)

As part of the Central Water Project (CWP), sponsored by Central Utah Water Conservancy District (CUWCD), the City of Eagle Mountain contracted to receive up to 15,000 acre-feet of water annually. A new pump station was required to pump from the Eagle Mountain turn-out on the CWP pipeline to the Eagle Mountain water system to meet their current demands. Scope included design of a 10,500-gpm pump station with two 500-hp vertical turbine pumps and space for two additional pumps delivering Central Water Project water to Eagle Mountain. Unique considerations included the pump station needing to include a phased water delivery schedule and connection to CWP project pipeline, surge analysis for two systems, and hydraulic analysis. The upgrade was a fast-moving project which required an initial cost-benefit analysis to determine the size of pumps to be installed, hydraulic analysis, HVAC equipment to cool additional equipment, and additional electrical equipment. The pump station was designed in 3D to show accurately all new pumps, piping valving and HVAC equipment. This became valuable when the owner was able to evaluate the design by entering virtual reality to give a sense of size and spacing of equipment. Analysis and design of the project was completed within two months, meeting all customer requested milestones.

Completion Date: *July 2015, January 2021*

Project Cost: *$2.3M (Pump Station), $650K (Upgrade)*

Location: *Orem, Utah*

Firm Involvement: *Prime*

Reference:
Cort Lambson, Project Manager | 355 West University Parkway, Orem, UT 84058| 801.226.7179

Cayden Taylor, Staff Engineer | 1426 East 750 North Orem, UT 84097 | CUWCD | 385.224.9328

Pony Express Pump Station

Richfield City Commercial Park Well

Richfield City • Commercial Park Well • Carson DeMille (PM)

Richfield City selected the combined team of JDE and Jviation to provide engineering services for the expansion of the Richfield Municipal Airport. The City's existing culinary water well (Industrial Park Well) located on the airport property need to be relocated to allow for future expansion of the apron. JDE worked with Richfield City to identify and evaluate potential sites for the new well. The Richfield Commercial Park property was selected as the best feasible site. The new well was designed for a depth of approximately 1,350-feet and pumping rate of 1,000 gallons per minute. JDE services included well siting, preliminary evaluation report, preparation of drawings and specifications to drill and equip well, construction observation and material testing for well equipping and pump house, source protection plan, and approvals from Utah Division of Drinking Water. Grimshaw Drilling completed the drilling of the new well and A&D Jensen Contractors completed the well equipping and pump house construction. The project was coordinated and funded with a grant from the Federal Aviation Administration.

Completion Date: *November 2022*

Project Cost: *$1.05M*

Location: *Richfield, Utah*

Firm Involvement: *Prime*

Reference:
Matt Creamer, Former Administrator | Richfield City | 435.896.6439

TEAM PERFORMANCE ON PAST PROJECTS

Aurora City • Culinary Water Improvements Project • Parker Vercimak (PM), Carson DeMille (PE), Ben Arrington (PE)
Work included funding procurement from the CIB, system analysis, development of alternatives and value engineering to increase the value of the project and decrease the overall project cost. The well portion was designed and bid separately to increase construction efficiency. The remaining portions of the project included geotechnical investigations for new concrete tank, design of the tank, distribution piping and well house. Project challenges included drilling the new well at the city's cemetery, close proximity to power lines and homes, canal crossings, BLM ROW coordination, securing private easements, and post-Covid 19 construction with high material costs and short supply.

Completion Date: *May 2023*

Project Cost: *$3.05M*

Location: *Aurora, Utah*

Firm Involvement: *Prime*

Reference:
Daven Quarnberg, Mayor | Aurora City | 435.529.7643

Aurora City Culinary Water Improvements
Replacement Well with Lakos Sand Separator

Aurora City Culinary Water Improvements (well drilling)

Levan Town • Culinary Water Improvements • Parker Vercimak (PE)
As part of an ongoing system-wide study, several system improvements have been made since 2018 including improvements to transmission and distribution system, storage, and sources. Source improvements include four spring collection area redevelopments, rehabilitation of an existing well, and drilling a new well to provide a back-up source of water should spring flows continue to decrease. As part of drilling the new well, John Files conducted a hydrogeologic study and recommended suitable sites that were close to power and other infrastructure. Well drilling included drilling a 7-inch pilot hole to confirm geology and water availability before reaming to 14 inches, which reduced the sunk cost in the event that the quantity or quality of water was not suitable. The pilot hole also helped in reducing deviation while drilling the 14-inch diameter hole, 700 feet deep. Well drilling was successful and the well has become a reliable back-up source to the town.

Completion Date: *March 2020*

Project Cost: *$1M (included well drilling, well building and redeveloping two springs)*

Location: *Levan, Utah*

Firm Involvement: *Prime*

Reference:
Jason Worwood, Public Works Director | Levan Town | 435.681.1037

TEAM PERFORMANCE ON PAST PROJECTS

Central Valley Town • Capital Facilities Plan and Culinary Water Improvements • Parker Vercimak (PM)

Funding (USDA), planning, design and construction engineering services. Scope of work included capital facilities plan updating Town's GIS water system database. A GPS unit was used to locate valves, water meters, fire hydrants, and other pertinent system features before displaying in a GIS online map, accessible to the Town to review and verify the data. A hydraulic model was built using WaterGEMS. The plan also addressed existing deficiencies and recommended improvements to prepare the Town for future growth. The recommended system improvements included new piping, replacement/rehabilitation of two culinary water wells, a new chlorination building and chlorinator, replacement of a concrete water tank lid, rehabilitation of a spring, and an upgraded SCADA system. JDE successfully applied for USDA funding and secured a favorable funding package for the Town. Numerous project progress meetings were held to ensure the Town's concerns were addressed and the recommended improvements were warranted and designed to meet their preferences and needs.

Completion Date: *July 2019*

Project Cost: *$775K*

Location: *Central Valley, Utah*

Firm Involvement: *Prime*

Reference:
Gary Barney, Mayor | Central Valley Town | 435.979.6267

Central Valley Town Culinary Water Improvements

Annabella Town Culinary Water Improvements (well rehab)

Annabella Town • Culinary Water Master Plan and Improvements • Parker Vercimak (PM)

Funding was secured through USDA - Rural Development to complete a culinary water master plan, Preliminary Engineering Report, and associated environmental work. Upon completion of the planning process, Rural Development construction funds (loan/grant mix) were used to construct the necessary system improvements which included rehabilitation on two existing wells, replacing existing meters with radio-read meters, SCADA improvements, a new PRV to improve flows between the upper and lower pressure zone, and other pipeline improvements.

Completion Date: *November 2021*

Project Cost: *$1.8M*

Location: *Annabella, Utah*

Firm Involvement: *Prime*

Reference:
Brent Christensen, Mayor | Annabella Town | 435.896.6571

TEAM PERFORMANCE ON PAST PROJECTS

San Juan County • Spanish Valley Water Project • Carson DeMille (PE)
Over a period of three months, a culinary water well was drilled, constructed, developed, and tested in Spanish Valley located south of Moab, Utah. This process involved preparing a Preliminary Evaluation Report (PER) and engineering specifications and obtaining approval from the Utah Division of Drinking Water (DDW) to move forward with drilling a well. The well was drilled to a depth of 705-feet and then test pumped at flows starting at 200 gpm and ending at 480 gpm. Water levels were monitored for the well and neighboring wells during this process to determine the flow rate available at the well. The well was then developed to meet requirements for the Utah DDW for a municipal culinary water well. A Monitoring Plan for the well was also prepared and sent to the Utah Divison of Water Rights for approval.

Completion Date: *December 2021*

Project Cost: *$463K (open ended contract)*

Location: *San Juan County, Utah*

Firm Involvement: *Prime*

Reference:
Kelly Pehrson | County Administrator
435.587.3223

San Juan County Spanish Valley Well

Beaver City Well

Beaver City • Culinary Water Study and Improvements • Parker Vercimak (PE) Carson DeMille (PE)
Funding procurement (CIB, DDW), system-wide study including basin hydrogeologic evaluation of the ground water aquifer. The ground water aquifer analysis included determining areas with highest potential flow yield as well as several years of sampling and testing for radionuclide contamination. The groundwater radionuclide levels from existing wells were analyzed to select the well location that would most likely yield the best quality water and water that could be used to dilute other well sources with higher levels. The new 850 North well was drilled in the best known location and resulted a very good well capable of 1,250 gpm flows with radionuclide levels well below the threshold set by the DDW and EPA. A booster pump was also designed to be placed in the same building; capable of 400 gpm flows to the higher, North Creek pressure zone to supplement the North Creek well, and mix better quality water in that zone. JDE continues to provide engineering services to Beaver City for a variety of culinary water projects including waterline replacements, spring developments, and master planning.

Completion Date: *2018*

Project Cost: *$6.5M*

Location: *Beaver Utah*

Firm Involvement: *Prime*

Reference:
Jason Brown, City Manager | Beaver City | 435.438.2451

PROPOSED PROJECT APPROACH

Understanding

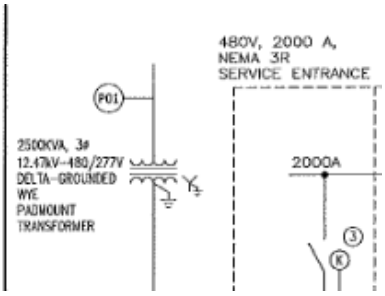
Eagle Mountain City's Well #5 was constructed in 2008-2009 with an 800 hp well pump motor and two 200 hp booster pumps. At the time, the City provided its own power and only 480V three phase was available at the site, limiting the motor horsepower. Higher voltage power is now available near this location and power is currently being provided by Rocky Mountain Power (RMP). It is our understanding that the City desires to provide higher voltage power at the site and upgrade the well pump and motor to potentially achieve more production from the well.

Approach

Initial discussion with Rocky Mountain Power (RMP) indicate the higher voltage power is possible at this location with the appropriate infrastructure installed to support the increase. However the constraint may be with the building or site space. While the existing 480V equipment will need to remain to operate the two 200 hp booster pumps, the new 4160V equipment will need additional space in the building or on the site. To accomplish this, building modifications may be required to gain extra space. This will be evaluated as we discuss this upgrade with RMP to determine the additional equipment requirements.

Power

While designing the Pony Express booster station, we were able to discuss providing 4160V power to Well #5 with RMP. The power is available at or near the site and can be provided. Coordination with RMP to connect to the system will be the first priority as an additional step-down transformer will be necessary and they have been long lead items of up to 50-60 weeks for delivery. According to the original plans there is 2500 kVA service to the site with a 12.47 kV-480/277V transformer. An additional transfer from 12.47 kV to 4160V will be necessary. An option to consider is to use the one that shipped for Well #7 on 6/28/2023 and order a new one for Well #7 if this project takes priority.



Typically, RMP only provides one meter per site so a discussion with RMP about moving the location of the meter prior to the transformers or the potential for gang metering will need to happen upon project kick-off. These discussions along with developing the total new power requirements to evaluate the primary power service power to the site will govern the direction of upgraded improvements.

Well Building

We've reviewed the existing building drawings and have developed ideas on gaining additional space to accommodate the added equipment, if necessary. To review this with the City, we plan to first model the existing building in 3D, which can be converted to VR for a realistic visual and spatial layout of the building. A site plan of the existing site will also be prepared. Recommended modifications to the building or site for expansion will be added to evaluate the necessary upgrades in VR.

We also understand there has been some building settlement causing cracking and heaving of the CMU and concrete. This may also be an appropriate time to consider upgrades to the building to correct these issues.

Pumping Capacity

JDE will work with the City to evaluate the pump conditions and installed pump equipment and consider upgrades to the pump and motor for potential increased production. The existing well casing is a 20-inch casing, the piping is 16-inch, and the pump column is a 14-inch column. With a 14-inch column, there is a velocity increase of approximately two feet/second for every 1,000 gpm. The equipment capacity to provide increased flow will be balanced with the electrical upgrades to increase the horsepower. The evaluation will first consider the tolerance of the column piping to accommodate additional flow then secondly electrical equipment required for the increased horsepower to find the "sweet spot" for increased flow.

Scope of Services

We plan to evaluate these items as well as the added pumping capacity in the preliminary planning phase and prepare a summary of the required improvements with their associated costs as "menu" items of required versus those that enhance the facility but may not be required. This allows the team to evaluate the final project design that meets the project needs and budget of the City.

1. **Kickoff Meeting.** Conduct a kickoff meeting with City staff and key members of the project team to review roles, responsibilities, and review and refine the scope of work. We also plan to invite RMP to this meeting.

2. **Preliminary Evaluation Study.** This task is to clearly understand the project needs and requirements and identify the improvements to move forward in design. The study is anticipated to consider the following:

PROPOSED PROJECT APPROACH

a. **Existing Conditions.** Summarize existing conditions of the well, pump conditions, facility conditions and available off-site facilities.

b. **Outline desired project outcome.** Define the goals, objectives, and desired outcome of the project.

c. **Identify pump requirements and improvements.** Evaluate the existing well facilities including the casing, existing pump and motor, and equipment to evaluate the maximin production capabilities of the well and requirement improvements.

d. **Identify electrical upgrades and improvements.** Identify and outline necessary electrical upgrades to support a 4160V well pump along with any upgrades identified in the previous item.

e. **Summarize required offsite improvements and coordination with RMP.** Coordinate and identify improvements and upgrades to connect to RMP.

f. **Listing of building or site improvements.** Identify building improvements required to support the upgrades and also work with City staff and visit the site to identify other building and/or site improvements that could be included with the project beyond those needed for the pump and electrical upgrades.

g. **Identify and recommend pre-purchase equipment.** Work with suppliers to determine equipment that have long lead times and recommend equipment to pre-purchase.

h. **Prepare engineers opinion of probable costs for identified improvements.** Prepare cost estimates for each identified improvement to assist in evaluating the final improvements for design.

i. **Prepare preliminary drawings as applicable for identified improvements.** Prepare preliminary building and equipment drawing in 3D to analyze space and expansion requirements for the new equipment.

j. **Prepare draft study.** Prepare a draft study summarizing all the information developed I the previous tasks.

3. **Meet with City staff to review draft study.** Conduct a workshop with the City to review the study and prioritize improvements to advance to the design phase.

4. **Finalize study including Improvements to include for final design.** Prepare a final study based on the feedback from the workshop that will act as guidance for the final design phase.

5. **Prepare material procurement documents for City purchase.** Based on the recommendations of the study, long lead material procurement packages will be prepared for bidding while the design phase is being completed.

6. **Prepare 60% design plans and review with the City.** The design drawings prepared in the study will be advanced to 60% and reviewed with the City.

7. **Prepare draft final plans and technical specifications.** The 60% drawings will be advanced to draft final drawings along with draft technical specifications for review with the City.

8. **Prepare final contract documents.** Final contract bid documents will be prepared for bidding.

9. **Contractor Procurement.** Assist the City with the contractor procurement process including answering contractor questions, conducting a pre-id meeting, prepare addendum as necessary, conducting the bid opening and making a contractor recommendation.

10. **Engineering Services during construction.** The construction schedule for this project will be largely dependent on the timing of the material delivery. Electrical equipment typically has the largest leads times including transformers, MCC's and motors. Since this project is specialty-driven, we will plan to have the correct personnel at the site at the appropriate times. For example, the structural engineer will be involved in monitoring the building improvements, the electrical designer will be involved to monitor electrical improvements, and a site/civil engineer will be involved for site improvements. The hours included reflect being at site for critical times of construction. The construction documentation and overall coordination will be overseen by an assigned construction engineer.

These services will include:

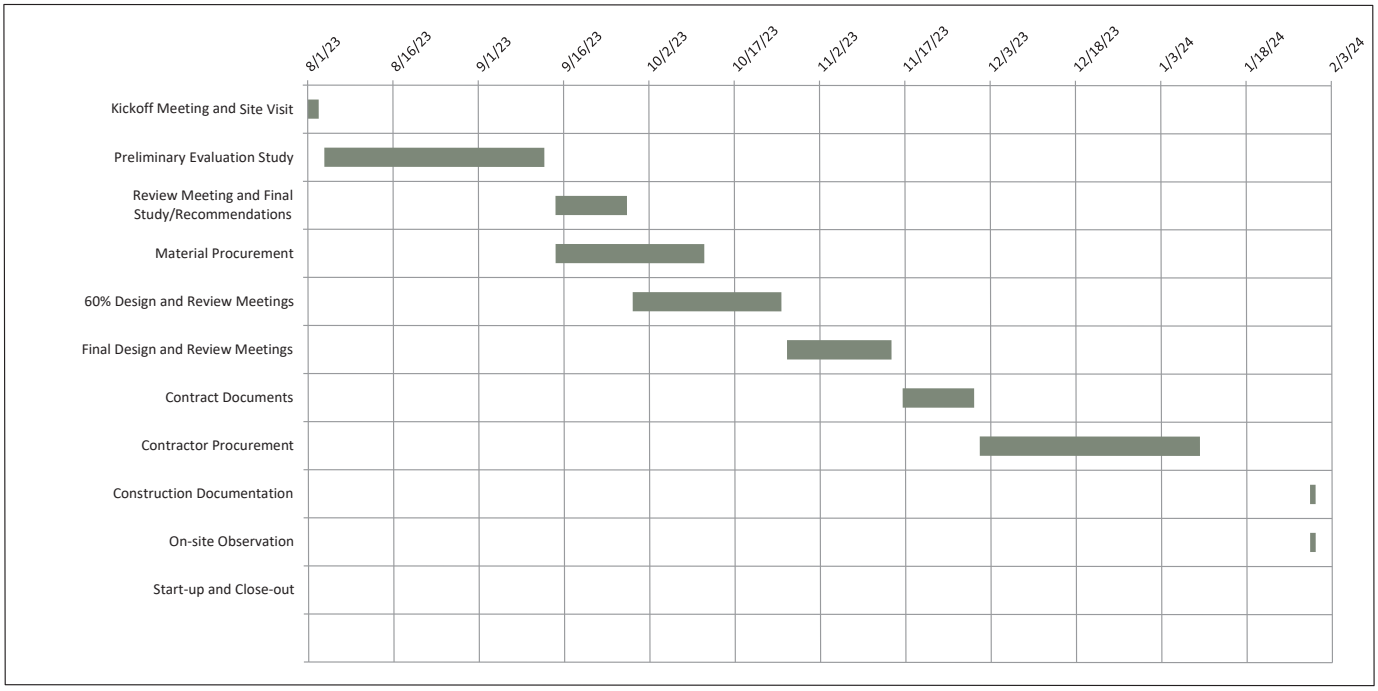
Construction Documentation. processing construction documentation including contract modifications, RFI's, submittal reviews, contractor pay requests, and meeting minutes.

On-site Observation and meetings. Includes specialty personnel at the site during the appropriate times of construction and attending meetings.

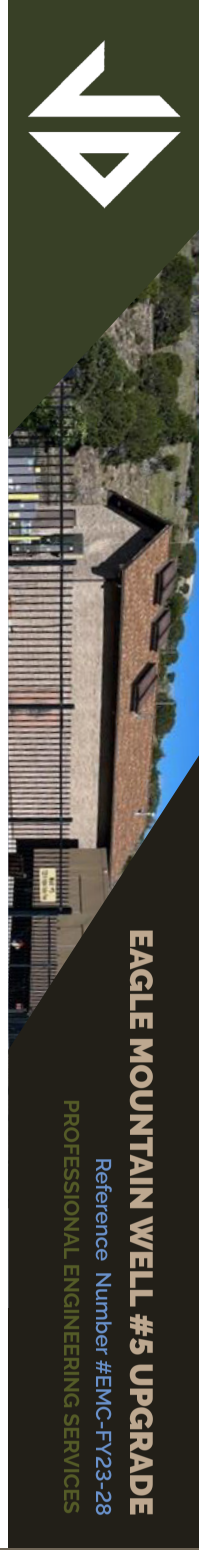
Start up and Close-out. Attend punch list walk throughs and project startup along with final record drawings and close out.

PROPOSED PROJECT SCHEDULE

Task Description	Start Date	End Date	Task Duration
-	*date*	*date*	*Calander days*
Kickoff Meeting and Site Visit	8/1/2023	8/3/2023	2
Preliminary Evaluation Study	8/4/2023	9/14/2023	40
Review Meeting and Final Study/Recommendations	9/15/2023	45197	13
Material Procurement	9/15/2023	10/12/2023	27
60% Design and Review Meetings	9/29/2023	10/26/2023	27
Final Design and Review Meetings	10/27/2023	11/16/2023	19
Contract Documents	11/17/2023	11/30/2023	13
Contractor Procurement	12/1/2023	1/11/2024	40
Construction Documentation	1/30/2024	2/1/2024	1
On-site Observation	1/30/2024	2/1/2024	1
Start-up and Close-out	Unknown		



Currently, electrical materials have long lead times. This schedule anticipates a construction start time, but due to unknown material lead times the total construction time is not included. Our costs include hours for specialty engineers to be at the site at appropriate times, but since the overall construction time is unknown a planned number of weeks and/or hours per week was not estimated.



EAGLE MOUNTAIN WELL #5 UPGRADE
Reference Number #EMC-FY23-28
PROFESSIONAL ENGINEERING SERVICES

Jones & DeMille Engineering

Fee Proposal - Well #5 Upgrade

Description	Ted Mickelsen Project Manager $ 239	Ryan Selee Project Engineer $ 150	Amanda Laurendeau Desginer $ 91	Ben Arrington Engineer $ 130	Emily Johnson Admin $ 79	Parker Vercimack QA/QC $ 171	LABOR Total Hrs	LABOR Labor Total	EXPENSES Vehicle Mileage $ 0.66	EXPENSES Expense Total	SUBCONSULTANTS SKM Engineering	SUBCONSULTANTS Grand Total
Preliminary Study												
Kickoff Meeting and Site Visit	3	3		3	2		11	$ 1,715.00	80	$ 52.40	$ 1,000.00	**$ 2,767.40**
Preliminary Evaluation Study	12	20	12	16	2	4	66	$ 9,882.00		$ -	$ 5,500.00	**$ 15,382.00**
Review Meeting and Final Study/Recommendation	2	3		2			7	$ 1,188.00	80	$ 52.40		**$ 1,240.40**
Material Procurement	1	8	2	2	8		21	$ 2,513.00		$ -		**$ 2,513.00**
Desgin and Contract Documents												
60% Desgin and Review Meeting	6	10	8	8	1	2	35	$ 5,123.00	80	$ 52.40	$ 5,000.00	**$ 10,175.40**
Final Desgin and Review Meeting	4	8	2	6		2	22	$ 3,460.00	80	$ 52.40	$ 3,500.00	**$ 7,012.40**
Contract Documents		4		1	4	1	10	$ 1,217.00		$ -		**$ 1,217.00**
Contractor Procurement	2	4		2	2		10	$ 1,496.00		$ -		**$ 1,496.00**
Sub-Total Design	**30**	**60**	**24**	**40**	**19**	**9**	**182**	**$ 26,594.00**		**$ 209.60**	**$ 15,000.00**	**$ 41,803.60**
Construction Engineering & Management												
Construction Documentation	4	20		8	4		36	$ 5,312.00		$ -		**$ 5,312.00**
On-site Observation and Meetings	12	60		40			112	$ 17,068.00	800	$ 524.00	$ 3,014.00	**$ 20,606.00**
Start-up and Close-out	4	4		4			12	$ 2,076.00	80	$ 52.40		**$ 2,128.40**
Sub-Total Construction Managment	**20**	**84**	**0**	**52**	**4**	**0**	**160**	**$ 24,456.00**		**$ 576.40**	**$ 3,014.00**	**$ 28,046.40**
TOTAL	**50**	**144**	**24**	**92**	**23**	**9**	**342**	**$ 51,050.00**		**$ 786.00**	**$ 18,014.00**	**$ 69,850.00**

EAGLE MOUNTAIN WELL #5 UPGRADE

Reference Number #EMC-FY23-28

STATEMENT OF QUALIFICATIONS FOR
PROFESSIONAL ENGINEERING SERVICES

APPENDIX A

BID FORMS

Submitted By:

Jones & DeMille Engineering

BID FORMS

ATTACHMENT A

Bid Form

Project Name: EMC Well 5 Upgrade
Project Number: EMC-FY23-28

ARTICLE 1 - BID RECIPIENT

1.01 This Bid Is Submitted To: **EAGLE MOUNTAIN CITY**

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in the Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 - BIDDER'S ACKNOWLEDGMENTS

2.01 Bidder accepts all of the terms and conditions of the Advertisement and Instructions to Bidders, including without limitations those dealing with the dispositions of Bid security. The Bid will remain subject to acceptance for 30 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 - BIDDER'S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, the other related data identified in the Bidding Documents, and the following Addenda, receipt of which is hereby acknowledged:

Addendum No.	Addendum Date
_____	_____
_____	_____
_____	_____

B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Bidder is familiar with and is satisfied as to all Federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.

BID FORMS

D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site (except Underground Facilities) which have been identified in SC-4.02, and (2) reports and drawings of Hazard Environmental Conditions, if any, at the Site that have been identified in SC-4.06 as containing reliable "technical data."

E. Bidder has considered the information known to Bidder; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents; and (3) Bidder's safety precautions and programs.

F. Based on the information and observations referred to in Paragraph 3.01.E above, Bidder does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Bidding Documents.

G. Bidder is aware of the general nature of the Work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.

H. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by Engineer is acceptable to Bidder.

I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.

J. Bidder will submit written evidence of its authority to do business in the State or other jurisdiction where the Project is located not later than the date of its execution of the Agreement.

ARTICLE 4 - ATTACHEMENTS TO THIS BID

4.01 The following documents are attached to and made a condition of the Bid:

A. Bid Form
B.
C.

BID FORMS

ARTICLE 5 - BID SUBMITTAL

5.01 This Bid is submitted by:

An Individual

Name (typed or printed): _____ SEAL, if required by State

By: _____
(Individual's signature)

Doing business as:
_____

A Partnership

Partnership Name: _____ SEAL, if required by State

By: _____
(Signature of general partner -- attach evidence of authority to sign)

Name (typed or printed):
_____

A Corporation

Corporation Name:
Jones & DeMille Engineering, Inc.

State or Jurisdiction of Incorporation: Utah

Type (General Business, Profession, Service, Limited Liability):
S-Corporation

By: _____ (Evidence to sign attached)
(Signature -- attach evidence of authority to sign)

Name (typed or printed):
Brian Barton, PE

Title: President

CORPORATE SEAL, if required by

Attest Darin Robinson, PE

BID FORMS

(Signature of Corporate Secretary)

Date of Qualification to do business in Utah [State or other jurisdiction where Project is located] is 01 / 12 / 1982

A Joint Venture

Name of Joint Venture:

_____

First Joint Venture Name: _____ SEAL, if required by State

By: _____

(Signature of joint venture partner -- attach evidence of authority to sign)

Name (typed or printed):

_____

Title: _____

Second Joint Venture Name:

_____ SEAL, if required by State

By: _____

(Signature of joint venture partner -- attach evidence of authority to sign)

Name (typed or printed):

_____

Title: _____

(Each joint venturer must sign. The manner of signing for each individual, partnership, and corporation that is party to the venture should be in the manner indicated above.)

5.02 Bid submitted on June 29, 2023,

MISC INFO: BYLAWS

AMENDED & RESTATED
BYLAWS

OF

JONES & DeMILLE ENGINEERING, INC.

Adopted Sept 29, 2008

MISC INFO: BYLAWS

AMENDED & RESTATED
BYLAWS

OF

JONES & DeMILLE ENGINEERING, INC.

THE UNDERSIGNED, being officers and shareholders of **JONES & DeMILLE ENGINEERING, INC.**, a Utah corporation (Entity #792084-0142), hereby execute this instrument which sets forth their agreement regarding the governance of the Corporation and their respective rights and duties, pursuant to Section 732 of the Utah Revised Business Corporation Act. The terms of this instrument (1) shall be applicable for the duration of the Corporation or until they are amended as provided below, and (2) shall supplement the provisions found in the Articles of Incorporation and in the provisions of the JONES & DeMILLE ENGINEERING, INC. SHAREHOLDER AGREEMENT of even date.

ARTICLE I

OFFICE

The Directors shall designate and the Corporation shall maintain a principal office. The location of the principal office may be changed by the Directors from time to time. The Corporation may also have offices in such other places as the Directors may from time to time designate.

The location of the principal office of the Corporation shall be:

1535 South 100 West
Richfield, Utah 84701

ARTICLE II

SHAREHOLDERS MEETINGS

Section 1. Annual Meetings. The annual meeting of the shareholders of the Corporation shall be held on the 2nd Thursday in March of each year. The shareholders shall meet at such time and place as may be designated by those shareholders who hold more than fifty percent (50%) of the Corporation's issued and outstanding Class A Voting Stock. All shareholder meetings shall be for the transaction of such other business as may properly come before it. If the shareholders fail to hold their annual meeting, the Directors previously elected shall continue to hold office as though they had been re-elected. Moreover, the failure to hold annual meetings of shareholders as required by the Act or this by-law shall not affect the validity of any corporate action or work a forfeiture or dissolution of the Corporation.

MISC INFO: BYLAWS

Section 2. Notice of Shareholders Meetings. Each voting shareholder shall be given written notice stating the place, day, and hour of the meeting, along with the purpose or purposes for which the meeting is called, which shall be delivered not less than ten nor more than sixty days before the date of the meeting, either personally or by mail to each shareholder of record entitled to vote at such meeting. If mailed, such notice shall be deemed to be delivered when deposited in the United States mails, addressed to the shareholder at his or her address as it appears on the books of the Corporation, with postage thereon prepaid.

Section 3. Place of Meeting; Waiver of Notice. The Directors may designate any place, either within or without the State of Utah, as the place of meeting. A waiver of notice signed by all shareholders entitled to vote at a meeting may designate any place, either within or without the State of Utah, as the place for the holding of such meeting. If no designation is made, or if a special meeting be otherwise called, the place of meeting shall be the principal office of the Corporation.

Section 4. Quorum. A majority equal to 51% of the outstanding voting shares of the Corporation, represented in person or by proxy, shall constitute a quorum at a meeting of shareholders.

Section 5. Voting. Every holder of Class A Voting Stock shall be entitled to one vote for each share standing in his or her name on the record of shareholders. Except as provided herein or in the Articles of Incorporation, all shareholder actions shall be determined by a majority of votes cast at a meeting of the voting shareholders.

Section 6. Informal Action by Shareholders. Any action required to be taken at a meeting of the shareholders, or any action which may be taken at a meeting of the shareholders, may be taken without a meeting if one or more consents in writing, setting forth the action so taken, shall be signed by those shareholders holding a majority of the Class A Voting Stock then issued and outstanding.

ARTICLE III

BOARD OF DIRECTORS

Section 1. General Powers. The business and affairs of the Corporation shall be managed by its Directors. The Directors may adopt such rules and regulations for the conduct and management of the Corporation as they deem proper.

Section 2. Number, Tenure and Qualifications. The Corporation shall have at least three (3) directors. Each director shall hold office until the next annual meeting of stockholders and until his successor shall have been elected and qualified, or until his earlier resignation, disqualification, or removal. Upon a director's resignation, disqualification or removal, the Board of Directors shall appoint a replacement (who must be a stockholder if the former director was a stockholder), and that person shall serve until the end of that calendar year. However, for

MISC INFO: BYLAWS

so long as "Founders" Timothy M. Jones and/or Tristan DeMille are Directors, each shall possess the right to cast two votes on all matters. That is, with five Directors, four of seven votes represents a majority, when those two are Directors; if only one of them is a Director, there will be four total Directors with the Founder having two of five votes.

Section 3. Resignation. A Director may resign at any time by delivering written notification thereof to the President, Chief Executive Officer or Secretary of the Corporation. Unless otherwise specified therein, such resignation shall take effect upon delivery.

Section 4. Compensation. The Directors may be paid their expenses, if any, of attendance at meetings, and may be paid a reasonable sum for their services to the Corporation. No such payment shall preclude the Directors from serving the Corporation in any other capacity and receiving compensation therefor.

ARTICLE IV

OFFICERS

Section 1. Number. When fully organized the officers of the Corporation may include a President and/or Chief Executive Officer, a Chief Financial Officer, one or more Vice-Presidents, a Treasurer, and a Secretary. Such officers and assistant officers as may be deemed necessary may be appointed by the Directors. In their discretion, the Directors may leave an office unfilled for any period as they may determine. Any two or more offices may be held by the same person.

Section 2. Term of Office. Each officer shall hold office until his or her successor shall have been duly appointed and shall have qualified or until his or her death or until he or she shall resign or shall have been removed in the manner hereinafter provided.

Section 3. Resignations. Any officer may resign at any time by delivering a written resignation either to the Chief Executive Officer or to the Secretary. Unless otherwise specified therein, such resignation shall take effect upon delivery.

Section 4. Removals. Any officer may be removed by the Directors whenever in their judgment the best interests of the Corporation will be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed. Appointment of an officer shall not of itself create any contract rights.

Section 5. Vacancies. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, or if a new office shall be created, such vacancy shall be filled by the Directors.

MISC INFO: BYLAWS

Section 6. The President. The President of the Corporation shall perform such duties as from time to time may be assigned to him by the Board of Directors. The President may sign, execute and acknowledge, in the name of the Corporation, deeds, mortgages, bonds, contracts or other instruments authorized by the Board of Directors, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors or these Bylaws to some other officer or agent of the Corporation. The President shall, from time to time, in his discretion or at the order of the Board, submit to the Board reports of the operations and affairs of the Corporation. The President shall also perform such other duties and have such other powers as may be assigned to him from time to time by the Board of Directors.

Section 7. The CEO. The Chief Executive Officer ("CEO") of the Corporation shall perform such duties as from time to time may be assigned to him by the Board of Directors. The CEO may sign, execute and acknowledge, in the name of the Corporation, deeds, mortgages, bonds, contracts or other instruments authorized by the Board of Directors, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors or these Bylaws to some other officer or agent of the Corporation. The CEO shall, from time to time, in his discretion or at the order of the Board, submit to the Board reports of the operations and affairs of the Corporation. The CEO shall also perform such other duties and have such other powers as may be assigned to him from time to time by the Board of Directors.

Section 8. The Vice Presidents. In the absence of the CEO or in the event of such President's death or inability or refusal to act, a Vice President, if a Vice President shall have been appointed, shall perform the duties of the President and/or CEO, and when so acting, shall have all the powers of and be subject to all the restrictions upon the President. A Vice President shall perform such other duties as from time to time may be assigned by the President or the Board of Directors.

Section 9. The Secretary. The Secretary shall be ex officio Secretary of the Board of Directors; shall attend all meetings of the stockholders and of the Board of Directors, and shall record all the votes of the stockholders and of the directors and the minutes of the meetings of the stockholders and of the Board of Directors and of committees of the Board in a book or books to be kept for that purpose. The Secretary shall give, or cause to be given, notices of all meetings of the stockholders of the Corporation and of the Board of Directors as required by these Bylaws; shall have responsibility for the custody and safekeeping of all permanent records and other documents of the Corporation, and, in general; shall perform all duties incident to the office of Secretary and such other duties as may be prescribed by the Board of Directors, the President or the CEO.

Section 10. The Treasurer. The Corporation may have a Treasurer who shall have or provide for the custody of all funds, securities and other property of the Corporation; shall collect and receive or provide for the collection or receipt of money earned by or in any manner due to or received by the Corporation; shall deposit or cause to be deposited all such moneys in such banks or other depositories as the Board of Directors may from time to time designate; shall make disbursements of Corporation funds upon appropriate vouchers; shall keep full and accurate

MISC INFO: BYLAWS

accounts of transactions of his office in books belonging to the Corporation; shall, whenever so required by the Board of Directors, the President or the CEO, render an accounting showing his transactions as Treasurer, and the financial condition of the Corporation, and, in general; shall perform all duties incident to the office of Treasurer and such other duties as may be prescribed by the Board of Directors or President.

ARTICLE V

CAPITAL STOCK

Section 1. Certificate of Shares. The shares of the corporation shall be represented by certificates prepared by the Directors and signed by the President and/or Chief Executive Officer and one other officer. All certificates for shares shall be consecutively numbered or otherwise identified. The name and address of the person to whom the shares represented thereby are issued, with the number of shares and date of issue, shall be entered on the stock transfer books of the corporation. All certificates surrendered to the corporation for transfer shall be canceled and no new certificate shall be issued until the former certificate for a like number of shares shall have been surrendered
and canceled, except that in case of a lost, destroyed or mutilated certificate, a new one may be issued therefor upon such terms and indemnity to the corporation as the Directors may prescribe.

Section 2. Transfer of Shares. Transfer of shares of the corporation shall be made only on the stock transfer books of the corporation by the holder of record thereof or by his or her legal representative, who shall furnish proper evidence of authority to transfer, or by his or her attorney thereunto authorized by power of attorney duly executed and filed with the secretary of the corporation, and on surrender for cancellation of the certificate for such shares. The person in whose name shares stand on the books of the corporation shall be deemed by the corporation to be the owner thereof for all purposes.

Section 3. Restrictions on Transfer of Shares. No transfer, sale, assignment, or other encumbrance of stock shall be valid or binding upon the Corporation or any other party unless said transfer is approved and consented to by a 67% of the voting shares then issued and outstanding. The shareholders who hold the voting stock may not withhold such consent unreasonably. A "transfer" for these purposes includes (without limitation) any sale, option, pledge, hypothecation, disposition, gift, involuntary transfer and transfer by operation of law. Furthermore, if the Corporation now or hereafter is an S Corporation under federal tax law, unless and until the Corporation effectively revokes or otherwise terminates its Subchapter S election, no shareholder in any manner shall transfer any stock or any interest in any share of stock where such transfer causes the Corporation's Subchapter S election to terminate. Any purported transfer or attempted transfer in violation of these restrictions shall be null and void. These restrictions shall be duly noted on all share certificates.

MISC INFO: BYLAWS

Section 4. Consideration for Shares. The capital stock of the corporation shall be issued for such consideration, but not less than the par value thereof, as shall be fixed from time to time by the Directors. In the absence of fraud, the determination of the Directors as to the value of any property or services received in full or partial payment of shares shall be conclusive.

ARTICLE VI

MANDATORY ARBITRATION

No civil action concerning any dispute among the Shareholders or Directors regarding the management of the Corporation or the rights and liabilities of the parties shall be instituted before any court. Instead, all such disputes (and all deadlocked matters) shall be submitted to final and binding arbitration to a single arbitrator and in accordance with the rules of the American Arbitration Association, or as the parties may agree in writing within 10 days from the first demand for arbitration. Provided, however, that the Arbitrator shall base his award and all other determinations upon the applicable principles of Utah statutory and common laws. The parties agree that their interests in the Corporation cannot be readily sold in the open market, and for that reason among others, the parties will be irreparably damaged if this Agreement is not specifically enforced. Therefore, in addition to any award of damages, any such award may, in the discretion of the arbitrator, require specific performance of this Agreement. All costs and expenses of the arbitration, including actual attorney's fees, shall be allocated among the parties according to the arbitrator's discretion. The arbitrator's award resulting from such arbitration may be confirmed and entered as a final judgment in any court of competent jurisdiction and enforced accordingly.

ARTICLE VII

WAIVER OF NOTICE

Whenever any notice is required to be given to any shareholder or the Directors of the corporation under the provisions of these Bylaws, or under the provisions of the Articles of Incorporation, or under the provisions of the Act, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice. Attendance at any meeting shall constitute a waiver of notice of such meetings, except where attendance is for the express purpose of objecting to the legality of that meeting.

MISC INFO: BYLAWS

ARTICLE VIII

AMENDMENTS

This instrument may be amended only by the written consents of those shareholders (a) who hold a majority of the issued and outstanding voting stock.

Dated: Sept. 29, 2008.

TIMOTHY M. JONES

TRISTAN DeMILLE

7

EAGLE MOUNTAIN WELL #5 UPGRADE

Reference Number #EMC-FY23-28

STATEMENT OF QUALIFICATIONS FOR
PROFESSIONAL ENGINEERING SERVICES

APPENDIX B

CERTIFICATE OF INSURANCE

Submitted By:

Jones & DeMille Engineering

MISC FORMS: CERTIFICATE OF INSURANCE

JONEDEM-01 CWILCOCK

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 11/1/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Cathy Wilcock
American Insurance & Investment Corp. 448 South 400 East Salt Lake City, UT 84111	PHONE (A/C, No, Ext): (801) 364-3434 662 FAX (A/C, No): (801) 355-5234 E-MAIL ADDRESS: Cathy.Wilcock@american-ins.com

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Jones & DeMille Engineering, Inc. 1535 South 100 West Richfield, UT 84701	INSURER A : Travelers Ind Co of America	25666
	INSURER B : Travelers Prop Cas Co of America	25674
	INSURER C : XL Specialty Insurance Company	37885
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY / X PRO-JECT / LOC OTHER:			6806H196759	10/1/2022	10/1/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY			BA9P159570	10/1/2022	10/1/2023	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
B	X UMBRELLA LIAB / X OCCUR EXCESS LIAB / CLAIMS-MADE DED / X RETENTION $ 10,000			CUP7979Y991	10/1/2022	10/1/2023	EACH OCCURRENCE AGGREGATE	$ 9,000,000 $ 9,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		UB6J254714	10/1/2022	10/1/2023	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
C	Prof. Liability			DPR5003641	10/10/2022	10/10/2023	Each Claim	2,000,000
C	RetroDate: 1/8/1982			DPR5003641	10/10/2022	10/10/2023	Aggregate	3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Verification of Insurance

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Jeffrey M. Hirst

ACORD 25 (2016/03)

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

Thursday, June 15, 2023

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

SUBJECT: **Hidden Hollow phase "B" plat 2 into warranty Bond Release**

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

EAGLE MOUNTAIN

BOND RELEASE REQUEST LETTER
Hidden Hollow phase B plat 2
Reduced

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84043
(801) 789-6671

1st Bond Release	
Original Bond Amount:	$ 234,710.00
Previous Release Amount:	$ -
Amount to Release this Period:	$ 132,897.04
Amount Remaining in Bond :	$ 101,812.96

Bond Releases Summary	
#1	$ 132,897.04
#2	$ -
#3	$ -
#4	$ -
TOTAL	$ 132,897.04

6/15/2023

							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTIITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	**MOBILIZATION/MISC.**										
a	Swppp	1	0.5	LS	$3,000.00	$1,500.00	0	1	100%	$1,500.00	$1,500.00
2	**ROAD & CONCRETE**										
a	3" asphalt	80052	40026	SF	$1.37	$54,835.62	0	80052	100%	$54,835.62	$54,835.62
b	6" road base	80052	8005.2	SF	$0.67	$5,363.48	0	80052	100%	$5,363.48	$5,363.48
c	9" sub base	4000	400	CY	$6.13	$2,452.00	0	4000	100%	$2,452.00	$2,452.00
d	30" curb & gutter	3770	377	LF	$22.13	$8,343.01	0	3770	100%	$8,343.01	$8,343.01
e	3" asphalt trail head	7050	705	SF	$1.48	$1,043.40	0	7050	100%	$1,043.40	$1,043.40
f	6" base trail head	7050	705	SF	$0.99	$697.95	0	7050	100%	$697.95	$697.95
g	Place gravel trail	10302	1030.2	SF	$1.16	$1,195.03	0	10302	100%	$1,195.03	$1,195.03
h	5' sidewalk	21000	2100	SF	$5.03	$10,563.00	0	21000	100%	$10,563.00	$10,563.00
i	Curb tie in	1	0.1	EA	$393.37	$39.34	0	1	100%	$39.34	$39.34
j	ADA ramps w/placards	7	0.7	EA	$1,236.30	$865.41	0	7	100%	$865.41	$865.41
k	Place concrete waterway	1000	100	SF	$11.24	$1,124.00	0	1000	100%	$1,124.00	$1,124.00
l	Concrete mob	2	0.2	EA	$674.35	$134.87	0	2	100%	$134.87	$134.87
m	Rock retaining wall	10800	1080	SF	$4.43	$4,784.40	0	10800	100%	$4,784.40	$4,784.40
3	**CULINARY WATER**										
a	8" Water Main C-900	1240	0	LF	$22.11	$0.00	0	1240	100%	$0.00	$0.00
b	Bedding material	1115	0	TON	$13.99	$0.00	0	1115	100%	$0.00	$0.00
c	Backfill material	1285	0	CY	$5.96	$0.00	0	1285	100%	$0.00	$0.00
d	1" Service laterals	54	0	EA	$1,335.55	$0.00	0	54	100%	$0.00	$0.00
e	2" Landscape Service lateral	1	0	EA	$3,937.59	$0.00	0	1	100%	$0.00	$0.00
f	Fire hydrant with valve	3	0	EA	$5,010.45	$0.00	0	3	100%	$0.00	$0.00
g	8" fittings & valves(bends)	1	0	LS	$27,240.44	$0.00	0	1	100%	$0.00	$0.00
h	Tie into existing 20" main	1	0	EA	$9,210.34	$0.00	0	1	100%	$0.00	$0.00
i	Air vac	1	0	EA	$3,989.85	$0.00	0	1	100%	$0.00	$0.00
j	Testing	1	0	LS	$1,817.82	$0.00	0	1	100%	$0.00	$0.00
k	2" blow off	1	0	EA	$1,100.00	$0.00	0	1	100%	$0.00	$0.00
l	Valve collars	7	0	EA	$391.59	$0.00	0	7	100%	$0.00	$0.00
4	**SEWER IMPROVEMENTS**										
a	8" HDPE sewer main	1685	168.5	LF	$51.62	$8,697.97	0	1685	100%	$8,697.97	$8,697.97
b	8" sewer main	300	30	LF	$27.35	$820.50	0	300	100%	$820.50	$820.50
c	8" sewer main w/bell restraints	115	11.5	LF	$64.04	$736.46	0	115	100%	$736.46	$736.46
d	10" HDPE sewer-upgrade	1100	110	LF	$55.66	$6,122.60	0	1100	100%	$6,122.60	$6,122.60
e	Replace base for 10" pipe	3	0.3	EA	$887.86	$266.36	0	3	100%	$266.36	$266.36
f	4" HDPE sewer laterals	38	3.8	EA	$1,249.59	$4,748.44	0	38	100%	$4,748.44	$4,748.44
g	4" sewer laterals	16	1.6	EA	$926.18	$1,481.89	0	16	100%	$1,481.89	$1,481.89
h	Backfill material	6282	628.2	CY	$5.96	$3,744.07	0	6282	100%	$3,744.07	$3,744.07
i	Bedding material	2000	200	TON	$19.82	$3,964.00	0	2000	100%	$3,964.00	$3,964.00
j	48" Manholes	10	1	EA	$2,634.23	$2,634.23	0	10	100%	$2,634.23	$2,634.23
k	60" Manholes	1	0.1	EA	$3,174.62	$317.46	0	1	100%	$317.46	$317.46
l	TV & air test	1	0.1	LS	$2,809.78	$280.98	0	1	100%	$280.98	$280.98
m	Tie into existing manhole	1	0.1	EA	$2,086.83	$208.68	0	1	100%	$208.68	$208.68
n	Manhole collars	11	11	EA	$485.03	$5,335.33	0	11	100%	$5,335.33	$5,335.33
5	**STORM DRAIN**										
a	15" storm drain	100	10	LF	$36.18	$361.80	0	100	100%	$361.80	$361.80
b	Curb inlet boxes	1	0.1	EA	$2,347.58	$234.76	0	1	100%	$234.76	$234.76
	TOTAL CONSTRUCTION COST					**$132,897.04**					
	Original 10% Bond Coverage					$101,812.96					
	TOTAL BOND AMOUNT:					**$234,710.00**				Released this Period	$132,897.04

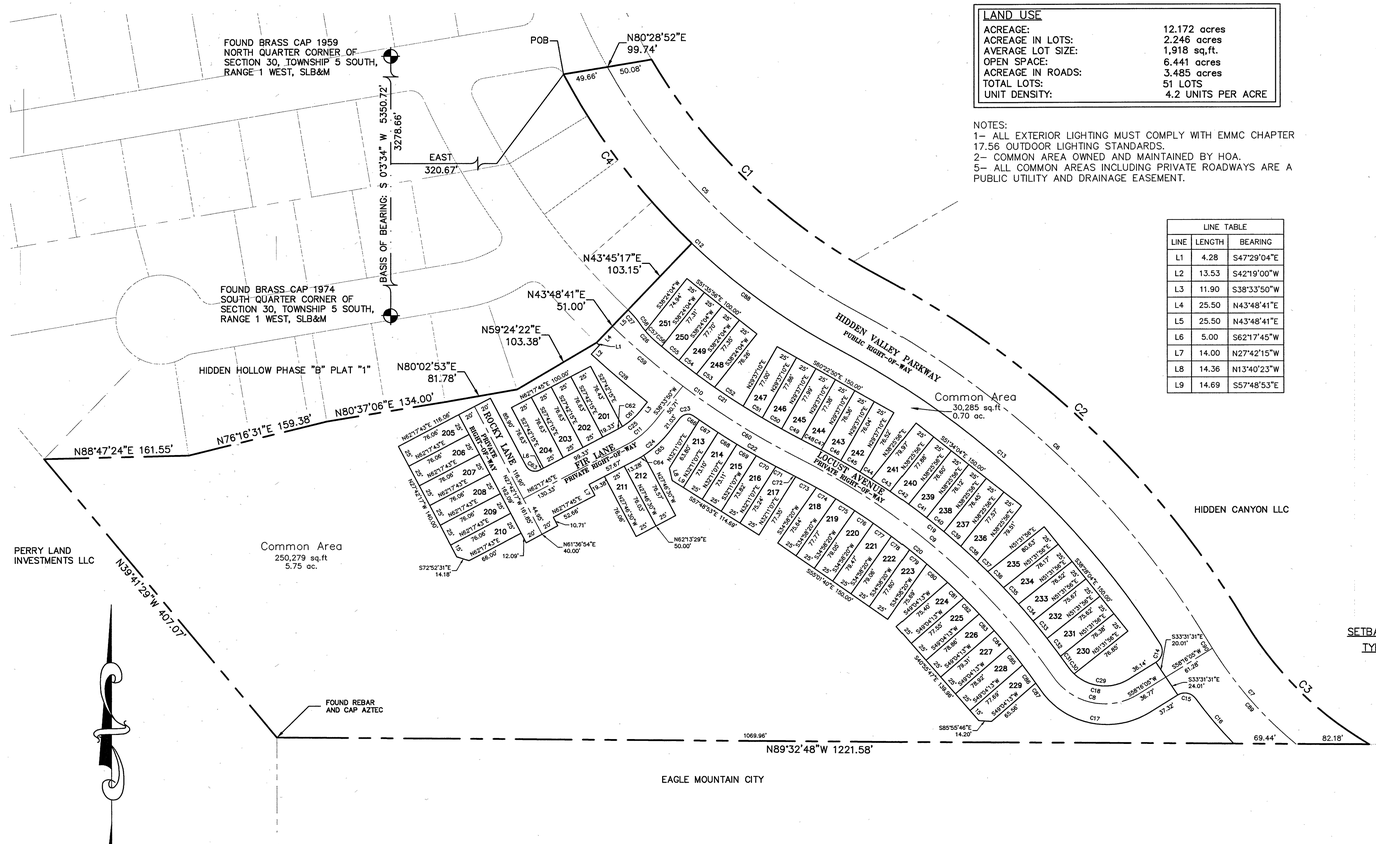
APPROVED BY EAGLE MOUNTAIN:

Christopher T. Trusty P.E.
Engineering Director

6/15/23
Date

Robert Ballif
Engineering Tech.

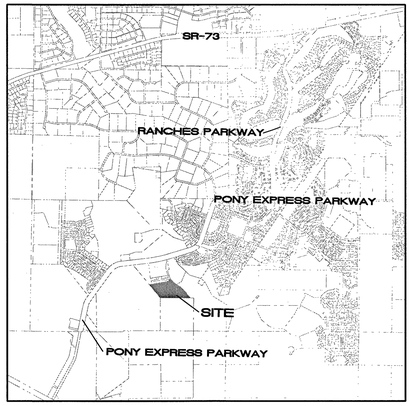
6/15/23
Date



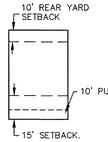
LAND USE	
ACREAGE:	12.172 acres
ACREAGE IN LOTS:	2.246 acres
AVERAGE LOT SIZE:	1,918 sq.ft.
OPEN SPACE:	6.441 acres
ACREAGE IN ROADS:	3.485 acres
TOTAL LOTS:	51 LOTS
UNIT DENSITY:	4.2 UNITS PER ACRE

NOTES:
1- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
2- COMMON AREA OWNED AND MAINTAINED BY HOA.
5- ALL COMMON AREAS INCLUDING PRIVATE ROADWAYS ARE A PUBLIC UTILITY AND DRAINAGE EASEMENT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.28	S47°29'04"E
L2	13.53	S42°19'00"W
L3	11.90	S38°33'50"W
L4	25.50	N43°48'41"E
L5	25.50	N43°48'41"E
L6	5.00	S62°17'45"W
L7	14.00	N27°42'15"W
L8	14.36	N13°40'23"W
L9	14.69	S57°48'53"E



VICINITY MAP



SETBACK & EASEMENT DETAIL
TYPICAL TOWNHOME LOT
-NTS-

LOT AREAS	
LOT #	AREA
201	1,915 sq.ft.
202	1,916 sq.ft.
203	1,916 sq.ft.
204	1,916 sq.ft.
205	1,902 sq.ft.
206	1,902 sq.ft.
207	1,902 sq.ft.
208	1,902 sq.ft.
209	1,902 sq.ft.
210	1,851 sq.ft.
211	1,902 sq.ft.
212	1,903 sq.ft.
213	1,783 sq.ft.
214	1,826 sq.ft.
215	1,835 sq.ft.
216	1,862 sq.ft.
217	1,906 sq.ft.
218	1,919 sq.ft.
219	1,962 sq.ft.
220	1,983 sq.ft.
221	1,983 sq.ft.
222	1,962 sq.ft.
223	1,920 sq.ft.
224	1,914 sq.ft.
225	1,957 sq.ft.
226	1,979 sq.ft.

LOT AREAS	
LOT #	AREA
227	1,980 sq.ft.
228	1,959 sq.ft.
229	1,867 sq.ft.
230	1,924 sq.ft.
231	1,898 sq.ft.
232	1,890 sq.ft.
233	1,901 sq.ft.
234	1,932 sq.ft.
235	1,983 sq.ft.
236	1,962 sq.ft.
237	1,924 sq.ft.
238	1,905 sq.ft.
239	1,907 sq.ft.
240	1,929 sq.ft.
241	1,971 sq.ft.
242	1,905 sq.ft.
243	1,903 sq.ft.
244	1,921 sq.ft.
245	1,944 sq.ft.
246	1,950 sq.ft.
247	1,937 sq.ft.
248	1,922 sq.ft.
249	1,940 sq.ft.
250	1,939 sq.ft.
251	1,913 sq.ft.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	355.15	646.00	31°29'58"	350.69	S46°14'03"E
C2	573.09	1054.00	31°09'12"	566.05	S46°24'26"E
C3	197.50	396.00	28°34'32"	195.46	S45°07'06"E
C4	239.26	740.00	18°31'31"	238.22	N36°58'58"W
C5	398.91	693.00	32°58'52"	393.43	S45°29'36"E
C6	547.53	1007.00	31°09'12"	540.81	N46°24'26"W
C7	149.57	443.00	19°20'39"	148.86	S40°30'10"E
C8	106.31	70.00	87°00'43"	96.38	S78°13'34"E
C9	378.07	760.00	28°30'08"	374.18	N48°58'16"W
C10	258.74	865.50	17°07'44"	257.78	S54°39'28"E
C11	41.42	100.00	23°43'55"	41.12	N50°25'47"E
C12	442.53	740.00	34°15'49"	435.97	S44°51'07"E
C13	494.01	960.00	29°29'04"	488.58	N47°14'30"W
C14	23.76	15.00	90°46'03"	21.35	N12°53'03"E
C15	22.42	15.00	85°37'26"	20.39	N78°55'12"W
C16	66.51	490.00	7°46'38"	66.46	S39°59'48"E
C17	137.11	90.00	87°17'18"	124.23	S78°05'16"E
C18	75.93	50.00	87°00'43"	68.84	S78°13'34"E
C19	388.02	780.00	28°30'08"	384.03	N48°58'16"W
C20	371.69	740.00	28°46'43"	367.79	N48°49'58"W
C21	205.75	845.50	13°56'35"	205.25	S56°15'02"E
C22	128.79	885.50	8°20'00"	128.68	S59°03'20"E
C23	16.62	11.00	86°32'50"	15.08	S81°50'15"W
C24	49.70	120.00	23°43'55"	49.35	N50°25'47"E
C25	33.14	80.00	23°43'55"	32.90	N50°25'47"E
C26	26.45	100.00	15°09'17"	26.37	S41°42'06"E
C27	20.88	100.00	11°57'58"	20.85	N40°06'27"W
C28	82.60	1305.11	3°37'35"	82.59	S49°17'56"E
C29	65.77	50.00	75°22'00"	61.13	S84°02'55"E
C30	10.16	50.00	11°38'43"	10.14	S40°32'34"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C31	14.89	780.00	1°05'36"	14.88	N35°16'00"W
C32	25.01	780.00	1°50'14"	25.01	N36°43'56"W
C33	25.00	780.00	1°50'11"	25.00	N38°34'09"W
C34	25.02	780.00	1°50'15"	25.01	N40°24'22"W
C35	25.06	780.00	1°50'26"	25.05	N42°14'42"W
C36	25.12	780.00	1°50'43"	25.12	N44°05'17"W
C37	16.54	780.00	1°12'55"	16.54	N45°37'06"W
C38	25.08	780.00	1°50'31"	25.07	N47°08'48"W
C39	25.03	780.00	1°50'18"	25.03	N48°59'13"W
C40	25.00	780.00	1°50'12"	25.00	N50°49'28"W
C41	25.01	780.00	1°50'13"	25.00	N52°39'40"W
C42	25.03	780.00	1°50'20"	25.03	N54°29'56"W
C43	25.09	780.00	1°50'34"	25.09	N56°20'24"W
C44	14.91	780.00	1°05'43"	14.91	N57°48'32"W
C45	25.01	780.00	1°50'13"	25.00	N59°16'30"W
C46	25.00	780.00	1°50'12"	25.00	N61°06'42"W
C47	16.23	780.00	1°11'32"	16.23	N62°37'34"W
C48	8.79	845.50	0°35'45"	8.79	S62°55'27"E
C49	25.01	845.50	1°41'41"	25.01	S61°46'45"E
C50	25.00	845.50	1°41'39"	25.00	S60°05'05"E
C51	25.02	845.50	1°41'43"	25.02	S58°23'24"E
C52	38.44	845.50	2°36'19"	38.44	S56°14'23"E
C53	25.02	845.50	1°41'45"	25.02	S54°05'21"E
C54	25.00	845.50	1°41'40"	25.00	S52°23'39"E
C55	25.00	845.50	1°41'40"	25.00	S50°41'59"E
C56	8.46	845.50	0°34'24"	8.46	S49°33'57"E
C57	16.69	100.00	9°33'48"	16.67	S44°29'51"E
C58	9.76	100.00	5°35'29"	9.75	S36°55'12"E
C59	103.70	865.50	6°51'54"	103.64	S49°31'33"E
C60	155.04	865.50	10°15'50"	154.84	S58°05'25"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C61	27.46	80.00	19°39'58"	27.32	N48°23'49"E
C62	5.68	80.00	4°03'57"	5.68	N60°15'46"E
C63	17.28	11.00	89°59'58"	15.56	S72°42'16"E
C64	11.74	120.00	5°36'13"	11.73	N59°29'38"E
C65	37.97	120.00	18°07'42"	37.81	N47°37'41"E
C66	7.97	885.50	0°30'58"	7.97	S55°08'49"E
C67	25.01	885.50	1°37'06"	25.01	S56°12'51"E
C68	25.00	885.50	1°37'04"	25.00	S57°49'55"E
C69	25.01	885.50	1°37'06"	25.01	S59°27'00"E
C70	25.04	885.50	1°37'13"	25.04	S61°04'10"E
C71	20.75	885.50	1°20'34"	20.75	S62°33'03"E
C72	4.34	740.00	0°20'09"	4.34	N63°03'15"W
C73	26.16	740.00	2°01'31"	26.16	N61°52'25"W
C74	25.09	740.00	1°56'34"	25.09	N59°53'23"W
C75	25.03	740.00	1°56'18"	25.03	N57°56'57"W
C76	25.00	740.00	1°56'10"	25.00	N56°00'43"W
C77	25.00	740.00	1°56'10"	25.00	N54°04'33"W
C78	25.03	740.00	1°56'18"	25.03	N52°08'20"W
C79	25.09	740.00	1°56'34"	25.09	N50°11'54"W
C80	31.06	740.00	2°24'17"	31.05	N48°01'29"W
C81	25.09	740.00	1°56'35"	25.09	N45°51'03"W
C82	25.04	740.00	1°56'18"	25.03	N43°54'37"W
C83	25.01	740.00	1°56'10"	25.00	N41°58'23"W
C84	25.00	740.00	1°56'10"	25.00	N40°02'13"W
C85	25.03	740.00	1°56'17"	25.03	N38°06'00"W
C86	25.09	740.00	1°56'33"	25.09	N36°09'35"W
C87	9.62	740.00	0°44'41"	9.62	N34°48'58"W
C88	203.27	740.00	15°44'19"	202.63	S54°06'53"E
C89	143.07	443.00	18°30'12"	142.44	S40°55'23"E
C90	6.50	443.00	0°50'27"	6.50	S31°15'04"E

ADDRESS TABLE	
LOT #	ADDRESS
201	2737 EAST FIR LANE
202	2733 EAST FIR LANE
203	2729 EAST FIR LANE
204	2725 EAST FIR LANE
205	7307 NORTH ROCKY LANE
206	7303 NORTH ROCKY LANE
207	7299 NORTH ROCKY LANE
208	7295 NORTH ROCKY LANE
209	7291 NORTH ROCKY LANE
210	7287 NORTH ROCKY LANE
211	2738 EAST FIR LANE
212	2744 EAST FIR LANE
213	7309 NORTH LOCUST AVE
214	7307 NORTH LOCUST AVE
215	7303 NORTH LOCUST AVE
216	7301 NORTH LOCUST AVE
217	7299 NORTH LOCUST AVE
218	7295 NORTH LOCUST AVE
219	7293 NORTH LOCUST AVE
220	7289 NORTH LOCUST AVE
221	7287 NORTH LOCUST AVE
222	7285 NORTH LOCUST AVE
223	7283 NORTH LOCUST AVE
224	7275 NORTH LOCUST AVE
225	7273 NORTH LOCUST AVE
226	7269 NORTH LOCUST AVE

ADDRESS TABLE	
LOT #	ADDRESS
227	7265 NORTH LOCUST AVE
228	7263 NORTH LOCUST AVE
229	7259 NORTH LOCUST AVE
230	7260 NORTH LOCUST AVE
231	7264 NORTH LOCUST AVE
232	7268 NORTH LOCUST AVE
233	7272 NORTH LOCUST AVE
234	7276 NORTH LOCUST AVE
235	7278 NORTH LOCUST AVE
236	7282 NORTH LOCUST AVE
237	7286 NORTH LOCUST AVE
238	7288 NORTH LOCUST AVE
239	7292 NORTH LOCUST AVE
240	7294 NORTH LOCUST AVE
241	7298 NORTH LOCUST AVE
242	7300 NORTH LOCUST AVE
243	7304 NORTH LOCUST AVE
244	7306 NORTH LOCUST AVE
245	7308 NORTH LOCUST AVE
246	7310 NORTH LOCUST AVE
247	7312 NORTH LOCUST AVE
248	7318 NORTH LOCUST AVE
249	7320 NORTH LOCUST AVE
250	7324 NORTH LOCUST AVE
251	7326 NORTH LOCUST AVE

0 80 160 320
SCALE: 1" = 80'

DIRECT COMMUNICATIONS APPROVAL

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

DIRECT COMMUNICATIONS — DATE 9/14/20

DOMINION GAS COMPANY APPROVAL

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

Approved this 14 day of September 20 20 Dominion Gas Company

By: Beverly Eldredge Title: Re-Cm

ROCKY MOUNTAIN POWER APPROVAL

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

Del Edwards 9/16/20
ROCKY MOUNTAIN POWER — DATE

17302

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as HIDDEN HOLLOW PHASE "B" PLAT "2" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is South 00°03'34" West 3278.66 feet along the quarter section line and East 320.67 feet from the North Quarter Corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 80°28'52" East 99.74 feet; thence Southeasterly 355.15 feet along the arc of a non-tangent 646.00 foot radius curve to the left, through a central angle of 31°29'58", the chord of which bears South 46°14'03" East 350.69 feet; thence Southeasterly 573.09 feet along the arc of a 1054.00 foot radius curve to the right, through a central angle of 31°09'12", the chord of which bears South 46°24'26" East 566.05 feet; thence Southeasterly 197.50 feet along the arc of a 396.00 foot radius curve to the left, through a central angle of 28°34'32", the chord of which bears South 45°07'06" East 195.46 feet; thence North 89°32'48"West 1221.58 feet; thence North 39°41'29" West 407.07 feet; thence North 88°47'24" East 161.55 feet; thence North 76°16'31" East 159.38 feet; thence North 80°37'06" East 134.00 feet; thence North 80°02'53" East 81.78 feet; thence North 59°24'22" East 103.38 feet; thence North 43°48'41" East 51.00 feet; thence North 43°45'17" East 103.15 feet; thence Northerly 239.26 feet along the arc of a 740.00 foot radius curve to the right, through a central angle of 18°31'31", the chord of which bears North 36°58'58" West 238.22 feet to the point of beginning.

Parcel contains: 12.17 acres

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

Sept 11, 2020
DATE

SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City an the inhabitants thereof.
Pursuant to Utah code 10-9a-604(1d) the owner hereby conveys the common area, as indicated heron, to the Hidden Hollow Town-home Owners Association, 2801 North Thanksgiving Way Suite 100, Lehi, Ut, 84043

OWNER(S):
PRINTED
Ryan Bybee
Manager, RS Hidden Hollow, LLC

AUTHORIZED SIGNATURES
September 16, 2020

ACKNOWLEDGEMENT

On the 16th day of Sept., 20 20. personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 4/10/2024
NOTARY PUBLIC SIGNATURE
Sharon B. Johnson

711469
COMMISSION NUMBER
PRINTED NAME OF NOTARY

ENT 152417:2020 Map # 17302
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Oct 01 11:01 am FEE 152.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision an hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 30 day of Sept. 20

APPROVED BY MAYOR

APPROVED BY CITY ENGINEER
(See Seal Below)

APPROVED BY CITY ATTORNEY

ATTEST BY CITY RECORDER
(See Seal Below)

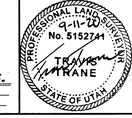
PHASE 'B' PLAT '2'

HIDDEN HOLLOW

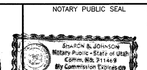
A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN — UTAH COUNTY, UTAH

SURVEYOR SEAL



NOTARY PUBLIC SEAL



CITY ENGINEER SEAL

CLERK-RECORDED SEAL

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

Sec 30, T5S, R1W
TU-038

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

Thursday, June 22, 2023

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

SUBJECT: **Parkway Fields phase "A" plat 1 into warranty Bond Release**

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

EAGLE MOUNTAIN

BOND RELEASE REQUEST LETTER
Parkway Fields phase "A" plat 1
Reduced

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

1st Bond Release		
Original Bond Amount:	$	316,676.40
Previous Release Amount:	$	-
Amount to Release this Period:	$	500.00
Amount Remaining in Bond :	$	316,176.40

Bond Releases Summary		
#1	$	500.00
#2	$	-
#3	$	-
#4	$	-
TOTAL	$	500.00

6/22/2023

ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
							Previous Period	This Period	% to date	This Period	To Date
1	**SITE PREP.**										
a	Mobilization	1	0.05	LS	$10,000.00	$500.00	0	1	95%	$500.00	$500.00
b	Clear & grub	700000	0	SF	$0.05	$0.00	0	700000	95%	$0.00	$0.00
c	Import fill	9000	0	TON	$17.50	$0.00	0	9000	100%	$0.00	$0.00
d	Lot/cut fill	6500	0	CY	$3.75	$0.00	0	6500	100%	$0.00	$0.00
e	SWPPP	1	0	LS	$3,000.00	$0.00	0	1	100%	$0.00	$0.00
2	**ROADWAY IMPROVEMENTS**										
a	Rough grade	275000	0	SF	$0.15	$0.00	0	275000	90%	$0.00	$0.00
b	3" Asphalt Roadway	80500	0	SF	$1.55	$0.00	0	80500	90%	$0.00	$0.00
c	8" base	80500	0	SF	$1.10	$0.00	0	80500	90%	$0.00	$0.00
d	9" sub base	3100	0	TON	$17.50	$0.00	0	3100	90%	$0.00	$0.00
e	4" asphalt	36000	0	SF	$2.25	$0.00	0	36000	90%	$0.00	$0.00
f	9" base	36000	0	SF	$1.25	$0.00	0	36000	90%	$0.00	$0.00
g	12" sub base	2400	0	TON	$17.50	$0.00	0	2400	90%	$0.00	$0.00
h	5" asphalt	20000	0	SF	$2.90	$0.00	0	20000	90%	$0.00	$0.00
i	9" base	20000	0	SF	$1.25	$0.00	0	20000	90%	$0.00	$0.00
j	18" sub base	2000	0	TON	$17.50	$0.00	0	2000	90%	$0.00	$0.00
k	9" subbase	62485	0	SF	$1.40	$0.00	0	62485	90%	$0.00	$0.00
l	4" sidewalk w/base	35000	0	SF	$5.00	$0.00	0	35000	90%	$0.00	$0.00
m	Sidewalk prep	40000	0	SF	$1.35	$0.00	0	40000	90%	$0.00	$0.00
n	ADA ramps & placards	15	0	EA	$1,850.00	$0.00	0	15	90%	$0.00	$0.00
o	30" Curb & Gutter modified	8600	0	LF	$24.50	$0.00	0	8600	90%	$0.00	$0.00
p	Street Signs	9	0	EA	$200.00	$0.00	0	9	90%	$0.00	$0.00
q	Stop signs	7	0	EA	$200.00	$0.00	0	7	90%	$0.00	$0.00
3	**CULINARY WATER**										
a	8" C-900 water line	3000	0	LF	$45.00	$0.00	0	3000	100%	$0.00	$0.00
b	8" gate valve	12	0	EA	$2,125.00	$0.00	0	12	100%	$0.00	$0.00
c	8" cross	1	0	EA	$2,150.00	$0.00	0	1	100%	$0.00	$0.00
d	8" tee	2	0	EA	$1,450.00	$0.00	0	2	100%	$0.00	$0.00
e	8" bend	8	0	EA	$950.00	$0.00	0	8	100%	$0.00	$0.00
f	8" loop	1	0	EA	$6,200.00	$0.00	0	1	100%	$0.00	$0.00
g	12" C-900 water main	910	0	LF	$76.00	$0.00	0	910	100%	$0.00	$0.00
h	12" valve	7	0	EA	$3,225.00	$0.00	0	7	100%	$0.00	$0.00
i	12" tee	3	0	EA	$2,650.00	$0.00	0	3	100%	$0.00	$0.00
j	12" bend	2	0	EA	$1,450.00	$0.00	0	2	100%	$0.00	$0.00
k	12" loop	1	0	EA	$8,900.00	$0.00	0	1	100%	$0.00	$0.00
l	3/4" service	69	0	EA	$1,550.00	$0.00	0	69	100%	$0.00	$0.00
m	Fire Hydrant	10	0	EA	$7,400.00	$0.00	0	10	100%	$0.00	$0.00
n	Connect to existing	2	0	EA	$5,000.00	$0.00	0	2	100%	$0.00	$0.00
4	**SEWER**										
a	8" sewer main	2400	0	LF	$50.00	$0.00	0	2400	100%	$0.00	$0.00
b	15" sewer main	450	0	LF	$195.00	$0.00	0	450	100%	$0.00	$0.00
c	18" sewer main	2000	0	LF	$214.00	$0.00	0	2000	100%	$0.00	$0.00
d	60" Sewer manholes	12	0	EA	$6,700.00	$0.00	0	12	100%	$0.00	$0.00
e	48" Sewer manholes	1	0	EA	$4,600.00	$0.00	0	1	100%	$0.00	$0.00
f	4" Sewer services	69	0	EA	$1,250.00	$0.00	0	69	100%	$0.00	$0.00
g	Connect to existing	1	0	EA	$10,500.00	$0.00	0	1	100%	$0.00	$0.00
5	**STORM DRAIN**										
a	Connect to existing	2	0	EA	$2,000.00	$0.00	0	2	100%	$0.00	$0.00
b	12" storm drain pipe	400	0	LF	$54.00	$0.00	0	400	100%	$0.00	$0.00
c	15" storm drain pipe	2700	0	LF	$71.00	$0.00	0	2700	100%	$0.00	$0.00
d	18" storm drain pipe	750	0	LF	$78.00	$0.00	0	750	100%	$0.00	$0.00
e	Curb inlet	12	0	EA	$3,000.00	$0.00	0	12	100%	$0.00	$0.00
f	60" Storm drain manhole w/collars	10	0	EA	$4,800.00	$0.00	0	10	100%	$0.00	$0.00
g	Combo box	14	0	EA	$6,300.00	$0.00	0	14	100%	$0.00	$0.00
h	Sump	3	0	EA	$5,800.00	$0.00	0	3	100%	$0.00	$0.00
i	3x3 box	1	0	EA	$14,250.00	$0.00	0	1	100%	$0.00	$0.00
	TOTAL CONSTRUCTION COST					**$500.00**					
	Original 10% Bond Coverage					$316,176.40	Released this Period			$500.00	
	TOTAL BOND AMOUNT:					**$316,676.40**					

Christopher T. Trusty P.E.
Engineering Director

6/22/23
Date

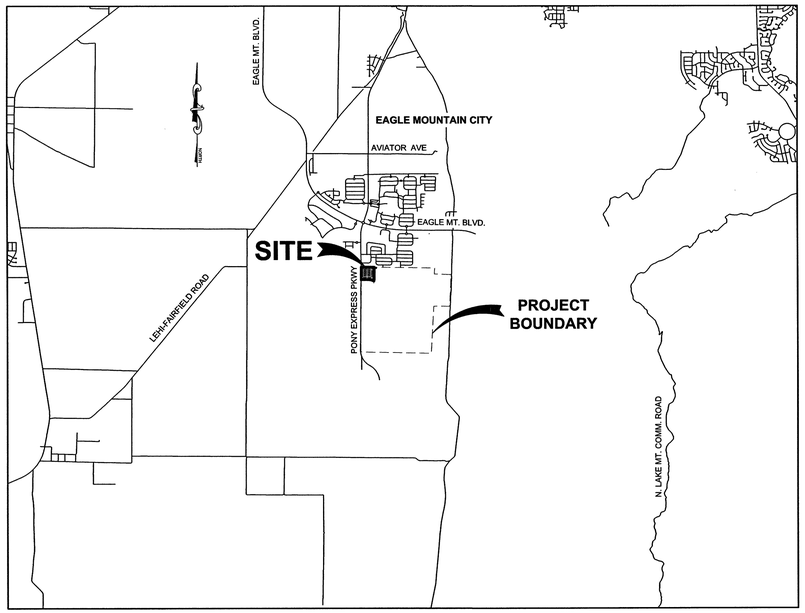
Robert Ballif
Engineering Tech.

6/22/23
Date

TABULATIONS

TOTAL ACREAGE:	18.52 ACRES (806,608 S.F.)
TOTAL ACREAGE IN LOTS:	10.74 ACRES
TOTAL ACREAGE IN ROW:	5.42 ACRES
TOTAL COMMON AREA:	2.36 ACRES
OVERALL DENSITY:	3.73 LOTS/ACRE
TOTAL # OF LOTS:	69 LOTS
RC - SMALLEST LOT SIZE:	5,800 SF - 0.13 ACRES
RC - LARGEST LOT SIZE:	18,358 SF - 0.42 ACRES
RC - AVERAGE LOT SIZE:	6,587 SF - 0.15 ACRES
R3 - SMALLEST LOT SIZE:	7,006 SF - 0.16 ACRES
R3 - LARGEST LOT SIZE:	7,957 SF - 0.18 ACRES
R3 - AVERAGE LOT SIZE:	7,259 SF - 0.17 ACRES

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, CHAD POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N00°28'02"E ALONG THE SECTION LINE 1864.78 FEET AND WEST 1777.96 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE S10°21'07"W 79.30 FEET; THENCE S05°49'14"W 16.26 FEET; THENCE N69°17'04"W 65.19 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 20.94 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 80°00'00", CHORD: N34°10'46"W 19.28 FEET; THENCE N74°10'46"W 53.83 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 321.88 FEET WITH A RADIUS OF 1200.00 FEET THROUGH A CENTRAL ANGLE OF 15°22'07", CHORD: N81°51'49"W 320.91 FEET; THENCE N89°32'52"W 416.58 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 12.36 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 47°13'32", CHORD: S66°50'22"W 12.02 FEET; THENCE S00°23'36"W 10.20 FEET; THENCE N89°36'24"W 16.67 FEET; THENCE N00°27'08"E 894.55 FEET TO THE SOUTH LINE OF EAGLE VILLAGE PLAT 2, ENTRY NUMBER 55765:2021, ACCORDING TO THE OFFICIAL PLAT THEREOF IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID SOUTH LINE S89°13'23"E 906.43 FEET; THENCE S00°46'37"W 875.71 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±18.52 ACRES
806,608 SQ. FT.

November 02, 2022
DATE

SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS PARCELS A, B, AND C, AS INDICATED HEREON, TO THE PARKWAY FIELDS OWNERS ASSOCIATION, INC., WITH A REGISTERED ADDRESS OF 2940 WEST MAPLE LOOP DRIVE, SUITE 102, LEHI, UTAH 84043.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 28th DAY OF November, A.D. 20 22

BCP Development Inc, President

Nate Hutchinson

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Utah

ON THIS 29th DAY OF November, 2022, PERSONALLY APPEARED BEFORE ME Nate Hutchinson WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE President OF BCP Development, Inc. AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID Nate Hutchinson ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: Matt Rasband
COMMISSION NUMBER: 718253
MY COMMISSION EXPIRES: 6/11/25
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF Eagle Mountain
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC
THIS 28 DAY OF December A.D. 20 22

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED
ENGINEER
(See Seal Below)

ATTEST
CLERK-RECORDER
(See Seal Below)

COUNTY RECORDER STAMP

ENT 127983:2022 Map # 18597
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Dec 28 4:17 pm FEE 244.00 BY JG
RECORDED FOR EAGLE MOUNTAIN CITY

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOS NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS 29 DAY OF November 20 22
BY- Brenda Eldredge
TITLE- Re-Con

DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

DIRECT COMMUNICATIONS — 11-29-22 DATE

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN. §54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. §17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   (1) A RECORDED EASEMENT OR RIGHT-OF-WAY.
   (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
   (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES
   (4) ANY OTHER PROVISION OF LAW.

ROCKY MOUNTAIN POWER — 11-28-2022 DATE

18597
1012

PARKWAY FIELDS
PHASE A, PLAT 1

LOCATED IN THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SHEET 1 OF 2

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
CHAD A. POULSEN No. 501182 — STATE OF UTAH — PROFESSIONAL LAND SURVEYOR	MATT RASBAND — NOTARY PUBLIC-STATE OF UTAH — COMMISSION# 718253 — COMM. EXP. 06-11-2025	PROFESSIONAL ENGINEER — No. 281052 — CHRISTOPHER TODD — TRUSTY — 12-21-22 — STATE OF UTAH	CORPORATE SEAL — EAGLE MOUNTAIN — EST. 1996 — STATE OF UTAH

This form approved by Utah County and the municipalities therein.

LEI #19-0046

LEI
A Utah Corporation
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, Utah
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

SEC. 13 T6S, R2W SLB&M TV 38 PR

SOUTH QUARTER CORNER
SECTION 18, T6S, R1W, SLB&M
(FOUND 1913 G.L.O. MONUMENT)

BASIS OF BEARING:
SECTION LINE - N89°54'05"W 2633.91

SECTION LINE: N0°28'02"E 2672.37

N0°28'02"E 1864.78

SOUTHWEST CORNER
SECTION 18, T6S, R1W, SLB&M
(FOUND 1913 G.L.O. MONUMENT)

EAST 1/4 CORNER
SECTION 13, T6S, R2W, SLB&M
(FOUND 1981 UTAH COUNTY MONUMENT)

NORTH

SCALE: 1" = 50'

50 25 0 50

FUTURE PARKWAY FIELDS PHASE B, PLAT 1

FUTURE PARKWAY FIELDS DEVELOPMENT PHASE B, PLAT 2

POINT OF BEGINNING

S0°46'37"W 875.71

S10°21'07"W 79.30

S5°49'14"W 16.26

S5°49'14"W 54.06

N89°17'04"W 65.19

R=15.00
Δ=80°00'00"
L=20.94
CH=N34°10'46"W 19.28

N74°10'46"W 53.83

WEST 1777.96

S74°10'46"E 124.17

R=1200.00
Δ=15°22'07"
L=321.88
CH=N81°51'49"W 320.91

PARCEL C
15000 S.F.
COMMON AREA
(OWNED AND MAINTAINED BY HOA)

PARCEL B
68927 S.F.
COMMON AREA
(OWNED AND MAINTAINED BY HOA)

WARBLER DRIVE
(PUBLIC - 53' WIDE)

FINCH LANE
(PUBLIC - 53' WIDE)

SWIFT LANE
(PUBLIC - 53' WIDE)

STARLING LANE
(PUBLIC - 53' WIDE)

SPARROW LANE
(PUBLIC - 53' WIDE)

PHEASANT ROAD
(PUBLIC - 53' WIDE)

PARKWAY FIELDS BOULEVARD
(PUBLIC - 77' WIDE)

PONY EXPRESS PARKWAY
(PUBLIC - 122' WIDE)

EAGLE VILLAGE PLAT 2

FUTURE PARKWAY FIELDS PHASE A, PLAT 2

Lot	Area	Address
129	7424 S.F.	3502 N
128	7452 S.F.	3488 N
127	6452 S.F.	3464 N
126	5800 S.F.	3454 N
125	5800 S.F.	3444 N
124	5800 S.F.	3432 N
123	5800 S.F.	3422 N
122	6300 S.F.	3404 N
121	7871 S.F.	3392 N
120	18358 S.F.	3382 N
119	8340 S.F.	1614 E
118	6188 S.F.	1604 E
117	5980 S.F.	1594 E
116	6942 S.F.	1582 E
115	6423 S.F.	1558 E
114	5800 S.F.	1546 E
113	5800 S.F.	1536 E
112	5992 S.F.	1526 E
130	7018 S.F.	3501 N
131	6200 S.F.	3489 N
132	6200 S.F.	3477 N
133	6200 S.F.	3467 N
134	6700 S.F.	3455 N
135	6200 S.F.	3441 N
136	6200 S.F.	3431 N
137	6200 S.F.	3419 N
138	6200 S.F.	3407 N
139	6941 S.F.	3395 N
140	7734 S.F.	1585 E
141	7087 S.F.	3408 N
142	7087 S.F.	3420 N
143	7087 S.F.	3432 N
144	7087 S.F.	3442 N
145	7659 S.F.	3456 N
146	7087 S.F.	3468 N
147	7087 S.F.	3478 N
148	7087 S.F.	3490 N
149	7957 S.F.	3502 N
150	7863 S.F.	3503 N
151	7006 S.F.	3491 N
152	7006 S.F.	3479 N
153	7006 S.F.	3469 N
154	7571 S.F.	3457 N
155	7006 S.F.	3443 N
156	7006 S.F.	3433 N
157	7006 S.F.	3421 N
158	7006 S.F.	3409 N
159	7750 S.F.	3397 N
160	6922 S.F.	3398 N
161	6236 S.F.	3410 N
162	6261 S.F.	3422 N
163	6287 S.F.	3434 N
164	6313 S.F.	3444 N
165	6851 S.F.	3458 N
166	6366 S.F.	3470 N
167	6392 S.F.	3480 N
168	6418 S.F.	3492 N
169	7227 S.F.	3504 N
101	5841 S.F.	3505 N
102	5808 S.F.	3493 N
103	5808 S.F.	3483 N
104	6308 S.F.	3471 N
105	5808 S.F.	3461 N
106	5808 S.F.	3449 N
107	5808 S.F.	3439 N
108	6308 S.F.	3427 N
109	5808 S.F.	3415 N
110	5808 S.F.	3405 N
111	5815 S.F.	3393 N

PARCEL A
18778 S.F.
COMMON AREA
(OWNED AND MAINTAINED BY HOA)

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	68.00	11°56'12"	14.17	N5°34'30"W 14.14
C2	15.00	47°06'28"	12.33	S65°59'38"E 11.99
C3	68.00	40°00'20"	47.48	N31°32'46"W 46.52
C4	68.00	37°59'56"	45.10	N70°32'54"W 44.28
C5	15.00	90°19'29"	23.65	N44°23'08"W 21.27
C6	15.00	89°40'31"	23.48	N45°36'52"E 21.15
C7	1277.00	2°29'05"	55.38	S88°03'54"E 55.37
C8	15.00	90°05'04"	23.58	S44°15'55"E 21.23
C9	15.00	89°40'31"	23.48	S45°36'52"W 21.15
C10	1377.00	1°47'59"	43.26	N88°38'53"W 43.25
C11	1277.00	2°36'32"	58.15	S85°31'06"E 58.14
C12	1277.00	2°37'12"	58.40	S82°54'13"E 58.39
C13	1377.00	2°25'01"	58.08	N86°32'23"W 58.08
C14	1277.00	3°49'58"	85.43	S79°40'38"E 85.41
C15	1377.00	0°21'09"	8.47	N85°09'18"W 8.47
C16	68.00	43°05'43"	51.15	S73°28'25"W 49.95
C17	1277.00	3°34'53"	79.82	S75°58'12"E 79.81
C18	68.00	37°58'42"	45.07	S32°56'13"W 44.25
C19	68.00	13°10'15"	15.63	S7°21'44"W 15.60
C20	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C21	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C22	200.00	4°16'02"	14.90	S2°54'38"W 14.89
C23	200.00	5°02'51"	17.62	S2°31'13"W 17.61
C24	15.00	89°22'46"	23.40	N44°32'27"W 21.10
C25	147.00	4°53'42"	12.56	N2°35'47"E 12.56
C26	253.00	4°16'02"	18.84	N2°54'38"E 18.84
C27	15.00	94°14'39"	24.67	N47°53'57"E 21.98
C28	1430.00	3°21'54"	83.99	S86°39'41"E 83.97
C29	15.00	90°19'29"	23.65	S44°23'08"E 21.27
C30	1430.00	1°12'14"	30.05	S88°56'45"E 30.05
C31	15.00	89°59'33"	23.58	S45°46'24"W 21.21
C32	15.00	90°00'27"	23.56	N44°13'36"W 21.21
C33	15.00	89°40'31"	23.48	N45°36'52"E 21.15
C34	15.00	89°56'28"	23.55	S44°34'38"E 21.20
C35	15.00	90°22'34"	23.66	S45°34'53"W 21.28
C36	68.00	89°56'28"	106.74	S44°34'38"E 96.12
C37	68.00	94°14'39"	111.85	N47°53'57"E 99.66
C38	1277.00	15°07'41"	337.17	N81°44'36"W 336.19
C39	41.50	89°56'28"	65.15	S44°34'38"E 58.66
C40	1403.50	4°34'09"	111.92	N87°15'48"W 111.89
C41	41.50	94°14'39"	68.26	N47°53'57"E 60.82
C42	226.50	4°16'02"	16.87	N2°54'38"E 16.86
C43	173.50	5°02'51"	15.28	N2°31'13"E 15.28
C44	1238.50	15°22'07"	332.20	S81°51'49"E 331.21
C45	1430.00	4°34'09"	114.04	N87°15'48"W 114.01
C46	1377.00	4°34'09"	109.81	N87°15'48"W 109.78

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N5°02'39"E	9.49
L2	N0°00'13"W	21.70
L3	N5°02'39"E	9.49
L4	S5°02'39"W	9.49
L5	S0°00'13"E	21.34
L6	S89°13'23"E	15.75

LEGEND

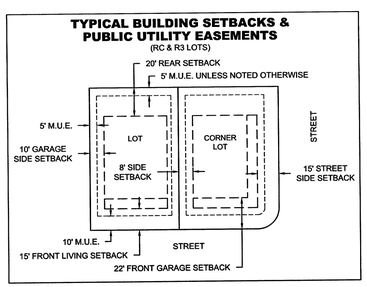
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- FUTURE LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- N/A — NO ACCESS

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. ALL COMMON AREAS TO BE MUNICIPAL UTILITY AND DRAINAGE EASEMENTS.
3. PARCELS A, B, & C OWNED AND MAINTAINED BY THE HOA.
4. DRIVEWAYS FOR BUILDABLE LOTS SHALL BE DESIGNED TO AVOID CONFLICT WITH STORM WATER INLETS WHERE APPLICABLE.

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS

(RC & R3 LOTS)



map 18597
ENT 127983:2022 Map # 18597
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Dec 28 4:17 pm FEE 244.00 BY JG
RECORDED FOR EAGLE MOUNTAIN CITY

STATE OF UTAH
DAVID A. POULSEN
No. 501182
PROFESSIONAL LAND SURVEYOR
12/28/2022

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

PARKWAY FIELDS
PHASE A, PLAT 1

LOCATED IN THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50'

SHEET 2 OF 2

This form approved by Utah County and the municipalities therein.

LEI #19-0046

18597
2012

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

Thursday, June 22, 2023

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

SUBJECT: **Parkway Fields phase "B" plat 1 into warranty Bond Release**

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

EAGLE MOUNTAIN

BOND RELEASE REQUEST LETTER
Parkway Fields phase "B" plat 1
Reduced

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

1st Bond Release	
Original Bond Amount:	$ 440,849.79
Previous Release Amount:	$ -
Amount to Release this Period:	$ 16,139.08
Amount Remaining in Bond :	$ 424,710.71

Bond Releases Summary	
#1	$ 16,139.08
#2	$ -
#3	$ -
#4	$ -
TOTAL	$ 16,139.08

6/22/2023

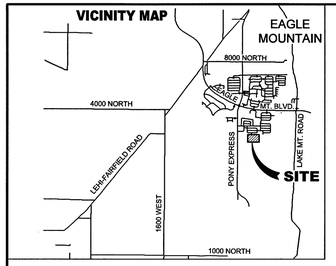
							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	**SITE PREP.**										
a	Mobilization	1	0	LS	$10,000.00	$0.00	0	1	100%	$0.00	$0.00
b	Clear & grub	1468660	0	SF	$0.05	$0.00	0	1468660	100%	$0.00	$0.00
c	Import fill	10000	0	TON	$17.50	$0.00	0	10000	100%	$0.00	$0.00
d	Lot/cut fill	10328	0	CY	$3.75	$0.00	0	10328	100%	$0.00	$0.00
2	**ROADWAY IMPROVEMENTS**										
a	Rough grade	454979	0	SF	$0.15	$0.00	0	454979	100%	$0.00	$0.00
b	3" Asphalt Roadway	141130	7056.5	SF	$1.55	$10,937.58	0	141130	95%	$10,937.58	$10,937.58
c	8" base	141130	0	SF	$1.10	$0.00	0	141130	100%	$0.00	$0.00
d	9" sub base	8275	0	TON	$17.50	$0.00	0	8275	100%	$0.00	$0.00
e	4" asphalt	62555	0	SF	$2.25	$0.00	0	62555	100%	$0.00	$0.00
f	9" base	62555	0	SF	$1.25	$0.00	0	62555	100%	$0.00	$0.00
g	12" sub base	5320	0	TON	$17.50	$0.00	0	5320	100%	$0.00	$0.00
h	4" sidewalk	65965	659.65	SF	$5.00	$3,298.25	0	65965	99%	$3,298.25	$3,298.25
i	Sidewalk prep	65965	0	SF	$1.35	$0.00	0	65965	100%	$0.00	$0.00
j	ADA ramps & placards	10	0	EA	$1,850.00	$0.00	0	10	100%	$0.00	$0.00
k	30" Curb & Gutter modified	12570	0	LF	$24.50	$0.00	0	12570	100%	$0.00	$0.00
l	Stop/street signs	9	0	EA	$400.00	$0.00	0	9	100%	$0.00	$0.00
3	**CULINARY WATER**										
a	8" C-900 water line	5200	0	LF	$45.00	$0.00	0	5200	100%	$0.00	$0.00
b	8" gate valve	21	0.21	EA	$2,125.00	$446.25	0	21	99%	$446.25	$446.25
c	8" tee	6	0	EA	$1,450.00	$0.00	0	6	100%	$0.00	$0.00
d	8" bend	6	0	EA	$950.00	$0.00	0	6	100%	$0.00	$0.00
e	8" loop	5	0	EA	$6,200.00	$0.00	0	5	100%	$0.00	$0.00
f	12" C-900 water line	1480	0	LF	$76.00	$0.00	0	1480	100%	$0.00	$0.00
g	12" valve	4	0	EA	$3,225.00	$0.00	0	4	100%	$0.00	$0.00
h	12" tee	1	0	EA	$2,650.00	$0.00	0	1	100%	$0.00	$0.00
i	12" loop	1	0	EA	$8,900.00	$0.00	0	1	100%	$0.00	$0.00
j	12" cross	1	0	EA	$4,100.00	$0.00	0	1	100%	$0.00	$0.00
k	3/4" service	111	0	EA	$1,550.00	$0.00	0	111	100%	$0.00	$0.00
l	Fire Hydrant	14	0	EA	$7,400.00	$0.00	0	14	100%	$0.00	$0.00
m	2" blow off	5	0	EA	$1,250.00	$0.00	0	5	100%	$0.00	$0.00
n	Connect to existing	3	0	EA	$2,000.00	$0.00	0	3	100%	$0.00	$0.00
4	**SEWER**										
a	8" sewer main	4634	0	LF	$50.00	$0.00	0	4634	100%	$0.00	$0.00
b	18" sewer main	1470	0	LF	$214.00	$0.00	0	1470	100%	$0.00	$0.00
c	60" Sewer manholes	6	0	EA	$6,700.00	$0.00	0	6	100%	$0.00	$0.00
d	48" Sewer manholes	17	0.17	EA	$4,900.00	$833.00	0	17	99%	$833.00	$833.00
e	4" Sewer services	111	0	EA	$1,250.00	$0.00	0	111	100%	$0.00	$0.00
f	Connect to existing	1	0	EA	$2,500.00	$0.00	0	1	100%	$0.00	$0.00
5	**STORM DRAIN**										
a	Connect to existing	2	0	LS	$2,000.00	$0.00	0	2	100%	$0.00	$0.00
b	12" storm drain pipe	680	0	LF	$54.00	$0.00	0	680	100%	$0.00	$0.00
c	15" storm drain pipe	3220	0	LF	$71.00	$0.00	0	3220	100%	$0.00	$0.00
d	18" storm drain pipe	960	0	LF	$78.00	$0.00	0	960	100%	$0.00	$0.00
e	24" storm drain pipe	1220	0	LF	$100.00	$0.00	0	1220	100%	$0.00	$0.00
f	Excavation and fir	1	0	LS	$5,700.00	$0.00	0	1	100%	$0.00	$0.00
g	60" Storm drain manhole w/collars	13	0.13	EA	$4,800.00	$624.00	0	13	99%	$624.00	$624.00
h	Combo box	20	0	EA	$6,300.00	$0.00	0	20	100%	$0.00	$0.00
i	Sump	2	0	EA	$5,800.00	$0.00	0	2	100%	$0.00	$0.00
j	Curb inlet box/tie in	22	0	EA	$3,000.00	$0.00	0	22	100%	$0.00	$0.00
	TOTAL CONSTRUCTION COST					**$16,139.08**					
	Original 10% Bond Coverage					$424,710.71	Released this Period			$16,139.08	
	TOTAL BOND AMOUNT:					**$440,849.79**					

Christopher T. Trusty P.E.
Engineering Director

6/22/23
Date

Robert Ballif
Engineering Tech.

6/22/23
Date



TABULATIONS

TOTAL ACREAGE:	33.73 ACRES (1,469,184 SQ.FT)
TOTAL ACREAGE IN LOTS:	22.95 ACRES
TOTAL ACREAGE IN ROW:	8.55 ACRES
TOTAL COMMON AREA:	2.23 ACRES
TOTAL IMPROVED OPEN SPACE:	2.23 ACRES
OVERALL DENSITY:	3.29 LOTS/ACRE
TOTAL # OF LOTS:	111 LOTS
TOTAL IMPROVED ROAD SURFACE: (TBC TO TBC)	233,368 SQ. FT.

NORTH

SCALE: 1"=50'

50 25 0 50

SOUTH QUARTER CORNER
SECTION 18, T6S, R1W, SLB&M
(FOUND 1913 G.L.O. MONUMENT)

BASIS OF BEARING:
SECTION LINE - N89°54'05"W 2633.91

SOUTHEAST CORNER
SECTION 13, T6S, R2W, SLB&M
(FOUND 1913 G.L.O. MONUMENT)

EAST QUARTER CORNER
SECTION 13, T6S, R2W, SLB&M
(FOUND 1981 UTAH COUNTY MONUMENT)

SECTION LINE: N0°28'02"E 2672.37

N0°28'02"E 1704.79

WEST 325.25

POINT OF BEGINNING

BCP DEVELOPMENT INC.

S0°46'37"W 1016.00

939.00

38.50 38.50

100.00

PARCEL A
(COMMON AREA)
95475 S.F.
(OWNED AND MAINTAINED BY HOA)

5.00' M.U.E

S0°46'37"W 506.00

S0°46'37"W 418.00

S89°13'23"E 190.00

231.50

PARKWAY FIELDS BLVD.
(PUBLIC - 77' WIDE)

57.26	153.74	58.00	58.00	63.00	58.00	58.00	58.00	58.00	63.00	58.00	58.00	63.00	58.00	58.00	58.00	65.00	38.50	38.50
		114	115	116	117	118	119	120	121	122	123	124	125	126				
		11437 S.F.	6091 S.F.	6090 S.F.	6615 S.F.	6090 S.F.	6090 S.F.	6090 S.F.	6090 S.F.	6615 S.F.	6090 S.F.	6090 S.F.	6090 S.F.	6777 S.F.				
			3462 N	3452 N	3442 N	3430 N	3420 N	3406 N	3394 N	3382 N	3372 N	3364 N	3350 N	3340 N				
			C24 51.00	58.00	63.00	58.00	58.00	L5 58.00	58.00	63.00	58.00	58.00	58.00	50.00	C3			

N47°26'25"E 186.15

5' M.U.E

10' M.U.E

S0°46'37"W 706.00

177.26

100.00

90.00

231.50

3330 N

FLICKER DR
(PUBLIC - 53' WIDE)

1890 E

291.50

N0°46'37"E 759.50

298.00

170.00

3360 N

3415 N

3480 N

1895 E

1875 E

C22 C20 C36 C15 C14 C13 C4 C2 C1

L4 26.50 26.50

5.00' M.U.E

N0°46'37"E 150.00

85.00

85.00

				125.00		125.00			120.00		95.00					58.00							
				3457 N		3433 N			3385 N		3373 N					1880 E							
				164		165			195		196					127							
				13385 S.F.		13385 S.F.			11548 S.F.		7982 S.F.					7568 S.F.							
				1876 E		1877 E			1878 E		1879 E					N/A							
				80.85		80.85			70.90		73.00					58.00							
				S89°13'23"E 95.85							S89°13'23"E 85.80					S0°46'37"W 105.00							
				10' M.U.E		5.00' M.U.E			10' M.U.E														
				S0°46'37"W 140.00					S0°46'37"W 135.00		N0°46'37"E 110.00												
				N0°46'37"E 140.00																			
				166					194		197					128							
				8680 S.F.					8370 S.F.		6380 S.F.					6090 S.F.							
				1860 E		1863 E			1866 E		1867 E					1865 E							
				80.00		80.00			62.00		58.00					58.00							
				S0°46'37"W 140.00					S0°46'37"W 135.00		N0°46'37"E 110.00					S0°46'37"W 105.00							
				N0°46'37"E 140.00																			
				167					193		198					129							
				8680 S.F.					8370 S.F.		6380 S.F.					6090 S.F.							
				1861 E		1864 E			1857 E		1858 E					N/A							
				80.00		80.00			62.00		58.00					58.00							
				S0°46'37"W 140.00					S0°46'37"W 135.00		N0°46'37"E 110.00					S0°46'37"W 105.00							
				N0°46'37"E 140.00																			
				168					192		199					130							
				8680 S.F.					8370 S.F.		6380 S.F.					6615 S.F.							
				1859 E		1862 E			1842 E		1845 E					N/A							
				80.00		80.00			62.00		58.00					63.00							
				S0°46'37"W 140.00					S0°46'37"W 135.00		N0°46'37"E 110.00					S0°46'37"W 105.00							
				N0°46'37"E 140.00							5.00 M.U.E					10' M.U.E							
				169					191		200					131							
				9380 S.F.					9045 S.F.		6930 S.F.					6090 S.F.							
				1827 E		1826 E			1850 E		1835 E					N/A							
				67.00		67.00			67.00		63.00					58.00							
				S0°46'37"W 140.00		5' M.U.E			S0°46'37"W 135.00		N0°46'37"E 110.00					S0°46'37"W 105.00							
				N0°46'37"E 140.00																			
				170					190		201					132							
				8680 S.F.					8370 S.F.		6930 S.F.					6090 S.F.							
				1816 E		1815 E			1818 E		1823 E					N/A							
				62.00		62.00			62.00		63.00					58.00							
				S0°46'37"W 140.00					S0°46'37"W 135.00		N0°46'37"E 110.00					S0°46'37"W 105.00							
				10.00 M.U.E							5' M.U.E												
				161							202					133							
				11900 S.F.							6380 S.F.					6090 S.F.							
				1830 E							1813 E					N/A							
				85.00							54.00					58.00							
				S0°46'37"W 140.00							N0°46'37"E 110.00					S0°46'37"W 105.00							
				160																			
				11900 S.F.																			
				1816 E																			
				85.00																			
				S0°46'37"W 140.00																			

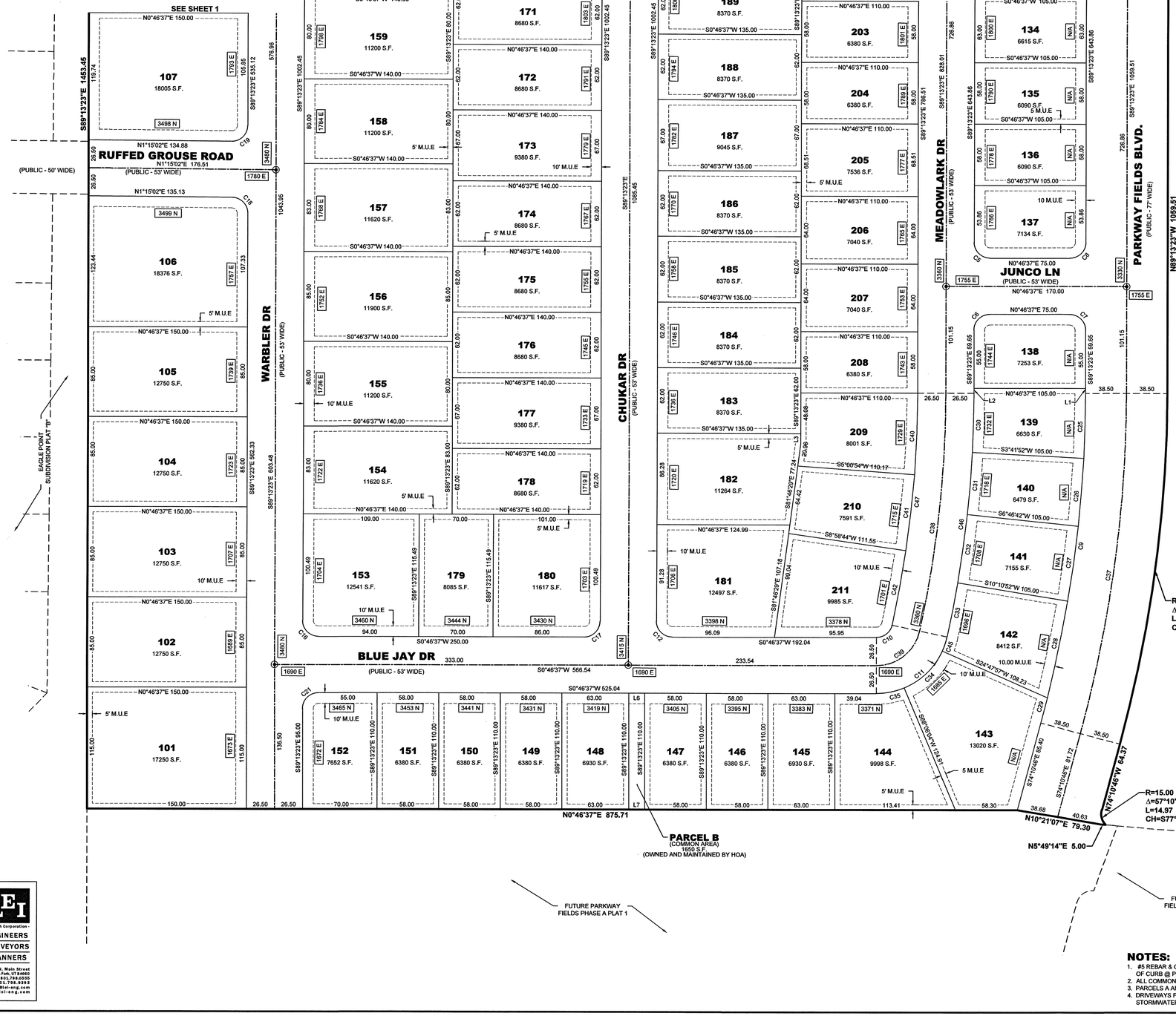
10' M.U.E

N0°46'37"E 150.00

NORTH

SCALE: 1"=50'

50 25 0 50



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C2	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C3	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C4	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C5	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C6	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C7	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C8	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C9	1200.00	15°02'38"	315.08	S81°42'04"E 314.17
C10	15.00	77°51'44"	20.38	S38°09'15"E 18.85
C11	68.00	77°51'44"	92.41	S38°09'15"E 85.46
C12	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C13	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C14	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C15	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C16	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C17	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C18	15.00	89°31'35"	23.44	N46°00'49"E 21.13
C19	15.00	90°28'25"	23.69	S43°59'11"E 21.30
C20	68.00	90°00'00"	106.81	N44°13'23"W 96.17

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C21	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C22	68.00	47°06'15"	55.90	N65°40'16"W 54.34
C23	68.00	36°59'14"	43.90	N23°37'31"W 43.14
C24	68.00	5°54'30"	7.01	N2°10'39"W 7.01
C25	1200.00	2°55'15"	61.17	S87°45'46"E 61.17
C26	1200.00	3°04'51"	64.52	S84°45'43"E 64.52
C27	1200.00	3°24'09"	71.26	S81°31'13"E 71.25
C28	1200.00	4°28'01"	93.56	S77°35'08"E 93.53
C29	1200.00	1°10'22"	24.56	S74°45'57"E 24.56
C30	1095.00	2°55'15"	55.82	S87°45'46"E 55.81
C31	1095.00	3°04'51"	58.88	S84°45'43"E 58.87
C32	1095.00	3°24'09"	65.03	S81°31'13"E 65.02
C33	1095.00	2°44'02"	52.25	S78°27'08"E 52.24
C34	68.00	43°18'07"	51.39	S43°33'00"E 50.18
C35	68.00	22°40'33"	26.91	S10°33'40"E 26.74
C36	41.50	90°00'00"	65.19	N44°13'23"W 58.69
C37	1238.50	15°02'38"	325.18	S81°42'04"E 324.25
C38	1068.50	12°08'16"	226.36	S83°09'15"E 225.93
C39	41.50	77°51'44"	56.40	S38°09'15"E 52.16
C40	1042.00	4°14'17"	77.08	S87°06'15"E 77.06

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C41	1042.00	3°57'50"	72.09	S83°00'11"E 72.07
C42	1042.00	3°56'09"	71.58	S79°03'11"E 71.57
C45	68.00	11°53'04"	14.10	S71°08'35"E 14.08
C46	1095.00	12°08'16"	231.97	S83°09'15"E 231.54
C47	1042.00	12°08'16"	220.74	S83°09'15"E 220.33

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S89°13'23"E	4.65
L2	S89°13'23"E	4.65
L3	S89°13'23"E	9.69
L4	S89°13'23"E	4.26
L5	S0°46'37"W	15.00
L6	S0°46'37"W	15.00
L7	S0°46'37"W	15.00

LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6,090 SF - 0.14 AC	12,750 SF - 0.29 ACRES	11,200 SF - 0.26 ACRES	8,085 SF - 0.19 ACRES
LARGEST LOT SIZE	13,020 SF - 0.30 AC	22,549 SF - 0.52 ACRES	13,385 SF - 0.31 ACRES	13,385 SF - 0.31 ACRES
AVERAGE LOT SIZE	6,961 SF - 0.16 AC	14,687 SF - 0.34 ACRES	11,738 SF - 0.27 ACRES	9,198 SF - 0.21 ACRES

ENT 127985:2022 Map # 18599
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Dec 28 4:22 PM FEE 326.00 BY JG
RECORDED FOR EAGLE MOUNTAIN CITY

STATE OF UTAH
CHAD A. POULSEN
No. 501182
12/28/2022
PROFESSIONAL LAND SURVEYOR

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- FUTURE LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- N/A NO ACCESS

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.5393
office@lei-eng.com
www.lei-eng.com

18599 2 of 2

PARKWAY FIELDS
PHASE B, PLAT 1

LOCATED IN THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50'

SHEET 2 OF 2

This form approved by Utah County and the municipalities therein.

LEI #19-0046

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. ALL COMMON AREAS TO BE MUNICIPAL UTILITY AND DRAINAGE EASEMENTS.
3. PARCELS A AND B ARE DEDICATED TO THE HOA.
4. DRIVEWAYS FOR BUILDABLE LOTS SHALL BE DESIGNED TO AVOID CONFLICT WITH STORMWATER INLETS WHERE APPLICABLE.

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

Monday, May 15, 2023

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

SUBJECT: **Silverlake plat 34 into warranty Bond Release**

City Recorder:

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

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

Sincerely,

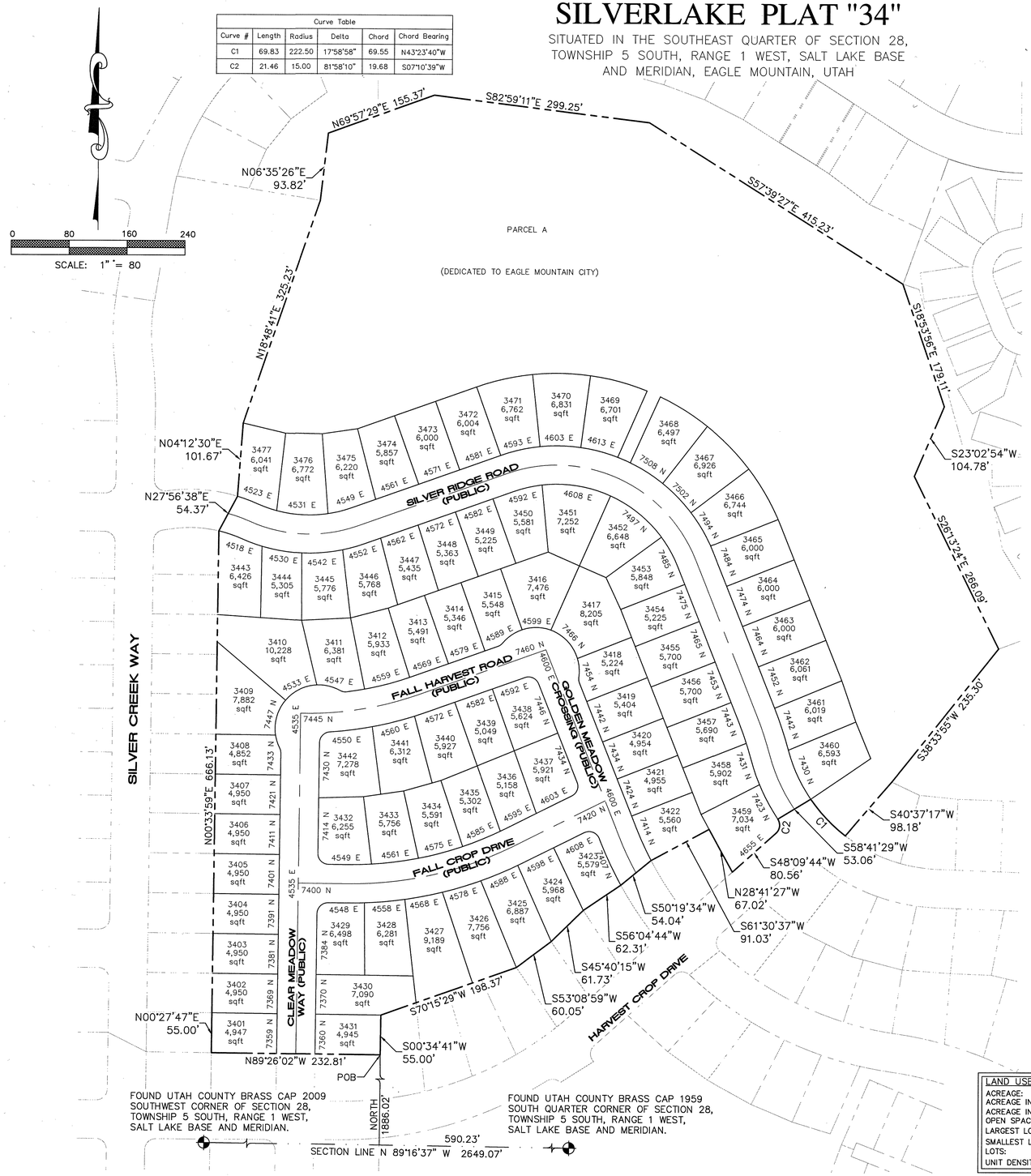
Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

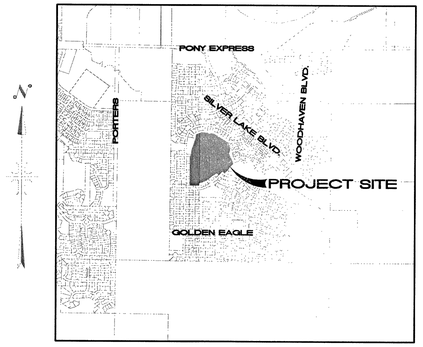
Cc: Fionnuala Kofoed, City Recorder

SILVERLAKE PLAT "34"

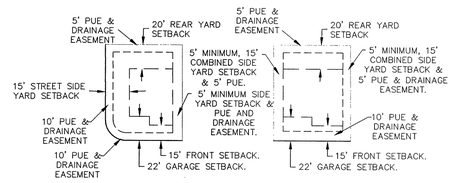
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	69.83	222.50	17°58'58"	69.55	N43°23'40"W
C2	21.46	15.00	81°58'10"	19.68	S07°10'39"W





VICINITY MAP
NTS



SETBACK AND EASEMENT DETAIL
–NTS–

DIRECT COMMUNICATIONS APPROVAL

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

DIRECT COMMUNICATIONS — 4/26/22 DATE

DOMINION GAS COMPANY APPROVAL

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

Approved this 27 day of April 2022 Dominion Gas Company

By: Beverly Eldridge Title: Pre-Con

ROCKY MOUNTAIN POWER APPROVAL

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

ROCKY MOUNTAIN POWER — 4/26/22 DATE

LAND USE	
ACREAGE:	23.36 acres
ACREAGE IN LOTS:	10.70 acres
ACREAGE IN ROADS:	3.26 acres
OPEN SPACE:	9.40 acres
LARGEST LOT:	10,228
SMALLEST LOT::	4,852
LOTS:	77
UNIT DENSITY:	3.3 LOTS PER ACRE

NOTES:
1– STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
2– ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.
3–PARCEL 'A' DEDICATED TO EAGLE MOUNTAIN CITY.

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

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "34" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°16'37" West 590.23 feet along the section line and North 1,886.02 feet from the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°26'02" West 232.81 feet; thence North 00°27'47" East 55.00 feet; thence North 00°33'59" East 666.13 feet; thence North 27°56'38" East 54.37 feet; thence North 04°12'30" East 101.67 feet; thence North 18°48'41" East 325.23 feet; thence North 06°35'26" East 93.82 feet; thence North 69°57'29" East 155.37 feet; thence South 82°59'11" East 299.25 feet; thence South 57°39'27" East 415.23 feet; thence South 18°53'56" East 179.11 feet; thence South 23°02'54" West 104.78 feet; thence South 26°13'24" East 266.09 feet; thence South 38°33'55" West 235.30 feet; thence South 40°37'17" West 98.18 feet; thence Northwesterly 69.83 feet along the arc of a 222.50 foot radius curve to the right through a central angle of 17°58'58", the chord of which bears North 43°23'40" West 69.55 feet; thence South 58°41'29" West 53.06 feet; thence Southerly 21.46 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 81°58'10", the chord of which bears South 07°10'39" West 19.68 feet; thence South 48°09'44" West 80.56 feet; thence North 28°41'27" West 67.02 feet; thence South 61°30'37" West 91.03 feet; thence South 50°19'34" West 54.04 feet; thence South 56°04'44" West 62.31 feet; thence South 45°40'15" West 61.73 feet; thence South 53°08'59" West 60.05 feet; thence South 70°15'29" West 198.37 feet; thence South 00°34'41" West 55.00 feet to the point of beginning.

Parcel contains: 23.36 acres

Basis of Bearing: The line between the South Quarter Corner and the Southwest Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears: North 89°16'37" West.

April 22, 2022 DATE — SURVEYOR (See Seal Below)

OWNER'S DEDICATION

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

OWNER(S):

PRINTED NAME OF OWNER	AUTHORIZED SIGNATURE(S)
Rockcross Development Inc.	
Nate Hutchman, President	April 22, 2022

ENT 41989:2023 Map # 18807
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jun 28 3:40 pm FEE 256.00 BY AR
RECORDED FOR EAGLE MOUNTAIN CITY

ACKNOWLEDGEMENT

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

On the 22 day of April, 2022 personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 6/4/25 — NOTARY PUBLIC SIGNATURE

718363 COMMISSION NUMBER — Matt Rasband PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 4th day of May 2022

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER (See Seal Below) — ATTEST BY CITY RECORDER (See Seal Below)

PLAT "34"

SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

PROFESSIONAL LAND SURVEYOR 4-22-22 No. 5152741 TRAVIS J. TRANE STATE OF UTAH

NOTARY PUBLIC SEAL — MATT RASBAND NOTARY PUBLIC-UTAH COMMISSION # 718363 COMM. EXP. 06-11-2025

PROFESSIONAL ENGINEER No. 208052 CHRISTOPHER TODD TROSTY 5-5-22 STATE OF UTAH

CLERK–RECORDED SEAL

No. 208052

#18807 1of2

Sec 28, T5S, R1W, SLBM TV 38 DR

SILVERLAKE PLAT "34"

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

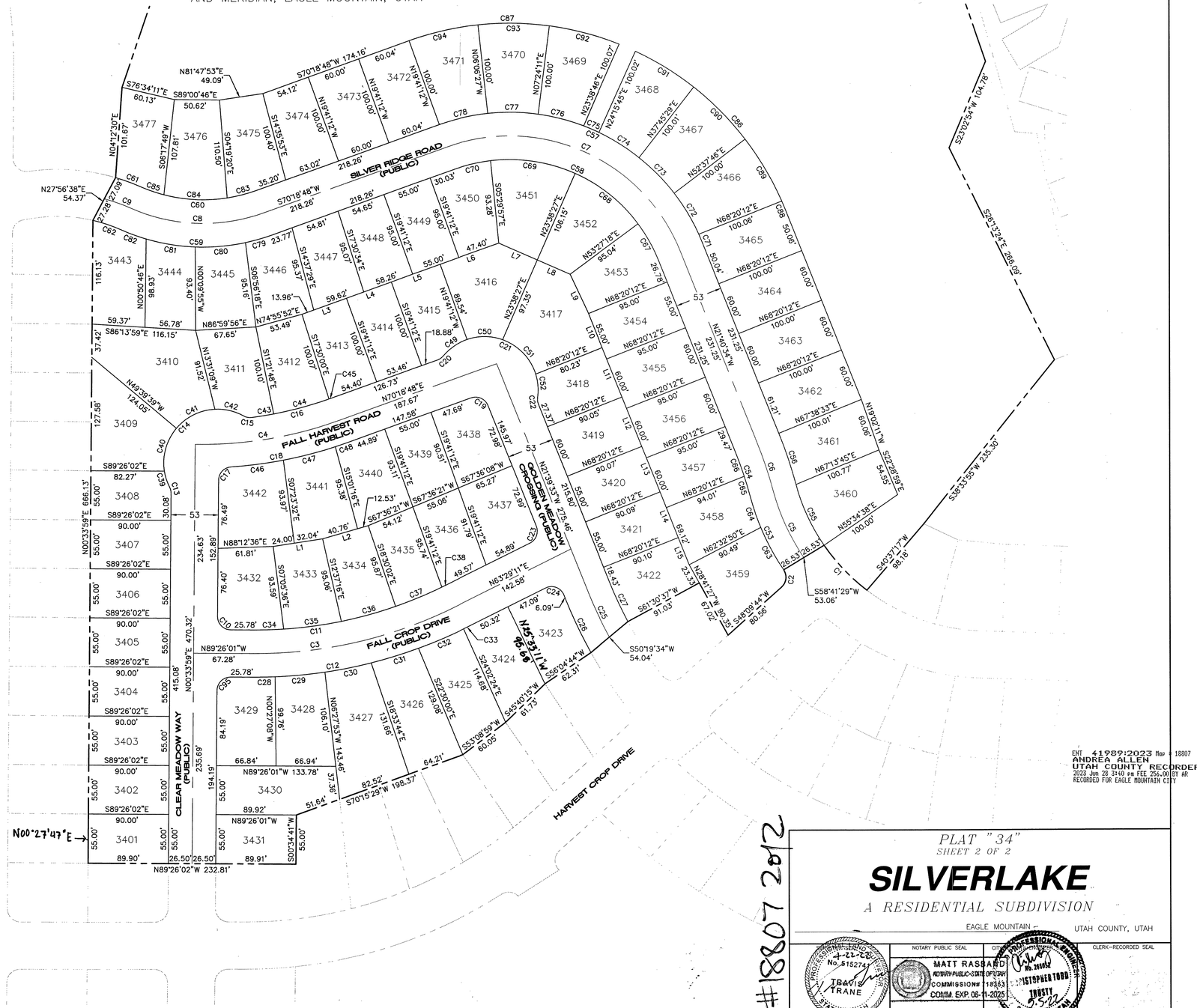
Line Table		
Line #	Length	Direction
L1	56.04	N81°27'35"E
L2	53.29	N74°00'02"E
L3	53.00	N70°18'48"E
L4	53.46	N70°18'48"E
L5	58.00	N70°18'48"E
L6	69.78	N70°18'48"E
L7	47.17	N66°17'31"W
L8	40.16	N66°17'31"W
L9	48.53	N25°03'50"W
L10	41.20	S21°40'34"E
L11	60.00	S21°40'34"E
L12	60.00	S21°40'34"E
L13	55.00	S21°40'34"E
L14	55.00	S21°40'34"E
L15	32.91	S21°40'34"E

0 60 120 180

SCALE: 1" = 60'

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	69.83	222.50	17°58'58"	69.55	N43°23'40"W
C2	21.46	15.00	81°58'10"	19.68	S07°10'39"W
C3	236.32	500.00	27°04'48"	234.12	N77°01'35"E
C4	164.26	448.00	21°00'27"	163.34	N80°49'01"E
C5	82.66	249.00	19°01'17"	82.29	S24°33'46"E
C6	57.81	500.00	6°37'27"	57.77	N18°21'51"W
C7	316.43	206.00	88°00'38"	286.23	N65°40'53"W
C8	153.20	200.00	43°53'20"	149.48	S87°44'32"E
C9	31.44	200.00	9°00'23"	31.41	N70°18'04"W
C10	23.56	15.00	90°00'00"	21.21	S44°26'01"E
C11	223.79	473.50	27°04'48"	221.72	N77°01'35"E
C12	248.84	526.50	27°04'48"	246.53	N77°01'35"E
C13	7.23	15.00	27°36'36"	7.16	N13°14'19"W
C14	153.34	60.00	146°25'45"	114.89	S46°10'16"W
C15	9.59	15.00	36°37'33"	9.43	S78°55'38"E
C16	91.56	421.50	12°26'47"	91.38	N76°32'12"E
C17	22.47	15.00	85°49'45"	20.43	S43°28'51"W
C18	133.19	474.50	16°04'56"	132.75	N78°21'16"E
C19	23.05	15.00	88°01'39"	20.84	N65°40'23"W
C20	8.02	15.00	30°38'25"	7.93	N54°59'36"E
C21	155.61	60.00	148°35'47"	115.52	N66°01'43"W
C22	7.84	15.00	29°55'43"	7.75	S06°41'41"E
C23	22.29	15.00	85°08'44"	20.30	N20°54'49"E
C24	24.83	15.00	94°51'16"	22.09	N69°05'11"W
C25	56.95	482.00	6°46'12"	56.92	S25°02'39"E
C26	65.35	508.50	7°21'47"	65.30	S25°20'27"E
C27	48.55	455.50	6°06'23"	48.52	S24°42'45"E
C28	24.29	526.50	2°38'36"	24.29	N89°14'41"E
C29	56.03	526.50	6°05'50"	56.00	N84°52'27"E
C30	52.91	526.50	5°45'28"	52.89	N78°56'48"E
C31	55.38	526.50	6°01'37"	55.36	N73°03'16"E
C32	55.12	526.50	5°59'55"	55.10	N67°02'30"E
C33	5.11	526.50	0°33'21"	5.11	N63°45'52"E
C34	33.48	473.50	4°03'04"	33.47	N88°32'27"E
C35	65.23	473.50	7°53'37"	65.18	N82°34'07"E
C36	63.13	473.50	7°38'19"	63.08	N74°48'09"E
C37	56.14	473.50	6°47'34"	56.10	N67°35'13"E
C38	5.82	473.50	0°42'15"	5.82	N63°50'18"E
C39	19.03	60.00	18°10'33"	18.95	S17°57'20"E
C40	51.53	60.00	49°12'24"	49.96	S15°44'09"W
C41	49.38	60.00	47°09'15"	48.00	S63°54'59"W
C42	33.40	60.00	31°53'33"	32.97	N76°33'38"W
C43	24.88	421.50	3°22'55"	24.88	N81°04'08"E
C44	64.27	421.50	8°44'10"	64.20	N75°00'35"E
C45	2.42	421.50	0°19'42"	2.42	N70°28'39"E
C46	59.11	474.50	7°08'15"	59.07	N82°49'36"E
C47	60.16	474.50	7°15'51"	60.12	N75°37'33"E
C48	13.92	474.50	1°40'50"	13.92	N71°09'13"E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C49	32.99	60.00	31°29'56"	32.57	S55°25'21"W
C50	40.45	60.00	38°37'51"	39.69	N89°30'46"W
C51	55.63	60.00	53°07'05"	53.65	N43°38'18"W
C52	26.55	60.00	25°20'55"	26.33	N04°24'17"W
C53	90.18	275.50	18°45'19"	89.78	S24°25'47"E
C54	54.74	473.50	6°37'27"	54.71	N18°21'51"W
C55	75.15	222.50	19°21'04"	74.79	S24°43'39"E
C56	60.87	526.50	6°37'27"	60.84	N18°21'51"W
C57	357.14	232.50	88°00'38"	323.05	N65°40'53"W
C58	275.73	179.50	88°00'38"	249.41	N65°40'53"W
C59	173.50	226.50	43°53'20"	169.29	S87°44'32"E
C60	132.90	173.50	43°53'20"	129.68	S87°44'32"E
C61	29.63	226.50	7°29'39"	29.60	N69°32'42"W
C62	33.29	173.50	10°59'40"	33.24	N71°17'42"W
C63	54.21	275.50	11°16'28"	54.12	S28°10'12"E
C64	35.97	275.50	7°28'51"	35.95	S18°47'33"E
C65	24.19	473.50	2°55'36"	24.18	N16°30'55"W
C66	30.56	473.50	3°41'51"	30.55	N19°49'39"W
C67	46.59	179.50	14°52'21"	46.46	N29°06'44"W
C68	91.57	179.50	29°13'39"	90.58	N51°09'44"W
C69	96.98	179.50	30°57'25"	95.81	N81°15'16"W
C70	40.58	179.50	12°57'13"	40.50	S76°47'25"W
C71	9.97	232.50	2°27'21"	9.96	N22°54'14"W
C72	53.73	232.50	13°14'29"	53.61	N30°45'09"W
C73	56.28	232.50	13°52'08"	56.14	N44°18'28"W
C74	53.19	232.50	13°06'26"	53.07	N57°47'45"W
C75	18.85	232.50	4°38'47"	18.85	N66°40'22"W
C76	52.84	232.50	13°01'16"	52.72	N75°30'23"W
C77	56.51	232.50	13°55'38"	56.38	N88°58'50"W
C78	55.77	232.50	13°44'33"	55.63	S77°11'04"W
C79	31.01	226.50	7°50'43"	30.99	N74°14'10"E
C80	56.67	226.50	14°20'09"	56.52	N85°19'36"E
C81	55.84	226.50	14°07'31"	55.70	S80°26'34"E
C82	29.97	226.50	7°34'56"	29.95	S69°35'20"E
C83	33.49	173.50	11°03'37"	33.44	N75°50'37"E
C84	71.37	173.50	23°34'10"	70.87	S86°50'30"E
C85	28.04	173.50	9°15'33"	28.01	S70°25'39"E
C86	250.07	332.50	43°05'27"	244.21	N43°13'18"W
C87	240.75	332.50	41°29'08"	235.53	N88°56'38"W
C88	9.94	332.50	1°42'47"	9.94	N22°31'58"W
C89	81.15	332.50	13°59'00"	80.95	N30°22'51"W
C90	82.23	332.50	14°10'14"	82.02	N44°27'28"W
C91	76.74	332.50	13°13'27"	76.57	N58°09'18"W
C92	81.19	332.50	13°59'26"	80.99	N75°11'46"W
C93	80.10	332.50	13°48'07"	79.90	N89°05'33"W
C94	79.47	332.50	13°41'36"	79.28	S77°09'36"W
C95	23.56	15.00	90°00'00"	21.21	S45°33'59"W



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

Tuesday, June 20, 2023

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

SUBJECT: **Arrival phase "B" plat 5 out of warranty Bond Release**

City Recorder:

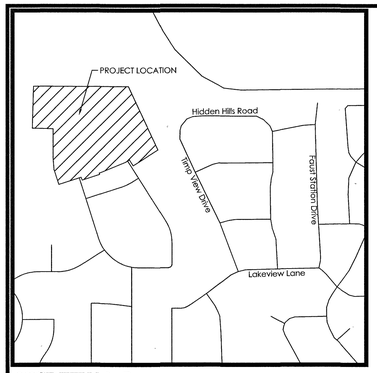
The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds placed by the developer and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

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

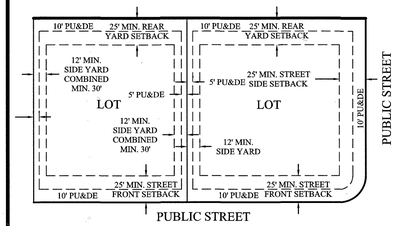
Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



VICINITY MAP
N.T.S



TYPICAL BUILDING SETBACKS
N.T.S.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- (XXXX) WASH EASEMENT MEASUREMENT

NOTES:

⌖ ....STREET MONUMENT TO BE SET

1. #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS . LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
2. P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
3. PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
4. ALL LOTS MUST RECEIVE APPROVAL FROM THE UTAH COUNTY HEALTH DEPARTMENT FOR A SEPTIC TANK AND DRAIN FIELD PRIOR TO ISSUANCE OF BUILDING PERMITS. FAILURE TO MEET COUNTY REQUIREMENTS MAY RESULT IN LOTS BEING UNBUILDABLE. ANY LOT WITHIN 300 FEET OF AN EXISTING OR FUTURE SEWER MAY BE REQUIRED TO CONNECT TO THE SEWER LINE AT OWNER'S EXPENSE.
5. 25' DRAIN FIELD CONSTRUCTION AND ACCESS AND MAINTENANCE EASEMENT IN FAVOR OF LOT 520. NO STRUCTURES CAN BE BUILT WITHIN THE EASEMENT FOR ANY PURPOSES OTHER THAN REQUIRED FOR THE SEWER DRAIN FIELD.
6. 25' DRAIN FIELD CONSTRUCTION AND ACCESS AND MAINTENANCE EASEMENT IN FAVOR OF LOT 508. NO STRUCTURES CAN BE BUILT WITHIN THE EASEMENT FOR ANY PURPOSES OTHER THAN REQUIRED FOR THE SEWER DRAIN FIELD.
7. 25' DRAIN FIELD CONSTRUCTION AND ACCESS AND MAINTENANCE EASEMENT IN FAVOR OF LOT 509. NO STRUCTURES CAN BE BUILT WITHIN THE EASEMENT FOR ANY PURPOSES OTHER THAN REQUIRED FOR THE SEWER DRAIN FIELD.

PLAT CALCULATIONS

TOTAL ACREAGE:	29.37± ACRES
TOTAL ACREAGE IN LOTS:	25.11± ACRES
TOTAL ACREAGE IN ROW:	3.22± ACRES
TOTAL OPEN SPACE:	1.04± ACRES
TOTAL IMPROVED OPEN SPACE:	0.00± ACRES
AVERAGE LOT SIZE:	1.09± ACRES
LARGEST LOT SIZE:	2.10± ACRES
SMALLEST LOT SIZE:	0.63± ACRES
OVERALL DENSITY:	0.78 LOTS/ACRE
TOTAL # OF LOTS:	23 LOTS

OWNER/DEVELOPER
BELLE STREET PARTNERS, LLC
3688 EAST CAMPUS DRIVE SUITE #100
EAGLE MOUNTAIN, UTAH 84005
(801) 789-8000
CONTACT: SCOT HAZARD

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

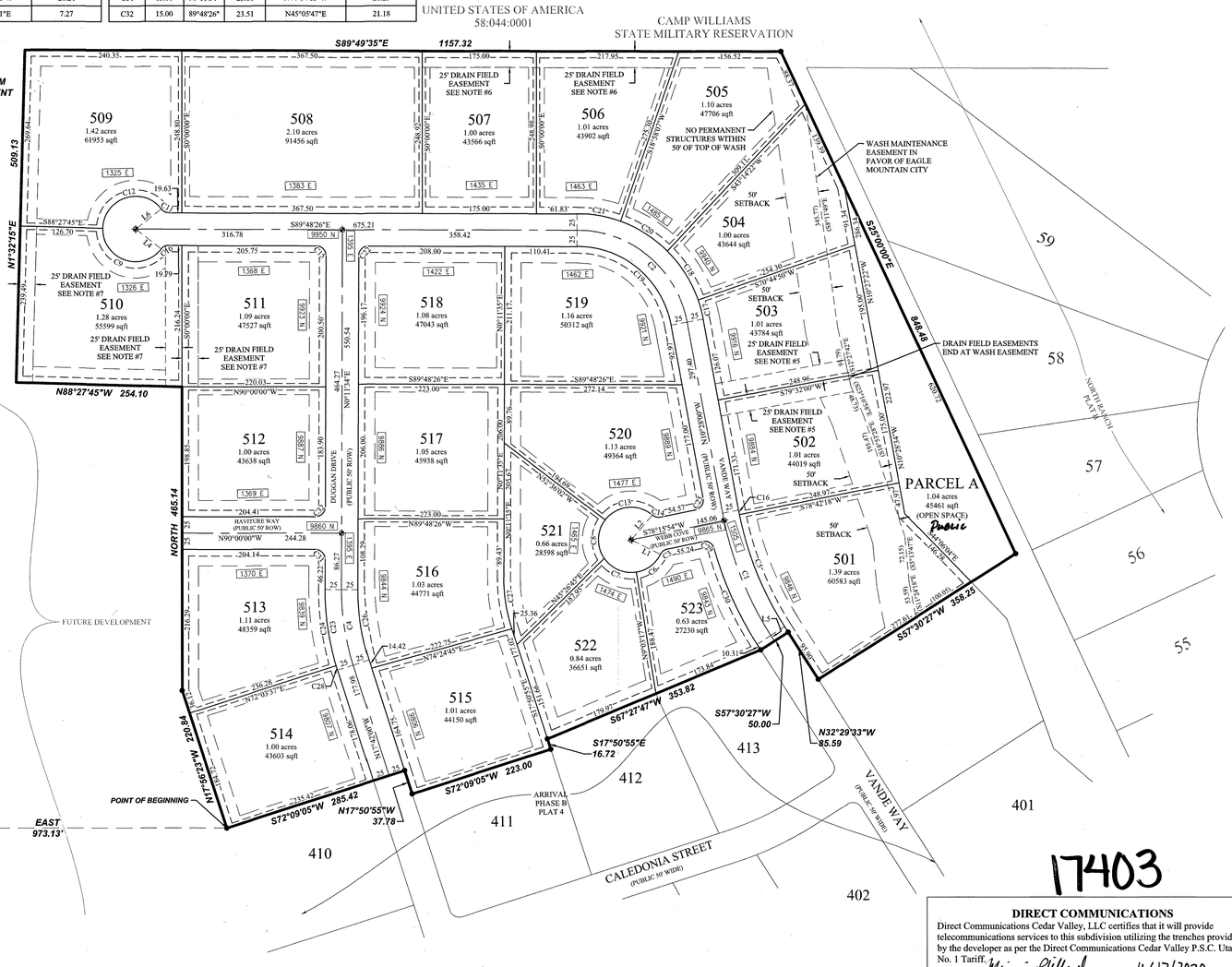
DATE:10/02/20

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	528.00	22°01'33"	202.98	S21°28'47"E	201.73
C2	172.00	79°21'36"	238.24	N50°08'48"W	219.64
C3	15.00	52°01'12"	13.62	S52°15'17"W	13.16
C4	384.50	17°31'42"	117.63	S08°45'13"E	117.17
C5	503.00	21°11'51"	186.09	S21°53'37"E	185.03
C6	50.00	54°42'01"	47.74	S53°35'42"W	45.94
C7	50.00	64°38'19"	56.41	N66°44'08"W	53.46
C8	50.00	71°48'56"	62.67	N01°29'30"E	58.65
C9	50.00	143°21'53"	125.11	N70°08'42"W	94.93
C10	15.00	52°01'12"	13.62	S64°10'58"W	13.16
C11	15.00	52°01'12"	13.62	S63°47'50"E	13.16
C12	50.00	140°40'31"	122.76	N71°52'31"E	94.17
C13	50.00	92°53'08"	81.06	N83°50'32"E	72.47
C14	15.00	52°01'12"	13.62	S75°43'30"E	13.16
C15	15.00	90°00'00"	23.56	N44°48'26"W	21.21
C16	503.00	0°49'42"	7.27	S10°52'51"E	7.27

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C17	197.00	8°47'09"	30.21	S14°51'35"E	30.18
C18	197.00	25°56'40"	89.20	S32°13'29"E	88.44
C19	147.00	79°21'59"	203.63	N50°09'00"W	187.73
C20	197.00	24°51'03"	85.44	S57°37'21"E	84.78
C21	197.00	19°46'44"	68.01	S79°56'14"E	67.67
C22	15.00	90°00'00"	23.56	S45°11'34"W	21.21
C23	409.50	17°31'42"	125.28	S08°45'13"E	124.79
C24	409.50	16°32'35"	118.24	N08°15'39"W	117.82
C25	15.00	88°43'54"	23.23	N33°53'57"E	20.98
C26	359.50	17°18'20"	108.58	S08°38'18"E	108.17
C27	252.00	18°14'03"	80.20	S08°43'54"E	79.86
C28	409.50	0°59'08"	7.04	N17°01'31"W	7.04
C29	15.00	85°57'42"	22.50	N58°45'15"W	20.45
C30	553.00	16°43'09"	161.37	N24°07'59"W	160.80
C31	15.00	90°11'34"	23.61	N44°54'13"W	21.25
C32	15.00	89°48'26"	23.51	N45°05'47"E	21.18

Line Table		
LINE	DIRECTION	LENGTH
L1	N63°45'19"W	50.00
L2	N40°17'06"E	50.00
L4	S51°49'38"E	50.00
L5	N32°29'33"W	10.31
L6	N52°12'46"E	50.00

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100ft.



SURVEYOR'S CERTIFICATE

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

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

11/17/2020
Date

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 13, Township 5 South, Range 2 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point located N00°09'52"E along the Section line 1,483.12 feet and East 973.13 feet from the West 1/4 Corner of Section 13, T5S, R2W, SLB&M, said corner located N01°07'13"E 2,635.33 feet from the Southwest Corner of said Section 13 (Basis of Bearing: S89°19'12"E along the Section line from the Southwest Corner to the South 1/4 Corner of Section 13, T5S, R2W, SLB&M); thence N17°56'23"W 220.84 feet; thence North 465.14 feet; thence N88°27'45"W 254.10 feet; thence N01°32'15"E 509.13 feet; thence S89°49'35"E 1,157.32 feet to the Westerly line of Plat "B", NORTH RANCH, according to the Official Plat thereof recorded May 12, 1998 as Entry No. 46922:1998 in the Office of the Utah County Recorder; thence S25°00'00"E along said plat 848.48 feet; thence S57°30'27"W 358.25 feet; thence N32°29'33"W 85.59 feet; thence S57°30'27"W 50.00 feet; thence S67°27'47"W 353.82 feet; thence S17°50'55"E 16.72 feet; thence S72°09'05"W 223.00 feet; thence N17°50'55"W 37.78 feet; thence S72°09'05"W 285.42 feet to the point of beginning.

Contains: 29.37 acres+/-

ENT 190389:2020 Map # 17403
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Dec 01 1:00 pm FEE 98.00 BY MA
RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S DEDICATION

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

OWNER(S):
PRINTED NAME OF OWNER

By: Scot Hazard, its: Manager
Owner: Belle Street Partners, LLC

AUTHORIZED SIGNATURE(S)
11/23/2020

ACKNOWLEDGMENT

ON THE 23 DAY OF November, 2020 PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES 9-24-2021
A NOTARY PUBLIC COMMISSIONED IN UTAH

697043
COMMISSION NUMBER

Johna R Rose
PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE 23 DAY OF Nov A.D. 2020 PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Scot Hazard, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF Belle Street Partners, LLC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 9-24-2021
A NOTARY PUBLIC COMMISSIONED IN UTAH

Utah County
NOTARY ADDRESS # 697043

Johna R Rose
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 30 DAY OF November, 2020.

Donna Burnham
APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

Cristy Trusty
APPROVED BY CITY ENGINEER (SEE SEAL BELOW)

ATTEST BY CITY RECORDER (SEE SEAL BELOW)

17403

DIRECT COMMUNICATIONS

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

Maggie Clifford
DIRECT COMMUNICATIONS

11/17/2020
DATE

DOMINION ENERGY UTAH

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

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this 18 day of November, 2020. Questar Gas Company

By Beverly Eldredge

Title Pre-Con

ROCKY MOUNTAIN POWER

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

Brad Rich
ROCKY MOUNTAIN POWER

11-19-2020
DATE

PHASE "B" PLAT 5
ARRIVAL
SUBDIVISION
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SCALE: 1"=100

SURVEYOR'S SEAL	NOTARY SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN 11/17/20 STATE OF UTAH	JOHNA R ROSE NOTARY PUBLIC-STATE OF UTAH COMMISSION# 697043 COMM. EXP. 09-24-2021	PROFESSIONAL ENGINEER No. 266052 CHRISTOPHER TODD TRUSTY 11-23-20 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST 1996 STATE OF UTAH

Z:_2019\19-0124 Arrival Phase B Plat 5\Design 19-0124\dwg\sheets\C2-Plat.dwg
Jeff
Sec 13-5S-2W
8800 NL

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

Tuesday, June 20, 2023

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

SUBJECT: **Arrival phase "B" plat 7 out of warranty Bond Release**

City Recorder:

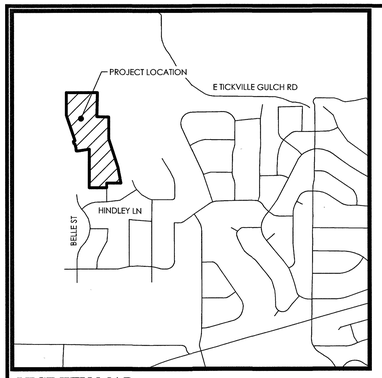
The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds placed by the developer and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

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

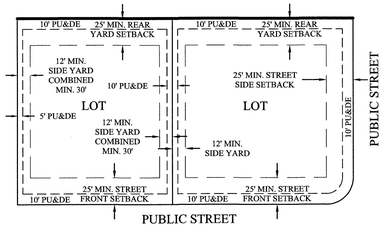
Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



VICINITY MAP
N.T.S



TYPICAL BUILDING SETBACKS
N.T.S.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- #5 REBAR AND CAP (FOCUS ENG.) TO BE SET
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)

NOTES:

1. P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
2. ALL LOTS MUST RECEIVE APPROVAL FROM THE UTAH COUNTY HEALTH DEPARTMENT FOR A SEPTIC TANK AND DRAIN FIELD PRIOR TO ISSUANCE OF BUILDING PERMITS. FAILURE TO MEET COUNTY REQUIREMENTS MAY RESULT IN LOTS BEING UNBUILDABLE. ANY LOT WITHIN 300 FEET OF AN EXISTING OR FUTURE SEWER MAY BE REQUIRED TO CONNECT TO THE SEWER LINE AT OWNER'S EXPENSE.
3. 25' DRAIN FIELD CONSTRUCTION AND ACCESS AND MAINTENANCE EASEMENT IN FAVOR OF LOT 509. NO STRUCTURES CAN BE BUILT WITHIN THE EASEMENT FOR ANY PURPOSES OTHER THAN REQUIRED FOR THE SEWER DRAIN FIELD.

PLAT CALCULATIONS

TOTAL ACREAGE:	31.05± ACRES
TOTAL ACREAGE IN LOTS:	28.27± ACRES
TOTAL ACREAGE IN ROW:	2.78 ± ACRES
TOTAL OPEN SPACE:	0.00 ± ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ± ACRES
AVERAGE LOT SIZE:	1.35 ± ACRES
LARGEST LOT SIZE:	3.69 ± ACRES
SMALLEST LOT SIZE:	0.53 ± ACRES
OVERALL DENSITY:	0.68 LOTS/ACRE
TOTAL # OF LOTS:	21 LOTS

DOMINION ENERGY UTAH

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgment of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way department at 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

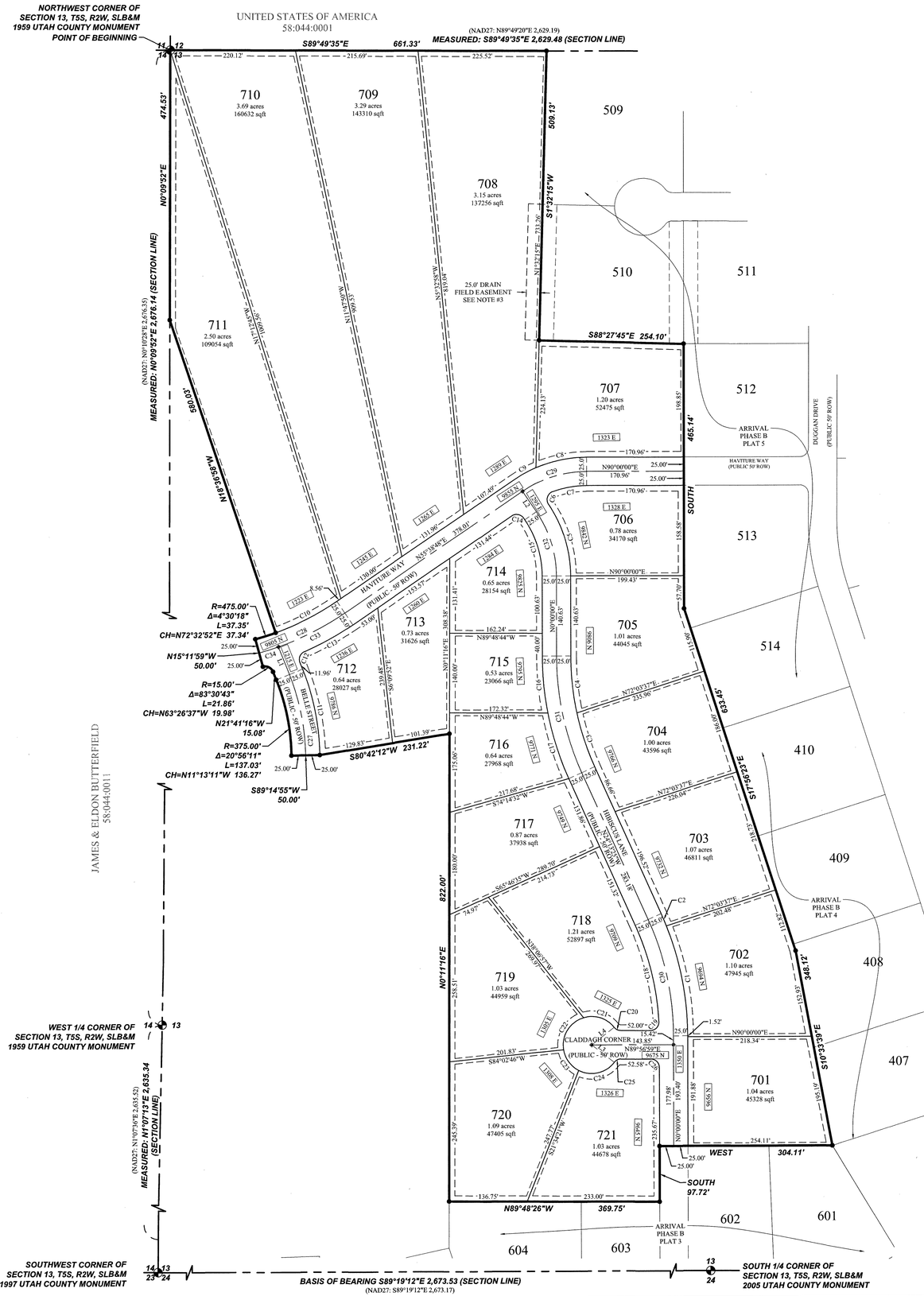
Approved this 24 day of June, 2021. Questar Gas Company

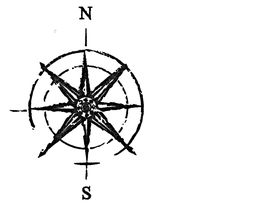
By: Beverly Eldredge

Title: Pre-Con

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

DATE:09/10/20





Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	525.00	21°39'41"	198.48	N10°49'51"W	197.30
C2	525.00	2°33'43"	23.48	N22°56'33"W	23.47
C3	475.00	12°04'05"	100.05	N18°11'22"W	99.86
C4	475.00	12°09'20"	100.77	N06°04'40"W	100.58
C5	225.00	33°57'19"	133.34	N16°58'39"W	131.40
C6	15.00	104°04'38"	27.25	N18°05'00"E	23.65
C7	175.00	19°52'41"	60.71	N80°03'40"E	60.41
C8	225.00	23°19'08"	91.57	S78°20'26"W	90.94
C9	225.00	11°02'05"	43.33	S61°09'50"W	43.27
C10	475.00	14°38'56"	121.44	S62°58'15"W	121.11
C11	425.00	20°56'11"	155.30	N11°13'11"W	154.44
C12	15.00	87°59'08"	23.03	N22°18'18"E	20.84
C13	525.00	10°39'04"	97.60	N60°58'20"E	97.46
C14	15.00	92°57'05"	24.33	S77°52'40"E	21.75
C15	175.00	35°13'03"	107.57	S17°36'31"E	105.88
C16	525.00	10°59'03"	100.65	S05°29'31"E	100.49
C17	525.00	13°14'22"	121.31	S17°36'14"E	121.04
C18	475.00	21°09'54"	175.47	S13°38'27"E	174.47
C19	15.00	93°00'29"	24.35	S43°26'44"W	21.76
C20	15.00	52°01'12"	13.62	N64°02'25"W	13.16
C21	50.00	68°31'10"	59.79	N72°17'24"W	56.29
C22	50.00	82°39'44"	72.14	S32°07'10"W	66.04
C23	50.00	53°20'31"	46.55	S35°52'58"E	44.89
C24	50.00	79°31'01"	69.39	N77°41'16"E	63.96
C25	15.00	52°01'12"	13.62	N63°56'22"E	13.16
C26	15.00	90°00'01"	23.58	S45°01'31"E	21.22
C27	400.00	20°56'11"	146.16	N11°13'11"W	145.35
C28	500.00	19°09'14"	167.15	N65°13'24"E	166.37
C29	200.00	34°21'12"	119.92	N72°49'24"E	118.13
C30	500.00	24°13'25"	211.39	N12°06'42"W	209.82
C31	500.00	24°13'25"	211.39	N12°06'42"W	209.82
C32	200.00	34°21'12"	119.92	N17°10'36"W	118.13
C33	500.00	15°04'30"	131.55	N63°11'03"E	131.17
C34	500.00	4°04'44"	35.59	N72°45'39"E	35.59

Line Table

LINE	DIRECTION	LENGTH
L1	N21°41'16"W	52.07
L2	N34°21'12"W	43.41
L3	S52°04'14"E	50.00
L4	N51°58'11"E	50.00

OWNER/DEVELOPER
BELLE STREET PARTNERS, LLC
3688 EAST CAMPUS DRIVE SUITE #100
EAGLE MOUNTAIN, UTAH 84005
(801) 789-8000
CONTACT: SCOT HAZARD

DIRECT COMMUNICATIONS

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

Maurice Wilson 6/11/2021
DIRECT COMMUNICATIONS DATE

ROCKY MOUNTAIN POWER

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

Ed Edwards 6/15/21
ROCKY MOUNTAIN POWER DATE

SURVEYOR'S CERTIFICATE

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

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date 05/26/2021

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 13, Township 5 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northwest Corner of Section 13, T5S, R2W, SLB&M; thence S89°49'35"E along the Section line 661.33 feet to the Northwest Corner of Lot 509, ARRIVAL PHASE "B" PLAT 5, according to the Official Plat thereof recorded December 1, 2020 as Entry No. 190389:2020 in the Office of the Utah County Recorder; thence along said plat the following four (4) courses: 1) S01°32'15"W 509.13 feet; 2) S88°27'45"E 254.10 feet; 3) South 465.14 feet; 4) S17°56'23"E 633.45 feet to a point on the Westerly line of ARRIVAL PHASE B PLAT 4, according to the Official Plat thereof recorded September 19, 2019 as Entry No. 92986:2019 in the Office of the Utah County Recorder; thence S10°33'39"E along said plat 348.12 feet to the Northeasterly Corner of Lot 601, ARRIVAL PHASE B PLAT 6, according to the Official Plat thereof recorded March 8, 2019 as Entry No. 19234:2019 in the Office of the Utah County Recorder; thence along said plat the following three (3) courses: 1) West 304.11 feet; 2) South 97.72 feet; 3) N89°48'26"W 369.75 feet; thence N00°11'16"E 822.00 feet; thence S80°42'12"W 231.22 feet; thence S89°14'55"W 50.00 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 375.00 feet (radius bears: S89°14'55"W) a distance of 137.03 feet through a central angle of 20°56'11" Chord: N11°13'11"W 136.27 feet; thence N21°41'16"W 15.08 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 21.86 feet through a central angle of 83°30'43" Chord: N63°26'37"W 19.98 feet; thence N15°11'59"W 50.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 475.00 feet (radius bears: N15°11'59"W) a distance of 37.35 feet through a central angle of 04°30'18" Chord: N72°32'52"E 37.34 feet; thence N18°36'58"W 580.03 feet to the Section line; thence N00°09'52"E along the Section line 474.53 feet to the point of beginning.

Contains: 31.05 acres+/-

OWNER'S DEDICATION

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

OWNER(S):
PRINTED NAME OF OWNER
BY: Scot Hazard
ITS: Manager June 15, 2021
BELLE STREET PARTNERS, LLC

AUTHORIZED SIGNATURE(S)

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE 15 DAY OF June A.D. 2021 PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah , IN SAID STATE OF UTAH, Scot Hazard , WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF Belle Street Partners , LLC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 3/9/24
#711066
NOTARY ADDRESS Utah County

A NOTARY PUBLIC COMMISSIONED IN UTAH
FIONNUALA B. KOFOED
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 22 DAY OF June , 2021

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)

ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

17763

PHASE "B" PLAT 7
ARRIVAL
SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER
OF SECTION 13, T5S, R2W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SCALE: 1"=100

ENT 116408:2021 Map # 17763
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jun 29 4:06 pm FEE 92.00 BY SA
RECORDED FOR EAGLE MOUNTAIN CITY

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN 05/26/21 STATE OF UTAH	FIONNUALA B KOFOED NOTARY PUBLIC-STATE OF UTAH COMMISSION# 711066 COMM. EXP. 03-09-2024	LICENSED PROFESSIONAL ENGINEER No. 286052 CHRISTOPHER TODD TRUSTY 6/15/21 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST 1996 STATE OF UTAH

Z:\2020\20-0375 Arrival Phase B Plat 7\design 20-0375\dwg\sheets\C2-Plat.dwg
SEC. 13, T5S, R2W SLB&M T038 GT

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

Tuesday, June 20, 2023

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

SUBJECT: **Arrival phase "B" plat 8 out of warranty Bond Release**

City Recorder:

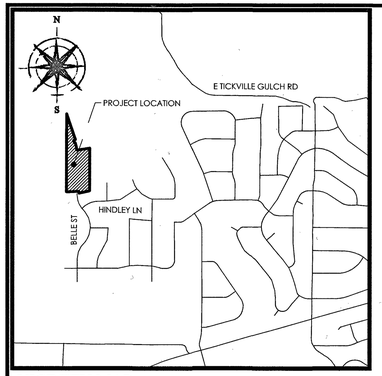
The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds placed by the developer and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

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

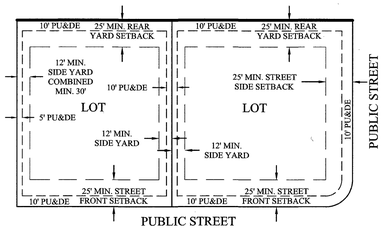
Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



VICINITY MAP
N.T.S



TYPICAL BUILDING SETBACKS
N.T.S.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS

NOTES:

1. P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
2. ALL LOTS MUST RECEIVE APPROVAL FROM THE UTAH COUNTY HEALTH DEPARTMENT FOR A SEPTIC TANK AND DRAIN FIELD PRIOR TO ISSUANCE OF BUILDING PERMITS. FAILURE TO MEET COUNTY REQUIREMENTS MAY RESULT IN LOTS BEING UNBUILDABLE. ANY LOT WITHIN 300 FEET OF AN EXISTING OR FUTURE SEWER MAY BE REQUIRED TO CONNECT TO THE SEWER LINE AT OWNER'S EXPENSE.

PLAT CALCULATIONS

TOTAL ACREAGE:	12.26 ± ACRES
TOTAL ACREAGE IN LOTS:	11.03 ± ACRES
TOTAL ACREAGE IN ROW:	1.23 ± ACRES
TOTAL OPEN SPACE:	0.00 ± ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ± ACRES
AVERAGE LOT SIZE:	0.74 ± ACRES
LARGEST LOT SIZE:	1.26 ± ACRES
SMALLEST LOT SIZE:	0.65 ± ACRES
OVERALL DENSITY:	1.22 LOTS/ACRE
TOTAL # OF LOTS:	15 LOTS

DOMINION ENERGY UTAH

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

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

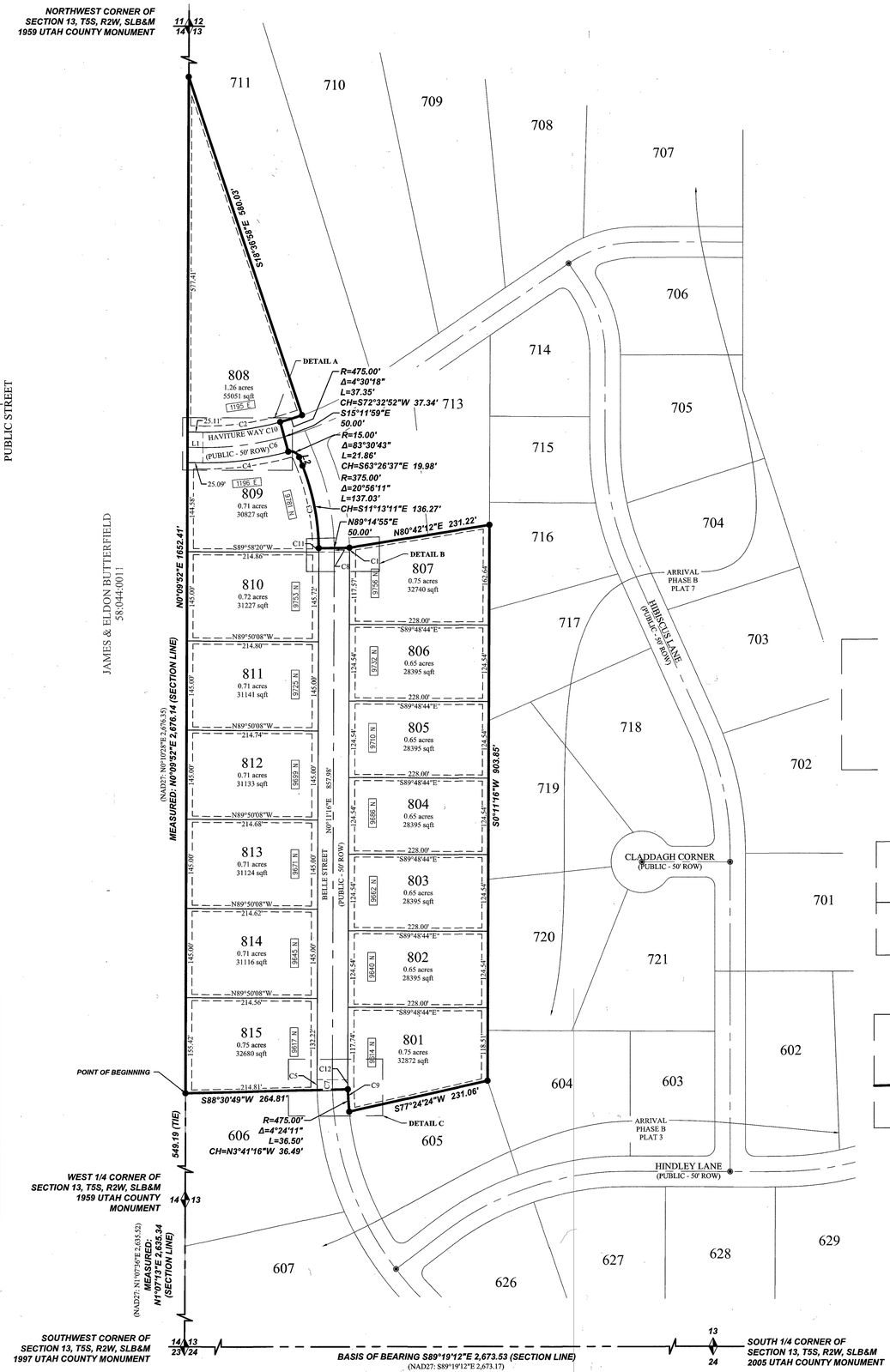
Approved this 17 day of November, 2021. Questar Gas Company

By Beverly Edwards

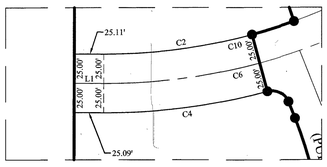
Title Re-Con

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

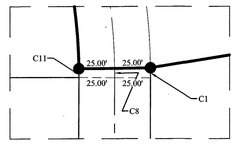
DATE: 3/25/21



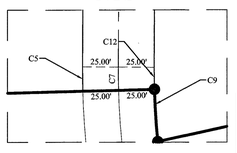
DETAIL A
NTS

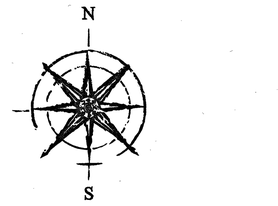


DETAIL B
NTS



DETAIL C
NTS





GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	425.00	0°56'21"	6.97	N00°16'55"W	6.97
C2	475.00	19°53'32"	164.91	N80°14'29"E	164.09
C3	375.00	21°52'32"	143.17	N10°45'00"W	142.31
C4	525.00	15°23'14"	140.99	N82°29'38"E	140.57
C5	525.00	1°51'26"	17.02	S00°33'28"E	17.02
C6	500.00	15°23'14"	134.28	N82°29'38"E	133.88
C7	500.00	1°51'42"	16.25	N00°33'20"W	16.24
C8	400.00	0°56'21"	6.56	N00°16'55"W	6.56
C9	475.00	6°16'11"	51.98	S02°45'17"E	51.95
C10	475.00	15°23'14"	127.57	N82°29'38"E	127.18
C11	375.00	0°56'21"	6.15	S00°16'55"E	6.15
C12	475.00	1°51'59"	15.47	N00°33'11"W	15.47

Line Table

LINE	DIRECTION	LENGTH
L1	S89°48'44"E	25.09
L2	S21°41'16"E	15.08

18086

OWNER/DEVELOPER
BELLE STREET PARTNERS, LLC
3688 EAST CAMPUS DRIVE SUITE #100
EAGLE MOUNTAIN, UTAH 84005
(801) 789-8000
CONTACT: SCOT HAZARD

DIRECT COMMUNICATIONS

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

DIRECT COMMUNICATIONS — DATE 11/17/21

ROCKY MOUNTAIN POWER

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

ROCKY MOUNTAIN POWER — DATE 11-17-21

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements and have subdivided said tract of land into lots, blocks, and streets, together with easements, and the same has, or will be correctly surveyed, and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

05/21/2021
Date

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 13, Township 5 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at the Northwest Corner of Lot 606, ARRIVAL PHASE B PLAT 6, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N00°09'52"E along the Section line 549.19 feet from the West 1/4 Corner of Section 13, T5S, R2W, SLB&M; thence N00°09'52"E along the Section line 1,652.41 feet; thence S18°36'58"E 580.03 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 475.00 feet (radius bears: N19°42'17"W) a distance of 37.35 feet through a central angle of 04°30'18" Chord: S72°32'52"W 37.34 feet; thence S15°11'59"E 50.00 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S15°11'59"E) a distance of 21.86 feet through a central angle of 83°30'43" Chord: S63°26'37"E 19.98 feet; thence S21°41'16"E 15.08 feet; thence along the arc of a curve to the right with a radius of 375.00 feet a distance of 137.03 feet through a central angle of 20°56'11" Chord: S11°13'11"E 136.27 feet; thence N89°14'55"E 50.00 feet; thence N80°42'12"E 231.22 feet; thence S00°11'16"W 903.85 feet to the Northeast Corner of Lot 605, of said ARRIVAL PHASE B PLAT 6; thence along said plat the following three (3) courses: 1) S77°24'24"W 231.06 feet; 2) Northerly along the arc of a non-tangent curve to the right having a radius of 475.00 feet (radius bears: N84°06'38"E) a distance of 36.50 feet through a central angle of 04°24'11" Chord: N03°41'16"W 36.49 feet; 3) S88°30'49"W 264.81 feet to the point of beginning.

Contains: 12.26 acres+/-

ENT 202997:2021 Map # 18086
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Dec 20 2:48 pm FEE 80.00 BY IR
RECORDED FOR EAGLE MOUNTAIN CITY

OWNER'S DEDICATION

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

OWNER(S):
PRINTED NAME OF OWNER — AUTHORIZED SIGNATURE(S)

BY: Scot Hazard

ITS: Manager

BELLE STREET PARTNERS, LLC — 12/9/21

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE 10 DAY OF December A.D. 20 21 PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah , IN SAID STATE OF UTAH, Scot Hazard , WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF Belle Street Partners , LLC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 03.05.2024
COMMISSION #: 710974
Eagle Mountain, Utah
NOTARY ADDRESS

A NOTARY PUBLIC COMMISSIONED IN UTAH
Lianne Pengra
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 13 DAY OF December , 2021 .

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER (SEE SEAL BELOW)

ATTEST BY CITY RECORDER (SEE SEAL BELOW)

PHASE "B" PLAT 8
ARRIVAL
SUBDIVISION
LOCATED IN THE NORTHWEST CORNER
OF SECTION 13, T5S, R2W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SCALE: 1"=100

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN 05/21/21 STATE OF UTAH	LIANNE PENGRA NOTARY PUBLIC-STATE OF UTAH COMMISSION# 710974 COMM. EXP. 03-05-2024	PROFESSIONAL ENGINEER No. 288052 CHRISTOPHER TODD TRUSTY 11/24/21 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST 1996 STATE OF UTAH

Z:_2021\21-0108 Arrival Phase B Plat 8\design 21-0108\dwg\sheets\C2-- Final Plat.dwg
Sec. 13, T5S, R2W SLB&M TU 038 DLG

EAGLE MOUNTAIN

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

Wednesday, June 28, 2023

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

SUBJECT: **Brandon Park phase "A" plat 15 out of warranty Bond Release**

City Recorder:

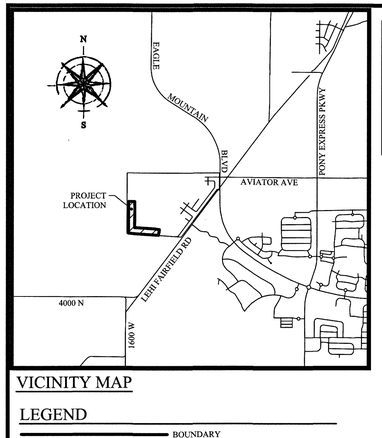
The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds placed by the developer and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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



VICINITY MAP

SITE TABULATIONS

TOTAL # OF LOTS:	42 LOTS
TOTAL ACREAGE:	13.49 ACRES
TOTAL ACREAGE IN LOTS:	10.37 ACRES
TOTAL ROAD ACREAGE (ASPHALT)	1.53 ACRES
TOTAL OPEN SPACE:	0.22 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
TOTAL ACREAGE IN ROW:	2.90 ACRES
AVERAGE LOT SIZE:	0.25 ACRES OR 10,787 SQFT.
LARGEST LOT SIZE:	0.50 ACRES OR 21,689 SQFT.
SMALLEST LOT SIZE:	0.22 ACRES OR 9,799 SQFT.
OVERALL DENSITY:	3.11 UNITS/ACRE

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- CENTER LINE
- LOT LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- EXIST. STREET MONUMENT

NOTES

1. #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.
2. PARCELS A, B, C, D, E, AND F ARE HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
2. PARCELS A, B, C, D, E, AND F ARE IN THEIR ENTIRETY PUBLIC UTILITY EASEMENTS.

DOMINION ENERGY UTAH

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

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this 1 day of June, 2021. Questar Gas Company

By Beverly Eldridge
Title Pre-Con

DIRECT COMMUNICATIONS

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

Virginia Wood 6/1/2021
DIRECT COMMUNICATIONS DATE

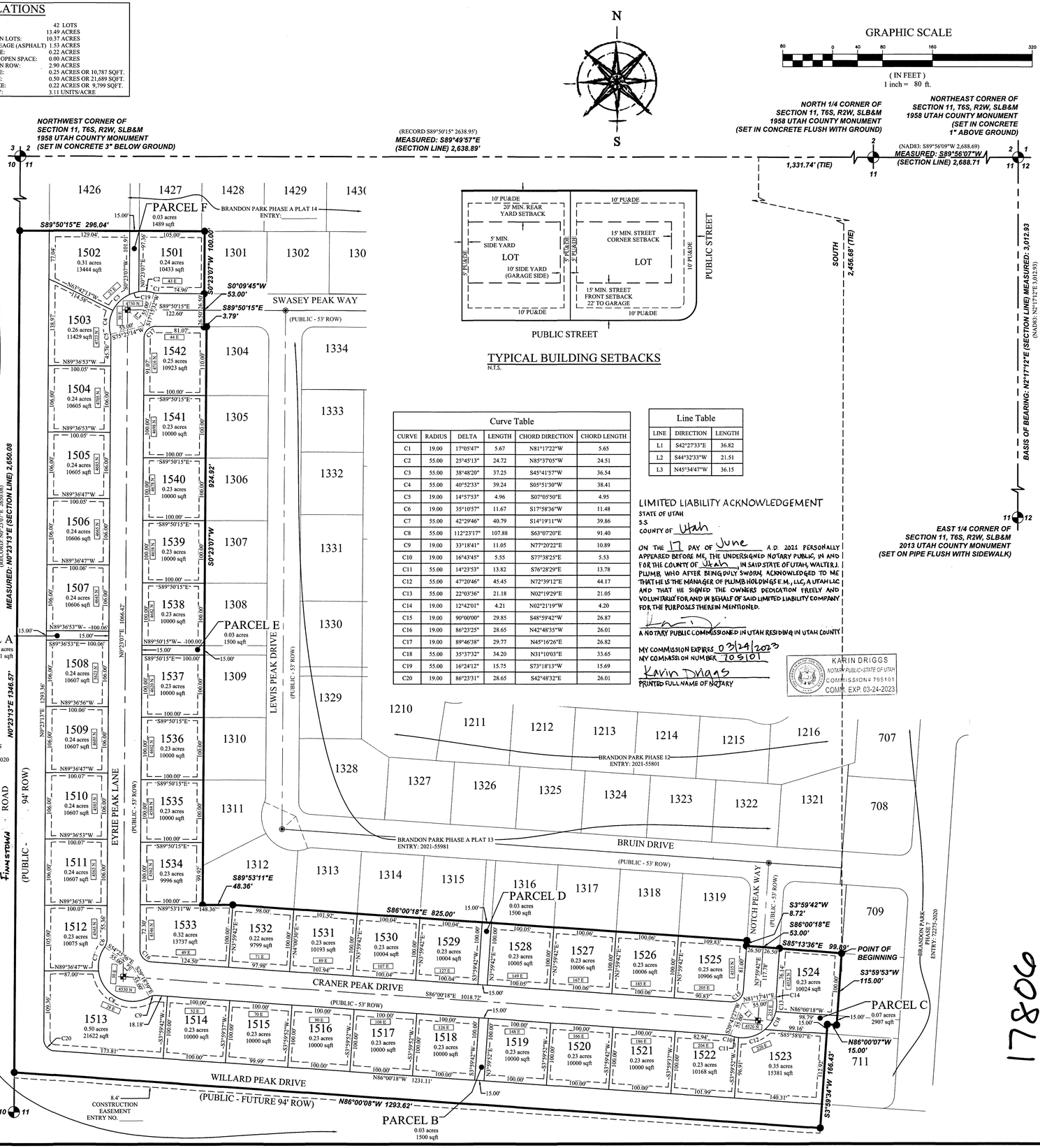
ROCKY MOUNTAIN POWER

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

ROCKY MOUNTAIN POWER 6/1/21
ROCKY MOUNTAIN POWER DATE

OWNER/DEVELOPER
EDGE HOMES
13702 S 200 W B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

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



Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	19.00	17°05'47"	5.67	N81°17'22"W	5.65
C2	55.00	25°45'13"	24.72	N85°37'05"W	24.51
C3	55.00	38°48'20"	37.25	S45°41'57"W	36.54
C4	55.00	40°52'33"	39.24	S05°51'30"W	38.41
C5	19.00	14°57'53"	4.96	S07°05'50"E	4.95
C6	19.00	35°10'57"	11.67	S17°58'36"W	11.48
C7	55.00	42°29'46"	40.79	S14°19'11"W	39.86
C8	55.00	112°23'17"	107.88	S63°07'20"E	91.40
C9	19.00	33°18'41"	11.05	N77°20'22"E	10.89
C10	19.00	16°43'45"	5.55	S77°38'25"E	5.53
C11	55.00	14°23'53"	13.82	S76°28'29"E	13.78
C12	55.00	47°20'46"	45.45	N72°39'12"E	44.17
C13	55.00	22°03'36"	21.18	N02°19'29"E	21.05
C14	19.00	12°42'01"	4.21	N02°21'19"W	4.20
C15	19.00	90°00'00"	29.85	S48°59'42"W	26.87
C16	19.00	86°23'25"	28.65	N42°48'35"W	26.01
C17	19.00	89°46'38"	29.77	N45°16'26"E	26.82
C18	55.00	35°37'32"	34.20	N31°10'03"E	33.65
C19	55.00	16°24'12"	15.75	S73°18'13"W	15.69
C20	19.00	86°23'31"	28.65	S42°48'32"E	26.01

Line Table

LINE	DIRECTION	LENGTH
L1	S42°27'33"E	36.82
L2	S44°32'33"W	21.51
L3	N45°34'47"W	36.15

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH
S.S
COUNTY OF Utah

ON THE 17 DAY OF June A.D. 2021 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, WALTER J. PLUMB, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF PLUMB HOLDINGS E.M., LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN UTAH COUNTY

MY COMMISSION EXPIRES 03/24/2023
MY COMMISSION NUMBER 705101

Karin Driggs
PRINTED FULL NAME OF NOTARY

KARIN DRIGGS
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 705101
COMM. EXP. 03-24-2023

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements and have subdivided said tract of land into lots, and streets, together with easements, and the same has, or will be correctly surveyed, and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Evan J. Wood 05/26/2021
EVAN J. WOOD DATE
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

BOUNDARY DESCRIPTION

A part of the NW1/4 of Section 11, Township 6 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of BRANDON PARK PLAT A, PHASE 7, according to the Official Plat thereof recorded May 28, 2020 as Entry No. 72275:2020 in the Office of the Utah County Recorder, located N89°49'57"W along the Section line 1,331.74 feet and South 2,456.68 feet from the North 1/4 Corner of Section 11, T6S, R2W, SLB&M; thence along said plat the following three (3) courses: 1) S03°59'53"W 115.00 feet; 2) N86°00'07"W 15.00 feet; 3) S03°59'34"W 166.43 feet; thence N86°00'08"W 1,293.62 feet to the section line; thence along said section line N00°23'13"E 1,346.57 feet; thence S89°50'15"E 296.04 feet; thence S00°23'07"W 100.00 feet; thence S00°09'45"W 53.00 feet; thence S89°50'15"E 3.79 feet; thence S00°23'07"W 924.92 feet; thence S89°53'11"E 48.36 feet; thence S86°00'18"E 825.00 feet; thence S03°59'42"W 8.72 feet; thence S86°00'18"E 53.00 feet; thence S85°13'36"E 99.89 feet to the point of beginning.

Contains: 16.05 acres+/-

OWNER'S DEDICATION

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

OWNER(S):
PRINTED NAME OF OWNER

Edge Homes Utah, LLC
I Steve Maddox
PLUMB HOLDINGS E.M., L.L.C.
WALTER J. PLUMB

AUTHORIZED SIGNATURE(S)

Steve Maddox
Walter J. Plumb

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Utah

SHELLEY MAE KING
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 695954
COMM. EXP. 07-10-2021

ON THE 2 DAY OF June A.D. 20 21 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Steve Maddox, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF Edge Homes Utah L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 7-10-2021
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY
MY COMMISSION No. 695954
Shelley Mae King
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 7 DAY OF July, 2021.

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)

ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

BRANDON PARK

PHASE A, PLAT 15
SUBDIVISION
LOCATED IN THE NW1/4 OF SECTION 11, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

COUNTY RECORDER SEAL

ENT 127108:2021 Map # 17806
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jul 19 3:29 pm FEE 146.00 BY JR
RECORDED FOR EAGLE MOUNTAIN CITY

17806

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	
PROFESSIONAL LAND SURVEYOR No. 183395 EVAN J. WOOD STATE OF UTAH 05/26/21		PROFESSIONAL ENGINEER No. 265052 CHRISTOPHER TODD TRUSTY 7/14/21 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST 1996 STATE OF UTAH

Z:\2020\20-0457 Brandon Park Phase 15\design 20-0457\dwg\sheets\22-FINAL PLAT.dwg
rec 7/16/21 TC-078

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

Monday, June 26, 2023

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

SUBJECT: **Harmony phase "A" plat 3 out of warranty Bond Release**

City Recorder:

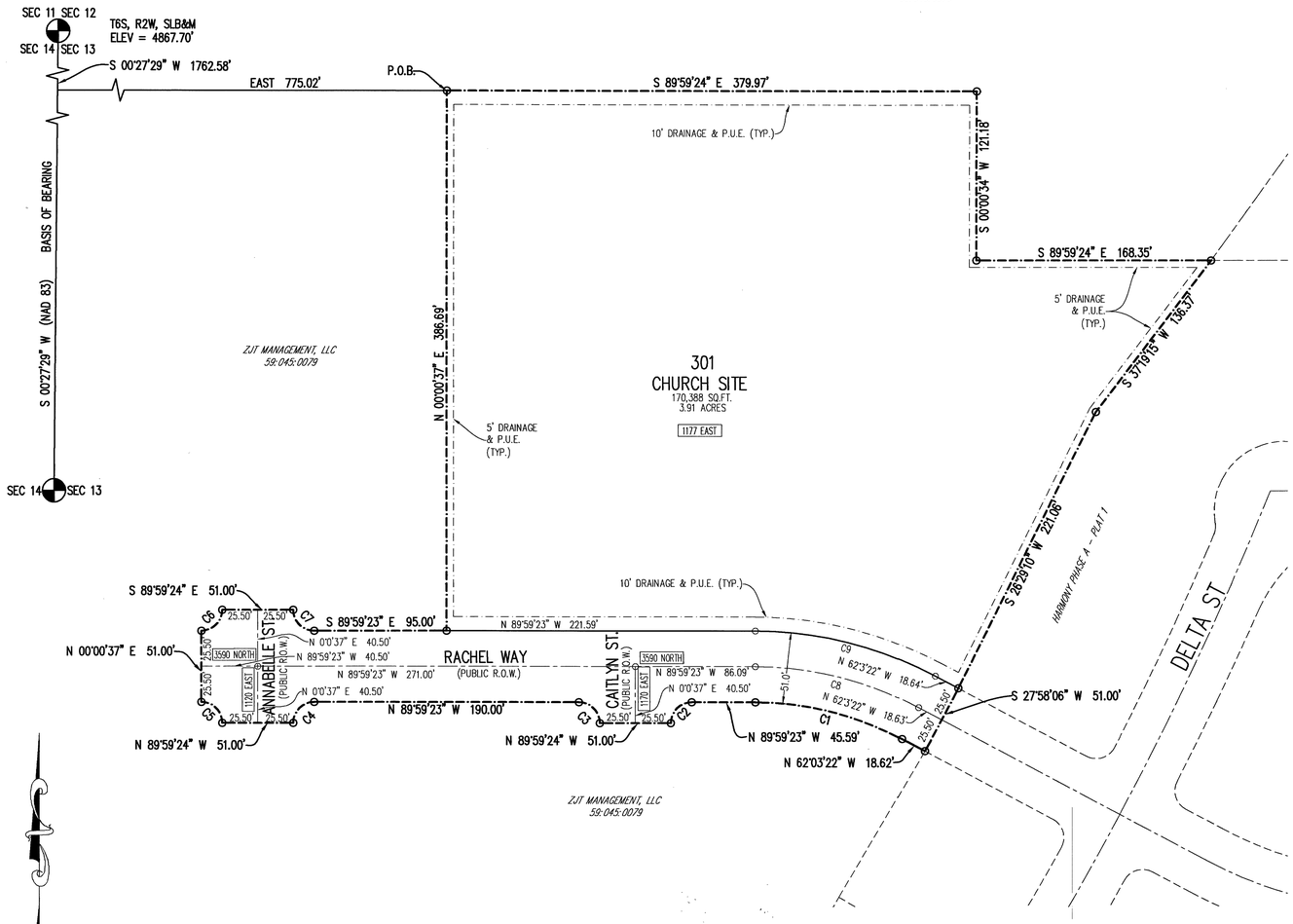
The above referenced subdivision has completed the required one year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds placed by the developer and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

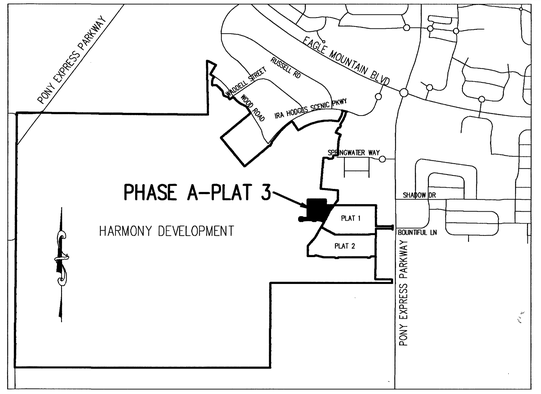
Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

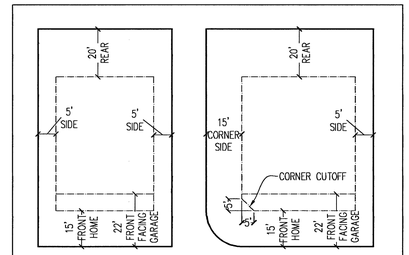
Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder





VICINITY MAP
NTS



SETBACK DIAGRAM

EASEMENT NOTE:
A 10' FRONT UTILITY EASEMENT AND A 5' SIDE AND REAR PUBLIC UTILITY AND DRAINAGE EASEMENT ARE SHOWN AND LABELED WITHIN LOT 301.

LOT DRAINAGE NOTES:
1. ALL LOTS ARE TO RETAIN ALL STORM WATER RUNOFF ON THEIR OWN LOT OR STORM WATER CAN BE DISCHARGED FROM THEIR LOT DIRECTLY INTO THE PUBLIC ROADWAY. HOWEVER, NO STORM WATER IS PERMITTED TO DRAIN ONTO AN ADJACENT LOT.
2. ALL ROOF DRAINS FOR NEW HOMES ARE TO BE PIPED TO THE FRONT OF THE HOME SO THAT STORM WATER DISCHARGE FROM THE ROOF WILL DISCHARGE TO THE PUBLIC STREET.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	224.50	109.45	27°56'1"	108.37	N 76°1'23" W
C2	15.00	23.56	90°0'0"	21.21	S 45°0'37" W
C3	15.00	23.56	90°0'0"	21.21	N 44°59'23" W
C4	15.00	23.56	90°0'0"	21.21	S 45°0'37" W
C5	15.00	23.56	90°0'0"	21.21	N 44°59'23" W
C6	15.00	23.56	90°0'0"	21.21	N 45°0'37" E
C7	15.00	23.56	90°0'0"	21.21	S 44°59'23" E
C8	250.00	121.88	27°56'1"	120.68	N 76°1'23" W
C9	275.50	134.32	27°56'1"	132.99	N 76°1'23" W

50 25 0 50 100 150
Scale 1" = 50'

FIRE NOTE:
ONE (1) FIRE HYDRANTS MEET IFC REQUIREMENTS.
NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

PHASE A - PLAT 3 CALCULATIONS

TOTAL ACREAGE:	4.60 ACRES
BUILDABLE ACREAGE:	4.60 ACRES
TOTAL ACREAGE IN LOTS:	3.91 ACRES
PUBLIC RIGHT-OF-WAY:	0.69 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	170,388 SF/3.91 ACRES
LARGEST LOT SIZE:	170,388 SF/3.91 ACRES
SMALLEST LOT SIZE:	170,388 SF/3.91 ACRES
OVERALL DENSITY:	0.22 LOTS/ACRE
TOTAL # OF LOTS:	1 LOTS

PLAT NOTES:
[redacted]
1. IF A STRUCTURE IS CONSTRUCTED WITH LESS THAN AN EIGHT-FOOT SETBACK, PIPING OR OTHER APPROVED DRAINAGE SYSTEM SHALL BE INSTALLED IN THAT SIDE YARD PRIOR TO OCCUPANCY, SENDING THE WATER AT LEAST 10 FEET DOWNHILL AWAY FROM THE FOUNDATION (IN CONFORMANCE TO THE CURRENT INTERNATIONAL RESIDENTIAL CODE)
2. SETBACKS: FRONT=15', DRIVEWAY=22', REAR=20', CORNER=15', SIDE=10' TOTAL (MIN. 5' ON ONE SIDE)
3. ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.

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

Approved this 8 day of June 20 21 Dominion Energy

By Brierly Eldridge

Title Pla-Com

FIRSTDIGITAL TELECOM
FirstDigital Telecom certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the FirstDigital Telecom Utah No.1Tariff.

FIRSTDIGITAL TELECOM — DATE 6/9/21

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

ROCKY MOUNTAIN POWER — DATE 6/8/21

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

DIRECT COMMUNICATIONS — DATE 6-8-21

SURVEYOR:
AZTEC ENGINEERING
732 NORTH 780 WEST
AMERICAN FORK, UTAH 84003
(801) 224-7308

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

JUNE 3, 2021 — DATE

AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
BEGINNING AT A POINT LOCATED SOUTH 00°27'29" WEST 1762.58 FEET ALONG SECTION LINE AND EAST 775.02 FEET FROM THE NORTHWEST QUARTER CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE S 89°59'24" E, A DISTANCE OF 379.97 FEET; THENCE S 00°00'34" W, A DISTANCE OF 121.18 FEET; THENCE S 89°59'24" E, A DISTANCE OF 168.35 FEET; THENCE S 57°19'15" W, A DISTANCE OF 136.37 FEET; THENCE S 26°29'10" W, A DISTANCE OF 221.06 FEET; THENCE S 27°58'06" W, A DISTANCE OF 51.00 FEET; THENCE N 62°03'22" W, A DISTANCE OF 18.62 FEET; THENCE ALONG THE ARC OF A 224.50 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°56'01" FOR 109.45 FEET (CHORD BEARS N 76°01'23" W 108.37 FEET); THENCE N 89°59'23" W, A DISTANCE OF 45.59 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS S 45°00'37" W 21.21 FEET); THENCE N 89°59'24" W, A DISTANCE OF 51.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS N 44°59'23" W 21.21 FEET); THENCE N 89°59'23" W, A DISTANCE OF 190.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS S 45°00'37" W 21.21 FEET); THENCE N 89°59'24" W, A DISTANCE OF 51.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS N 44°59'23" W 21.21 FEET); THENCE N 00°00'37" E, A DISTANCE OF 51.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS N 45°00'37" E 21.21 FEET); THENCE S 89°59'24" E, A DISTANCE OF 51.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS S 44°59'23" E 21.21 FEET); THENCE S 89°59'23" E, A DISTANCE OF 95.00 FEET; THENCE N 00°00'37" E, A DISTANCE OF 386.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 200,416 SQUARE FEET OR 4.6009 ACRES, MORE OR LESS.

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

ENT 127109:2021 Map # 17807
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jul 19 3:34 pm FEE 52.00 BY JR
RECORDED FOR EAGLE MOUNTAIN CITY

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

OWNER(S):
PRINTED NAME OF OWNER ZJT Management LLC

AUTHORIZED SIGNATURE(S) Tiffany Walden manager 6/1/21

ACKNOWLEDGMENT
On the 10 day of June, 2021 personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES 3/9/24 — NOTARY PUBLIC SIGNATURE

711066 — COMMISSION NUMBER

FIONNUALA B. KOFOED — PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 30 DAY OF June 2021

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY

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

17807

FINAL PLAT 3

HARMONY PHASE A

SUBDIVISION

LOCATED IN THE NW CORNER OF SEC 13, TOWNSHIP 6S, RANGE 1W, S.L.B.&M.

EAGLE MOUNTAIN CITY — UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

Surveyor Seal: PROFESSIONAL LAND SURVEYOR, No. 6418780, AARON D. THOMAS, 6-3-21, STATE OF UTAH
Notary Public Seal: FIONNUALA B. KOFOED, NOTARY PUBLIC-STATE OF UTAH, COMMISSION # 711066, COMM. EXP. 03-09-2024
City Engineer Seal: LICENSED PROFESSIONAL ENGINEER, No. 288052, CHRISTOPHER TODD TRUSTY, 6-16-21, STATE OF UTAH
Clerk-Recorder Seal: CORPORATE SEAL, EAGLE MOUNTAIN, EST 1996, STATE OF UTAH

SEC 13, T6S, R1W SLB&M 2019 GT

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

Monday, June 26, 2023

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

SUBJECT: **Harmony phase "A" plat 5 out of warranty Bond Release**

City Recorder:

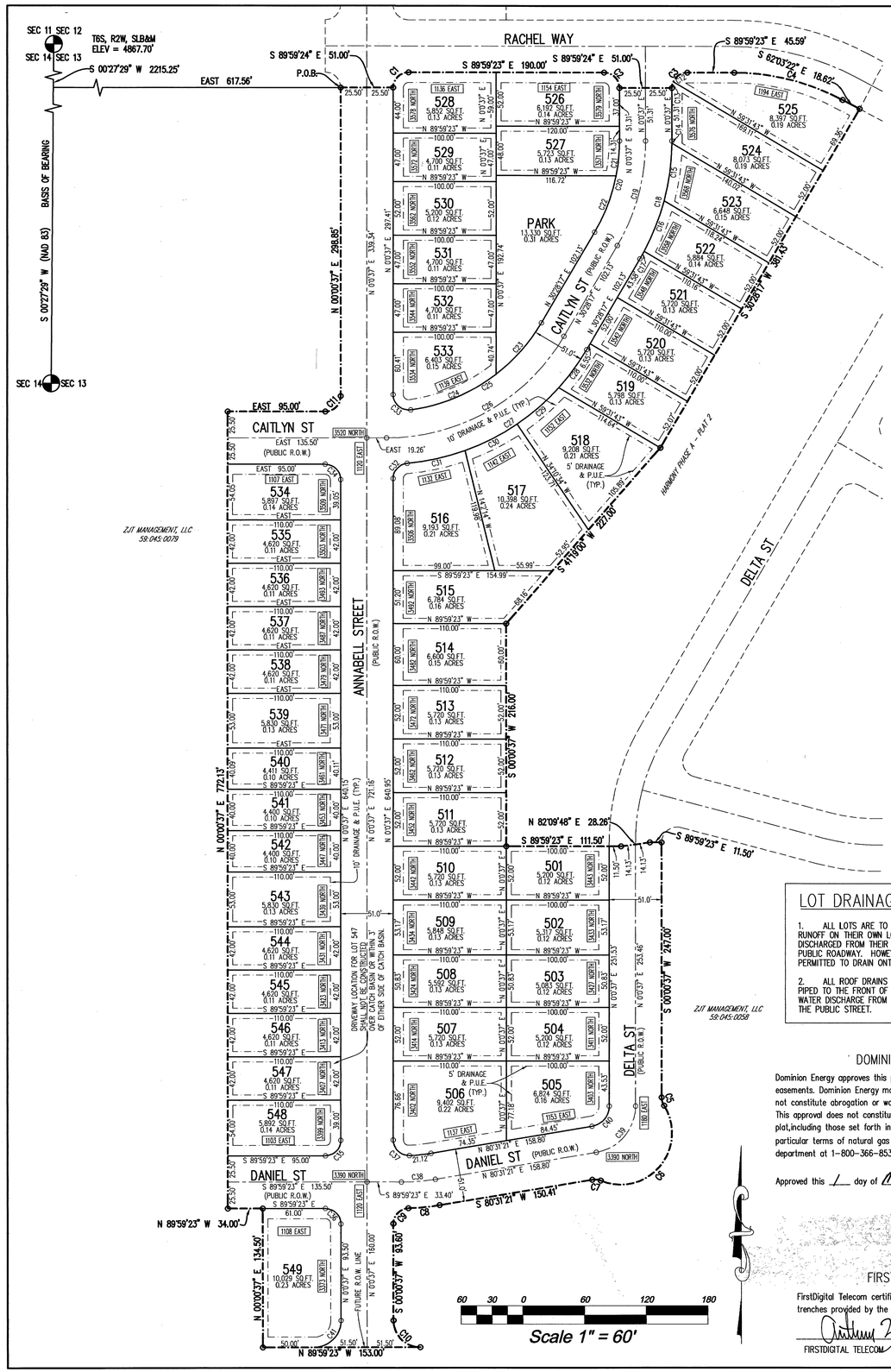
The above referenced subdivision has completed the required one year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds placed by the developer and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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder



FIRE NOTE:

THREE (3) FIRE HYDRANTS MEET IFC REQUIREMENTS.
NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

PHASE A - PLAT 5 CALCULATIONS

TOTAL ACREAGE:	9.91 ACRES
BUILDABLE ACREAGE:	9.91 ACRES
TOTAL ACREAGE IN LOTS:	6.72 ACRES
PUBLIC RIGHT-OF-WAY:	2.88 ACRES
TOTAL OPEN SPACE:	0.31 ACRES
TOTAL IMPROVED OPEN SPACE:	0.31 ACRES
AVERAGE LOT SIZE:	5,972 SF/0.14 ACRES
LARGEST LOT SIZE:	10,398 SF/0.24 ACRES
SMALLEST LOT SIZE:	4,400 SF/0.10 ACRES
OVERALL DENSITY:	4.95 LOTS/ACRE
TOTAL # OF LOTS:	49 LOTS

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	23.56	90°0'0"	21.21	N 45°0'37" E
C2	15.00	23.56	90°0'0"	21.21	S 44°59'23" E
C3	15.00	23.56	90°0'0"	21.21	N 45°0'37" E
C4	224.50	109.45	27°56'1"	108.37	S 76°1'23" E
C5	15.00	8.43	32°12'15"	8.32	S 16°5'31" E
C6	50.00	126.47	144°55'15"	95.35	S 40°15'59" W
C7	15.00	8.43	32°12'15"	8.32	N 83°22'31" W
C8	225.50	30.69	7°47'48"	30.66	S 84°25'16" W
C9	15.00	23.12	88°18'33"	20.90	S 44°9'53" W
C10	26.00	40.84	90°0'0"	36.77	S 44°59'23" E
C11	15.00	23.56	89°59'23"	21.21	N 45°0'19" E
C12	15.00	17.32	66°9'22"	16.37	S 56°55'56" W
C13	15.00	6.24	23°50'38"	6.20	S 11°55'56" W
C14	225.50	2.20	0°33'30"	2.20	N 01°7'22" E
C15	225.50	56.52	14°21'42"	56.38	S 7°44'58" W
C16	225.50	52.75	13°24'6"	52.63	S 21°37'52" W
C17	225.50	8.42	2°8'22"	8.42	S 29°24'6" W
C18	225.50	119.89	30°27'40"	118.48	S 15°14'27" W
C19	200.00	106.33	30°27'40"	105.08	S 15°14'27" W
C20	174.50	92.77	30°27'40"	91.68	S 15°14'27" W
C21	174.50	33.91	11°7'59"	33.85	S 5°34'36" W
C22	174.50	58.87	19°19'41"	58.59	S 20°48'26" W
C23	174.50	67.06	22°1'12"	66.65	S 41°28'53" W
C24	174.50	90.92	29°51'14"	89.90	S 67°25'5" W
C25	174.50	157.99	51°52'25"	152.65	S 56°24'30" W
C26	200.00	207.79	59°31'43"	198.57	S 60°14'9" W
C27	225.50	214.35	54°27'50"	206.37	S 57°42'12" W
C28	225.50	45.84	11°38'51"	45.76	S 36°17'42" W
C29	225.50	53.94	13°42'18"	53.81	S 48°58'17" W
C30	225.50	56.87	14°26'58"	56.72	S 63°2'55" W
C31	225.50	57.71	14°39'43"	57.55	S 77°36'15" W
C32	15.00	22.23	84°55'30"	20.25	S 42°28'22" W
C33	15.00	25.57	97°39'55"	22.58	N 48°49'20" W
C34	15.00	23.56	90°0'37"	21.22	S 44°59'41" E
C35	15.00	23.56	90°0'0"	21.21	S 45°0'37" W
C36	15.00	23.56	90°0'0"	21.21	S 44°59'23" E
C37	15.00	24.23	92°33'0"	21.68	S 46°15'53" E
C38	200.00	33.12	9°29'15"	33.08	N 85°15'59" E
C39	45.50	63.94	80°30'44"	58.80	N 40°15'59" E
C40	20.00	28.10	80°30'44"	25.85	N 40°15'59" E
C41	26.00	40.84	90°0'0"	36.77	N 45°0'37" E

LOT DRAINAGE NOTES:

1. ALL LOTS ARE TO RETAIN ALL STORM WATER RUNOFF ON THEIR OWN LOT OR STORM WATER CAN BE DISCHARGED FROM THEIR LOT DIRECTLY INTO THE PUBLIC ROADWAY. HOWEVER, NO STORM WATER IS PERMITTED TO DRAIN ONTO AN ADJACENT LOT.
2. ALL ROOF DRAINS FOR NEW HOMES ARE TO BE PIPED TO THE FRONT OF THE HOME SO THAT STORM WATER DISCHARGE FROM THE ROOF WILL DISCHARGE TO THE PUBLIC STREET.

SURVEYOR:
AZTEC ENGINEERING
732 NORTH 780 WEST
AMERICAN FORK, UTAH 84003
(801) 224-7308

DOMINION ENERGY

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

Approved this 1 day of March 2022 Dominion Energy

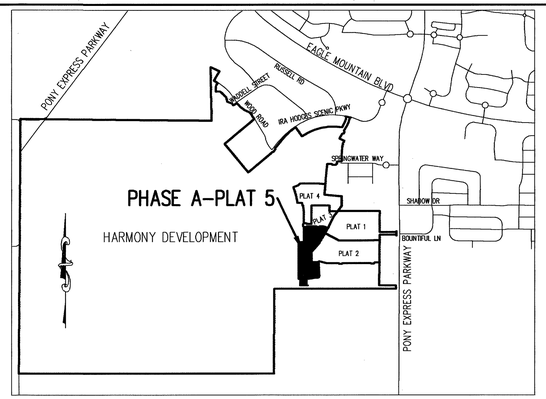
By Beverly Edwards

Title Re-Con

FIRSTDIGITAL TELECOM

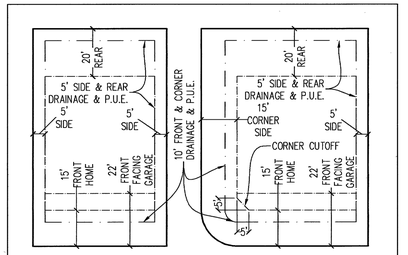
FirstDigital Telecom certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the FirstDigital Telecom Utah No.1Tariff.

FIRSTDIGITAL TELECOM — DATE 3/16/22



VICINITY MAP

NTS



SETBACK DIAGRAM

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____
DAY OF _____, A.D., 20____

CITY ATTORNEY

PLAT NOTES:

1. PARCEL A IS DEDICATED TO EAGLE MOUNTAIN CITY AND WILL BE MAINTAINED BY THE HARMONY HOME OWNER'S ASSOCIATION, SUBJECT TO THE TERMS OF A WRITTEN AGREEMENT BETWEEN HARMONY HOME OWNER'S ASSOCIATION AND EAGLE MOUNTAIN CITY.
2. IF A STRUCTURE IS CONSTRUCTED WITH LESS THAN AN EIGHT-FOOT SETBACK, PIPING OR OTHER APPROVED DRAINAGE SYSTEM SHALL BE INSTALLED IN THAT SIDE YARD PRIOR TO OCCUPANCY, SENDING THE WATER AT LEAST 10 FEET DOWNHILL AWAY FROM THE FOUNDATION (IN CONFORMANCE TO THE CURRENT INTERNATIONAL RESIDENTIAL CODE)
3. NO MORE THAN THREE HOMES OF THE SAME ELEVATION OR COLOR SHALL BE LOCATED ALONG A SINGLE ROW OF HOMES. (PER PARAGRAPH 8 OF THE HARMONY DEVELOPMENT AGREEMENT).
4. SETBACKS: FRONT=15', DRIVEWAY=22', REAR=20', CORNER=15', SIDE=10' TOTAL (MIN. 5' ON ONE SIDE)
5. ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.

ROCKY MOUNTAIN POWER

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

Del Edwards 3-2-2022

ROCKY MOUNTAIN POWER — DATE

DIRECT COMMUNICATIONS

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

DIRECT COMMUNICATIONS — 3-1-22 DATE

SURVEYOR'S CERTIFICATE

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

Feb. 25, 2022 — DATE

AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 00°27'29" WEST 2215.25 FEET ALONG SECTION LINE AND EAST 617.56 FEET FROM THE NORTHWEST QUARTER CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE S 89°59'24" E, A DISTANCE OF 51.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS N 45°00'37" E 21.21 FEET); THENCE S 89°59'23" E, A DISTANCE OF 190.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS S 44°59'23" E 21.21 FEET); THENCE S 89°59'24" E, A DISTANCE OF 51.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET (CHORD BEARS N 45°00'37" E 21.21 FEET); THENCE S 89°59'23" E, A DISTANCE OF 45.59 FEET; THENCE ALONG THE ARC OF A 224.50 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 27°56'01" FOR 109.45 FEET (CHORD BEARS S 76°01'23" E 108.37 FEET); THENCE S 62°03'22" E, A DISTANCE OF 18.62 FEET; THENCE S 30°28'17" W, A DISTANCE OF 381.43 FEET; THENCE S 41°19'00" W, A DISTANCE OF 227.00 FEET; THENCE S 00°00'37" W, A DISTANCE OF 216.00 FEET; THENCE S 89°59'23" E, A DISTANCE OF 111.50 FEET; THENCE N 82°09'48" E, A DISTANCE OF 28.26 FEET; THENCE S 89°59'23" E, A DISTANCE OF 11.50 FEET; THENCE S 00°00'37" W, A DISTANCE OF 247.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 32°12'15" FOR 8.43 FEET (CHORD BEARS S 16°05'31" E 8.32 FEET); THENCE ALONG THE ARC OF A 50.00 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 144°55'15" FOR 126.47 FEET (CHORD BEARS S 40°15'59" W 95.35 FEET); THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 32°12'15" FOR 8.43 FEET (CHORD BEARS N 83°22'31" W 8.32 FEET); THENCE S 80°31'21" W, A DISTANCE OF 150.41 FEET; THENCE ALONG THE ARC OF A 225.50 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°47'48" FOR 30.69 FEET (CHORD BEARS S 84°25'16" W 30.66 FEET); THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 88°18'33" FOR 23.12 FEET (CHORD BEARS S 44°09'53" W 20.90 FEET); THENCE S 00°00'37" W, A DISTANCE OF 93.60 FEET; THENCE ALONG THE ARC OF A 26.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 40.84 FEET (CHORD BEARS S 44°59'23" E 36.77 FEET); THENCE N 89°59'23" W, A DISTANCE OF 153.00 FEET; THENCE N 00°00'37" E, A DISTANCE OF 134.50 FEET; THENCE N 89°59'23" W, A DISTANCE OF 34.00 FEET; THENCE N 00°00'37" E, A DISTANCE OF 772.13 FEET; THENCE EAST, A DISTANCE OF 95.00 FEET; THENCE ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°59'23" FOR 23.56 FEET (CHORD BEARS N 45°00'19" E 21.21 FEET); THENCE N 00°00'37" E, A DISTANCE OF 298.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 431,532 SQUARE FEET OR 9.9066 ACRES, MORE OR LESS.

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

ENT 53582:2022 Map # 18315
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Apr 29 12:09 pm FEE 148.00 BY CH
RECORDED FOR EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

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

OWNER(S):
PRINTED NAME OF OWNER ZJT management LLC — Tiffany Walden, owner-manager — 3/9/22
AUTHORIZED SIGNATURE(S) EM HARMONY, LLC — Tiffany Walden, owner-manager

ACKNOWLEDGMENT

ENT 53582:2022 Map # 18315
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Apr 29 12:09 pm FEE 148.00 BY CH
RECORDED FOR EAGLE MOUNTAIN CITY

On the 10th day of March, 2022 personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES 3/9/24 — NOTARY PUBLIC SIGNATURE

711064 — COMMISSION NUMBER

FIONNUALA B. KOFOED — PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 22 DAY OF March 2022

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY

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

FINAL PLAT 5

HARMONY PHASE A

SUBDIVISION

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

EAGLE MOUNTAIN CITY — UTAH COUNTY, UTAH

SCALE 1" = 60 FEET

Surveyor's Seal: PROFESSIONAL LAND SURVEYOR No. 6418780 AARON D. THOMAS 2-25-22 STATE OF UTAH
Notary Public Seal: FIONNUALA B KOFOED NOTARY PUBLIC-STATE OF UTAH COMMISSION # 711064 COMM. EXP. 03-09-2024
City Engineer Seal: No. 286052 CHRISTOPHER TODD TRUSTY 3-10-22 PROFESSIONAL ENGINEER STATE OF UTAH
Clerk-Recorder Seal: CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

SEC 13, T6S, R2W SLB&M DE

9 OF 9

EAGLE MOUNTAIN

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

Wednesday, June 28, 2023

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

SUBJECT: **Sage Park phase "A" plat 5 out of warranty Bond Release**

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

SAGE PARK PHASE A PLAT 5

SETBACK DIAGRAM

FIRE NOTE:

SIX (6) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

VICINITY MAP

NTS

ROCKY MOUNTAIN POWER

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

Rocky Mountain Power — 5/24/21 — DATE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	151.50	59.09	22°20'54"	58.72	S 28°49'34" E
C2	2562.50	798.50	17°51'14"	795.27	N 19°46'8" W
C3	5000.00	670.95	7°41'19"	670.45	N 57°50'48" E
C4	151.50	10.36	3°55'7"	10.36	N 15°41'33" W
C5	5000.00	300.81	3°26'49"	300.76	N 55°43'33" E
C6	5000.00	370.14	4°14'30"	370.06	N 59°34'13" E
C7	673.50	13.14	1°7'4"	13.14	N 54°33'41" E
C8	2562.50	61.72	1°22'48"	61.72	S 28°0'21" E
C9	15.00	23.26	88°50'27"	21.00	N 17°6'16" E
C10	5047.00	39.00	0°26'34"	39.00	N 61°18'12" E
C11	5047.00	129.06	1°27'55"	129.06	N 60°20'58" E
C12	5047.00	80.06	0°54'32"	80.06	N 59°9'45" E
C13	5047.00	64.77	0°44'7"	64.77	N 58°20'26" E
C14	5047.00	312.89	3°33'7"	312.84	N 59°44'56" E
C15	24.00	36.04	86°1'46"	32.74	S 79°0'45" E
C16	24.00	40.15	95°51'47"	35.63	S 11°56'2" W
C17	647.00	16.35	1°26'53"	16.35	S 60°35'21" W
C18	60.00	17.07	16°18'18"	17.02	S 69°27'57" W
C19	60.00	7.26	6°55'51"	7.25	S 81°5'2" W
C20	60.00	24.33	23°14'10"	24.17	S 72°55'53" W
C21	60.00	59.15	56°29'5"	56.78	S 56°18'25" W
C22	60.00	47.11	44°58'56"	45.90	S 5°34'24" W
C23	60.00	35.55	33°57'0"	35.03	S 33°53'34" E
C24	60.00	141.81	135°25'2"	111.03	S 16°50'27" W
C25	60.00	25.50	24°21'13"	25.31	S 38°41'28" E
C26	1973.50	27.00	0°47'2"	27.00	S 26°7'21" E
C27	1973.50	86.18	2°30'7"	86.17	S 24°28'46" E
C28	1973.50	74.67	2°10'5"	74.67	S 22°8'40" E
C29	1973.50	80.43	2°20'6"	80.43	S 19°53'35" E
C30	1973.50	80.43	2°20'7"	80.43	S 17°33'28" E
C31	1973.50	80.44	2°20'7"	80.43	S 15°13'21" E
C32	1973.50	80.44	2°20'8"	80.44	S 12°53'14" E
C33	1973.50	80.42	2°20'5"	80.41	S 10°33'7" E
C34	1973.50	590.01	17°7'47"	587.82	S 17°56'58" E
C35	2562.50	76.80	1°43'2"	76.80	N 11°42'2" W
C36	2562.50	76.77	1°43'0"	76.77	N 13°25'3" W
C37	2562.50	76.77	1°42'59"	76.76	N 15°8'3" W
C38	2562.50	76.77	1°43'0"	76.77	N 16°51'2" W
C39	2562.50	76.80	1°43'2"	76.79	N 18°34'3" W
C40	2562.50	71.09	1°35'22"	71.08	N 20°13'15" W
C41	2562.50	82.64	1°50'52"	82.63	N 21°56'21" W
C42	2562.50	96.11	2°8'57"	96.11	N 23°56'16" W
C43	2562.50	103.03	2°18'13"	103.02	N 26°9'51" W
C44	2000.00	670.30	19°12'10"	667.17	N 18°59'10" W
C45	2026.50	54.97	1°33'15"	54.97	N 10°9'42" W
C46	2026.50	80.04	2°15'47"	80.04	N 12°4'13" W
C47	2026.50	80.04	2°15'47"	80.04	N 14°20'1" W
C48	2026.50	80.04	2°15'47"	80.04	N 16°35'48" W
C49	2026.50	80.04	2°15'47"	80.04	N 18°51'35" W
C50	2026.50	88.51	2°30'9"	88.50	N 21°14'33" W
C51	2026.50	88.99	2°30'57"	88.98	N 23°45'6" W
C52	2026.50	75.75	2°8'30"	75.75	N 26°4'50" W
C53	2026.50	628.39	17°46'0"	625.88	N 18°16'5" W
C54	25.00	38.60	88°27'53"	34.88	N 17°4'51" E
C55	700.00	27.71	2°16'5"	27.71	N 60°10'45" E
C56	673.50	72.80	6°11'35"	72.76	N 58°13'0" E
C57	24.00	35.59	84°57'26"	32.42	S 78°28'34" E
C58	449.00	70.36	8°58'41"	70.28	S 31°30'31" E
C59	449.00	104.12	13°17'11"	103.89	S 20°22'35" E
C60	449.00	174.48	22°15'52"	173.38	S 24°51'56" E
C61	475.50	184.77	22°15'51"	183.61	S 24°51'56" E
C62	502.00	45.03	5°8'24"	45.02	S 16°18'12" E
C63	502.00	80.51	9°11'21"	80.43	S 23°28'4" E
C64	502.00	195.07	22°15'51"	193.84	N 24°51'56" W
C65	24.00	37.70	90°0'0"	33.94	N 9°0'9" E
C66	24.00	37.70	90°0'0"	33.94	N 80°59'51" W
C67	24.00	38.88	92°49'38"	34.77	N 10°24'58" E
C68	5047.00	72.92	0°49'40"	72.92	N 56°24'57" E
C69	5047.00	80.03	0°54'31"	80.03	N 55°32'51" E
C70	5047.00	80.01	0°54'30"	80.00	N 54°38'21" E
C71	5047.00	16.09	0°10'58"	16.09	N 54°5'37" E
C72	5047.00	249.04	2°49'38"	249.02	N 55°24'58" E
C73	24.00	37.70	90°0'0"	33.94	S 9°0'9" W
C74	24.00	37.70	90°0'0"	33.94	S 80°59'51" E
C75	150.00	1.77	0°40'39"	1.77	N 35°39'32" W
C76	150.00	92.26	35°14'21"	90.81	S 17°42'1" E
C77	150.00	94.03	35°55'1"	92.50	S 18°2'21" E
C78	176.50	110.89	35°59'51"	109.08	S 17°59'56" E
C79	203.00	1.77	0°30'3"	1.77	N 35°44'50" W
C80	203.00	63.36	17°53'0"	63.10	S 26°33'19" E
C81	203.00	62.12	17°31'58"	61.88	S 8°50'50" E
C82	203.00	127.25	35°55'1"	125.18	S 18°2'21" E
C83	203.00	56.05	15°49'6"	55.87	S 7°49'42" W
C84	203.00	79.38	22°24'15"	78.87	S 26°56'23" W
C85	203.00	70.48	19°53'37"	70.13	S 48°5'19" W
C86	203.00	64.59	18°13'53"	64.32	S 67°9'3" W
C87	203.00	270.50	76°20'51"	250.93	S 38°5'35" W
C88	176.50	235.19	76°20'51"	218.17	S 38°5'35" W
C89	150.00	46.86	17°54'3"	46.67	S 8°52'11" W
C90	150.00	153.01	58°26'48"	146.46	S 47°2'36" W
C91	150.00	199.88	76°20'51"	185.41	S 38°5'35" W
C92	24.00	37.70	90°0'0"	33.94	N 58°44'0" W
C93	24.00	37.70	90°0'0"	33.94	S 31°16'0" W
C94	98.50	6.74	3°55'6"	6.73	S 15°41'33" E
C95	125.00	8.55	3°55'6"	8.55	S 15°41'33" E
C96	502.00	69.52	7°56'7"	69.47	S 32°1'48" E

PLAT NOTES:

1. ALL PUBLIC USE OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE CITY. PUBLIC USE OPEN SPACE IS A PUBLIC UTILITY EASEMENT.
2. SETBACKS:
   FRONT=15'
   DRIVEWAY=22'
   REAR=20'
   CORNER=15'
   SIDE=15' TOTAL
   (5' MIN. & 10' ON GARAGE SIDE)
3. ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.
4. DEVELOPER TO INSTALL FENCING ALONG REAR LOT LINES OF EAGLE MOUTAIN BLVD. & DESERT WILLOW DR.

LOT DRAINAGE NOTES:

1. ALL LOTS ARE TO RETAIN ALL STORM WATER RUNOFF ON THEIR OWN LOT OR STORM WATER CAN BE DISCHARGED FROM THEIR LOT DIRECTLY INTO THE PUBLIC ROADWAY. HOWEVER, NO STORM WATER IS PERMITTED TO DRAIN ONTO AN ADJACENT LOT.
2. ALL ROOF DRAINS FOR NEW HOMES ARE TO BE PIPED TO THE FRONT OF THE HOME SO THAT STORM WATER DISCHARGE FROM THE ROOF WILL DISCHARGE TO THE PUBLIC STREET.

DOMINION ENERGY

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

Approved this 7th day of May 20 21

Dominion Energy

By: Beverly Ebbridge

Title: Pre-Con

DIRECT COMMUNICATIONS

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

Marjorie Clifford — 5/19/2021

DIRECT COMMUNICATIONS — DATE

SURVEYOR:

AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
(801) 224-7308

PHASE A PLAT 5 CALCULATIONS

TOTAL ACREAGE:	16.47 ACRES
BUILDABLE ACREAGE:	16.47 ACRES
TOTAL ACREAGE IN LOTS:	11.97 ACRES
RIGHT-OF-WAY AREA:	4.50 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	9,313 SF/0.21 ACRES
LARGEST LOT SIZE:	13,884 SF/0.32 ACRES
SMALLEST LOT SIZE:	7,624 SF/0.18 ACRES
OVERALL DENSITY:	3.40 LOTS/ACRE
TOTAL # OF LOTS:	56 LOTS

SURVEYOR'S CERTIFICATE

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

MAY 12, 2021 — DATE

AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°16'17" EAST ALONG SECTION LINE 1486.65 FEET AND WEST 537.72 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES ALONG THE NORTHERLY BOUNDARY OF SAGE PARK PHASE A PLAT 4 AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER: 1) SOUTH 9°40'31" WEST 69.39 FEET, 2) SOUTH 36°48'39" WEST 215.79 FEET, 3) SOUTH 23°25'12" EAST 48.75 FEET, 4) SOUTH 66°34'48" WEST 130.92 FEET, 5) SOUTH 72°20'54" WEST 53.00 FEET, 6) ALONG THE ARC OF A 151.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 59.09 FEET THROUGH A CENTRAL ANGLE OF 22°20'54" (CHORD BEARS SOUTH 28°49'34" EAST 58.72 FEET), 7) SOUTH 36°48'39" WEST 103.00 FEET, 8) NORTH 53°11'21" WEST 55.26 FEET, 9) NORTH 13°44'00" WEST 24.96 FEET, 10) SOUTH 81°19'27" WEST 101.13 FEET, 11) NORTH 9°01'49" WEST 25.08 FEET, 12) SOUTH 80°36'55" WEST 53.00 FEET, 13) SOUTH 79°08'44" WEST 120.24 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF EAGLE MOUNTAIN BOULEVARD ALONG THE ARC OF A 2562.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 798.50 FEET THROUGH A CENTRAL ANGLE OF 17°51'14" (CHORD BEARS NORTH 19°46'08" WEST 795.27 FEET); THENCE ALONG THE ARC OF A 5000.00 FOOT RADIUS CURVE TO THE LEFT 670.95 FEET THROUGH A CENTRAL ANGLE OF 7°41'19" (CHORD BEARS NORTH 57°50'48" EAST 670.45 FEET); THENCE NORTH 54°00'09" EAST 143.91 FEET; THENCE SOUTH 35°59'51" EAST 200.00 FEET; THENCE SOUTH 54°00'09" WEST 6.49 FEET; THENCE SOUTH 35°59'51" EAST 100.00 FEET; THENCE NORTH 54°00'09" EAST 72.04 FEET; THENCE SOUTH 4°45'28" EAST 38.04 FEET; THENCE SOUTH 00°17'25" EAST 495.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 717,522 S.F. OR 16.472 ACRES, MORE OR LESS

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

EAGLE MOUNTAIN CITY PLAT DEDICATION

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

OWNER(S):
PRINTED NAME OF OWNER

ENT 116002:2021 Map # 17758
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jun 29 10:38 am FEE 162.00 BY JR
RECORDED FOR EAGLE MOUNTAIN CITY

AUTHORIZED SIGNATURE(S)

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

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

OWNER(S): PATTERSON CONSTRUCTION, INC.
PRINTED NAME OF OWNER James K. Patterson — June 9, 2021

ENT 116002:2021 Map # 17758
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jun 29 10:38 am FEE 162.00 BY JR
RECORDED FOR EAGLE MOUNTAIN CITY

AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

On the 9th day of June, 2021 personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES 01-08-2024 — NOTARY PUBLIC SIGNATURE

709876 — COMMISSION NUMBER

Julie Ann Allen — PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 22 DAY OF June 2021

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY

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

FINAL PLAT 5

SAGE PARK PHASE A

SUBDIVISION

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

EAGLE MOUNTAIN CITY — UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

Surveyor's Seal: PROFESSIONAL LAND SURVEYOR, NO. 6418780, AARON D. THOMAS, 5-12-21, STATE OF UTAH

Notary Public Seal: JULIE ANN ALLEN, NOTARY PUBLIC-STATE OF UTAH, COMMISSION# 709876, COMM. EXP. 01-08-2024

Professional Engineer's Seal: PROFESSIONAL ENGINEER, No. 265052, CHRISTOPHER TODD TRUSTY, 6-16-21, STATE OF UTAH

Clerk-Recorder's Seal: CORPORATE SEAL, EAGLE MOUNTAIN, EST. 1996, STATE OF UTAH

17758

Sec 2, T6S, R2W SLB&M T1038

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

Wednesday, June 28, 2023

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

SUBJECT: **Sage Park phase "A" plat 6 out of warranty Bond Release**

City Recorder:

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

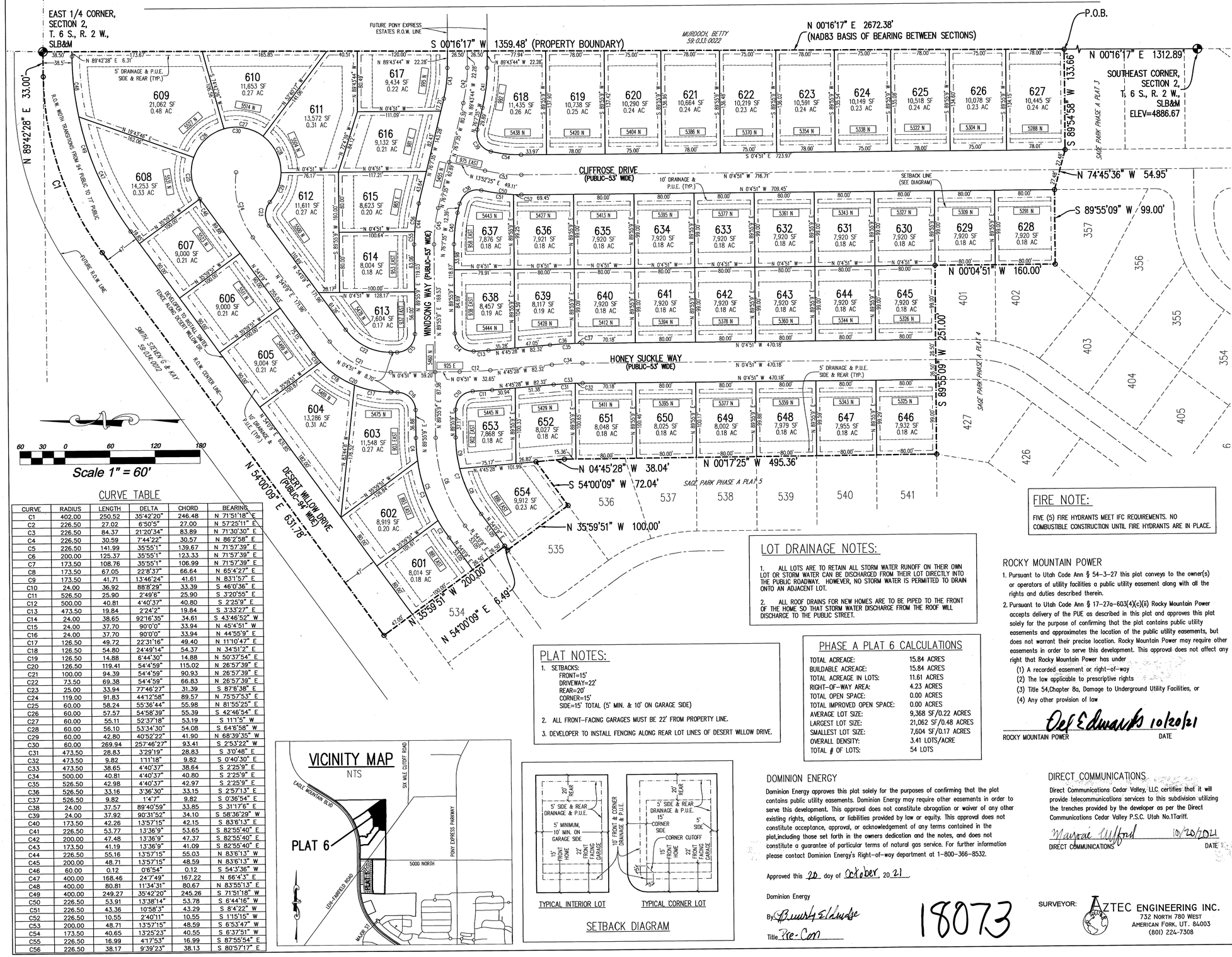
Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

SAGE PARK PHASE A PLAT 6



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	402.00	250.52	35°42'20"	246.48	N 71°51'18" E
C2	226.50	27.02	6°50'5"	27.00	N 57°25'11" E
C3	226.50	84.37	21°20'34"	83.89	N 71°30'30" E
C4	226.50	30.59	7°44'22"	30.57	N 86°2'58" E
C5	226.50	141.99	35°55'1"	139.67	N 71°57'39" E
C6	200.00	125.37	35°55'1"	123.33	N 71°57'39" E
C7	173.50	108.76	35°55'1"	106.99	N 71°57'39" E
C8	173.50	67.05	22°8'37"	66.64	N 65°4'27" E
C9	173.50	41.71	13°46'24"	41.61	N 83°1'57" E
C10	24.00	36.92	88°8'29"	33.39	S 46°0'36" E
C11	526.50	25.90	2°49'6"	25.90	S 3°20'55" E
C12	500.00	40.81	4°40'37"	40.80	S 2°25'9" E
C13	473.50	19.84	2°24'2"	19.84	S 3°33'27" E
C14	24.00	38.65	92°16'35"	34.61	S 43°46'52" W
C15	24.00	37.70	90°0'0"	33.94	N 45°4'51" W
C16	24.00	37.70	90°0'0"	33.94	N 44°55'9" E
C17	126.50	49.72	22°31'16"	49.40	N 11°10'47" E
C18	126.50	54.80	24°49'14"	54.37	N 34°51'2" E
C19	126.50	14.88	6°44'30"	14.88	N 50°37'54" E
C20	126.50	119.41	54°4'59"	115.02	N 26°57'39" E
C21	100.00	94.39	54°4'59"	90.93	N 26°57'39" E
C22	73.50	69.38	54°4'59"	66.83	N 26°57'39" E
C23	25.00	33.94	77°46'27"	31.39	S 87°6'38" E
C24	119.00	91.83	44°12'58"	89.57	N 75°57'53" E
C25	60.00	58.24	55°36'44"	55.98	N 81°55'25" E
C26	60.00	57.57	54°58'39"	55.39	S 42°46'54" E
C27	60.00	55.11	52°37'18"	53.19	S 11°1'5" W
C28	60.00	56.10	53°34'30"	54.08	S 64°6'58" W
C29	60.00	42.80	40°52'22"	41.90	N 68°39'35" W
C30	60.00	269.94	257°46'27"	93.41	S 2°53'22" W
C31	473.50	28.83	3°29'19"	28.83	S 3°0'48" E
C32	473.50	9.82	1°11'18"	9.82	S 0°40'30" E
C33	473.50	38.65	4°40'37"	38.64	S 2°25'9" E
C34	500.00	40.81	4°40'37"	40.80	S 2°25'9" E
C35	526.50	42.98	4°40'37"	42.97	S 2°25'9" E
C36	526.50	33.16	3°36'30"	33.15	S 2°57'13" E
C37	526.50	9.82	1°4'7"	9.82	S 0°36'54" E
C38	24.00	37.57	89°40'59"	33.85	S 31°17'6" E
C39	24.00	37.92	90°31'52"	34.10	S 58°36'29" W
C40	173.50	42.26	13°57'15"	42.15	S 83°6'13" E
C41	226.50	53.77	13°36'9"	53.65	S 82°55'40" E
C42	200.00	47.48	13°36'9"	47.37	S 82°55'40" E
C43	173.50	41.19	13°36'9"	41.09	S 82°55'40" E
C44	226.50	55.16	13°57'15"	55.03	N 83°6'13" W
C45	200.00	48.71	13°57'15"	48.59	N 83°6'13" W
C46	60.00	0.12	0°6'54"	0.12	S 54°3'36" W
C47	400.00	168.46	24°7'49"	167.22	N 66°4'3" E
C48	400.00	80.81	11°34'31"	80.67	N 83°55'13" E
C49	400.00	249.27	35°42'20"	245.26	S 71°51'18" W
C50	226.50	53.91	13°38'14"	53.78	S 6°44'16" W
C51	226.50	43.36	10°58'3"	43.29	S 8°4'22" W
C52	226.50	10.55	2°40'11"	10.55	S 1°15'15" W
C53	200.00	48.71	13°57'15"	48.59	S 6°53'47" W
C54	173.50	40.65	13°25'23"	40.55	S 6°37'51" W
C55	226.50	16.99	4°17'53"	16.99	S 87°55'54" E
C56	226.50	38.17	9°39'23"	38.13	S 80°57'17" E

VICINITY MAP

NTS

PLAT NOTES:

1. SETBACKS:
   FRONT=15'
   DRIVEWAY=22'
   REAR=20'
   CORNER=15'
   SIDE=15' TOTAL (5' MIN. & 10' ON GARAGE SIDE)
2. ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.
3. DEVELOPER TO INSTALL FENCING ALONG REAR LOT LINES OF DESERT WILLOW DRIVE.

LOT DRAINAGE NOTES:

1. ALL LOTS ARE TO RETAIN ALL STORM WATER RUNOFF ON THEIR OWN LOT OR STORM WATER CAN BE DISCHARGED FROM THEIR LOT DIRECTLY INTO THE PUBLIC ROADWAY. HOWEVER, NO STORM WATER IS PERMITTED TO DRAIN ONTO AN ADJACENT LOT.
2. ALL ROOF DRAINS FOR NEW HOMES ARE TO BE PIPED TO THE FRONT OF THE HOME SO THAT STORM WATER DISCHARGE FROM THE ROOF WILL DISCHARGE TO THE PUBLIC STREET.

PHASE A PLAT 6 CALCULATIONS

TOTAL ACREAGE:	15.84 ACRES
BUILDABLE ACREAGE:	15.84 ACRES
TOTAL ACREAGE IN LOTS:	11.61 ACRES
RIGHT-OF-WAY AREA:	4.23 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	9,368 SF/0.22 ACRES
LARGEST LOT SIZE:	21,062 SF/0.48 ACRES
SMALLEST LOT SIZE:	7,604 SF/0.17 ACRES
OVERALL DENSITY:	3.41 LOTS/ACRE
TOTAL # OF LOTS:	54 LOTS

SETBACK DIAGRAM

FIRE NOTE:

FIVE (5) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.

ROCKY MOUNTAIN POWER

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

Ded Edwards 10/20/21

ROCKY MOUNTAIN POWER DATE

DOMINION ENERGY

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

Approved this 20 day of October 2021

Dominion Energy

By: Brandy Edwards

Title Pre-Con

DIRECT COMMUNICATIONS

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

Mayoral Ufford 10/20/2021

DIRECT COMMUNICATIONS DATE

18073

SURVEYOR: AZTEC ENGINEERING INC.
732 NORTH 780 WEST
AMERICAN FORK, UT. 84003
(801) 224-7308

SURVEYOR'S CERTIFICATE

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

Oct. 6, 2021
DATE

AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°16'17" EAST ALONG SECTION LINE 1312.89 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES ALONG THE NORTHERLY BOUNDARY OF SAGE PARK PHASE A PLATS 3 & 4 AND THE EASTERLY BOUNDARY OF SAGE PARK PHASE A PLAT 5 AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER: 1) SOUTH 89°54'58" WEST 133.66 FEET, 2) NORTH 74°45'36" WEST 54.95 FEET, 3) SOUTH 89°55'09" WEST 99.00 FEET, 4) NORTH 00°04'51" WEST 160.00 FEET, 5) SOUTH 89°55'09" WEST 251.00 FEET, 6) NORTH 00°17'25" WEST 495.36 FEET, 7) NORTH 04°45'28" WEST 38.04 FEET, 8) SOUTH 54°00'09" WEST 72.04 FEET, 9) NORTH 35°59'51" WEST 100.00 FEET, 10) NORTH 54°00'09" EAST 6.49 FEET, 11) NORTH 35°59'51" WEST 200.00 FEET; THENCE NORTH 54°00'09" EAST 631.78 FEET; THENCE ALONG THE ARC OF A 402.00 FOOT RADIUS CURVE TO THE RIGHT 250.52 FEET THROUGH A CENTRAL ANGLE OF 35°42'20" (CHORD BEARS NORTH 71°51'18" EAST 246.48 FEET); THENCE NORTH 89°42'28" EAST 33.00 FEET; THENCE SOUTH 00°16'17" WEST ALONG SECTION LINE A DISTANCE OF 1359.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 689,969 S.F. OR 15.840 ACRES, MORE OR LESS

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

EAGLE MOUNTAIN CITY PLAT DEDICATION

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

OWNER(S):
PRINTED NAME OF OWNER

ENT 207746:2021 Map # 18073
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Dec 16 9:37 am FEE 158.00 BY TM
RECORDED FOR EAGLE MOUNTAIN CITY

AUTHORIZED SIGNATURE(S)

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

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

OWNER(S): PATTERSON CONSTRUCTION, INC
PRINTED NAME OF OWNER James R. Patterson, President 10/27/2021

AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

On the 27th day of October 2021 personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES 01-08-2024

NOTARY PUBLIC SIGNATURE

709876
COMMISSION NUMBER

Julie Ann Allen
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 7 DAY OF December 2021

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY ENGINEER (SEE SEAL BELOW)

ATTEST BY CITY RECORDER (SEE SEAL BELOW)

FINAL PLAT 6

SAGE PARK PHASE A

SUBDIVISION

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

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

Notary Public Seal

Notary Public Seal

Clerk-Recorder Seal

Sec. 2, T6S, R2W, SLB&M, TU 038, AN

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**

TITLE:	2023 Pony Express Paving Project Change Order #1 - Geneva Rock
ITEM TYPE:	Change Order
FISCAL IMPACT:	$41,514.76 G.L.# 10-41-44100-5122 Fiscal Budget 2023
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Zac Hilton, Public Works

PRESENTED BY:
Zac Hilton

RECOMMENDATION:
Staff recommends the City Council approve the change order for the Pony Express Paving Project in the amount of $41,514.76.

BACKGROUND:
On April 18, 2023, the City Council approved the 2023 Pony Express Paving Project award to Geneva Rock with a contracted price of $753,204.54. During the construction of the project, an additional 13 water valves were located without concrete collars and were covered under debris. Also, after the project had been completed, the total square footage of roto-milled and repaved asphalt had increased from the bid total by 12,644 square feet. The primary cause of the square footage increase to the bid total is the lack of curb, which makes it difficult to define where the edge of asphalt ends. The contract established unit costs for these items, and the quantities of the units were increased to complete the project. While this project is budgeted at $1.1 million, the total cost for this project with the change order will be $794,719.30.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

June 20, 2023, 3:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION

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

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Deputy City Administrator/Community Development Director; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Cliff Strachan, Director of Legislative Affairs; Kimberly Ruesch, Finance Director; Tyler Maffitt, Communications Manager; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Planning Manager; David Stroud, Senior Planner; Steven Lehmitz, Planner; Jed Shum, Planner; Lianne Pengra, Chief Deputy Recorder; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities/Operations Director; Brad Hickman, Parks and Recreation Director; Eric McDowell, Chief Deputy Sheriff; B.J. Eccles; Sergeant; Terrence Dela Pena, Finance/Management Analyst and Natalie Winterton, Grants Coordinator/Management Analyst.

CITY STAFF PRESENT ELECTRONICALLY: Angela Valenzuela, Human Resource Manager; Chas Glenn, Administrative Assistant; Elizabeth Fewkes, Recording Secretary; Michele Graves, Library Director; and Embret Fossum, Unified Fire Authority Battalion Chief.

Mayor Westmoreland called the meeting to order at 3:06 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. DISCUSSION – Affordable Housing Master Plan - Lewis, Young, Robertson, and Burningham

This item was presented and discussed following item 1.B.

Fred Philpot with Lewis, Young, Robertson, and Burningham presented the Council with a draft version of the Eagle Mountain City Affordable Housing Plan. He detailed the City's historical and expected population growth, resident incomes, home values, housing type distribution, and affordability of homes.

Mr. Philpot explained the General Plan's foundational strategies, which include ensuring that affordable housing grows proportionally with normal development, supporting affordable housing options that address the needs of low to moderate-income households, providing the opportunity for affordable homeownership by offering a range of housing types, and providing desirable affordable housing options that integrate well into surrounding neighborhoods.

Councilmembers Wright and Curtis desired to review the data before making further comments.

Councilmember Wright stated that the entire State of Utah is struggling to provide product within the $245,000 to $350,000 price range. He suggested looking for ways to partner with developers to build the vested units in the City.

Mayor Westmoreland requested additional historical data and context for comparison with the current market.

Mr. Philpot clarified that his focus is on affordability within Eagle Mountain rather than comparison with other cities. He explained that land value, growth, and scarcity in the West have caused issues as they have outpaced income, making affordability more challenging for all cities in the State, including Eagle Mountain. Demand is causing home evaluation to rise more than the increased cost of construction. Housing supply and demand imbalance also impact mobility for current owners looking to purchase a home.

Councilmember Love said that she thinks that Eagle Mountain is in a unique situation because so many residents own homes and it illustrates that many residents were able to purchase homes when the units were affordable and the current issues are market driven.

Discussion ensued regarding considerations of vested units in housing statistics, the definition of affordable housing, the abilities and limitations of the City to resolve market issues, and possible strategies to assist with housing affordability issues through density transfers or using affordable housing funds to help residents buy down interest rates.

1.B. UPDATE – City Administrator Items

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

The City will be using the 2021 Firework Restrictions Map for the July 4th and 24th holidays.

Economic Development

- Public input for the small area plans thus far has been strong. The in-person event was well-attended, and the matching survey received dozens of responses. Downtown Redevelopment Services and staff will be using public input and stakeholder discussions to select a single map to work from going forward into the next steps.
- Crumbl, unfortunately, had to delay their opening again to June 30th.
- Retail demand is high right now. The City is hosting several development groups and retailers for meetings and tours. Prospects are strong for significant retail plans later this year.
- The QTS project has been stalled due to ongoing discussions with Alpine School District regarding the school site in the Pole Canyon/Firefly development.

Parks, Recreation, Events, and Cemetery

- Staff has pushed the update on the off-street trails plan to a meeting in July or the earliest agenda it allows.

DRAFT

Engineering

- The precast culvert sections for the Tickville Crossing at Silver Creek Way will be delivered on July 1, and the contractor will be onsite to begin installation. Staff is concerned with the ability to place the culvert sections while the wash is still flowing and will coordinate the construction to ensure proper installation.
- City staff met with representatives from Flagship, RK Builders, and John Hancock School to address concerns with school traffic accessing the school site. Flagship anticipates completing the full build-out of Tiffany Lane by October of this year, if not sooner. If they are unable to complete this full section prior to the beginning of the school year on August 15, they will pave at least an additional 4 feet of asphalt to provide a minimum of 24 feet of asphalt until they can complete the road section. Flagship also offered to provide some concrete barriers and additional traffic mitigation if needed.
- Proposals for the design of a two-million-gallon tank were extended by two weeks as the City reconsiders the parcel best suited for the tank.
- Steel for the traffic signals for Woodhaven, Stonebridge, and Majors Street is still two to three months out. The contractor does not expect to begin work on these improvements until likely August.
- Construction is expected to begin on the Cedar Pass waterline replacement the first week in July.
- Construction on the widening of Mid Valley Road between Corey Wride Park and the junior high is expected to begin the first or second week in July. It has been discussed with the contractor that no interruptions to school traffic will be allowed.

Facilities, Fleet, and Emergency Management

- Upgrades to the sewer building are about 90% complete. The flooring is being installed on June 21.
- The Sheriff's and Recorder's Office remodel walkthrough and punch list are scheduled for June 29.
- All new and replacement vehicles for Fiscal Year 2023 have arrived.
- Emergency Coordinator Dave Ulibarri is teaching a Stop The Bleed training for City staff on July 11 through July 13.

Streets and Storm Water

- The Pony Express Paving Project has been roto-milled and repaved. The contractor will begin raising manhole covers and pouring concrete collars tomorrow. The restriping is scheduled for Saturday to complete the project.
- The spray-applied seal coats have begun this week which include daily road closures in residential areas. This work is anticipated to take three weeks to complete.

Public Utilities

- Well #5 is still on track to be finished by the end of the week. There was a delay due to the rewinding of the motor.
- The bypass tapping sleeves have not shipped yet; they should arrive next week.
- Well #2 still is not running. Thursday, all wells were turned off.

DRAFT

- The White Hills well will need some work on the column pipe due to the test pumping that was done. The City is waiting to learn what needs to be repaired.

Community Development

- Through June 18, 2023, 45 new residential permits have been issued – 36 single-family and 9 multifamily.
- Commercial permits have been issued for Wingstop, Taco Bell, Utah Valley Pediatrics, and for an Alpine Credit Union remodel.
- A Certificate of Occupancy was issued for Crumbl on June 16.
- A variety of public sites were planted with a seed mix of wildflowers, native grasses, and other drought-tolerant native plants during the fall/winter. Staff will send out invites to the Council soon to tour four to five of these sites and see the progress in the next couple of weeks.
- Alpine School District's middle school plans have been received and are in review, for a site north of Wride Memorial Highway and south of the Arrival neighborhood.
- The City is working with the SilverLake Village Homeowner's Association (HOA) to acquire property on the banks and tops of the Tickville Wash that is currently owned by the HOA.

Randy Larsen with Gilmore and Bell answered questions from staff and City Council regarding Public Improvement Districts (PIDs) and Local Area Districts (LADs).

2. AGENDA REVIEW

CONSENT AGENDA

9. AGREEMENTS

9.B. Water Supply Agreement – Central Utah Water Conservancy District
CWP Water Supply Agreement FY 2023A – DRAFT

Councilmember Curtis requested this item be removed from the consent agenda and placed as a regularly scheduled item.

Councilmember Love expressed concern that Exhibits A and C were missing from the materials.

City Attorney Marcus Draper stated that the applicant did not give a reason for the exhibits being excluded. However, the City Council could condition the approval on the take-down schedule, Exhibit A, being provided. He will research the contents of the missing Exhibit C and report back.

10. BID AWARDS

10.A. Tertiary Treatment and Algae Control Design – JWO Engineering
JWO Fee Proposal

City Engineer Chris Trusty confirmed that this project will be partially funded with grants.

12. CHANGE ORDERS

12.A. Well 8 Drilling Change Order #1 – Grimshaw Drilling LLC
Test Pumping Estimate

Discussion confirmed what was included in the bid package and cost comparisons.

SCHEDULED ITEMS

14. ORDINANCES/PUBLIC HEARINGS

14.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting the Fiscal Year 2023-2024 Budget and the Certified Tax Rate.

This item was presented and discussed after item 14.B.

Finance Director Kimberly explained that the changes include the removal of a full-time employee position and the removal of a part-time employee from utility billing to allow a full-time employee in the Water Department. Capital Project increases include the addition of $55,000 for a sidewalk extension, $90,000 for a cooperative agreement with the Division of Wildlife Resources for wildlife corridor fencing, $30,000 for paving a Safe Routes to School trail in Overland, and $200,000 for the medians for the realignment project at Pony Express Parkway and Ranches Parkway. She presented the history of the certified tax rate and explained the portion collected by the City. The new rate for 2023 is half a mill, or 0.000524%.

Mr. Jerome clarified that the News Writer position was removed and the scope of the duties for the Executive Assistant may change.

14.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting the Fourth and Final Amendment to the Fiscal Year 2022-2023 Annual Budget.

This item was presented and discussed prior to item 14.A.

Ms. Ruesch presented the item and explained the following changes to the budget since the last review by the City Council:

- Payroll costs have been redistributed across funds but are still in line with the original budget amounts;
- Increases in the General Fund account for the fraud incident until the insurance is resolved and funds received will be added to the budget;
- $400,000 was added to account for an item related to a special improvements district development agreement;
- Streets Department includes new installation of streetlights;
- Three capital projects were accounted for in the overall project budget;
- An increase of $1 million in the Water Fund for operating spending for materials, supplies, and water purchases from Central Utah Water and a project funded by the bond; and

DRAFT

- Sewer Fund includes payments to the Timpanogos Special Service District for sewer treatments and increases related to the Tertiary Treatment and Algae Control Design.

15. POLE CANYON/FIREFLY

Items 15.A., 15.B., and 15.C. were presented and discussed concurrently.

15.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Pole Canyon (AKA Firefly) Master Development Plan.

15.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Amended and Restated Pole Canyon Master Development Agreement, Now Known as Firefly.

15.C. RESOLUTION/PUBLIC HEARING – A Resolution of Eagle Mountain City, Utah, Providing for the Creation of the Firefly Public Infrastructure Districts Numbers 1 through 10 as Independent Districts; Authorizing and Approving a Governing Document and Interlocal Agreement; Approving of an Annexation Area; Appointing Board of Trustees; Authorizing Other Documents in Connection Therewith; and Related Matters.

Planning Manager Robert Hobbs presented the request for approval to modify both a Master Development Plan (MDP) and associated Master Development Agreement (MDA) pertaining to 2,764.51 acres of land zoned Residential in the Pole Canyon development area to allow re-configuration of a previously approved project layout that included 9,659 residential dwelling units. He reviewed the history of the project, approvals, densities, designs, and land use designations.

Summary of Updates to the Firefly Plan Community Plan:
- Decrease in the overall number of units by 869 from 9,659 to 8,790.
- Modified boundaries and unit count of Neighborhood Planning Areas (NPAs).
- A minimum of 356 acres of open space (double the open space required in the existing MDA).
- Added commitment to upgrade White Hills Park in Phase 1 of the project.
- Total parks, trails, and open space spending of $79,110,000 (2.4 times greater than the city. standard level of approximately $32.4 million).
- Removed shared drive lots from the plan.
- Limit homesites with 5-foot/5-foot setbacks to a total of 900 units.
- Maximum number of apartments/condominiums per building of 48 units.
- Maximum multifamily building height of 55 feet and four stories.
- Neighborhood commercial permitted in NPAs 9 and 12, conditional use in all other NPAs.
- Datacenter use permitted in CPA (commercial planning area) 3.

Summary of the changes to the Amended and Restated Master Development Agreement (ARMDA):
- Reduction of 869 units

- Commercial as a permitted use in NPA 9 and 12 with no loss of units. Commercial in other NPAs processed as a conditional use with a loss of 4.1 units/acre for everything but vertical mixed-use.
- The requirement that the developer moves forward with reasonable diligence or risk default
- Future property acquired by Master Developer may be added to ARMDA as Industrial or Commercial only. The developer needs to come back to the City Council in order to add residential uses.
- Data Center Property may withdraw from the ARMDA if the owner enters into a new development agreement with the City.
- The term of the agreement is 25 years with the first period being until December 31, 2033; the second period until December 31, 2043; and the third period until December 31, 2048. If the Master Developer is in default at the end of any of those periods, then the ARMDA terminates.
- The Master Developer will utilize secondary water for irrigation in Community Parks.
- The Master Developer will sell a ten□acre site within the project to the City that the City can use to satisfy its obligation to the Alpine School District.
- City and Master Developer will meet at a special work session every two years to review the progress of the project and to discuss any changes that either side feels should be considered for an amendment to the ARMDA.

Financing Mechanism:

- The City approves the creation of 10 independent districts that are authorized to fund public infrastructure within the project.
- The 10 districts are initially very small (0.10 acres) but can expand their boundaries to account for phasing within the project.
- The bond proceeds generated by the districts would finance public infrastructure (roads, sewer, stormwater, culinary/secondary water, and parks). All public infrastructure will be built according to City standards and dedicated to the City or another public entity.
- Districts would be organized to repay the bonds in a manner that limits the amount left on the homeowner to a maximum of $65 per month ($780 per year). Master Developer is responsible for paying off the balance of the debt.

Councilmember Gray clarified, in response to residents' concerns regarding his relationship with the applicant, that he has property in Riverton that Mr. Shipp has expressed interest in purchasing and he is open to considering all offers and has no current contract with Mr. Shipp.

Applicant representative Nate Shipp presented the vision for the Firefly project. His partners have indicated that they need to begin construction at the end of June. If the Firefly project is not approved, they will need to begin construction based on the approved Pole Canyon plans. In order to comply with current Municipal Code standards, the Pole Canyon project would have 66% multifamily units. The goal of Firefly is to encourage residents to spend time outdoors, and the purpose of the PID is for the project to support itself without putting the burden on residents living outside of Firefly. Their plan is that the PID, LAD, and homeowners' association (HOA) fees combined will not exceed $110 a month. Pole Canyon phasing would begin with multifamily. The phasing of Firefly would include the one-acre equestrian lots and about half of the parks and open space.

DRAFT

Councilmember Gray stated his concerns regarding documents being labeled as conceptual. He advocated for safeguards to ensure the project is developed as imagined and to resolve contradictions between elements of the agreement impacting density and agreed-upon standards.

Councilmember Love noted the efforts of the Council working with the applicants to adjust the unit types, quantities, and standards. Although she feels the project has improved, she's hesitant to approve the plan without detailing the unit type and varieties in the agreement.

Councilmember Curtis expressed concern with the lack of specificity in the plan potentially resulting in unit types and densities contrary to the proposal and rooftop greenery being counted towards the amenity requirements.

Discussion ensued regarding the City Council's concerns about the agreement excluding unit types, the number of units, and amenities; the reasons the applicants had excluded unit counts and detailed amenities; and possible unit counts and amenity specifics the applicants could agree to stipulate in the agreement.

Councilmember Burnham cautioned that requiring specific unit types and numbers could become problematic should development standards change in the future.

Applicant representative Jared Westhoff explained the sacrifices being made by the developer and the challenges they are facing by offering to exceed parks and open space requirements in the Firefly project, the impact on the construction deadline of delaying the approval, and their contributions to the City above requirements in previous projects.

Councilmember Love expressed hesitation to approve the project without allowing the City Attorney sufficient time to implement the changes in the legal agreement outside of the meeting.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

MOTION: ***Councilmember Burnham moved to adjourn to a closed executive session for the purpose of discussing reasonably imminent litigation; the purchase, lease, or exchange of real property; or the character, professional competence, or physical or mental health of an individual pursuant to Section 52-4-205(1) of the Utah Code, annotated. Councilmember Wright seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

DRAFT

The meeting was adjourned at 6:34 p.m.

7:00 P.M. POLICY SESSION

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

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Deputy City Administrator/Community Development Director; Marcus Draper, City Attorney; Cliff Strachan, Director of Legislative Affairs; Kimberly Ruesch, Finance Director; Tyler Maffitt, Communications Manager; Robert Hobbs, Planning Manager; David Stroud, Senior Planner; Steven Lehmitz, Planner; Lianne Pengra, Chief Deputy Recorder; Chris Trusty, City Engineer; Brad Hickman, Parks and Recreation Director; Eric McDowell, Chief Deputy Sheriff; Terrence Dela Pena, Finance/Management Analyst and Natalie Winterton, Grants Coordinator/Management Analyst.

CITY STAFF PRESENT ELECTRONICALLY: Evan Berrett, Economic Development Director; Elizabeth Fewkes, Recording Secretary; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; and Embret Fossum, Unified Fire Authority Battalion Chief.

4. CALL TO ORDER

Mayor Westmoreland called the policy session to order at 8:17 p.m.

5. PLEDGE OF ALLEGIANCE

Councilmember Love led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Eagle Mountain City would like to invite residents to attend our Movie in the Park. It will take place on Friday, June 23 at 9:30 p.m. at Silverlake Amphitheater. Free popcorn and WeICE to the first 150 in attendance.
- Eagle Mountain City will be using the 2021 fireworks restriction map for the July 4th and July 24th holidays. This map is less restrictive than the 2022 map during the State's extreme drought conditions. Find the map on the City's social media soon.
- Eagle Mountain encourages residents to attend the next Wildlife and Nature Education class. The course will take place at 7:00 p.m. tomorrow at Eagle Mountain City Hall and will cover the fear of snakes.
- Residents who do not use social media to stay in touch with the City are encouraged to sign up for the City's text notification system. Weekly, the City sends updates on news, important information, and sign-ups for recreational sports. Learn more at eaglemountaincity.com.

7. PUBLIC COMMENTS

DRAFT

Mayor Westmoreland opened public comment at 8:21 p.m.

LouAnn Newton submitted an email to the City regarding speed bumps.

Bruno Hunsaker inquired about the money lost in the cyber-attack ten months ago. He beseeched the City Council and businesses to pressure the State to provide more funds to the Utah Department of Transportation and Mountainland Association for Governments for road networks to address growth impacting the City.

Mayor Westmoreland closed public comment at 8:27 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Burnham
Councilmember Burnham thanked the residents for their participation and apologized for the delayed meeting start due to the closed session.

Councilmember Gray
Councilmember Gray expressed appreciation for those that helped the Pony Express Days and Rodeo events to be a success.

Councilmember Curtis
None.

Councilmember Wright
Councilmember Wright welcomed the meeting participants. He recognized and thanked Flagship Homes for agreeing to complete Tiffany Lane before the charter school opens.

Councilmember Love
Councilmember Love echoed the appreciation for the public attending and apologies for the late start. She recognized Benjamin Lyne for encouraging and inspiring residents by running with a sign that says, "I believe in you," and presented him with a City challenge coin.

Mr. Lyne announced that he will be hosting a Signs Up to Lift Up event at Wride Memorial Park on July 1st from 10:00 a.m. to 12:00 p.m. and invited residents to come stand or sit with signs of encouragement that they can bring with them or make at the event.

Mayor Westmoreland
Mayor Westmoreland recognized the growth in the City rodeo and the quality of the animals.

CONSENT AGENDA

9. AGREEMENTS

9.A. Parkway Fields Well 8 Property Purchase Agreement – BCP Development Parkway Fields Well Site Purchase Contract

DRAFT

9.B. Water Supply Agreement – Central Utah Water Conservancy District
CWP Water Supply Agreement FY 2023A – DRAFT

10. BID AWARDS

10.A. Tertiary Treatment and Algae Control Design – JWO Engineering
JWO Fee Proposal

11. BOND RELEASES

11.A. SilverLake Plat 33 – Into Warranty

12. CHANGE ORDERS

12.A. Well 8 Drilling Change Order #1 – Grimshaw Drilling LLC
Test Pumping Estimate

MOTION: ***Councilmember Wright moved to approve the consent agenda removing item 9.B. and placing it as a scheduled item. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

SCHEDULED ITEMS

9.B. Water Supply Agreement - Central Utah Water Conservancy District
CWP Water Supply Agreement FY 2023A – DRAFT

This item was presented and discussed following item 18.A.

City Administrator Paul Jerome stated that the materials requested during the work session were provided to the Council – Exhibit A outlines the takedown schedule and Exhibit C explains the discount for paying ahead of schedule.

Councilmember Curtis raised objections to the stipulation to ban park strips. Councilmember Love concurred.

Mr. Jerome clarified that it prohibits grass in park strips under 8 feet in width.

Councilmember Burnham noted that the State desires to eliminate non-functional turf.

Discussion ensued regarding whether to remove 9(b), "(i) elimination of non-functional turf for public strips narrower than 8 feet at its narrowest point along new public roads platted or approved by the Purchaser subsequent to the Effective Date; and (ii) provide for the adoption of Localscapes or similar elements as determined by CWP's suggested landscape ordinance," from the agreement; the ability to address concerns when drafting water conservation standards for the City; and the allowance to provide alternative standards with quantitative analysis verifying that the proposed alternative ordinances will prove at least as effective as the suggested landscape ordinance.

MOTION: ***Councilmember Burnham moved to approve a water supply agreement, as presented in the packet, for the Central Utah Water Conservancy District CWP Water Supply Agreement FY 2023 A. Councilmember Wright seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

14. ORDINANCES/PUBLIC HEARINGS

14.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting the Fiscal Year 2023-2024 Budget and the Certified Tax Rate.

Mayor Westmoreland opened the public hearing at 8:42 p.m. As there were no comments, he closed the hearing.

Finance Director Kimberly Ruesch reviewed the item as presented during work session.

MOTION: ***Councilmember Love moved to approve an ordinance of Eagle Mountain City, Utah, adopting the Fiscal Year 2023-2024 Budget and the Certified Tax Rate as presented in the packet for a total budget of $93,379,091 which includes adding $55,000 for a sidewalk extension, $90,000 for wildlife corridor fencing, $30,000 for paving a Safe Routes to School trail in Overland, and $200,000 for the medians for the realignment project at Pony Express Parkway and Ranches Parkway. Councilmember Wright seconded the motion.***

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Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

14.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting the Fourth and Final Amendment to the Fiscal Year 2022-2023 Annual Budget.

Mayor Westmoreland opened the public hearing at 8:46 p.m. As there were no comments, he closed the hearing.

MOTION: ***Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, adopting the Fourth and Final Amendment to the Fiscal Year 2022-2023 Annual Budget. Councilmember Wright seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

15. POLE CANYON/FIREFLY

Items 15.A., and 15.B., were presented and discussed concurrently.

15.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Pole Canyon (AKA Firefly) Master Development Plan.

Planning Manager Robert Hobbs reviewed the item as presented during work session.

Applicant representative Nate Shipp with Oquirrh Mountain Ranch, LLC presented the vision for the Firefly development and the changes that have been made from the Pole Canyon plan with 9,659 total vested units, which resulted in the Pole Canyon project containing 66% multifamily units.

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Applicant representative Bruce Baird with DAI proposed unit verbiage to add items to the agreement to mitigate Council concerns raised during the work session regarding vested unit counts. The changes include adding a definition "Table of Use Distribution," and a corresponding table that will be attached as Exhibit N, and will be referenced in Section 4.3.1.1, "The number and type of Maximum RDUs shall be distributed throughout the Project as specified in Exhibit N," of the ARMDA. Exhibit N Table of Use Distribution sets a base number and a 15% increase maximum for unit types including Standard C, Alley Load, Cottage, Townhomes, Condominium, and Apartments. The table stipulates a total maximum number of 8,790 for all unit types which will result in the reduction of a unit from one category to compensate for any increase in the number of another unit type.

Councilmember Burnham noted that the maximum number of multifamily units permitted in the new plan is significantly less than the 66% in the Pole Canyon plan.

The applicants confirmed that the various unit types will be clearly defined in the Community Plan (CP) 4-02 Single Family Standards and CP 4-10 Multifamily Standards and they will be developed in a proportional manner and reported every two years in the required update to the City Council. The apartment buildings will have a maximum of 48 units to a building; however, they might develop smaller buildings to offer variety. They committed to changing the Table of Use Distribution to allow a maximum of 400 apartment units. Phase 1 contains over half of the open space amenities including the construction of Community Park A, Regional Park C mountain bike trails, and White Hills Neighborhood Park and 125 acres of equestrian lots. All the park amenities in Phase 1, including the mountain bike trails, will be open to all residents. The pickleball courts in Community Park A will have bleacher seating and space for additional courts should the City elect to hold tournaments.

Applicant representative Jared Westhoff explained that they designed the location of the arenas and houses in the equestrian lots to help buffer between the existing and future lots.

Mayor Westmoreland explained that six years ago, he and staff began working with landowners to preserve open space in the City and utilize opportunities unavailable to built-out cities. The parties involved with this project fully embraced the Eagle Mountain vision to the benefit of all residents. The applicants have also been willing to incorporate commercial and industrial uses.

Mayor Westmoreland opened the public hearing at 9:27 p.m.

Kevin Wilson, Adam Clark, Dave Myers, Elizabeth Lebrecht, and Alex Vastardis spoke in favor of the development.

Janessa Kofoed submitted an email in favor of the project.

Marian Burningham submitted an email against the project.

Mayor Westmoreland closed the public hearing at 9:38 p.m.

Jim Smith, landowner within the Firefly project, expressed support for open space transitions rather than a fence between the properties.

Councilmember Wright stated that although he recognizes that the Firefly project will result in a better outcome, he is concerned with latitude in the agreement that allows for deviation from the plan as presented. As such, he is unable to approve the plan as proposed and desires to tighten the language in the agreement.

Discussion clarified the taxation permitted and the advantages and disadvantages of a public improvement district (PID) and a local area district (LAD). State law and other regulations prohibit double taxation. The PID will allow the applicants to fund the infrastructure upfront and construct it all at once. The LAD holds the ownership of the private amenities and the HOA will maintain the amenities. The PID would be financially responsible and liable should the HOA dissolve and the LAD helps protect against defaults.

Discussion ensued regarding the following:

- Buffering between the lots and possibly using a fence to assist with meeting transition standard requirements and the applicants' preference to maintain open space transitions between the lots;
- The development agreement has standards differing from Municipal Code, including buffering and lot size transitioning for residential but not commercial uses;
- Whether ARMDA Section 4.10 Phasing, "Notwithstanding, Master Developer shall make commercially reasonable efforts based upon current market conditions to develop a mix of residential unit types so as to provide future residents of the City with multiple housing options;" adequately resolves proportionality concerns and "reasonable efforts" used as a term in legal documents;
- Safeguards against losing the amenities should the property transfer not go through with Boy Scouts of America (BSA) as stated in ARMDA Section 4.11.1, and the BSA indicating a willingness to transfer the land as they are unable to improve it as planned;
- Clarifying the terms of Section 4.3.2;
- Section 43, "Conflicts. The City's Vested Laws shall apply to each Development Application except as the City's Vested Laws are modified by this ARMDA (including all exhibits thereto)" and the modified buffering standards committed to in the Community Plan Technical Documents Exhibit K;
- Road cross sections in the Community Plan, as shown on the Roadway Exhibit and Street Sections, differ from Municipal Code standards for smaller roads by allowing the same amount of asphalt with five-foot wide park strips rather than six feet; however, the arterial roads have the same right-of-way as the City's requirements;
- The adjacencies of the commercial and industrial areas;
- Exhibit E Customized Approval Process;
- Ensuring a designated employee is only able to approve minor modifications to the parks, trails, and open space plan;
- Shared drive housing lots being erroneously left in the verbiage of the plan after the applicants agreed to remove them;

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- The upsize provision in the contract allowing for reimbursement agreements for infrastructure augmentation such as the four-million-gallon water storage tank accounted for in the City's budget;
- The measurement of building heights differing from the methods outlined in Municipal Code;
- The allowance for 20% density transfer;
- Clarification that the City could deny requests for changes despite the stipulation, "Upon a request by the applicant, these standards may be adjusted by the Planning Commission (or the applicable approving body of the City) upon Site Plan or Subdivision Application," in the Community Plan would guarantee approval of the requests;
- CP 4-15 Parking allowing, "For condominiums or apartments that are part of a mixed-use project, parking may be shared and the total number of shared parking spaces required for the mixed-use project may be reduced, at Master Developer's discretion, by up to 25% of the overall minimum parking requirement," and the overall project exceeding the City's parking standards;
- CP 4-26 allowing modified sign standards and concerns by the City Attorney that permitting signs standards specific to this development different from those for other developers and businesses causing First Amendment problems;
- Note 2 on CP 3-09 Parks, Trails, and Open Space Exhibit, "The PTOS depicted in this Exhibit are conceptual and intended to depict potential PTOS in the amounts/types/distributions contemplated in this Community Plan;" and
- Explaining that the ARMDA allows for onsite processing of existing materials. Section 1.2.34 Mining Activities protects against a prior owner exercising previous mineral rights to conduct mining activities on the property.

Applicant representatives Nate Shipp, David Vitek, Bruce Baird, Jared Westhoff, and Chase Andrizzi addressed City Council concerns and agreed to make the following changes:

- A commitment that the fees for the LAD and the PID shall not exceed a weighted average of $65 per month per unit, recognizing that a separate agreement with the LAD will be needed;
- Working with staff to amend the wording in ARMDA Section 4.10 Phasing, "Notwithstanding, Master Developer shall make commercially reasonable efforts based upon current market conditions to develop a mix of residential unit types so as to provide future residents of the City with multiple housing options;" to protect against multifamily units being built in a greater quantity disproportionate to single-family units;
- New annexations shall be required to meet the transitioning and buffering requirements for commercial and industrial uses if adjacent to residential zoning;
- Pools shall be built for the 400 apartment units;
- Exhibit E shall be removed;
- Specifying that only minor parks, trails, and open space be allowed to be a staff-level approval;
- Remove shared drive housing lots;
- Measuring building height using the method in Eagle Mountain City Municipal Code; and
- Amending CP 4-26 to address legal concerns.

Mayor Westmoreland recessed the meeting from 11:04 p.m. to 11:22 p.m.

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Discussion considered potential compensation plans should the developer donate ten acres of land to the Alpine School District, land assessment values, and utility infrastructure.

The applicants requested a Special Meeting to approve the changes requested by the City Council, due to the next meeting not scheduled until July 18. This will allow them to begin construction this season rather than losing another year on the project.

The City agreed to hold a Special Meeting on Wednesday, July 5, 2023, at 5:00 p.m.

Mr. Draper expressed concern with the creation of a zone through an exhibit in an ARMDA. As concerns with the sunsetting clause in the current RTI zoning are the reason for the clause, he recommended removing the sunsetting clause in a future code amendment, acknowledging that the RTI can still be repealed.

The applicants said they are amenable to removing the specified zoning should the City remove the sunsetting clause from the RTI Overlay standards.

Councilmember Wright verified with the applicants that Exhibit N: Table of Use Distribution will be added to the agreement.

MOTION: ***Councilmember Love moved to table an ordinance of Eagle Mountain City, Utah, approving the First Amendment to the Pole Canyon (AKA Firefly) Master Development Plan instructing staff to work with the developer to make the necessary changes so that it can be brought back at a future meeting. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

15.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Amended and Restated Pole Canyon Master Development Agreement, Now Known as Firefly.

MOTION: ***Councilmember Burnham moved to table a resolution of Eagle Mountain City, Utah, approving the Amended and Restated Pole Canyon Master Development Agreement, now known as Firefly, until the next meeting. Councilmember Wright seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*

☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

15.C. RESOLUTION/PUBLIC HEARING – A Resolution of Eagle Mountain City, Utah, Providing for the Creation of the Firefly Public Infrastructure Districts Numbers 1 through 10 as Independent Districts; Authorizing and Approving a Governing Document and Interlocal Agreement; Approving of an Annexation Area; Appointing Board of Trustees; Authorizing Other Documents in Connection Therewith; and Related Matters.

Councilmember Burnham verified with the applicants that they were agreeable to including a document on a different colored paper for residents to sign during the home purchase process, notifying them of the public infrastructure district and associated fees.

Mr. Draper explained the history of PIDs and financing, taxing, and bonding limitations. The applicants could bond up to half a million dollars and can tax up to 6 mills across all ten districts with a PID fee of up to $65 per month per residential unit. The City has the discretion of whether to allow the PID and the terms.

Discussion verified the procurement language in the document.

Applicant representative Chase Andrizzi stated that they intend to use the PID as a funding mechanism and residential users will be charged a maximum, weighted average of $65 per month for the PID and the LAD. The 6 mill rate would be applicable to commercial users or investment properties for business use. State law limits the term to 40 years. However, most bonds have a period of 20 to 30 years. Once the initial debt has been paid, additional debt cannot be issued.

Discussion ensued regarding the following:

- Allowable and intended periods for the bonds and repayment;
- The ability to consolidate or refinance the bonds in the future;
- Callable bonds and interest rates;
- Section 5.01 and 5.02 limitations addressing concerns Randy Larsen mentioned during the work session discussion regarding The Special Districts Act in Utah Code Title 17B;
- Section 5.02(C) Privately Placed Debt Limitation; and
- Timing and specificity of improvements.

Mayor Westmoreland opened the public hearing at 12:18 p.m. As there were no comments, he closed the hearing.

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Discussion considered whether to approve the PID subject to the approval of the ARMDA or to table the item and place the PID on the agenda of the July 5, 2023 Special City Council Meeting with the other items for the project.

MOTION: ***Councilmember Gray moved to table a resolution of Eagle Mountain City, Utah, providing for the creation of the Firefly Public Infrastructure Districts Numbers 1 through 10 as Independent Districts; authorizing and approving a Governing Document and Interlocal Agreement; approving of an Annexation Area; appointing Board of Trustees; authorizing other documents in connection therewith; and related matters to the Special City Council Meeting on July 5, 2023. Councilmember Burnham seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

16. ORDINANCES/PUBLIC HEARINGS

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

This item was presented and discussed after item 15.B.

Fred Philpot with Lewis, Young, Robertson, and Burningham explained the process of reviewing and determining the revised impact fee schedule, resulting in the recommendation of $622 per ERC (equivalent residential connection) for the north service area and $4,665 per ERC for the south and west service areas. The Brandon Park Reimbursement Agreement adds $103.06 per ERC and the Monte Vista Reimbursement Agreement adds $77.99 per ERC. The total wastewater impact fee includes the number of ERCs multiplied by the impact fee per ERC plus the applicable reimbursement fees. The City Council may adopt, modify, or reject proposed impact fees and must wait 90 days prior to the implementation of any increases.

Mayor Westmoreland opened the public hearing at 11:56 p.m.

Nate Shipp verified with staff that the update includes the Pole Canyon area of the City.

Mayor Westmoreland closed the public hearing at 11:56 p.m.

MOTION: ***Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, adopting an updated Impact Fee Enactment for a Wastewater Impact Fee; providing for the calculation and collection of such fees; providing for appeal, accounting, and severability of the same; and other related matters. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

16.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code Chapter 16.56 Vacation of Rights-of Way.

Mayor Westmoreland opened the public hearing at 12:26 a.m.

MOTION: ***Councilmember Burnham moved to table an ordinance of Eagle Mountain City, Utah, enacting Eagle Mountain Municipal Code Chapter 16.56 Vacation of Rights-of Way and continue the public hearing to the next regularly scheduled public hearing. Councilmember Gray seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

16.C. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 17.10 Definitions, 17.25 Residential Zones, 17.72 Commercial and Multifamily Design Standards, and 17.55 Off-street Parking Regarding Alleys and Service Drives, Fire Department-related Access Standards, and ADA Parking Standards.

Mayor Westmoreland opened the public hearing at 12:27 a.m.

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MOTION: ***Councilmember Curtis moved to table an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapters 17.10 Definitions, 17.25 Residential Zones, 17.72 Commercial and Multifamily Design Standards, and 17.55 Off-street Parking Regarding Alleys and Service Drives, Fire Department-related Access Standards, and ADA Parking Standards and continue the public hearing to the next regularly scheduled meeting. Councilmember Gray seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

16.D. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.10 Definitions, Chapter 17.38 Commercial Storage Zone, and Chapter 17.40 Industrial Zone, Regarding Caretaker Dwellings.

Mayor Westmoreland opened the public hearing at 12:28 a.m.

MOTION: ***Councilmember Gray moved to table an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapter 17.10 Definitions, Chapter 17.38 Commercial Storage Zone, and Chapter 17.40 Industrial Zone, Regarding Caretaker Dwellings and continue the public hearing to the next regularly scheduled meeting. Councilmember Wright seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

16.E. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.75 Standards for Special Uses, and Sections 17.20.050 Conditional Uses (Agriculture Zone), 17.35.030

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Land Use Table (Commercial Zones), and 17.40.040 Conditional Uses (Industrial Zone) Regarding Automobile Sales, Kennels, Racetracks, and Communication Facility Generators.

Mayor Westmoreland opened the public hearing at 12:29 a.m.

MOTION: ***Councilmember Wright moved to table an ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code Chapter 17.75 Standards for Special Uses, and Sections 17.20.050 Conditional Uses (Agriculture Zone), 17.35.030 Land Use Table (Commercial Zones), and 17.40.040 Conditional Uses (Industrial Zone) Regarding Automobile Sales, Kennels, Racetracks, and Communication Facility Generators and continue the public hearing to the next regularly scheduled City Council meeting. Councilmember Gray seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

17. ORDINANCES

17.A. ORDINANCE– An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Section 2.16.030 Hiring and Employment Terms to Remove Reference to a Six-Month Severance Stipulation.

Item 17.A. was tabled in the same motion as item 18.A.

18. AGREEMENT

18.A. AGREEMENT – Approving an Amended and Restated Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services.

MOTION: ***Councilmember Curtis moved to table an ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code Section 2.16.030 Hiring and Employment Terms to Remove Reference to a Six-Month Severance Stipulation and an Amended and Restated Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services. Councilmember Gray seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*

☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

19. LEGISLATIVE ITEMS

19.A. Legislative Priorities List

19.B. 2023 Municipal Election Dates

Director of Legislative Affairs Cliff Strachan explained that the State Legislature has changed Municipal Election dates and the new dates conflict with regularly scheduled City Council meetings.

Discussion considered potential meeting dates.

MOTION: ***Councilmember Love moved to modify the Regularly Scheduled City Council Meetings for 2023 by adding a meeting on August 15th and removing a meeting from September 5th and adding a meeting on November 7th and removing a meeting on November 21st. Councilmember Burnham seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

20. CITY COUNCIL BOARD LIAISON REPORTS

21. CITY COUNCIL/MAYOR'S BUSINESS

22. COMMUNICATION ITEMS

22.A. Financial Report

22.B. Fiscal Year 2023 Fraud Risk Assessment

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22.C. Upcoming Agenda Items

23. ADJOURNMENT

MOTION: ***Councilmember Gray moved to adjourn at 12:52 a.m. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

The meeting was adjourned at 12:52 a.m.

Approved by the City Council on July 18, 2023.

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Fionnuala B. Kofoed, MMC
City Recorder

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EAGLE MOUNTAIN City
Special CITY COUNCIL MEETING
MINUTES

July 5, 2023, 5:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Deputy City Administrator/Community Development Director; Fionnuala B. Kofoed, Assistant City Administrator/City Recorder; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Tyler Maffitt, Communications Manager; Robert Hobbs, Planning Manager; and Lianne Pengra, Chief Deputy Recorder.

CITY STAFF PRESENT ELECTRONICALLY: Cliff Strachan, Director of Legislative Affairs; and Chris Trusty, City Engineer.

1. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 5:05 p.m.

2. PLEDGE OF ALLEGIANCE

Mayor Westmoreland led the Pledge of Allegiance.

3. POLE CANYON/FIREFLY

3.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Pole Canyon (AKA Firefly) Master Development Plan.

3.B. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving the Amended and Restated Pole Canyon Master Development Agreement, Now Known as Firefly.

Items 3.A. and 3.B. were presented and discussed concurrently.

Planning Manager Robert Hobbs presented a chart of land use allowances in the Community Plan compared to existing land use allowances in Municipal Code.

Discussion reviewed Councilmember concerns with details in the Community Plan (CP) and Amended and Restated Master Development Agreement (ARMDA).

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Applicant representatives Nate Shipp, Chase Andrizzi, David Vitek, and Bruce Baird discussed the master development plan and agreement with the City Council and resolved to include the following changes:

- CP 3-02 – Remove rooftop green space in #7 and outdoor storage in #8 from counting towards Parks, Trails, and Open Space (PTOS) requirements.
- CP 3-06 – Add, "The amounts in the table above shall be increased annually by the consumer price index for Utah as calculated by the Governor's office of budget," to clarify that the amounts will be adjusted for inflation.
- ARMDA 4.10 – Amend wording in the last sentence to, "Notwithstanding, Master Developer shall use commercially reasonable efforts to not develop multi-family units at a significantly higher rate to single-family units."
- ARMDA 4.3.2 – Clarify that units that are displaced by commercial development in n planning areas (NPAs) are not transferred to another NPA and are deducted from the total unit count in the project.
- ARMDA 11.2.2 – Add section 11.2.2.1 with a timeline for community parks and regional parks. The developer should use commercially reasonable means based on the project and phases and not unduly delay these parks.
- ARMDA 13 – Change the deadline to purchase property for the school site to whichever is later December 31, 2025, or 12 months after the 500th certificate of occupancy is issued for the project.
- ARMDA 13.2 – Change interest to accrue starting 18 months after the date of purchase.
- CP 5.12 – Clarify that the signs will not be used for offsite sales but will be used for development purposes.
- CP 5-04 and CP 4-03 – remove the language concerning accessory dwelling units.

MOTION: ***Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, approving the First Amendment to the Pole Canyon Master Development Plan, now known as Firefly, with the following changes to the extent that they are included in the master development plan:***

1. ***CP 3-02 – Remove rooftop green space in #7 and outdoor storage in #8 from counting towards Parks, Trails, and Open Space (PTOS) requirements.***
2. ***CP 3-06 – Add, "The amounts in the table above shall be increased annually by the consumer price index for Utah as calculated by the Governor's office of budget," to clarify that the amounts will be adjusted for inflation.***
3. ***ARMDA 4.10 – Amend wording in the last sentence to, "Notwithstanding, Master Developer shall use commercially reasonable efforts to not develop multi-family units at a significantly higher rate to single-family units."***
4. ***ARMDA 4.3.2 – Clarify that units that are displaced by commercial development in neighborhood planning areas (NPAs) are not transferred to another NPA and are deducted from the total unit count in the project.***
5. ***ARMDA 11.2.2 – Add section 11.2.2.1 with a timeline for community parks and regional parks. The developer should use commercially***

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reasonable means based on the project and phases and not unduly delay these parks.

6. *ARMDA 13 – Change the deadline to purchase property for the school site to whichever is later December 31, 2025, or 12 months after the 500th certificate of occupancy is issued for the project.*
7. *ARMDA 13.2 – Change interest to accrue starting 18 months after the date of purchase.*
8. *CP 5.12 – Clarify that the signs will not be used for offsite sales but will be used for development purposes.*
9. *CP 5-04 and CP 4-03 – Remove the language concerning accessory dwelling units.*

Councilmember Love seconded the motion.

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☐ *Colby Curtis*	☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a vote of 4 to 1.

MOTION: ***Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, approving the Pole Canyon, now known as Firefly, Amended and Restated Master Development Agreement with the following changes:***

1. *CP 3-02 – Remove rooftop green space in #7 and outdoor storage in #8 from counting towards Parks, Trails, and Open Space (PTOS) requirements.*
2. *CP 3-06 – Add, "The amounts in the table above shall be increased annually by the consumer price index for Utah as calculated by the Governor's office of budget," to clarify that the amounts will be adjusted for inflation.*
3. *ARMDA 4.10 – Amend wording in the last sentence to, "Notwithstanding, Master Developer shall use commercially reasonable efforts to not develop multi-family units at a significantly higher rate to single-family units."*
4. *ARMDA 4.3.2 – Clarify that units that are displaced by commercial development in neighborhood planning areas (NPAs) are not transferred to another NPA and are deducted from the total unit count in the project.*
5. *ARMDA 11.2.2 – Add section 11.2.2.1 with a timeline for community parks and regional parks. The developer should use commercially reasonable means based on the project and phases and not unduly delay these parks.*

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6. ***ARMDA 13 – Change the deadline to purchase property for the school site to whichever is later December 31, 2025, or 12 months after the 500th certificate of occupancy is issued for the project.***
7. ***ARMDA 13.2 – Change interest to accrue starting 18 months after the date of purchase.***
8. ***CP 5.12 – Clarify that the signs will not be used for offsite sales but will be used for development purposes.***
9. ***CP 5-04 and CP 4-03 – Remove the language concerning accessory dwelling units.***

Councilmember Wright seconded the motion.

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☐ *Colby Curtis*	☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a vote of 4 to 1.

3.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Providing for the Creation of the Firefly Public Infrastructure Districts Numbers 1 through 10 as Independent Districts; Authorizing and Approving a Governing Document and Interlocal Agreement; Approving of an Annexation Area; Appointing Board of Trustees; Authorizing Other Documents in Connection Therewith; and Related Matters.

MOTION: ***Councilmember Burnham moved to approve a resolution of Eagle Mountain City, Utah, approving a resolution of Eagle Mountain City, Utah, providing for the creation of the Firefly Public Infrastructure Districts Numbers 1 through 10 as Independent Districts; authorizing and approving a Governing Document and Interlocal Agreement; approving of an Annexation Area; appointing Board of Trustees; authorizing other documents in connection therewith; and related matters. Councilmember Love seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☐ *Colby Curtis*	☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a vote of 4 to 1.

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3.D. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Amendment to the Interlocal Cooperation Agreement between Eagle Mountain City and Pole Canyon Local District.

MOTION: ***Councilmember Curtis moved to approve a resolution of Eagle Mountain City, Utah, approving an amendment to the Interlocal Cooperation Agreement between Eagle Mountain City and Pole Canyon Local District. Councilmember Wright seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed unanimously.

4. ADJOURNMENT

MOTION: ***Councilmember Gray moved to adjourn at 7:18 p.m. Councilmember Burnham seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

The meeting was adjourned at 7:18 p.m.

Approved by the City Council on July 18, 2023.

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Fionnuala B. Kofoed, MMC
City Recorder

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EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**

TITLE:	PRELIMINARY PLAT - Parkway Fields Phase D
ITEM TYPE:	Preliminary Plat
FISCAL IMPACT:	
APPLICANT:	Flagship Homes as Owner/Developer with Bronson Tatton as Applicant and representative

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Neighborhood Residential	RC, R1, R2 & R3	71.31	Parkway Fields (formerly "Ault Farms" then "Founder's Square")

PUBLIC HEARING:
No

PREPARED BY:
Robert Hobbs, Planning

PRESENTED BY:
Robert Hobbs -- Planning Manager

RECOMMENDATION:
As pertaining to the Preliminary Plat for Parkway Fields D, and given receipt (7/11/23) of revised plans found to be favorable, Staff recommends that the City Council approve the plat, contingent upon Applicant(s)/project compliance with the following recommended Condition(s) of Approval [preferable given sequencing of Plat D with its companion Plat E]:

1. All parcels shall be labeled with a designator (e.g., "A", "B", etc.), and, have a description of the nature of the parcel (e.g., "trail", "pathway", "park", etc.).
2. Applicant(s) shall make all other corrections and clarifications, not already executed, to proposed plans in accordance with the City's DRC redline corrections.
3. <Any conditions adopted by the City Council...>

BACKGROUND:
Applicant(s) is/are petitioning to subdivide a portion of the Ault Farms Master Development approved by Council in December of 2021 in the southeast quadrant/region of the City. The development continues the platting of that master development now using "Parkway Fields" as its name. Phase D [now] proposes 241 single-family home sites and 3 common parcels on 71.31 acres of land. The building lots' dimensions and arrangement are designed to conform to

the RC, R1, R2 and R3 Zones, as well as the approved master plan for the project.

ITEMS FOR CONSIDERATION:
Preliminary Plat (EMMC § 16.20)

The Project has been reviewed by the DRC Committee and Planning Commission and suggested "redline" corrections incorporated into plat drawings (currently in Bluebeam electronic files). The plat's present configuration now (7/11/23) conforms with/to platting & site plan standards belonging to the RC, R1, R2 and R3 Zones associated with the pre-approved Ault Farms Master Development Plan.

Provided/proposed Plat D calculations:
Total Acreage -- 71.31
Land Use Zone(s) -- RC, R1, R2 & R3
Total Lot Count – 241 (with 3 additional open space parcels)
Total Acreage in Lots – 48.7
Total Open Space Provided – 5.45 acres
Asphalt Pavement Area -- 402,044.28 sq. ft.

Regarding RC Zoned Lots:
Reqd. Min. Lot Size RC Zone: 4,500 sq. ft.
Proposed Min. Lot Size -- 6,090 sq. ft.
Reqd. Avg. Lot Size RC Zone: 6,000 sq. ft.
Proposed Avg. Lot Size -- 6,615 sq. ft.
Proposed Max. Lot Size -- 15,133 sq. ft.

Regarding R1 Zoned Lots:
Reqd. Min. Lot Size R1 Zone: 10,890 sq. ft.
Proposed Min. Lot Size -- 12,750 sq. ft.
Reqd. Avg. Lot Size R1 Zone: 14,250 sq. ft.
Proposed Avg. Lot Size -- 14,565 sq. ft.
Proposed Max. Lot Size -- 33 986 sq. ft.

Regarding R2 Zoned Lots:
Reqd. Min. Lot Size R2 Zone: 8,000 sq. ft.
Proposed Min. Lot Size -- 11,199 sq. ft.
Reqd. Avg. Lot Size R2 Zone: 10,890 sq. ft.
Proposed Avg. Lot Size -- 12,090 sq. ft.
Proposed Max. Lot Size -- 17,562 sq. ft.

Regarding R3 Zoned Lots:
Reqd. Min. Lot Size R3 Zone: 6,500 sq. ft.
Proposed Min. Lot Size -- 6,669 sq. ft.
Reqd. Avg. Lot Size R3 Zone: 8,500 sq. ft.
Proposed Avg. Lot Size -- 8,790 sq. ft.
Proposed Max. Lot Size -- 14,864 sq. ft.

Open Space & Amenities (EMMC §§ 16.35.105 & 17.25.050(l): All open space is intended to be maintained by a future HOA. Required open space area based on proposed preliminary plan pre-correction(s): 4.70 acres. Proposed open space area: 5.45 acres -- balance is in other phases of Parkway Fields as approved during the master plan stage.

ROW:
Right-of-way width(s) and alignment and dedication needs have been evaluated and changes made to plat drawings to accommodate DRC comments. Rights-of-way are mapped to match the approved master development plan layout for the Project, as are the housing "blocks", and, common parcel positions and dimensions.

Screening: Privacy fencing (6') is required along Parkway Fields Boulevard (a 77' wide "collector") [as] per EMMC § 17.60.120. Applicant will be seeking consideration to the height and/or materials type for that fencing in the near future.

Correspondence:
Any correspondence from agencies or the citizenry is hereto attached. Agency comments may express opinions regarding the plat and site plan application set, or, be geared towards recommending Conditions of Approval for Phase D should it be approved.

REQUIRED FINDINGS:
Plat and site plan approvals are based upon compliance with City code requirements and requirements of any applicable Development Agreement(s). Approval criteria [Conclusions of Law] for a Preliminary Plat Approval review request are iterated in EMMC § 16.20.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission, during their public hearing of June 27, 2023, advanced a positive recommendation to the City Council, contingent upon Applicant(s)/project compliance with the following recommended Condition(s) of Approval [preferable given sequencing of Plat D with its companion Plat E]:

1. Applicant(s) shall reconfigure proposed building lots within the R1 area of the plat such that their collective average size exceeds 14,520 sq. ft. (1/3 acre); and,
2. Applicant(s) shall reconfigure the zoning pattern shown on page 9/sheet 501 (Phasing Plan/Lot Plan) of the Parkway Fields D plan set submitted to the City such that it matches the approved Ault Farms Master Plan and zoning pattern shown by Exhibit therein.
3. In association with Condition No. 2 above, Applicant(s) shall re-arrange lots 113, 114, 128, 154, 155 in Phase D, Plat 1 to conform to the subdivision's approved zoning pattern as noted in DRC redlined plans provided [back] to the Applicant(s).
4. Applicant(s) shall add a notation to proposed plans that 6' privacy fencing (compliant with code) shall be emplaced along Parkway Fields Boulevard.
5. All parcels shall be labeled with a designator (e.g., "A", "B", etc.), and, have a description of the nature of the parcel (e.g., "trail", "pathway", "park", etc.).
6. Applicant(s) shall make all other corrections and clarifications to proposed plans in accordance with City's DRC redline corrections noted on said plans.
7. A revised plat, with all required DRC, PC and Staff corrections incorporated thereon, shall be submitted to the City prior to application for a final plat against/within Plat D.

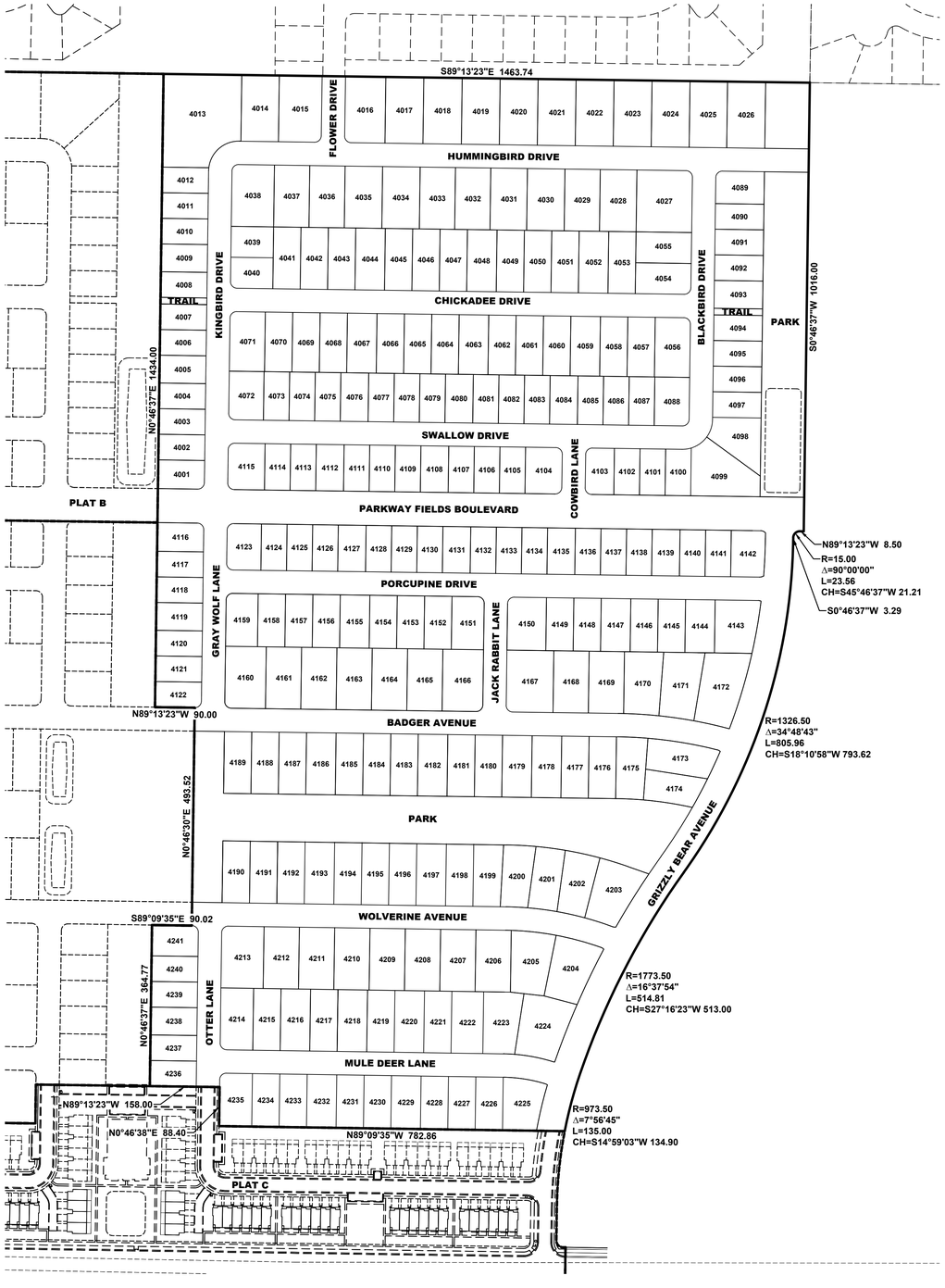
Since that time, Staff has received updated plans that incorporate the changes requested by the Planning Commission via their recommended conditions of approval. Those plans are hereto attached, and this report has been modified from its Planning Commission version in reaction to the changes.

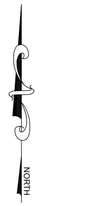
ATTACHMENTS:

Parkway Fields Phase D Preliminary Plat - Updated 07.11.2023
Preliminary Plat Responses to City Comments

PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN CITY, UTAH

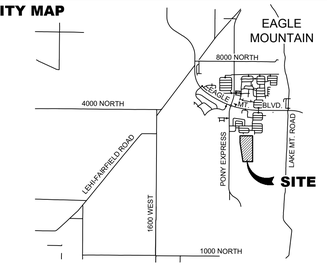




SCALE: 1"=150'

150 75 0 150

VICINITY MAP



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203	LOT LAYOUT 3
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303	UTILITY PLAN 3
401	GRADING PLAN
501	PHASING PLAN/ LOT PLAN
502	DETAILS

TABULATIONS

TOTAL ACREAGE:	71.31 ACRES
TOTAL ACREAGE IN LOTS:	48.7 ACRES
TOTAL OPEN SPACE:	5.45 ACRES
OVERALL DENSITY:	3.37 LOTS/ACRE
TOTAL # OF LOTS:	241 LOTS
ASPHALT PAVEMENT AREA:	402,044.28 SF

LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6090 S.F. (0.14 AC.)	12750 S.F. (0.29 AC.)	11199 S.F. (0.26 AC.)	6669 S.F. (0.15 AC.)
AVERAGE LOT SIZE	6615 S.F. (0.15 AC.)	14565 S.F. (0.33 AC.)	12090 S.F. (0.28 AC.)	8790 S.F. (0.20 AC.)
LARGEST LOT SIZE	15133 S.F. (0.35 AC.)	33986 S.F. (0.78 AC.)	17562 S.F. (0.40 AC.)	14864 S.F. (0.34 AC.)

NOTES

1. ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
4. ALL EXISTING IRRIGATION DITCHES LOCATED WITHIN THE PROPERTY BOUNDARY ARE TO BE ABANDONED.
5. ALL WATER TEES TO BE FLANGED WITH FLANGED VALVES.
6. SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
7. DRIVEWAY SLOPES NOT TO EXCEED 12%.
8. NO DEFLECTIONS ALLOWED ON WATER LINES.
9. ALL FILL WITHIN ROADWAYS TO BE ENGINEERED FILL.
10. STORM DRAIN PIPE SIZING TO BE PROVIDED AT FINAL DESIGN.
11. SUBDIVISION MUST MEET DARK SKY STANDARDS (PER CODE 17.56).
12. GARBAGE COLLECTION WILL BE DONE WITH INDIVIDUAL GARBAGE CANS.
13. ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES WILL BE ADHERED TO.

PRELIMINARY DESCRIPTION

A parcel of land located in the Southeast Quarter and the Northeast Quarter of Section 13, Township 6 South, Range 2 West, and the Southwest Quarter and the Northwest Quarter of Section 18, Township 6 South, Range 1 West, Salt Lake Base & Meridian, described as follows:

Beginning at a point located N89°54'05"W along the Section Line 2023.00 feet and North 327.69 feet from the South Quarter Corner of Section 18, Township 6 South, Range 1 West, Salt Lake Base & Meridian; thence N89°09'35"W 782.86 feet; thence N00°46'37"E 88.40 feet; thence N89°13'23"W 158.00 feet; thence N00°46'37"E 364.77 feet; thence S89°09'35"E 90.02 feet; thence N00°46'30"E 493.52 feet; thence N89°13'23"W 90.00 feet; thence N00°46'37"E 1434.00 feet to the South line of ***Eagle Point Subdivision, Plats "B" and "C"***, Entry Number 88669:1998 and Entry Number 5167:2000, according to the official plat thereof in the office of the Utah County Recorder; thence S89°13'23"E along said South line 1463.74 feet; thence S00°46'37"W 1016.00 feet; thence N89°13'23"W 8.50 feet; thence along the arc of a curve to the left 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: S45°46'37"W 21.21 feet; thence S00°46'37"W 3.29 feet; thence along the arc of a curve to the right 805.96 feet with a radius of 1326.50 feet through a central angle of 34°48'43", chord: S18°10'58"W 793.62 feet to a point of reverse curve; thence along the arc of a curve to the left 514.81 feet with a radius of 1773.50 feet through a central angle of 16°37'54", chord: S27°16'23"W 513.00 feet; thence along the arc of a curve to the left 135.00 feet with a radius of 973.50 feet through a central angle of 07°56'45", chord: S14°59'03"W 134.90 feet to the point of beginning.

Contains: ±71.31 Acres
3,106,073 Sq. Ft.

EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER:

1. PIPE BEDDING: ¾" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
2. DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
3. SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
4. SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
5. LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
6. MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLE/BOXES..

WATER:

1. VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
2. BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
3. DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
4. SERVICE & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
5. SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL. ALSO ¾" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
6. WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
7. WATER CAN: THE WATER CAN FOR THE ¾" &1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND AND 21" INSIDE DIAMETER. WATER CAN FOR THE 1 ½" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATIONS.
8. HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
9. LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
10. TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
11. WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
12. VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
13. WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA-LUG FOLLOWERS.
14. WATER MAIN LINE: DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED ONLY PER MANUFACTURE'S SPECIFICATIONS. BEND FITTINGS WILL BE REQUIRED OTHERWISE. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

STORM DRAIN:

1. BEDDING: ¾" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
2. ADS: ALL ADS PIPE TO BE "HP" BRAND.
3. COLLARS: COLLARS TO BE 1'X1' AROUND PIPE, 4000 psi CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
4. MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

ROAD SECTION:

1. PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTION OF ROAD: i.e. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
2. UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
3. COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 psi CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (¾" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE ½" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE ¼" TO ⅜" DOWN FROM ASPHALT EDGE.

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV (W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
STOP	STOP	STOP SIGN
		STREET SIGN
		MONUMENT
X	X	FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX FO		FIBER OPTIC
EX GAS		GAS
OHP		OVERHEAD POWER
		FLOW ARROW
		CONTOURS

DEVELOPER / OWNER

FLAGSHIP HOMES
PETE EVANS
(801) 766-4442

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

PARKWAY FIELDS

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE D
EAGLE MOUNTAIN, UTAH
COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=150'
DATE: 07/10/2023

SHEET 101

I:\2019_LEI PROJECTS\2019\2019-0046 FLAGSHIP EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT B.DWG 7/10/2023 11:46 AM

SETBACK TABLE						
	FRONT	GARAGE FRONT	REAR	SIDE	GARAGE SIDE	STREET SIDE
R1	25'	25'	25'	10'	10'	15'
R2	25'	25'	20'	8'	10'	15'
R3	15'	22'	20'	8'	10'	15'
RC	15'	22'	20'	8'	10'	15'

NORTH

SCALE: 1"=60'

60 30 0 60

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°01'53"	23.57	S44°12'27"E 21.22
C2	15.00	89°58'07"	23.55	N45°47'33"E 21.21
C3	68.00	84°05'29"	99.80	S48°43'52"W 91.08
C4	68.00	84°05'29"	99.80	S48°43'52"W 91.08
C5	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C6	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C7	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C8	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C9	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C10	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C11	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C12	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C14	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C15	68.00	35°22'52"	41.99	N18°28'03"E 41.33
C16	68.00	36°48'21"	43.68	N54°33'40"E 42.93
C17	68.00	17°48'46"	21.14	N81°52'14"E 21.06
C18	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C19	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C20	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C21	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C22	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C23	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C24	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C25	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C26	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C27	15.00	47°17'08"	12.38	S65°34'49"E 12.03
C28	976.00	0°47'26"	13.47	S0°52'01"W 13.47
C29	1235.37	3°54'32"	84.28	S2°41'16"W 84.27
C30	21.00	28°10'22"	10.33	S76°41'26"W 10.22
C31	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C32	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C33	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C34	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C35	15.00	26°12'39"	6.86	S76°07'04"E 6.80
C36	1263.50	5°26'34"	120.03	N9°55'01"E 119.98
C37	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C38	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C39	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C40	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C42	1263.50	8°04'18"	178.00	N16°40'27"E 177.85
C43	15.00	13°53'05"	3.63	N82°08'22"W 3.63
C44	1026.50	4°31'40"	78.94	N77°24'04"W 78.92
C45	1026.50	4°27'48"	79.97	N81°50'10"W 79.95
C46	1026.50	4°27'49"	79.97	N86°17'58"W 79.95
C47	973.50	4°00'48"	68.19	N87°12'59"W 68.18
C48	973.50	9°24'00"	159.49	N80°30'58"W 159.32
C49	15.00	28°51'05"	7.55	N61°23'49"W 7.47
C50	1262.13	3°05'56"	68.26	S24°46'57"W 68.26
C51	1262.13	3°20'12"	73.50	S28°00'02"W 73.49
C55	15.00	89°56'12"	23.55	N44°11'29"W 21.20
C56	15.02	89°56'12"	23.57	S45°48'31"W 21.22
C58	1821.92	4°28'07"	142.09	S31°50'10"W 142.06
C59	21.00	21°57'03"	8.05	N80°42'52"W 8.00
C60	726.50	4°15'40"	54.03	N72°47'02"W 54.02
C61	726.50	5°04'01"	64.25	N77°26'52"W 64.23
C62	726.50	5°17'09"	67.03	N82°37'28"W 67.00
C63	726.50	3°53'33"	49.35	N87°12'49"W 49.35
C68	673.50	1°06'26"	13.01	S88°36'30"E 13.01
C69	673.50	8°42'28"	102.36	S83°42'03"E 102.26
C70	673.50	8°57'56"	105.39	S74°51'51"E 105.28
C71	15.00	27°45'06"	7.27	N56°46'38"W 7.19
C72	1836.50	4°20'32"	139.18	S25°40'36"W 139.15
C73	1836.50	4°21'09"	139.51	S21°19'46"W 139.48
C74	15.00	17°20'46"	4.54	N81°25'28"W 4.52
C75	393.50	12°50'02"	88.14	N79°10'06"W 87.96
C76	393.50	12°50'02"	88.14	N79°10'06"W 87.96
C77	393.50	3°34'27"	24.55	N87°22'21"W 24.54
C78	340.50	16°17'00"	96.77	S81°01'05"E 96.44
C79	15.00	18°15'09"	4.78	N63°45'01"W 4.76
C80	1036.50	5°54'29"	106.88	N13°20'28"E 106.83
C81	15.00	90°03'48"	23.58	S45°48'31"W 21.22
C82	14.98	90°03'48"	23.55	S44°11'29"E 21.20

LEI
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NOT FOR CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 1

REVISIONS
1 -
2 -
3 -
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LEI PROJECT #: 2019-0046
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/10/2023

SHEET 201

U:\0_LEI PROJECTS\2019\2019-0046 FLAGSHIP EAGLE MTN\CAD\DWG\PRELIMINARY\01-0046 PRELIMINARY_PLAT 2.DWG 7/10/2023 11:46 AM

SETBACK TABLE						
	FRONT	GARAGE FRONT	REAR	SIDE	GARAGE SIDE	STREET SIDE
R1	25'	25'	25'	10'	10'	15'
R2	25'	25'	20'	8'	10'	15'
R3	15'	22'	20'	8'	10'	15'
RC	15'	22'	20'	8'	10'	15'

SCALE: 1"=60'

60 30 0 60

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°01'53"	23.57	S44°12'27"E 21.22
C2	15.00	89°58'07"	23.55	N45°47'33"E 21.21
C3	68.00	84°05'29"	99.80	S48°43'52"W 91.08
C4	68.00	84°05'29"	99.80	S48°43'52"W 91.08
C5	15.00	90°00'00"	23.56	S45°46'37"W 21.21
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C11	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C12	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C14	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C15	68.00	35°22'52"	41.99	N18°28'03"E 41.33
C16	68.00	36°48'21"	43.68	N54°33'40"E 42.93
C17	68.00	17°48'46"	21.14	N81°52'14"E 21.06
C18	15.00	90°00'00"	23.56	S45°46'37"W 21.21
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C25	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C26	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C27	15.00	47°17'08"	12.38	S65°34'49"E 12.03
C28	976.00	0°47'26"	13.47	S0°52'01"W 13.47
C29	1235.37	3°54'32"	84.28	S2°41'16"W 84.27
C30	21.00	28°10'22"	10.33	S76°41'26"W 10.22
C31	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C32	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C33	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C34	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C35	15.00	26°12'39"	6.86	S76°07'04"E 6.80
C36	1263.50	5°26'34"	120.03	N9°55'01"E 119.98
C37	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C38	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C39	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C40	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C42	1263.50	8°04'18"	178.00	N16°40'27"E 177.85
C43	15.00	13°53'05"	3.63	N82°08'22"W 3.63
C44	1026.50	4°31'40"	78.94	N77°24'04"W 78.92
C45	1026.50	4°27'48"	79.97	N81°50'10"W 79.95
C46	1026.50	4°27'49"	79.97	N86°17'58"W 79.95
C47	973.50	4°00'48"	68.19	N87°12'59"W 68.18
C48	973.50	9°24'00"	159.49	N80°30'58"W 159.32
C49	15.00	28°51'05"	7.55	N61°23'49"W 7.47
C50	1262.13	3°05'56"	68.26	S24°46'57"W 68.26
C51	1262.13	3°20'12"	73.50	S28°00'02"W 73.49
C55	15.00	89°56'12"	23.55	N44°11'29"W 21.20
C56	15.02	89°56'12"	23.57	S45°48'31"W 21.22
C58	1821.92	4°28'07"	142.09	S31°50'10"W 142.06
C59	21.00	21°57'03"	8.05	N80°42'52"W 8.00
C60	726.50	4°15'40"	54.03	N72°47'02"W 54.02
C61	726.50	5°04'01"	64.25	N77°26'52"W 64.23
C62	726.50	5°17'09"	67.03	N82°37'28"W 67.00
C63	726.50	3°53'33"	49.35	N87°12'49"W 49.35
C68	673.50	1°06'26"	13.01	S88°36'30"E 13.01
C69	673.50	8°42'28"	102.36	S83°42'03"E 102.26
C70	673.50	8°57'56"	105.39	S74°51'51"E 105.28
C71	15.00	27°45'06"	7.27	N56°46'38"W 7.19
C72	1836.50	4°20'32"	139.18	S25°40'36"W 139.15
C73	1836.50	4°21'09"	139.51	S21°19'46"W 139.48
C74	15.00	17°20'46"	4.54	N81°25'28"W 4.52
C75	393.50	12°50'02"	88.14	N79°10'06"W 87.96
C76	393.50	12°50'02"	88.14	N79°10'06"W 87.96
C77	393.50	3°34'27"	24.55	N87°22'21"W 24.54
C78	340.50	16°17'00"	96.77	S81°01'05"E 96.44
C79	15.00	18°15'09"	4.78	N63°45'01"W 4.76
C80	1036.50	5°54'29"	106.88	N13°20'28"E 106.83
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NOT FOR CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 2

REVISIONS
1 -
2 -
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5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/10/2023

SHEET 202

U:\0_LEI PROJECTS\2019\2019-0046 FLAGSHIP EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT D.DWG 7/10/2023 11:46 AM

SETBACK TABLE						
	FRONT	GARAGE FRONT	REAR	SIDE	GARAGE SIDE	STREET SIDE
R1	25'	25'	25'	10'	10'	15'
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R3	15'	22'	20'	8'	10'	15'
RC	15'	22'	20'	8'	10'	15'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
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C20	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C21	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C22	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C23	15.00	90°00'00"	23.56	N44°13'23"W 21.21
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C42	1263.50	8°04'18"	178.00	N16°40'27"E 177.85
C43	15.00	13°53'05"	3.63	N82°08'22"W 3.63
C44	1026.50	4°31'40"	78.94	N77°24'04"W 78.92
C45	1026.50	4°27'48"	79.97	N81°50'10"W 79.95
C46	1026.50	4°27'49"	79.97	N86°17'58"W 79.95
C47	973.50	4°00'48"	68.19	N87°12'59"W 68.18
C48	973.50	9°24'00"	159.49	N80°30'58"W 159.32
C49	15.00	28°51'05"	7.55	N61°23'49"W 7.47
C50	1262.13	3°05'56"	68.26	S24°46'57"W 68.26
C51	1262.13	3°20'12"	73.50	S28°00'02"W 73.49
C55	15.00	89°56'12"	23.55	N44°11'29"W 21.20
C56	15.02	89°56'12"	23.57	S45°48'31"W 21.22
C58	1821.92	4°28'07"	142.09	S31°50'10"W 142.06
C59	21.00	21°57'03"	8.05	N80°42'52"W 8.00
C60	726.50	4°15'40"	54.03	N72°47'02"W 54.02
C61	726.50	5°04'01"	64.25	N77°26'52"W 64.23
C62	726.50	5°17'09"	67.03	N82°37'28"W 67.00
C63	726.50	3°53'33"	49.35	N87°12'49"W 49.35
C68	673.50	1°06'26"	13.01	S88°36'30"E 13.01
C69	673.50	8°42'28"	102.36	S83°42'03"E 102.26
C70	673.50	8°57'56"	105.39	S74°51'51"E 105.28
C71	15.00	27°45'06"	7.27	N56°46'38"W 7.19
C72	1836.50	4°20'32"	139.18	S25°40'36"W 139.15
C73	1836.50	4°21'09"	139.51	S21°19'46"W 139.48
C74	15.00	17°20'46"	4.54	N81°25'28"W 4.52
C75	393.50	12°50'02"	88.14	N79°10'06"W 87.96
C76	393.50	12°50'02"	88.14	N79°10'06"W 87.96
C77	393.50	3°34'27"	24.55	N87°22'21"W 24.54
C78	340.50	16°17'00"	96.77	S81°01'05"E 96.44
C79	15.00	18°15'09"	4.78	N63°45'01"W 4.76
C80	1036.50	5°54'29"	106.88	N13°20'28"E 106.83
C81	15.00	90°03'48"	23.58	S45°48'31"W 21.22
C82	14.98	90°03'48"	23.55	S44°11'29"E 21.20

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NOT FOR CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 3

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/10/2023

SHEET 203

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SHEET 302 - UTILITY LAYOUT 2

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UTILITY PLAN 1

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BJP
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SCALE: 1"=60'
DATE: 07/10/2023

SHEET 301

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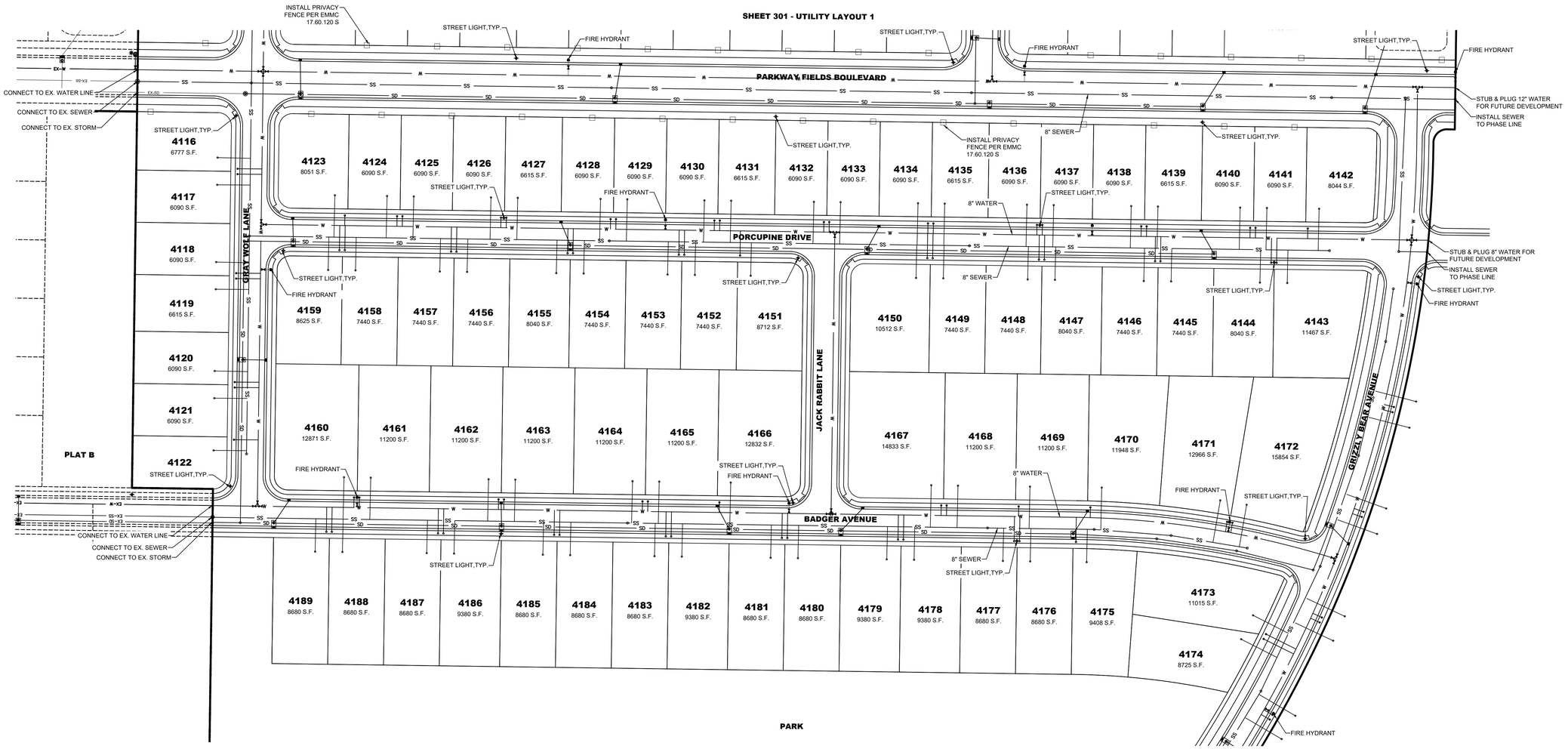
SHEET 301 - UTILITY LAYOUT 1

NORTH

SCALE: 1"=60'

60 30 0 60



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PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 2

REVISIONS
1 -
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4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/10/2023

SHEET 302

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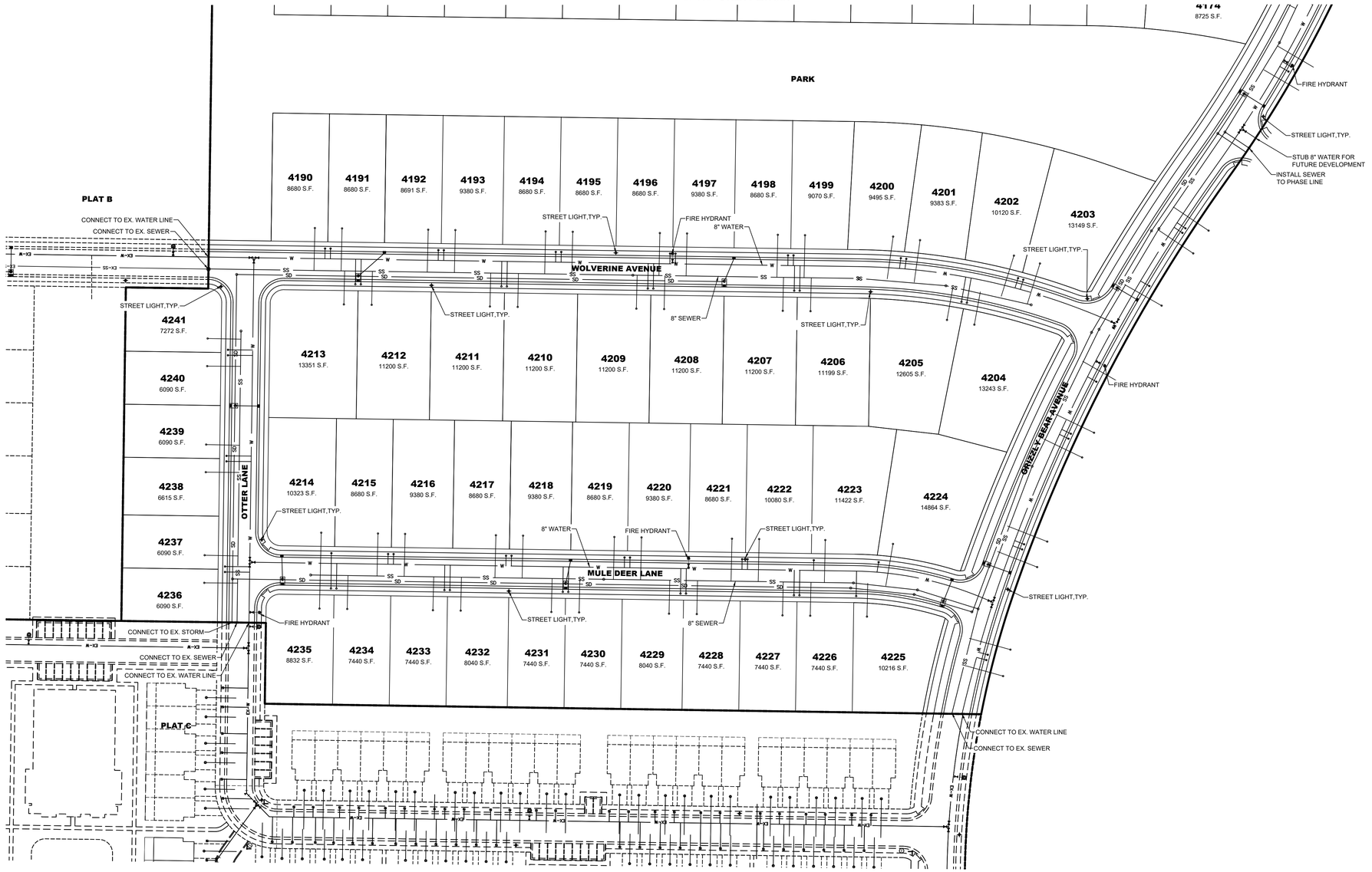
SHEET 302 - UTILITY LAYOUT 2



NORTH

SCALE: 1"=60'

60 30 0 60

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PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 3

REVISIONS
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3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/10/2023

SHEET 303

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NORTH

SCALE: 1"=100'

100 50 0 100

PARK

TRAIL

BLACKBIRD DRIVE

HUMMINGBIRD DRIVE

CHICKADEE DRIVE

SWALLOW DRIVE

COWBIRD LANE

PARKWAY FIELDS BOULEVARD

PORCUPINE DRIVE

JACK RABBIT LANE

BADGER AVENUE

GRIZZLY BEAR AVENUE

PARK

WOLVERINE AVENUE

MULE DEER LANE

PLAT C

FLOWER DRIVE

KINGBIRD DRIVE

GRAY WOLF LANE

OTTER LANE

TRAIL

LINCOLN PARK

LINCOLN PARK

PLAT B

FOUNDERS SQUARE PARK

MALL PARK

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PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

GRADING PLAN

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046

DRAWN BY: BJP

DESIGNED BY: BCT

SCALE: 1"=100'

DATE: 07/10/2023

SHEET 401

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LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6090 S.F. (0.14 AC.)	12750 S.F. (0.29 AC.)	11199 S.F. (0.26 AC.)	6669 S.F. (0.15 AC.)
AVERAGE LOT SIZE	6615 S.F. (0.15 AC.)	14565 S.F. (0.33 AC.)	12090 S.F. (0.28 AC.)	8790 S.F. (0.20 AC.)
LARGEST LOT SIZE	15133 S.F. (0.35 AC.)	33986 S.F. (0.78 AC.)	17562 S.F. (0.40 AC.)	14864 S.F. (0.34 AC.)

NORTH

SCALE: 1"=100'

100 50 0 100

LOT TYPE LEGEND

- RC (89 LOTS)
- R1 (14 LOTS)
- R2 (35 LOTS)
- R3 (103 LOTS)

TOTAL LOTS = 241

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PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

PHASING PLAN/LOT PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=100'
DATE: 07/10/2023

SHEET 501

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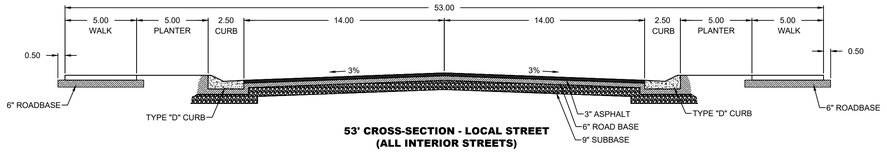
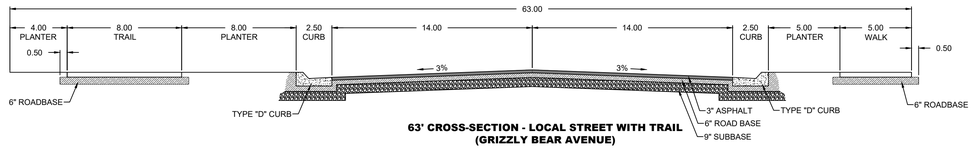
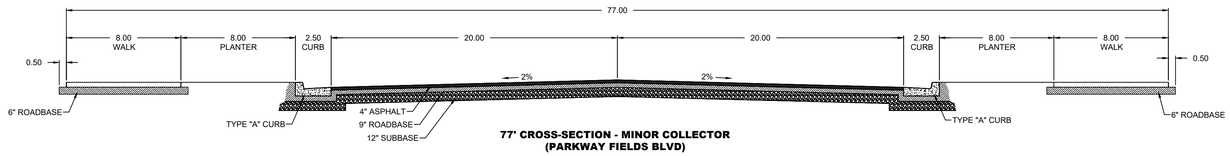


53' CROSS-SECTION - LOCAL STREET
(ALL INTERIOR STREETS)

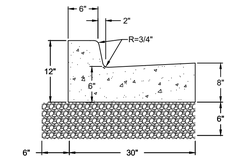


63' CROSS-SECTION - LOCAL STREET WITH TRAIL
(GRIZZLY BEAR AVENUE)

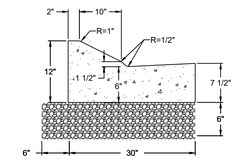


77' CROSS-SECTION - MINOR COLLECTOR
(PARKWAY FIELDS BLVD)

1 ROADWAY CROSS SECTIONS

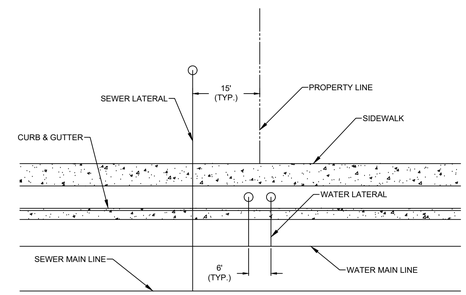


TYPE A



TYPE D

2 APWA CURB & GUTTER



3 TYPICAL UTILITY SERVICE DETAIL

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PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

DETAILS

REVISIONS
1 -
2 -
3 -
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LEI PROJECT #: 2019-0046
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=##'
DATE: 07/10/2023

SHEET
502

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RBallif 5-24-23 no comment at this time.

Tblack; 5-24-23--no comment at this time.

M BAHR 5-25-23
NO COMMENTS AT PRELIM

D Payne- 5/26/2023
No Comments at this time

Brad Hickman - Reviewed - 06/05/2023 - Comments

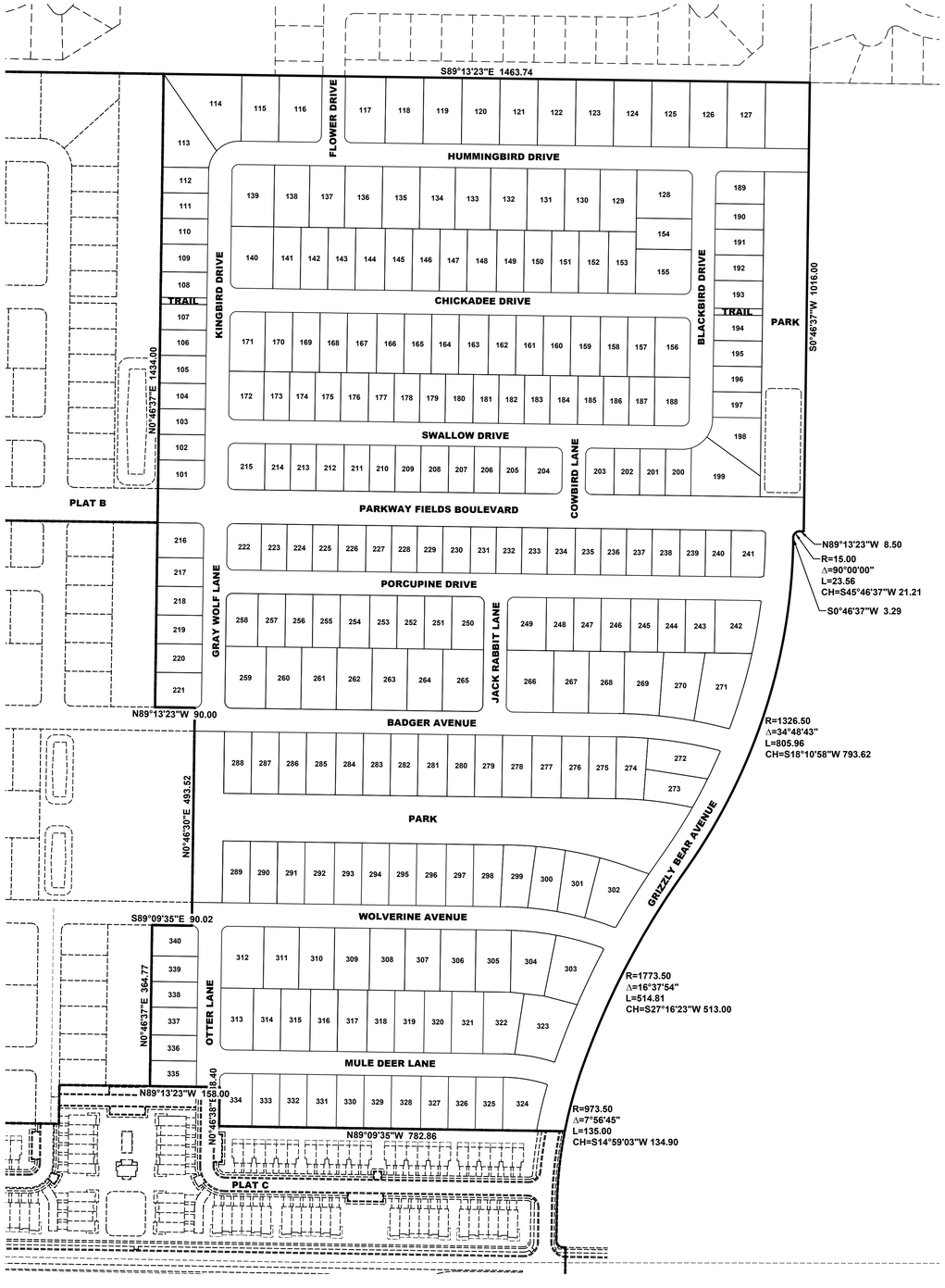
Rob Hobbs -- Reviewed -- 6/12/23 -- Comments

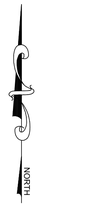
S. Lehmitz reviewed 06/13/2023 - Comments

CTrusty 6/13/23- Comments

PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN CITY, UTAH





SCALE: 1"=150'

150 75 0 150

LANDSCAPE PLAN WILL BE DONE BY THE CITY

Is there approved landscape plans for all of the common space and park areas in plat D?

same question

A NEW CONCEPT HAS BEEN DESIGNED SINCE THIS SET WAS CREATED. SET HAS BEEN UPDATED TO MATCH LATEST CONCEPT WHICH ADDRESSES ISSUES ON LOT AVERAGES.

PRELIMINARY DESCRIPTION

A parcel of land located in the Southeast Quarter and the Northeast Quarter of Section 13, Township 6 South, Range 2 West, and the Southwest Quarter and the Northwest Quarter of Section 18, Township 6 South, Range 1 West, Salt Lake Base & Meridian, described as follows:

Beginning at a point located N89°54'05"W along the Section Line 2023.00 feet and North 327.69 feet from the South Quarter Corner of Section 18, Township 6 South, Range 1 West, Salt Lake Base & Meridian; thence N89°09'35"W 782.86 feet; thence N00°46'37"E 88.40 feet; thence N89°13'23"W 158.00 feet; thence N00°46'37"E 364.77 feet; thence S89°09'35"E 90.02 feet; thence N00°46'30"E 493.52 feet; thence N89°13'23"W 90.00 feet; thence N00°46'37"E 1434.00 feet to the South line of ***Eagle Point Subdivision, Plats "B" and "C"***, Entry Number 88669:1998 and Entry Number 5167:2000, according to the official plat thereof in the office of the Utah County Recorder; thence S89°13'23"E along said South line 1463.74 feet; thence S00°46'37"W 1016.00 feet; thence N89°13'23"W 8.50 feet; thence along the arc of a curve to the left 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: S45°46'37"W 21.21 feet; thence S00°46'37"W 3.29 feet; thence along the arc of a curve to the right 805.96 feet with a radius of 1326.50 feet through a central angle of 34°48'43", chord: S18°10'58"W 793.62 feet to a point of reverse curve; thence along the arc of a curve to the left 514.81 feet with a radius of 1773.50 feet through a central angle of 16°37'54", chord: S27°16'23"W 513.00 feet; thence along the arc of a curve to the left 135.00 feet with a radius of 973.50 feet through a central angle of 07°56'45", chord: S14°59'03"W 134.90 feet to the point of beginning.

Contains: ±71.31 Acres
3,106,073 Sq. Ft.

EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER:

1. PIPE BEDDING: ¾" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
2. DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
3. SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
4. SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
5. LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
6. MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLE/BOXES..

WATER:

1. VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
2. BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
3. DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
4. SERVICE & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
5. SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL. ALSO ¾" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
6. WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
7. WATER CAN: THE WATER CAN FOR THE ¾" &1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND AND 21" INSIDE DIAMETER. WATER CAN FOR THE 1 ½" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATIONS.
8. HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
9. LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
10. TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
11. WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
12. VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
13. WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA-LUG FOLLOWERS.
14. WATER MAIN LINE: DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED ONLY PER MANUFACTURE'S SPECIFICATIONS. BEND FITTINGS WILL BE REQUIRED OTHERWISE. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

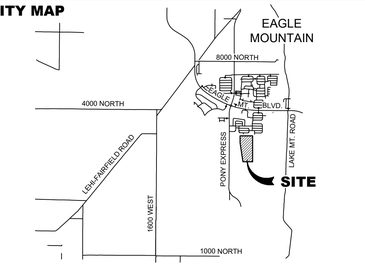
STORM DRAIN:

1. BEDDING: ¾" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
2. ADS: ALL ADS PIPE TO BE "HP" BRAND.
3. COLLARS: COLLARS TO BE 1'X1' AROUND PIPE, 4000 psi CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
4. MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

ROAD SECTION:

1. PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTION OF ROAD: i.e. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
2. UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
3. COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 psi CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (¾" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE ½" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE ¼" TO ⅜" DOWN FROM ASPHALT EDGE.

VICINITY MAP



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202	LOT LAYOUT 2
203	LOT LAYOUT 3
301	UTILITY PLAN 1
302	UTILITY PLAN 2
303	UTILITY PLAN 3
401	GRADING PLAN
501	PHASING PLAN/ LOT PLAN
502	DETAILS

Min. allowed average lot size for R1 lots is 14,520 sq. ft. -- revise accordingly

TABULATIONS

TOTAL ACREAGE:	71.31 ACRES
TOTAL ACREAGE IN LOTS:	48.7 ACRES
TOTAL OPEN SPACE:	5.45 ACRES
OVERALL DENSITY:	3.37 LOTS/ACRE
TOTAL # OF LOTS:	240 LOTS
ASPHALT PAVEMENT AREA:	402,044.28 SF

LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6080 S.F. (0.14 AC.)	12749 S.F. (0.29 AC.)	11199 S.F. (0.26 AC.)	7440 S.F. (0.17 AC.)
AVERAGE LOT SIZE	6781 S.F. (0.16 AC.)	13506 S.F. (0.31 AC.)	11979 S.F. (0.28 AC.)	8914 S.F. (0.20 AC.)
LARGEST LOT SIZE	15132 S.F. (0.35 AC.)	19162 S.F. (0.45 AC.)	15853 S.F. (0.36 AC.)	14863 S.F. (0.34 AC.)

NOTES

1. ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
4. ALL EXISTING IRRIGATION DITCHES LOCATED WITHIN THE PROPERTY BOUNDARY ARE TO BE ABANDONED.
5. ALL WATER TEES TO BE FLANGED WITH FLANGED VALVES.
6. SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
7. DRIVEWAY SLOPES NOT TO EXCEED 12%.
8. NO DEFLECTIONS ALLOWED ON WATER LINES.
9. ALL FILL WITHIN ROADWAYS TO BE ENGINEERED FILL.
10. STORM DRAIN PIPE SIZING TO BE PROVIDED AT FINAL DESIGN.
11. SUBDIVISION MUST MEET DARK SKY STANDARDS (PER CODE 17.56).
12. GARBAGE COLLECTION WILL BE DONE WITH INDIVIDUAL GARBAGE CANS.
13. ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES WILL BE ADHERED TO.

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV (W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
STOP	STOP	STOP SIGN
		STREET SIGN
		MONUMENT
X	X	FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX FO		FIBER OPTIC
EX GAS		GAS
OHP		OVERHEAD POWER
		FLOW ARROW
		CONTOURS

DEVELOPER / OWNER

FLAGSHIP HOMES
PETE EVANS
(801) 766-4442

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

PARKWAY FIELDS

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE D
EAGLE MOUNTAIN, UTAH
COVER

REVISIONS
1 -
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2 -
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- -
5 -
- -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=150'
DATE: 07/21/2022
SHEET 101

N:\2019_LEI PROJECTS\2019\2019-0046 FLAGSHIP EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT B.DWG 7/20/2022 1:35 PM

SETBACK TABLE						
	FRONT	GARAGE FRONT	REAR	SIDE	GARAGE SIDE	STREET SIDE
R1	25'	25'	25'	10'	10'	15'
R2	25'	25'	20'	8'	10'	15'
R3	15'	22'	20'	8'	10'	15'
RC	15'	22'	20'	8'	10'	15'

NORTH

SCALE: 1"=60'

60 30 0 60

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°01'53"	23.57	S44°12'27"E 21.22
C2	15.00	89°58'07"	23.55	N45°47'33"E 21.21
C3	68.00	48°14'45"	57.26	S66°39'14"W 55.58
C4	68.00	35°50'44"	42.54	S24°36'30"W 41.85
C5	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C6	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C7	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C8	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C9	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C10	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C11	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C12	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C14	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C15	68.00	35°22'52"	41.99	N18°28'03"E 41.33
C16	68.00	36°48'21"	43.68	N54°33'40"E 42.93
C17	68.00	17°48'46"	21.14	N81°52'14"E 21.06
C18	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C19	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C20	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C21	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C22	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C23	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C24	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C25	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C26	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C27	15.00	47°11'08"	12.38	S65°34'49"E 12.03
C28	976.00	0°47'26"	13.47	S0°52'01"W 13.47
C29	1235.37	3°54'32"	84.28	S2°41'16"W 84.27
C30	21.00	28°10'22"	10.33	S76°41'26"W 10.22
C31	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C32	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C33	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C34	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C35	15.00	26°12'39"	6.86	S76°07'04"E 6.80
C36	1263.50	5°26'34"	120.03	N9°55'01"E 119.98
C37	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C38	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C39	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C40	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C42	1263.50	8°04'18"	178.00	N16°40'27"E 177.85
C43	15.00	13°53'05"	3.63	N82°08'22"W 3.63
C44	1026.50	4°31'40"	78.94	N77°24'04"W 78.92
C45	1026.50	4°27'48"	79.97	N81°50'10"W 79.95
C46	1026.50	4°27'49"	79.97	N86°17'58"W 79.95
C47	973.50	4°00'48"	68.19	N87°12'59"W 68.18
C48	973.50	9°24'00"	159.49	N80°30'58"W 159.32
C49	15.00	28°51'05"	7.55	N61°23'49"W 7.47
C50	1262.13	3°05'56"	68.26	S24°46'57"W 68.26
C51	1262.13	3°20'12"	73.50	S28°00'02"W 73.49
C55	15.00	89°56'12"	23.55	N44°11'29"W 21.20
C56	15.02	89°56'12"	23.57	S45°48'31"W 21.22
C58	1821.92	4°28'07"	142.09	S31°50'10"W 142.06
C59	21.00	21°57'03"	8.05	N80°42'52"W 8.00
C60	726.50	4°15'40"	54.03	N72°47'02"W 54.02
C61	726.50	5°04'01"	64.25	N77°26'52"W 64.23
C62	726.50	5°17'09"	67.03	N82°37'28"W 67.00
C63	726.50	3°53'33"	49.35	N87°12'49"W 49.35
C68	673.50	1°06'26"	13.01	S88°36'30"E 13.01
C69	673.50	8°42'28"	102.36	S83°42'03"E 102.26
C70	673.50	8°57'56"	105.39	S74°51'51"E 105.28
C71	15.00	27°45'06"	7.27	N56°46'38"W 7.19
C72	1836.50	4°20'32"	139.18	S25°40'36"W 139.15
C73	1836.50	4°21'09"	139.51	S21°19'46"W 139.48
C74	15.00	17°20'46"	4.54	N81°25'28"W 4.52
C75	393.50	12°50'02"	88.14	N79°10'06"W 87.96
C76	393.50	12°50'02"	88.14	N79°10'06"W 87.96
C77	393.50	3°34'27"	24.55	N87°22'21"W 24.54
C78	340.50	16°17'00"	96.77	S81°01'05"E 96.44
C79	15.00	18°15'09"	4.78	N63°45'01"W 4.76
C80	1036.50	5°54'29"	106.88	N13°20'28"E 106.83
C81	15.00	90°03'48"	23.58	S45°48'31"W 21.22
C82	14.98	90°03'48"	23.55	S44°11'29"E 21.20

FLOWER DRIVE (53' PUBLIC ROW)

HUMMINGBIRD DRIVE (53' PUBLIC ROW)

KINGBIRD DRIVE (53' PUBLIC ROW)

BLACKBIRD DRIVE (53' PUBLIC ROW)

CHICKADEE DRIVE (53' PUBLIC ROW)

SWALLOW DRIVE (53' PUBLIC ROW)

COWBIRD LANE (53' PUBLIC ROW)

PARKWAY FIELDS BOULEVARD (77' PUBLIC ROW)

PLAT B

TRAIL (HOA)

PARK (14,999 S.F. OWNED AND MAINTAINED BY HOA)

PARK (73,600 S.F. OWNED AND MAINTAINED BY HOA)

RETENTION POND

FENCE WAS INCLUDED BUT IS SHOWN ON THE UTILITY PAGE

Install privacy fencing per EMMC 17.60.120 S.

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
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Spanish Fork, UT 84660
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office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 1

REVISIONS
1 -
2 -
3 -
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5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/21/2022

SHEET 201

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SETBACK TABLE						
	FRONT	GARAGE FRONT	REAR	SIDE	GARAGE SIDE	STREET SIDE
R1	25'	25'	25'	10'	10'	15'
R2	25'	25'	20'	8'	10'	15'
R3	15'	22'	20'	8'	10'	15'
RC	15'	22'	20'	8'	10'	15'

FENCE WAS INCLUDED BUT IS SHOWN ON THE UTILITY PAGE

Install privacy fencing per EMMC 17.60.120 S.

SCALE: 1"=60'

60 30 0 60

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°01'53"	23.57	S44°12'27"E 21.22
C2	15.00	89°58'07"	23.55	N45°47'33"E 21.21
C3	68.00	48°14'45"	57.26	S66°39'14"W 55.58
C4	68.00	35°50'44"	42.54	S24°36'30"W 41.85
C5	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C6	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C7	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C8	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C9	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C10	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C11	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C12	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C14	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C15	68.00	35°22'52"	41.99	N18°28'03"E 41.33
C16	68.00	36°48'21"	43.68	N54°33'40"E 42.93
C17	68.00	17°48'46"	21.14	N81°52'14"E 21.06
C18	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C19	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C20	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C21	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C22	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C23	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C24	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C25	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C26	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C27	15.00	47°17'08"	12.38	S65°34'49"E 12.03
C28	976.00	0°47'26"	13.47	S0°52'01"W 13.47
C29	1235.37	3°54'32"	84.28	S2°41'16"W 84.27
C30	21.00	28°10'22"	10.33	S76°41'26"W 10.22
C31	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C32	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C33	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C34	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C35	15.00	26°12'39"	6.86	S76°07'04"E 6.80
C36	1263.50	5°26'34"	120.03	N9°55'01"E 119.98
C37	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C38	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C39	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C40	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C42	1263.50	8°04'18"	178.00	N16°40'27"E 177.85
C43	15.00	13°53'05"	3.63	N82°08'22"W 3.63
C44	1026.50	4°31'40"	78.94	N77°24'04"W 78.92
C45	1026.50	4°27'48"	79.97	N81°50'10"W 79.95
C46	1026.50	4°27'49"	79.97	N86°17'58"W 79.95
C47	973.50	4°00'48"	68.19	N87°12'59"W 68.18
C48	973.50	9°24'00"	159.49	N80°30'58"W 159.32
C49	15.00	28°51'05"	7.55	N61°23'49"W 7.47
C50	1262.13	3°05'56"	68.26	S24°46'57"W 68.26
C51	1262.13	3°20'12"	73.50	S28°00'02"W 73.49
C55	15.00	89°56'12"	23.55	N44°11'29"W 21.20
C56	15.02	89°56'12"	23.57	S45°48'31"W 21.22
C58	1821.92	4°28'07"	142.09	S31°50'10"W 142.06
C59	21.00	21°57'03"	8.05	N80°42'52"W 8.00
C60	726.50	4°15'40"	54.03	N72°47'02"W 54.02
C61	726.50	5°04'01"	64.25	N77°26'52"W 64.23
C62	726.50	5°17'09"	67.03	N82°37'28"W 67.00
C63	726.50	3°53'33"	49.35	N87°12'49"W 49.35
C68	673.50	1°06'26"	13.01	S88°36'30"E 13.01
C69	673.50	8°42'28"	102.36	S83°42'03"E 102.26
C70	673.50	8°57'56"	105.39	S74°51'51"E 105.28
C71	15.00	27°45'06"	7.27	N56°46'38"W 7.19
C72	1836.50	4°20'32"	139.18	S25°40'36"W 139.15
C73	1836.50	4°21'09"	139.51	S21°19'46"W 139.48
C74	15.00	17°20'46"	4.54	N81°25'28"W 4.52
C75	393.50	12°50'02"	88.14	N79°10'06"W 87.96
C76	393.50	12°50'02"	88.14	N79°10'06"W 87.96
C77	393.50	3°34'27"	24.55	N87°22'21"W 24.54
C78	340.50	16°17'00"	96.77	S81°01'05"E 96.44
C79	15.00	18°15'09"	4.78	N63°45'01"W 4.76
C80	1036.50	5°54'29"	106.88	N13°20'28"E 106.83
C81	15.00	90°03'48"	23.58	S45°48'31"W 21.22
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NOT FOR CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 2

REVISIONS
1 -
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3 -
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5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/21/2022

SHEET 202

C:\0_LEI PROJECTS\2019\2019-0046 FLAGSHIP EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY PLAT.DWG 7/20/2022 1:35 PM

SETBACK TABLE						
	FRONT	GARAGE FRONT	REAR	SIDE	GARAGE SIDE	STREET SIDE
R1	25'	25'	25'	10'	10'	15'
R2	25'	25'	20'	8'	10'	15'
R3	15'	22'	20'	8'	10'	15'
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CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
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C40	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C42	1263.50	8°04'18"	178.00	N16°40'27"E 177.85
C43	15.00	13°53'05"	3.63	N82°08'22"W 3.63
C44	1026.50	4°31'40"	78.94	N77°24'04"W 78.92
C45	1026.50	4°27'48"	79.97	N81°50'10"W 79.95
C46	1026.50	4°27'49"	79.97	N86°17'58"W 79.95
C47	973.50	4°00'48"	68.19	N87°12'59"W 68.18
C48	973.50	9°24'00"	159.49	N80°30'58"W 159.32
C49	15.00	28°51'05"	7.55	N61°23'49"W 7.47
C50	1262.13	3°05'56"	68.26	S24°46'57"W 68.26
C51	1262.13	3°20'12"	73.50	S28°00'02"W 73.49
C55	15.00	89°56'12"	23.55	N44°11'29"W 21.20
C56	15.02	89°56'12"	23.57	S45°48'31"W 21.22
C58	1821.92	4°28'07"	142.09	S31°50'10"W 142.06
C59	21.00	21°57'03"	8.05	N80°42'52"W 8.00
C60	726.50	4°15'40"	54.03	N72°47'02"W 54.02
C61	726.50	5°04'01"	64.25	N77°26'52"W 64.23
C62	726.50	5°17'09"	67.03	N82°37'28"W 67.00
C63	726.50	3°53'33"	49.35	N87°12'49"W 49.35
C68	673.50	1°06'26"	13.01	S88°36'30"E 13.01
C69	673.50	8°42'28"	102.36	S83°42'03"E 102.26
C70	673.50	8°57'56"	105.39	S74°51'51"E 105.28
C71	15.00	27°45'06"	7.27	N56°46'38"W 7.19
C72	1836.50	4°20'32"	139.18	S25°40'36"W 139.15
C73	1836.50	4°21'09"	139.51	S21°19'46"W 139.48
C74	15.00	17°20'46"	4.54	N81°25'28"W 4.52
C75	393.50	12°50'02"	88.14	N79°10'06"W 87.96
C76	393.50	12°50'02"	88.14	N79°10'06"W 87.96
C77	393.50	3°34'27"	24.55	N87°22'21"W 24.54
C78	340.50	16°17'00"	96.77	S81°01'05"E 96.44
C79	15.00	18°15'09"	4.78	N63°45'01"W 4.76
C80	1036.50	5°54'29"	106.88	N13°20'28"E 106.83
C81	15.00	90°03'48"	23.58	S45°48'31"W 21.22
C82	14.98	90°03'48"	23.55	S44°11'29"E 21.20

SCALE: 1"=60'
60 30 0 60

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NOT FOR CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 3

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/21/2022

SHEET 203

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SHEET 302 - UTILITY LAYOUT 2

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PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 1

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/21/2022

SHEET 301

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SHEET 301 - UTILITY LAYOUT 1

NORTH

SCALE: 1"=60'

60 30 0 60

PARKWAY FIELDS BOULEVARD

PORCUPINE DRIVE

BADGER AVENUE

GRAY WOLF LANE

JACK RABBIT LANE

GRIZZLY BEAR AVENUE

PLAT B

PARK

STREET LIGHT,TYP.

FIRE HYDRANT

CONNECT TO EX. WATER LINE

CONNECT TO EX. SEWER

CONNECT TO EX. STORM

8" SEWER

8" WATER

STUB & PLUG 12" WATER FOR FUTURE DEVELOPMENT

STUB & PLUG 8" WATER FOR FUTURE DEVELOPMENT

INSTALL SEWER TO PHASE LINE

216 8249 S.F.	222 8051 S.F.	223 6090 S.F.	224 6090 S.F.	225 6090 S.F.	226 6615 S.F.	227 6090 S.F.	228 6090 S.F.	229 6090 S.F.	230 6615 S.F.	231 6090 S.F.	232 6090 S.F.	233 6090 S.F.	234 6615 S.F.	235 6090 S.F.	236 6090 S.F.	237 6090 S.F.	238 6615 S.F.	239 6090 S.F.	240 6090 S.F.	241 8044 S.F.
217 6825 S.F.																				
218 6825 S.F.	258 8625 S.F.	257 7440 S.F.	256 7440 S.F.	255 7440 S.F.	254 8040 S.F.	253 7440 S.F.	252 7440 S.F.	251 7440 S.F.	250 8712 S.F.	249 10512 S.F.	248 7440 S.F.	247 7440 S.F.	246 8040 S.F.	245 7440 S.F.	244 7440 S.F.	243 8040 S.F.	242 11467 S.F.			
219 6825 S.F.																				
220 6825 S.F.	259 12871 S.F.	260 11200 S.F.	261 11200 S.F.	262 11200 S.F.	263 11200 S.F.	264 11200 S.F.	265 12832 S.F.	266 14833 S.F.	267 11200 S.F.	268 11200 S.F.	269 11948 S.F.	270 12966 S.F.	271 15854 S.F.							
221 8244 S.F.																				
	288 8680 S.F.	287 8680 S.F.	286 8680 S.F.	285 9380 S.F.	284 8680 S.F.	283 8680 S.F.	282 8680 S.F.	281 9380 S.F.	280 8680 S.F.	279 8680 S.F.	278 9380 S.F.	277 9380 S.F.	276 8680 S.F.	275 8680 S.F.	274 9408 S.F.	272 11015 S.F.	273 8725 S.F.			

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PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 2

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046

DRAWN BY: BR

DESIGNED BY: BCT

SCALE: 1"=60'

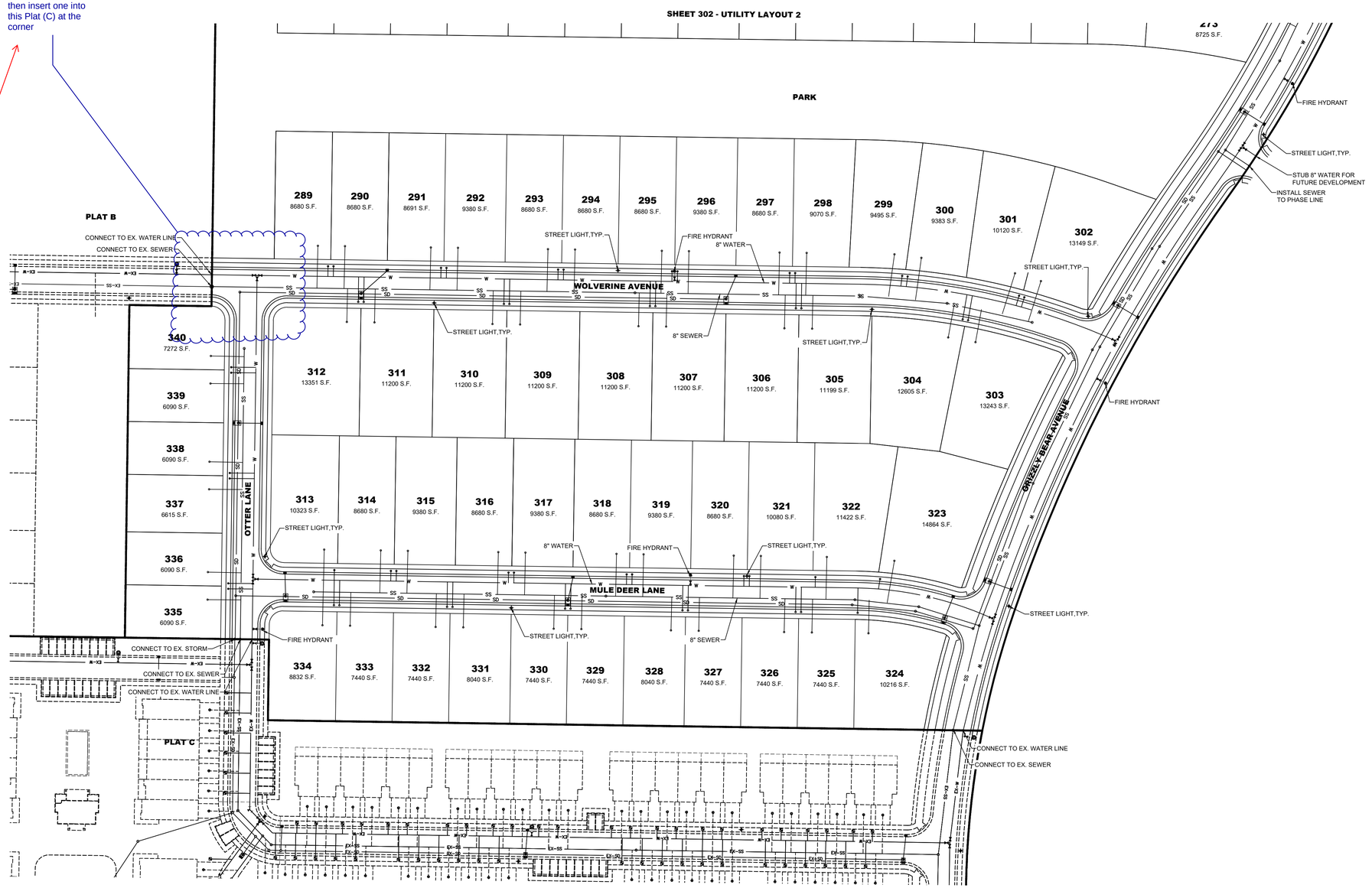
DATE: 07/21/2022

SHEET 302

I:\2019\2019-0046 FLAGSHIP EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT D.DWG 7/20/2022 1:35 PM

Verify that Plat B has a street light at this corner...if absent, then insert one into this Plat (C) at the corner

PLAT B HAS A STREET LIGHT FURTHER WEST SO A NEW STREET LIGHT WAS INCLUDED ON THE CORNER



SCALE: 1"=60'

60 30 0 60

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PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 3

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/21/2022

SHEET 303

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PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

GRADING PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=100'
DATE: 07/21/2022

SHEET 401

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LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6090 S.F. (0.14 AC.)	12749 S.F. (0.29 AC.)	11199 S.F. (0.26 AC.)	7440 S.F. (0.17 AC.)
AVERAGE LOT SIZE	6781 S.F. (0.16 AC.)	13506 S.F. (0.31 AC.)	11979 S.F. (0.28 AC.)	8914 S.F. (0.20 AC.)
LARGEST LOT SIZE	15132 S.F. (0.35 AC.)	19162 S.F. (0.45 AC.)	15853 S.F. (0.36 AC.)	14863 S.F. (0.34 AC.)

NORTH

SCALE: 1"=100'

100 50 0 100

THIS HAS BEEN UPDATED.

Move lines between lots to coincide with approved zoning map...may require deletion of middle lot.

THIS HAS BEEN UPDATED

Diagonal lot line does not coincide with zoning line which runs left/right or east/west

LOT TYPE LEGEND

- RC (89 LOTS)
- R1 (14 LOTS)
- R2 (35 LOTS)
- R3 (102 LOTS)

TOTAL LOTS = 240

PARK

BLACKBIRD DRIVE

TRAIL

COWBIRD LANE

HUMMINGBIRD DRIVE

CHICKADEE DRIVE

SWALLOW DRIVE

PARKWAY FIELDS BOULEVARD

PORCUPINE DRIVE

JACK RABBIT LANE

BADGER AVENUE

GRIZZLY BEAR AVENUE

WOLVERINE AVENUE

MULE DEER LANE

FLOWER DRIVE

KINGBIRD DRIVE

GRAY WOLF LANE

OTTER LANE

PHASE D PLAT 1

PHASE D PLAT 2

PLAT C

PLAT B

LINCOLN PARK

LINCOLN PARK

FOUNDERS SQUARE PARK

MALL PARK

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PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

PHASING PLAN/LOT PLAN

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046

DRAWN BY: BR

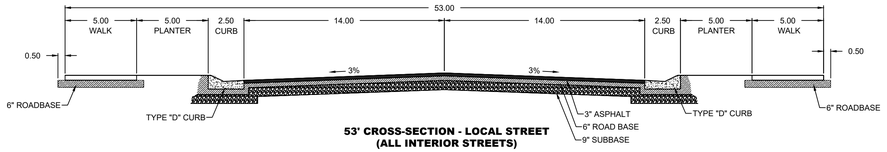
DESIGNED BY: BCT

SCALE: 1"=100'

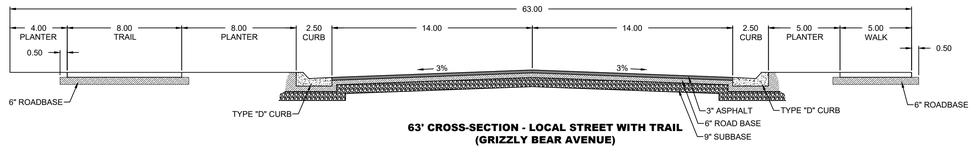
DATE: 07/21/2022

SHEET 501

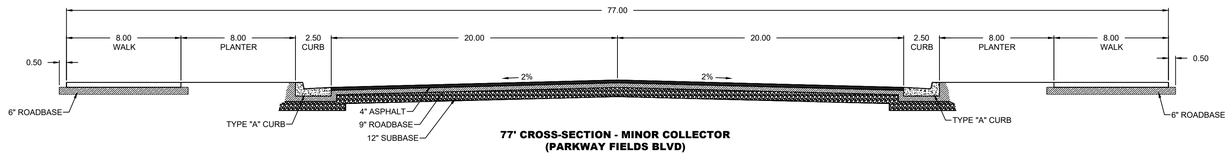
S:\0_LEI PROJECTS\2019\2019-0046 FLAGSHIP EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT D.DWG 7/20/2022 1:39 PM



53' CROSS-SECTION - LOCAL STREET
(ALL INTERIOR STREETS)

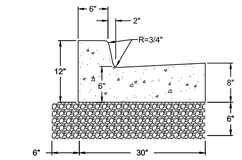


63' CROSS-SECTION - LOCAL STREET WITH TRAIL
(GRIZZLY BEAR AVENUE)

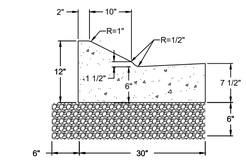


77' CROSS-SECTION - MINOR COLLECTOR
(PARKWAY FIELDS BLVD)

1 ROADWAY CROSS SECTIONS

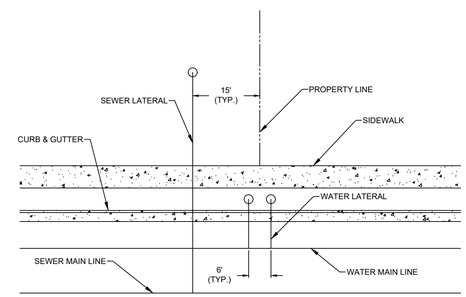


TYPE A



TYPE D

2 APWA CURB & GUTTER



3 TYPICAL UTILITY SERVICE DETAIL

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PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=##'
DATE: 07/21/2022

SHEET
502

\\0_LEI PROJECTS\2019\2019-0046 FLAGSHIP EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT D.DWG 7/20/2022 1:39 PM

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**

TITLE:	PRELIMINARY PLAT - Parkway Fields Phase E
ITEM TYPE:	Preliminary Plat
FISCAL IMPACT:	
APPLICANT:	Flagship Homes as Owner/Developer with Bronson Tatton as Applicant and representative

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Neighborhood Residential	RC, R1, R2 & R3	82.60	Parkway Fields (formerly "Ault Farms" and "Founder's Square")

PUBLIC HEARING:
No

PREPARED BY:
Robert Hobbs, Planning

PRESENTED BY:
Robert Hobbs -- Planning Manager

RECOMMENDATION:
As pertaining to the Preliminary Plat for Parkway Fields E, Staff recommends that the City Council approve the plat, contingent upon Applicant(s)/project compliance with the following recommended Condition(s) of Approval:

1. All parcels shall be labeled with a designator (e.g., "A", "B", etc.), and, have a description of the nature of the parcel (e.g., "trail", "pathway", "park", etc.). The well lot (179) shall be designated as such on the plat and its ownership maintenance called out by note thereon.
2. Applicant(s) shall make all other corrections and clarifications to proposed plans in accordance with City's DRC redline corrections noted on said plans prior to issuance of final plat approval by the City.
3. <Any conditions adopted by the City Council...>

BACKGROUND:
Applicant is petitioning to subdivide a portion of the Ault Farms Master Development approved by Council in December of 2021 in the southeast quadrant/region of the City. The development continues the platting of that master development now using "Parkway Fields" as its name. Phase E [now] proposes 274 single-family home sites, a well lot, and, 4 common parcels on 82.60 acres of land. The building

lots' dimensions and arrangement are designed to be in accordance with the RC, R1, R2 and R3 Zones, as well as the approved master plan for the project.

ITEMS FOR CONSIDERATION:
Preliminary Plat (EMMC § 16.20)

The Project has been reviewed by the DRC Committee and suggested "redline" corrections incorporated into plat drawings (currently in Bluebeam electronic files). The plat's present configuration (7/11/23) is now in conformance with platting & site plan standards belonging to the RC, R1, R2 and R3 Zones associated with the pre-approved Ault Farms Master Development Plan.

Provided/proposed Plat E calculations:
Total Acreage -- 82.60
Land Use Zone(s) -- RC, R1, R2 & R3
Total Lot Count – 274 (with 4 additional open space parcels)
Total Acreage in Lots – 59.66
Total Open Space Provided – .14 acres
Asphalt Pavement Area -- 557,743.21 sq. ft.

Regarding RC Zoned Lots:
Reqd. Min. Lot Size RC Zone: 4,500 sq. ft.
Proposed Min. Lot Size -- 6,090 sq. ft.
Reqd. Avg. Lot Size RC Zone: 6,000 sq. ft.
Proposed Avg. Lot Size -- 6,477 sq. ft.
Proposed Max. Lot Size -- 14,950 sq. ft.

Regarding R1 Zoned Lots:
Reqd. Min. Lot Size R1 Zone: 10,890 sq. ft.
Proposed Min. Lot Size -- 12,749 sq. ft.
Reqd. Avg. Lot Size R1 Zone: 14,250 sq. ft.
Proposed Avg. Lot Size -- 14,715 sq. ft.
Proposed Max. Lot Size -- 27,579 sq. ft.
Note: Per the plat, "Lot 179 is intended to be used as a site for a new well. It is not counted as a lot in the average lot size calculations for R1 lots."

Regarding R2 Zoned Lots:
Reqd. Min. Lot Size R2 Zone: 8,000 sq. ft.

Proposed Min. Lot Size -- 8,000 sq. ft.
Reqd. Avg. Lot Size R2 Zone: 10,890 sq. ft.
Proposed Avg. Lot Size -- 11,525 sq. ft.
Proposed Max. Lot Size -- 17,162 sq. ft.

Regarding R3 Zoned Lots:
Reqd. Min. Lot Size R3 Zone: 6,500 sq. ft.
Proposed Min. Lot Size -- 6,806 sq. ft.
Reqd. Avg. Lot Size R3 Zone: 8,500 sq. ft.
Proposed Avg. Lot Size -- 8,546 sq. ft.
Proposed Max. Lot Size -- 14,214 sq. ft.

Notes:

Open Space & Amenities (EMMC §§ 16.35.105 & 17.25.050(l): All open space is intended to be maintained by a future HOA. Required open space area based on proposed preliminary plan pre-correction(s): 5.99 acres. Proposed open space area: .14 acres -- balance is in other phases of Parkway Fields as approved during the master plan stage.

ROW:
Right-of-way width(s) and alignment and dedication needs have been evaluated and changes made to plat drawings to accommodate DRC comments. Rights-of-way are mapped to match the approved master development plan layout for the Project, as are the housing "blocks", and, common parcel positions and dimensions.

Screening: Privacy fencing (6') is required along Parkway Fields Boulevard (a 77' wide "collector") [as] per EMMC § 17.60.120. Applicant will be seeking a change to the fencing standard (height and/or material type) in the near future.

Correspondence:
Any correspondence from agencies or the citizenry is hereto attached. Agency comments may express opinions regarding the plat and site plan application set, or, be geared towards recommending Conditions of Approval for Phase E should it be approved.

REQUIRED FINDINGS:
Plat and site plan approvals are based upon compliance with City

code requirements and requirements of any applicable Development Agreement(s). Approval criteria [Conclusions of Law] for a Preliminary Plat Approval review request are iterated in EMMC § 16.20.

PLANNING COMMISSION ACTION/RECOMMENDATION:
As pertaining to the Preliminary Plat for Parkway Fields E, the Planning Commission, during their regularly scheduled public hearing of June 27, 2023, voted to recommend to the City Council that you approve the plat, contingent upon Applicant(s)/project compliance with the following recommended Condition(s) of Approval:

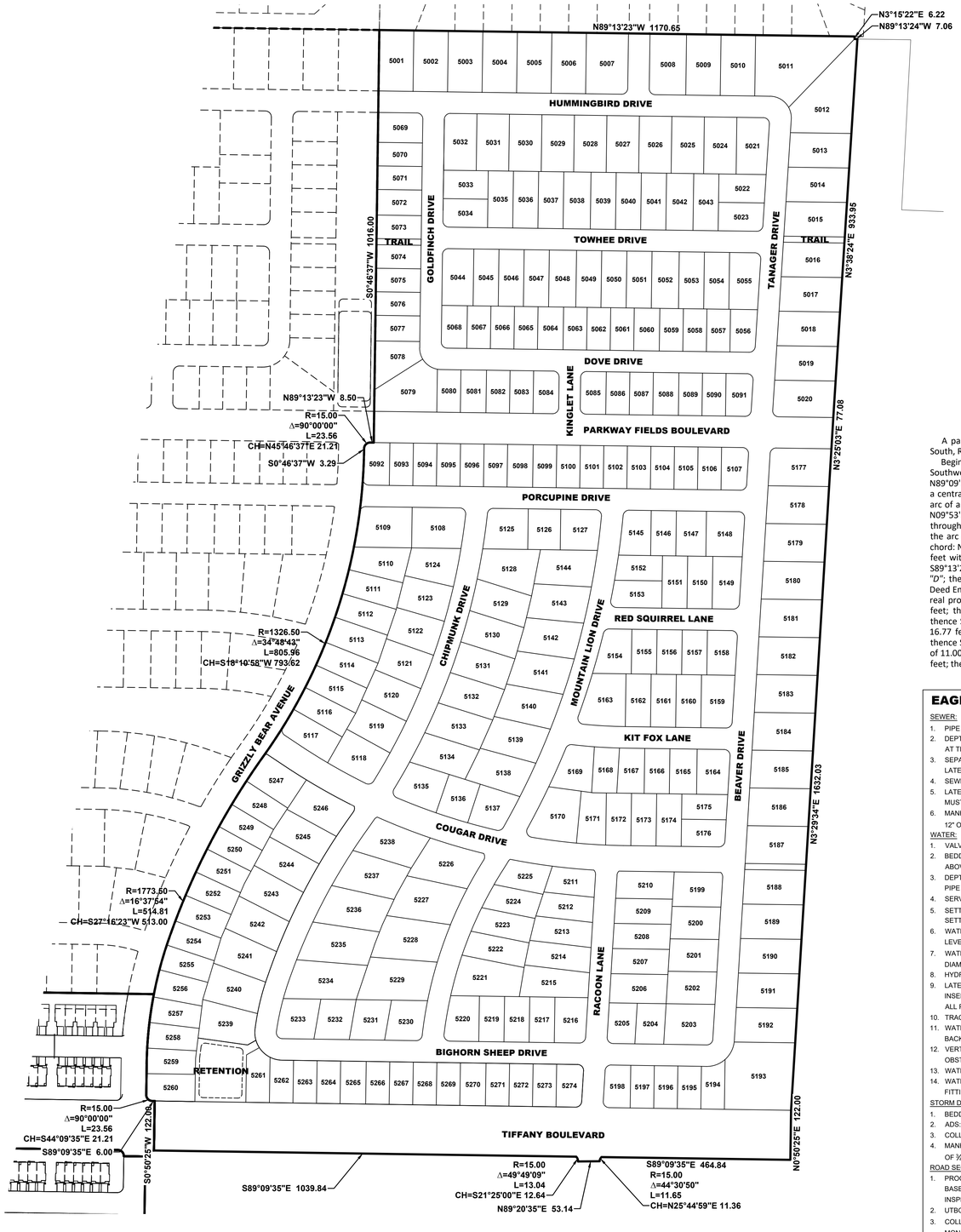
1. Applicant(s) shall reconfigure the zoning pattern shown on page 9/sheet 501 (Phasing Plan/Lot Plan) of the Parkway Fields E plan set submitted to the City such that it matches the approved Ault Farms Master Plan and zoning pattern shown by Exhibit therein.
2. In association with Condition No. 2 above, Applicant(s) shall re-arrange lots 21, 22, 32, 33, 205 & 206 in Phase E, Plats 1 & 2 to conform to the subdivision's approved zoning pattern as noted in DRC redlined plans provided [back] to the Applicant(s).
3. Applicant(s) shall add a notation to proposed plans that 6' privacy fencing (compliant with code) shall be emplaced along Parkway Fields Boulevard.
4. All parcels shall be labeled with a designator (e.g., "A", "B", etc.), and, have a description of the nature of the parcel (e.g., "trail", "pathway", "park", etc.). The well lot (179) shall be designated as such on the plat and its ownership maintenance called out by note thereon.
5. Applicant(s) shall make all other corrections and clarifications to proposed plans in accordance with City's DRC redline corrections noted on said plans prior to issuance of final plat approval by the City.

ATTACHMENTS:

Parkway Fields Phase E Preliminary Plat - Updated 07.11.2023
Preliminary Plat Responses to City Comments

PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN CITY, UTAH



SCALE: 1"=150'

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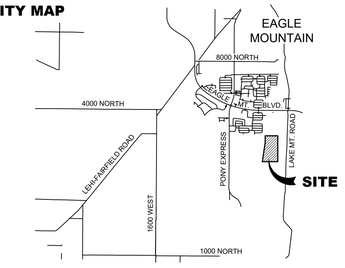
VICINITY MAP



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101	COVER
201	LOT LAYOUT 1
202	LOT LAYOUT 2
203	LOT LAYOUT 3
301	UTILITY PLAN 1
302	UTILITY PLAN 2
303	UTILITY PLAN 3
401	GRADING PLAN
501	PHASING PLAN/ LOT PLAN
502	DETAILS

TABULATIONS

TOTAL ACREAGE:	82.6 ACRES	3,598,056 S.F.
TOTAL ACREAGE IN LOTS:	59.66 ACRES	2,598,790 S.F.
TOTAL OPEN SPACE:	0.14 ACRES	6,098 S.F.
OVERALL DENSITY:	3.32 LOTS/ACRE	
TOTAL # OF LOTS:	274 LOTS	
ASPHALT PAVEMENT AREA:	557,743.21 SF	

LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6090 S.F. (0.14 AC.)	12749 S.F. (0.29 AC.)	8000 S.F. (0.18 AC.)	6806 S.F. (0.15 AC.)
AVERAGE LOT SIZE	6477 S.F. (0.14 AC.)	14715 S.F. (0.34 AC.)	11525 S.F. (0.26 AC.)	8546 S.F. (0.20 AC.)
LARGEST LOT SIZE	14950 S.F. (0.34 AC.)	27579 S.F. (0.63 AC.)	17162 S.F. (0.39 AC.)	14214 S.F. (0.32 AC.)

NOTES

1. ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
4. ALL EXISTING IRRIGATION DITCHES LOCATED WITHIN THE PROPERTY BOUNDARY ARE TO BE ABANDONED.
5. ALL WATER TEES TO BE FLANGED WITH FLANGED VALVES.
6. SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
7. DRIVEWAY SLOPES NOT TO EXCEED 12%.
8. NO DEFLECTIONS ALLOWED ON WATER LINES.
9. ALL FILL WITHIN ROADWAYS TO BE ENGINEERED FILL.
10. STORM DRAIN PIPE SIZING TO BE PROVIDED AT FINAL DESIGN.
11. SUBDIVISION MUST MEET DARK SKY STANDARDS (PER CODE 17.56).
12. GARBAGE COLLECTION WILL BE DONE WITH INDIVIDUAL GARBAGE CANS.
13. ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES WILL BE ADHERED TO.
14. LOT 5177 IS INTENDED TO BE USED AS A SITE FOR A NEW WELL. IT IS NOT COUNTED AS A LOT IN THE AVERAGE LOT SIZE CALCULATION FOR R1 LOTS.

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV(W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
STOP	STOP	STOP SIGN
		STREET SIGN
		MONUMENT
X	X	FENCE
		STREET LIGHT
Ø	Ø	POWER POLE
EX F/O	F/O	DITCH
		FIBER OPTIC
EX GAS	GAS	GAS
OHP	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS

PRELIMINARY DESCRIPTION

A parcel of land located in the Southwest Quarter and the Northwest Quarter of Section 18, Township 6 South, Range 1 West, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point located S89°54'05"E along the Section Line 612.76 feet and North 64.64 feet from the Southwest Corner of Section 18, Township 6 South, Range 1 West, Salt Lake Base & Meridian; thence N89°09'35"W 6.00 feet; thence along the arc of a curve to the right 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: N44°09'35"W 21.21 feet; thence N00°50'25"E 76.09 feet; thence along the arc of a curve to the right 307.82 feet with a radius of 973.50 feet through a central angle of 18°07'01", chord: N09°53'55"E 306.54 feet; thence along the arc of a curve to the right 514.81 feet with a radius of 1773.50 feet through a central angle of 16°37'54", chord: N27°16'23"E 513.00 feet to a point of reverse curve; thence along the arc of a curve to the left 805.96 feet with a radius of 1326.50 feet through a central angle of 34°48'43", chord: N18°10'58"E 793.62 feet; thence N00°46'37"E 3.29 feet; thence along the arc of a curve to the right 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: N45°46'37"E 21.21 feet; thence S89°13'23"E 8.50 feet; thence N00°46'37"E 1016.00 feet to the South line of *EAGLE POINT SUBDIVISION PLAT "D"*; thence S89°13'23"E along said South line 1170.65 feet to the East line of that real property described in Deed Entry Number 92249:2019; thence S03°15'22"W along said real property 6.22 feet to the North line of that real property described in Deed Entry Number 92396:2019; thence along said real property S89°13'24"E 7.06 feet; thence S03°38'24"W 933.95 feet; thence S03°25'03"W 77.08 feet; thence S03°29'34"W 1632.03 feet; thence S00°50'25"W 122.00 feet; thence N89°09'35"W 454.64 feet; thence along the arc of a curve to the left 16.77 feet with a radius of 11.00 feet through a central angle of 87°20'51", chord: S47°10'00"W 15.19 feet; thence S89°53'09"W 61.12 feet; thence along the arc of a non-tangent curve to the left 17.79 feet with a radius of 11.00 feet through a central angle of 92°39'09", chord: N42°50'00"W 15.91 feet; thence N89°09'35"W 1029.65 feet; thence N00°50'25"E 122.00 feet to the point of beginning.

Contains: ±82.61 Acres
3,598,397 Sq. Ft.

EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER:

1. PIPE BEDDING: ¾" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
2. DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
3. SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
4. SEWER 'Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER 'Y'S.
5. LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
6. MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLE/BOXES..

WATER:

1. VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
2. BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
3. DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
4. SERVICE & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
5. SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM). HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL. ALSO ¾" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
6. WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
7. WATER CAN: THE WATER CAN FOR THE ¾" &1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND AND 21" INSIDE DIAMETER. WATER CAN FOR THE 1 ½" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATIONS.
8. HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
9. LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
10. TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
11. WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
12. VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
13. WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA-LUG FOLLOWERS.
14. WATER MAIN LINE: DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED ONLY PER MANUFACTURE'S SPECIFICATIONS. BEND FITTINGS WILL BE REQUIRED OTHERWISE. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

STORM DRAIN:

1. BEDDING: ¾" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
2. ADS: ALL ADS PIPE TO BE "HP" BRAND.
3. COLLARS: COLLARS TO BE 1'X1' AROUND PIPE, 4000 psi CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
4. MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

ROAD SECTION:

1. PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTION OF ROAD: i.e. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
2. UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
3. COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 psi CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (¾" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE ½" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE ½" TO ½" DOWN FROM ASPHALT EDGE.

DEVELOPER / OWNER

FLAGSHIP HOMES
PETE EVANS
(801) 766-4442

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

PARKWAY FIELDS

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE E
EAGLE MOUNTAIN, UTAH
COVER

REVISIONS
1 -
- -
2 -
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3 -
- -
4 -
- -
5 -
- -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=150'
DATE: 07/11/2023
SHEET: 101

G:\0_LEI PROJECTS\2019\2019-0046 FLAGSHIP EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT E.DWG 7/10/2023 2:17 PM

SETBACK TABLE						
	FRONT	GARAGE FRONT	REAR	SIDE	GARAGE SIDE	STREET SIDE
R1	25'	25'	25'	10'	10'	15'
R2	25'	25'	20'	8'	10'	15'
R3	15'	22'	20'	8'	10'	15'
RC	15'	22'	20'	8'	10'	15'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C2	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C3	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C4	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C5	15.00	92°51'47"	24.31	S42°47'30"E 21.74
C6	53.00	60°29'33"	55.96	N58°58'37"W 53.39
C7	53.00	32°22'14"	29.94	N12°32'43"W 29.55
C8	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C9	15.00	87°08'13"	22.81	S47°12'30"W 20.68
C10	15.00	92°51'47"	24.31	S42°47'30"E 21.74
C11	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C12	53.00	31°38'17"	29.27	N15°02'32"W 28.90
C13	53.00	48°51'39"	45.20	N55°17'30"W 43.84
C14	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C15	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C16	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C17	15.00	87°08'13"	22.81	S47°12'30"W 20.68
C18	15.00	92°51'47"	24.31	S42°47'30"E 21.74
C19	15.00	92°51'47"	24.31	N42°47'30"W 21.74
C20	15.00	87°08'13"	22.81	S47°12'30"W 20.68
C21	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C22	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C23	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C24	15.00	92°42'57"	24.27	S42°51'54"E 21.71
C25	15.00	87°17'03"	22.85	N47°08'06"E 20.70
C26	15.00	87°17'03"	22.85	S47°08'06"W 20.70
C27	15.00	93°03'51"	24.36	N42°41'28"W 21.77
C28	15.00	83°22'40"	21.83	N49°05'17"E 19.95
C29	15.00	95°38'59"	25.04	S41°23'54"E 22.23
C30	15.00	84°38'05"	22.16	N48°27'35"E 20.20
C31	15.00	94°39'34"	24.78	S41°53'36"E 22.06
C32	15.00	85°32'08"	22.39	N48°00'33"E 20.37
C33	15.00	92°42'57"	24.27	S42°51'54"E 21.71
C34	1326.50	3°47'19"	87.71	N9°17'37"E 87.70
C35	1326.50	2°27'54"	57.07	N12°25'13"E 57.07
C36	1326.50	2°38'04"	60.99	N14°58'13"E 60.99
C37	1326.48	2°38'04"	60.99	N17°36'17"E 60.99
C38	1326.52	2°50'49"	65.91	N20°20'44"E 65.91
C39	1326.52	2°38'04"	60.99	N23°05'10"E 60.99
C40	1326.50	2°38'04"	60.99	N25°43'15"E 60.99
C41	1326.50	2°38'04"	60.99	N28°21'19"E 60.99
C42	1326.50	2°12'01"	50.94	N30°46'22"E 50.94
C43	15.00	88°13'38"	23.10	N12°14'27"W 20.88
C44	1473.50	3°07'46"	80.48	N57°55'09"W 80.47
C45	1473.50	4°09'02"	106.74	N61°33'33"W 106.72
C46	15.00	84°39'44"	22.16	S74°02'04"W 20.20
C47	1586.50	2°54'22"	80.47	S30°15'02"W 80.46
C48	1586.50	3°10'20"	87.83	S27°12'41"W 87.82
C49	1586.50	3°10'19"	87.83	S24°02'22"W 87.82
C50	1586.50	3°10'21"	87.85	S20°52'02"W 87.83
C51	1586.50	3°10'21"	87.84	S17°41'41"W 87.83
C52	1586.50	3°10'19"	87.83	S14°31'21"W 87.82
C53	1586.50	3°28'10"	96.07	S11°12'07"W 96.05
C54	1586.50	3°02'26"	84.19	S7°56'49"W 84.18
C55	1639.50	3°02'31"	87.04	N7°39'48"E 87.03
C56	1639.50	2°37'47"	75.25	N10°29'56"E 75.24
C57	1639.50	2°48'13"	80.23	N13°12'56"E 80.22
C58	1639.50	2°47'49"	80.03	N16°00'58"E 80.03
C59	1639.50	2°47'49"	80.03	N18°48'46"E 80.02
C60	1639.50	2°48'12"	80.22	N21°36'47"E 80.21
C61	1639.50	2°49'01"	80.60	N24°25'23"E 80.60
C62	1639.50	2°50'15"	81.19	N27°15'01"E 81.18
C63	1639.50	2°40'58"	76.76	N30°00'37"E 76.76
C64	15.00	98°16'13"	25.73	N17°47'00"W 22.69
C65	1473.50	4°00'54"	103.26	N68°55'34"W 103.24
C66	1473.50	3°11'04"	81.89	N72°31'33"W 81.88
C67	1473.50	2°52'07"	73.77	N75°33'08"W 73.76
C68	15.00	73°26'02"	19.22	S66°17'47"W 17.94
C69	1919.50	2°33'46"	85.86	S28°17'53"W 85.85
C70	1919.50	2°43'25"	91.25	S25°39'17"W 91.24
C71	1919.50	2°43'25"	91.25	S22°55'52"W 91.24
C72	1919.50	2°43'25"	91.25	S20°12'26"W 91.24
C73	1919.50	2°43'25"	91.25	S17°29'01"W 91.24
C74	1919.50	2°43'25"	91.25	S14°45'36"W 91.24
C75	1919.50	2°43'25"	91.25	S12°02'11"W 91.24
C76	1919.50	2°43'25"	91.25	S9°18'45"W 91.24
C77	1919.50	2°30'52"	84.24	S6°41'37"W 84.23
C78	1972.50	2°50'16"	97.69	N6°39'37"E 97.68
C79	1972.50	1°49'11"	62.64	N8°59'20"E 62.64
C80	1972.50	1°27'07"	49.99	N10°37'29"E 49.98
C81	15.00	100°34'25"	26.33	N38°56'10"W 23.08
C82	15.00	87°17'03"	22.85	S47°08'06"W 20.70
C83	15.00	92°42'57"	24.27	S42°51'54"E 21.71
C84	15.00	76°58'54"	20.15	N52°17'10"E 18.67
C85	1972.50	2°57'07"	101.62	N15°16'16"E 101.61
C86	1972.50	3°13'15"	110.88	N18°21'27"E 110.87
C87	15.00	104°13'18"	27.29	N32°08'34"W 23.68
C88	1180.50	4°58'10"	102.39	N86°44'18"W 102.36
C89	15.00	87°17'03"	22.85	S47°08'06"W 20.70
C90	15.00	92°42'57"	24.27	S42°51'54"E 21.71

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C91	1233.50	0°35'06"	12.60	S88°55'50"E 12.60
C92	1233.50	2°52'49"	62.01	S87°11'52"E 62.00
C93	1233.50	2°33'17"	55.00	S84°28'49"E 55.00
C94	15.00	74°21'10"	19.47	N59°37'15"E 18.13
C95	1972.50	3°00'07"	103.35	N23°56'43"E 103.34
C96	1972.50	3°20'40"	115.14	N27°07'07"E 115.12
C97	15.00	109°12'14"	28.59	N25°48'40"W 24.45
C98	1473.50	4°18'41"	110.88	N82°34'08"W 110.85
C99	1473.50	2°48'25"	72.19	N86°07'41"W 72.18
C100	1473.50	1°41'30"	43.51	N88°22'38"W 43.50
C101	15.00	87°17'03"	22.85	S47°08'06"W 20.70
C102	15.00	49°52'57"	13.06	S21°26'54"E 12.65
C103	15.00	44°27'02"	11.64	N25°43'05"E 11.35
C104	15.00	47°01'03"	12.31	S20°00'57"E 11.97
C105	15.00	65°29'09"	17.14	S0°32'02"E 16.23
C106	1536.50	3°49'53"	102.75	S84°37'56"E 102.73
C107	1536.50	3°54'50"	104.96	S80°45'34"E 104.94
C108	15.00	26°39'14"	6.98	N44°50'50"E 6.92
C109	15.00	36°31'49"	9.56	N52°44'33"E 9.40
C110	1536.50	5°06'28"	136.98	S73°44'46"E 136.93
C111	1536.50	5°13'24"	140.07	S68°34'50"E 140.02
C112	15.00	55°33'32"	14.55	N7°11'32"E 13.98
C113	1513.50	2°08'22"	56.52	N34°31'09"E 56.51
C114	1483.42	5°11'12"	134.29	N61°06'25"W 134.24
C115	1536.50	2°14'56"	60.31	S57°28'44"E 60.30
C116	1773.50	2°20'47"	72.63	N34°21'00"E 72.63
C117	1773.50	1°50'18"	56.90	S31°54'10"W 56.90
C118	1773.50	2°01'46"	62.82	S29°58'08"W 62.81
C119	1773.50	2°01'46"	62.82	S27°56'22"W 62.81
C120	1773.50	2°01'46"	62.82	S25°54'36"W 62.81
C121	1773.50	2°01'46"	62.82	S23°52'50"W 62.81
C122	1773.50	2°11'35"	67.88	S21°46'10"W 67.88
C123	1773.50	1°42'56"	53.11	S19°48'54"W 53.10
C124	973.50	3°44'17"	63.51	S16°30'37"W 63.50
C125	973.50	4°02'22"	68.64	S12°37'17"W 68.62
C126	973.50	3°44'17"	63.51	S8°43'58"W 63.50
C127	973.50	3°44'17"	63.51	S4°59'41"W 63.50
C128	973.50	2°17'08"	38.83	S1°58'59"W 38.83
C129	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C130	15.00	87°20'51"	22.87	N47°10'00"E 20.72
C131	15.00	92°39'09"	24.26	N42°50'00"W 21.70
C132	68.00	3°10'26"	3.77	N5°04'48"E 3.77
C133	68.00	41°41'31"	49.48	N27°30'46"E 48.40
C134	68.00	42°28'53"	50.42	N69°35'58"E 49.27
C135	15.00	87°20'51"	22.87	N47°10'00"E 20.72
C136	15.00	92°39'09"	24.26	N42°50'00"W 21.70
C137	68.00	30°05'40"	35.72	N48°11'07"W 35.31
C138	68.00	16°58'09"	20.14	N24°39'13"W 20.07
C139	68.00	24°17'57"	28.84	N4°01'10"W 28.62
C140	610.82	3°31'36"	37.60	N8°58'49"E 37.59
C141	610.82	7°30'40"	80.08	N14°29'57"E 80.02
C142	1513.50	2°22'36"	62.78	N20°08'44"E 62.78
C143	1513.50	3°01'44"	80.01	N22°50'54"E 80.00
C144	1513.50	3°01'44"	80.01	N25°52'38"E 80.00
C145	1513.50	3°01'44"	80.01	N28°54'22"E 80.00
C146	1513.50	3°01'44"	80.01	N31°56'06"E 80.00
C147	1460.50	2°23'18"	60.88	N34°23'41"E 60.88
C148	1460.50	3°58'00"	101.11	N31°13'02"E 101.09
C149	1460.50	3°58'00"	101.11	N27°15'02"E 101.09
C150	1460.50	3°58'00"	101.11	N23°17'02"E 101.09
C151	1460.50	2°20'36"	59.74	N20°07'44"E 59.73
C152	660.50	7°14'16"	83.44	N11°44'57"E 83.38
C153	15.00	97°17'24"	25.47	N40°30'53"W 22.52
C154	15.00	84°21'49"	22.09	S48°39'30"W 20.14
C155	1026.50	4°48'25"	86.12	S8°52'48"W 86.10
C156	1026.50	5°27'29"	97.79	S14°00'45"W 97.75
C157	1026.50	5°27'29"	97.79	S19°28'15"W 97.75
C158	1026.50	5°27'29"	97.79	S24°55'44"W 97.75
C159	1026.50	4°33'03"	81.53	S29°56'00"W 81.51
C160	973.50	2°18'31"	39.23	N31°10'09"E 39.22
C161	973.50	3°48'40"	64.75	N28°06'33"E 64.74
C162	973.50	3°44'42"	63.63	N24°19'52"E 63.62
C163	973.50	3°41'51"	62.83	N20°36'35"E 62.81
C164	973.50	6°06'28"	103.78	N15°42'25"E 103.73
C165	973.50	5°41'12"	96.62	N9°48'35"E 96.58
C166	15.00	96°07'34"	25.17	N41°05'48"W 22.32
C167	15.00	87°20'51"	22.87	S47°10'00"W 20.72
C168	15.00	92°39'09"	24.26	N42°50'00"W 21.70
C169	15.00	87°20'51"	22.87	S47°10'00"W 20.72
C170	1332.36	3°11'32"	74.23	N2°14'28"E 74.22
C171	68.00	25°55'38"	30.77	N76°11'46"W 30.51
C173	15.00	45°17'20"	11.86	N58°10'04"E 11.55

NORTH

SCALE: 1"=60'

60 30 0 60

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NOT FOR CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 1

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/11/2023

SHEET 201

S:\0_LEI PROJECTS\2019\2019-0046 TUHOSP EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT E.DWG 7/10/2023 2:17 PM

PARKWAY FIELDS BOULEVARD
(77' PUBLIC ROW)

PORCUPINE DRIVE
(53' PUBLIC ROW)

GRIZZLY BEAR AVENUE

CHIPMUNK DRIVE
(53' PUBLIC ROW)

MOUNTAIN LION DRIVE
(53' PUBLIC ROW)

RED SQUIRREL LANE
(53' PUBLIC ROW)

KIT FOX LANE
(53' PUBLIC ROW)

BEAVER DRIVE
(53' PUBLIC ROW)

COUGAR DRIVE
(63' PUBLIC ROW)

PLAT D

TRAIL (HOA)

NORTH

SCALE: 1"=60'
60 30 0 60

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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 2

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REVISIONS
1 -
2 -
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4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/11/2023

SHEET 202

S:\0_JJS PROJECTS\2019\2019-0046 FLAGSHIP EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT E.DWG 7/10/2023 2:17 PM

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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 3

NORTH

SCALE: 1"=60'

60 30 0 60

PLAT D

PLAT C

GRIZZLY BEAR AVENUE

CHIPMUNK DRIVE (53' PUBLIC ROW)

MOUNTAIN LION DRIVE (53' PUBLIC ROW)

COUGAR DRIVE (63' PUBLIC ROW)

BIGHORN SHEEP DRIVE (53' PUBLIC ROW)

RACOON LANE (53' PUBLIC ROW)

BEAVER DRIVE (53' PUBLIC ROW)

TIFFANY BOULEVARD (122' PUBLIC ROW)

30' WIDE WELL ACCESS RIGHT OF WAY ENTRY NO. 94034:2019 (TO BE ABANDONED)

RETENTION POND

5247	10017 S.F.	
5248	7934 S.F.	
5249	7343 S.F.	
5250	7378 S.F.	
5251	7318 S.F.	
5252	7366 S.F.	
5253	7933 S.F.	
5254	7365 S.F.	
5255	7342 S.F.	
5256	7834 S.F.	
5257	7309 S.F.	
5258	7303 S.F.	
5259	7281 S.F.	
5260	7995 S.F.	
5261	7181 S.F.	
5262	6156 S.F.	
5263	6090 S.F.	
5264	6090 S.F.	
5265	6615 S.F.	
5266	6090 S.F.	
5267	6090 S.F.	
5268	6090 S.F.	
5269	6090 S.F.	
5270	6615 S.F.	
5271	6090 S.F.	
5272	6090 S.F.	
5273	6090 S.F.	
5274	6704 S.F.	
5238	13247 S.F.	
5237	14032 S.F.	
5236	14734 S.F.	
5235	15535 S.F.	
5234	16252 S.F.	
5233	9293 S.F.	
5232	8594 S.F.	
5231	8594 S.F.	
5230	8790 S.F.	
226	14568 S.F.	
5227	15535 S.F.	
5228	16316 S.F.	
5229	17162 S.F.	
5225	7997 S.F.	
5224	7982 S.F.	
5223	8693 S.F.	
5222	9370 S.F.	
5221	14214 S.F.	
5220	8918 S.F.	
5219	6944 S.F.	
5218	6944 S.F.	
5217	6944 S.F.	
5216	8793 S.F.	
5211	7598 S.F.	
5212	8133 S.F.	
5213	9046 S.F.	
5214	9685 S.F.	
5215	11560 S.F.	
5176	7220 S.F.	
5239	12019 S.F.	
5240	11854 S.F.	
5241	11814 S.F.	
5242	11523 S.F.	
5243	11429 S.F.	
5244	11080 S.F.	
5245	11132 S.F.	
5246	11910 S.F.	
5210	9395 S.F.	
5209	8680 S.F.	
5208	8680 S.F.	
5207	8680 S.F.	
5206	10071 S.F.	
5205	6851 S.F.	
5204	7111 S.F.	
5203	11970 S.F.	
5199	10215 S.F.	
5200	9600 S.F.	
5201	9600 S.F.	
5202	9600 S.F.	
5187	13979 S.F.	
TRAIL (HOA)		
5188	12764 S.F.	
5189	12764 S.F.	
5190	12764 S.F.	
5191	12764 S.F.	
5192	12764 S.F.	
5193	27326 S.F.	
5198	6704 S.F.	
5197	6090 S.F.	
5196	6090 S.F.	
5195	6090 S.F.	
5194	6347 S.F.	

REVISIONS	
1	-
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LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/11/2023

SHEET 203

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TAPER SIDEWALK, CURB & GUTTER AS NECESSARY TO TIE INTO EXISTING IMPROVEMENTS

CONNECT TO EXIST WATER MAIN

HOLLY HOCK LANE

HUMMINGBIRD DRIVE

TOWHEE DRIVE

DOVE DRIVE

PARKWAY FIELDS BOULEVARD

GOLDFINCH DRIVE

TANAGER DRIVE

KINGLET LANE

TRAIL

PLAT D

RETENTION POND
REQUIRED VOLUME
55,200

5001 12750 S.F.	5002 12750 S.F.	5003 12750 S.F.	5004 12750 S.F.	5005 12750 S.F.	5006 12750 S.F.	5007 15493 S.F.	5008 13451 S.F.	5009 12750 S.F.	5010 12750 S.F.	5011 27579 S.F.	5012 23528 S.F.	
5069 8056 S.F.	5032 11192 S.F.	5031 11200 S.F.	5030 11200 S.F.	5029 11200 S.F.	5028 11200 S.F.	5027 11200 S.F.	5026 11200 S.F.	5025 11200 S.F.	5024 11200 S.F.	5021 10804 S.F.	5013 12766 S.F.	
5070 6380 S.F.	5033 7700 S.F.	5035 8680 S.F.	5036 8680 S.F.	5037 8680 S.F.	5038 9380 S.F.	5039 8680 S.F.	5040 8680 S.F.	5041 8680 S.F.	5042 9380 S.F.	5043 8680 S.F.	5022 8022 S.F.	5014 12766 S.F.
5071 6380 S.F.	5034 7652 S.F.										5023 7734 S.F.	5015 12766 S.F.
5072 6930 S.F.												
5073 6380 S.F.												
5074 6380 S.F.	5044 10726 S.F.	5045 8680 S.F.	5046 8680 S.F.	5047 8680 S.F.	5048 9380 S.F.	5049 8680 S.F.	5050 8680 S.F.	5051 8680 S.F.	5052 9380 S.F.	5053 8680 S.F.	5054 8680 S.F.	5055 10338 S.F.
5075 6380 S.F.												
5076 6380 S.F.	5068 6567 S.F.	5067 6090 S.F.	5066 6090 S.F.	5065 6090 S.F.	5064 6615 S.F.	5063 6090 S.F.	5062 6090 S.F.	5061 6090 S.F.	5060 6615 S.F.	5059 6090 S.F.	5058 6090 S.F.	5057 6090 S.F.
5077 6930 S.F.												
5078 9363 S.F.												
5079 14950 S.F.	5080 6092 S.F.	5081 6615 S.F.	5082 6090 S.F.	5083 6090 S.F.	5084 6518 S.F.	5085 6518 S.F.	5086 6090 S.F.	5087 6090 S.F.	5088 6615 S.F.	5089 6090 S.F.	5090 6090 S.F.	5091 6719 S.F.
5092 6616 S.F.	5093 6090 S.F.	5094 6090 S.F.	5095 6090 S.F.	5096 6090 S.F.	5097 6090 S.F.	5098 6615 S.F.	5099 6090 S.F.	5100 6090 S.F.	5101 6090 S.F.	5102	5103	5104

5016 12766 S.F.
5017 12766 S.F.
5018 12766 S.F.
5019 12766 S.F.
5020 13463 S.F.
5105 5106 5107
5177

CONNECT TO EX. WATER LINE INSTALLED WITH PHASE D
CONNECT TO EX. SEWER INSTALLED WITH PHASE D
CONNECT TO EX. STORM BOX INSTALLED WITH PHASE D
CONNECT TO EX. STORM INSTALLED WITH PHASE D
24" STORM
18" STORM
15" STORM
FIRE HYDRANT
STREET LIGHT,TYP.
8" WATER
8" SEWER
12" WATER
INSTALL 6' WEATHERED CEDAR VINYL FENCE.
STUB & PLUG 12" WATER FOR FUTURE DEVELOPMENT
INSTALL SEWER TO PHASE LINE

NORTH

SCALE: 1"=60'
60 30 0 60

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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 1

REVISIONS
1 -
2 -
3 -
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5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/11/2023

SHEET 301

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NORTH

SCALE: 1"=60'

60 30 0 60

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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 2

REVISIONS
1 -
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3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/11/2023

SHEET 302

S:\0_LEI PROJECTS\2019\2019-0046 FLAGSHIP EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT E.DWG 7/10/2023 2:17 PM

NORTH

SCALE: 1"=60'

60 30 0 60

CONNECT TO EX. WATER LINE INSTALLED WITH PHASE D

CONNECT TO EX. SEWER INSTALLED WITH PHASE D

EX. WATER LATERAL INSTALLED WITH PHASE D

EX. SEWER LATERAL INSTALLED WITH PHASE D

EX. SEWER LATERAL INSTALLED WITH PHASE C

EX. WATER LATERAL INSTALLED WITH PHASE C

EX. STREET LIGHT,TYP.

CONNECT TO EX. WATER LINE INSTALLED WITH PHASE C

CONNECT TO EX. SEWER INSTALLED WITH PHASE C

CONNECT TO EX. STORM INSTALLED WITH PHASE C

PLAT D

PLAT C

GRIZZLY BEAR AVENUE

COUGAR DRIVE

CHIPMUNK DRIVE

MOUNTAIN LION DRIVE

RACOON LANE

BEAVER DRIVE

BIGHORN SHEEP DRIVE

TIFFANY BOULEVARD

TRAIL

5247 10017 S.F.
5248 7934 S.F.
5249 7343 S.F.
5250 7378 S.F.
5251 7318 S.F.
5252 7366 S.F.
5253 7933 S.F.
5254 7365 S.F.
5255 7342 S.F.
5256 7834 S.F.
5257 7309 S.F.
5258 7303 S.F.
5259 7281 S.F.
5260 7995 S.F.
5246 11910 S.F.
5245 11132 S.F.
5244 11080 S.F.
5243 11429 S.F.
5242 11523 S.F.
5241 11814 S.F.
5240 11854 S.F.
5239 12019 S.F.
5238 13247 S.F.
5237 14032 S.F.
5236 14734 S.F.
5235 15535 S.F.
5234 16252 S.F.
5233 9293 S.F.
5232 8594 S.F.
5231 8594 S.F.
5230 8790 S.F.
226 14568 S.F.
5227 15535 S.F.
5228 16316 S.F.
5229 17162 S.F.
5225 7997 S.F.
5224 7982 S.F.
5223 8693 S.F.
5222 9370 S.F.
5221 14214 S.F.
5220 8918 S.F.
5219 6944 S.F.
5218 6944 S.F.
5217 6944 S.F.
5216 8793 S.F.
5211 7598 S.F.
5212 8133 S.F.
5213 9046 S.F.
5214 9685 S.F.
5215 11560 S.F.
5176 7220 S.F.
5210 9395 S.F.
5209 8680 S.F.
5208 8680 S.F.
5207 8680 S.F.
5206 10071 S.F.
5205 6851 S.F.
5204 7111 S.F.
5203 11970 S.F.
5199 10215 S.F.
5200 9600 S.F.
5201 9600 S.F.
5202 9600 S.F.
5187 13979 S.F.
5188 12764 S.F.
5189 12764 S.F.
5190 12764 S.F.
5191 12764 S.F.
5192 12764 S.F.
5193 27326 S.F.
5198 6704 S.F.
5197 6090 S.F.
5196 6090 S.F.
5195 6090 S.F.
5194 6347 S.F.
5261 7181 S.F.
5262 6156 S.F.
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5271 6090 S.F.
5272 6090 S.F.
5273 6090 S.F.
5274 6704 S.F.

10688 S.F.
8143 S.F.
9157 S.F.

FIRE HYDRANT
8" WATER
18" STORM DRAIN
8" SEWER
STREET LIGHT,TYP.
36" STORM DRAIN
24" STORM DRAIN
18" CULINARY
EXIST 24" SEWER
INSTALL 6' WEATHERED CEDAR VINYL FENCE.
STUB & PLUG 18" WATER FOR FUTURE DEVELOPMENT
STUB & PLUG 8" WATER FOR FUTURE DEVELOPMENT
INSTALL SEWER TO PHASE LINE

RETENTION POND
REQUIRED VOLUME:
52,758

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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 3

REVISIONS
1 -
2 -
3 -
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5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 07/11/2023

SHEET 303

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NORTH

SCALE: 1"=100'

100 50 0 100

TANAGER DRIVE
BEAVER DRIVE
HUMMINGBIRD DRIVE
TOWHEE DRIVE
DOVE DRIVE
KINGLET LANE
PARKWAY FIELDS BOULEVARD
RED SQUIRREL LANE
KIT FOX LANE
MOUNTAIN LION DRIVE
RACOON LANE
PORCUPINE DRIVE
CHIPMUNK DRIVE
COUGAR DRIVE
BIGHORN SHEEP DRIVE
TIFFANY BOULEVARD
GOLDFINCH DRIVE
PRIZZLY BEAR AVENUE
TRAIL
L=43.03
2.64
37.74
L=67.
L=74.83
15.33
37.98
L=60.08
L=57.75
L=39.29
38.56
L=20.09

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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

GRADING PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=100'
DATE: 07/11/2023

SHEET 401

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LOT TYPE LEGEND

- RC (71 LOTS)
- R1 (37 LOTS)
- R2 (64 LOTS)
- R3 (102 LOTS)
- TOTAL LOTS = 274

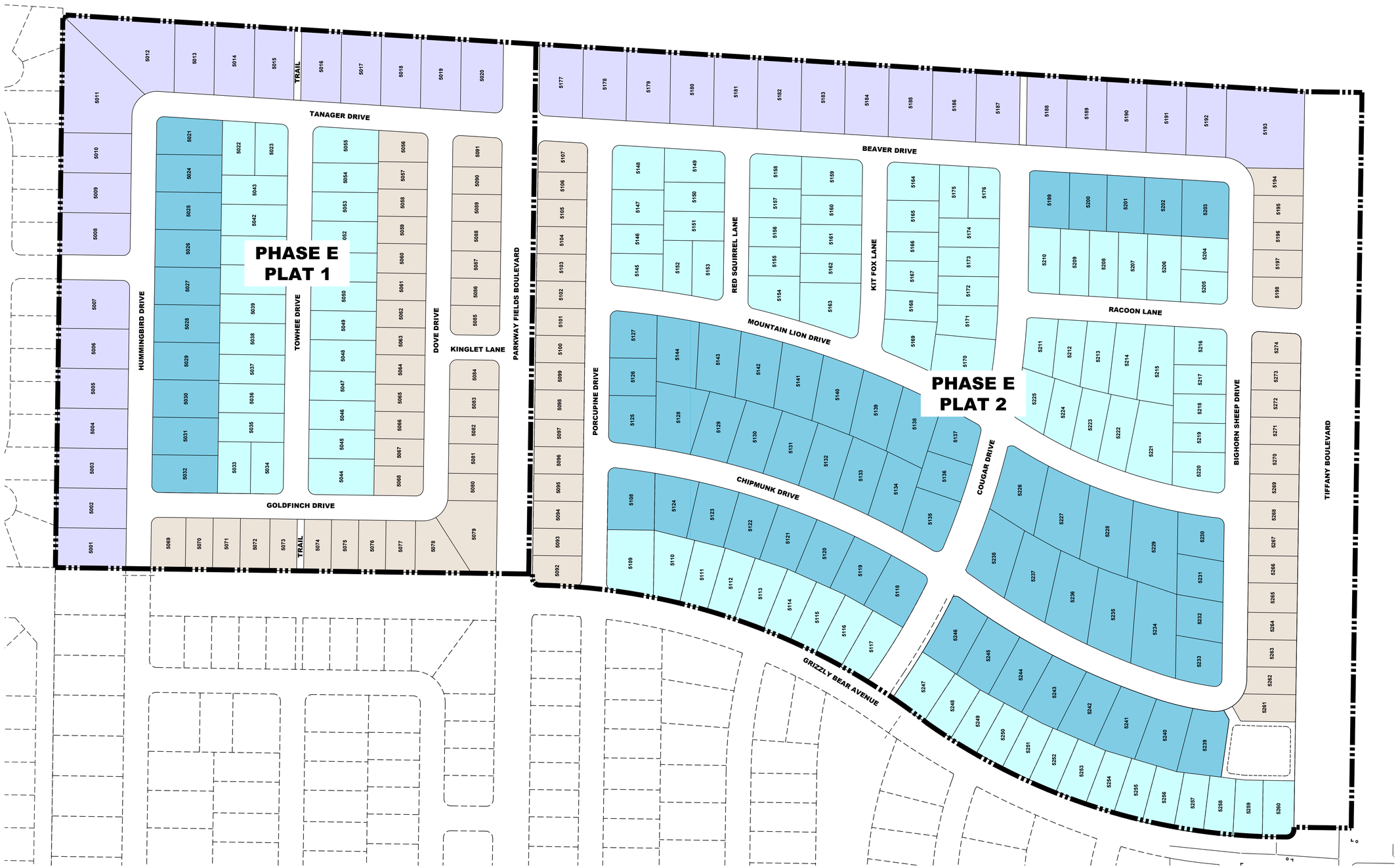
LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6090 S.F. (0.14 AC.)	12749 S.F. (0.29 AC.)	8000 S.F. (0.18 AC.)	6806 S.F. (0.15 AC.)
AVERAGE LOT SIZE	6477 S.F. (0.14 AC.)	14715 S.F. (0.34 AC.)	11525 S.F. (0.26 AC.)	8546 S.F. (0.20 AC.)
LARGEST LOT SIZE	14950 S.F. (0.34 AC.)	27579 S.F. (0.63 AC.)	17162 S.F. (0.39 AC.)	14214 S.F. (0.32 AC.)

LOT 5177 IS INTENDED TO BE USED AS A SITE FOR A NEW WELL. IT IS NOT COUNTED AS A LOT IN THE AVERAGE LOT SIZE CALCULATION FOR R1 LOTS.

NORTH

SCALE: 1"=100'

100 50 0 100



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NOT FOR CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

PHASING PLAN/LOT PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=100'
DATE: 07/11/2023

SHEET 501

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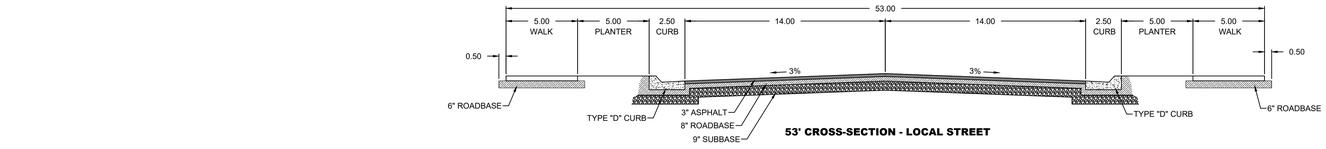
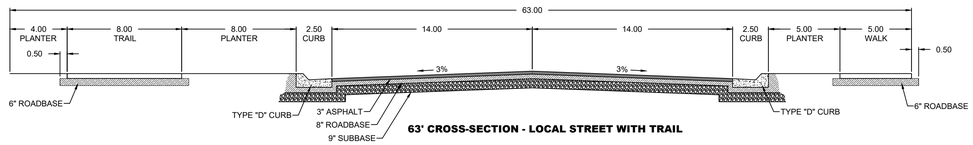
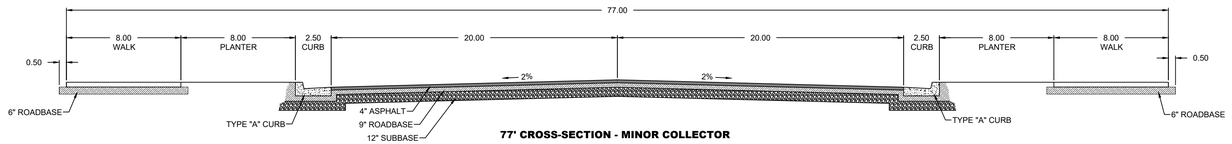


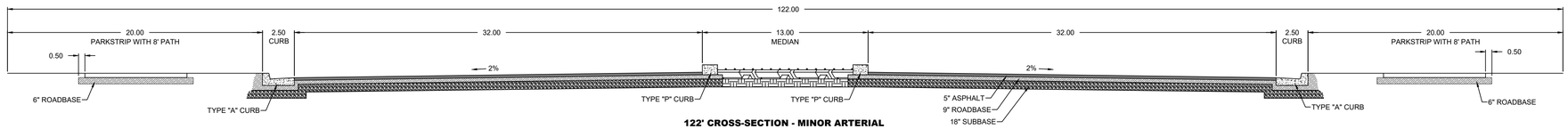
53' CROSS-SECTION - LOCAL STREET



63' CROSS-SECTION - LOCAL STREET WITH TRAIL

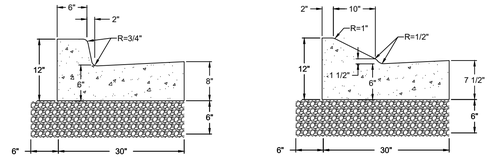


77' CROSS-SECTION - MINOR COLLECTOR



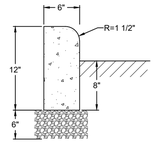
122' CROSS-SECTION - MINOR ARTERIAL

1 ROADWAY CROSS SECTIONS



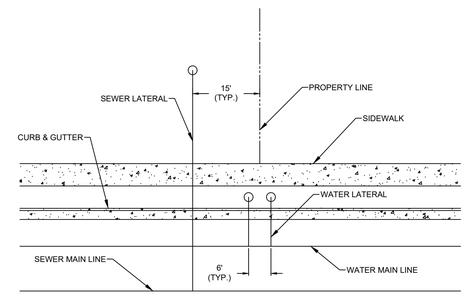
TYPE A

TYPE D



TYPE P

2 APWA CURB & GUTTER



3 TYPICAL UTILITY SERVICE DETAIL

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

DETAILS

REVISIONS
1 -
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LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=###
DATE: 07/11/2023

SHEET 502

I:\0_LEI PROJECTS\2019\2019-0046 FLAGSHIP EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT E.DWG 7/10/2023 2:17 PM

RBallif 5-24-23 no comment at this time.

M BAHR 5-25-23
NO COMMENTS AT PRELIM

D Payne- 5/26/2023
No Comments at this time

Brad Hickman - Reviewed - 06/05/2023 - Comments

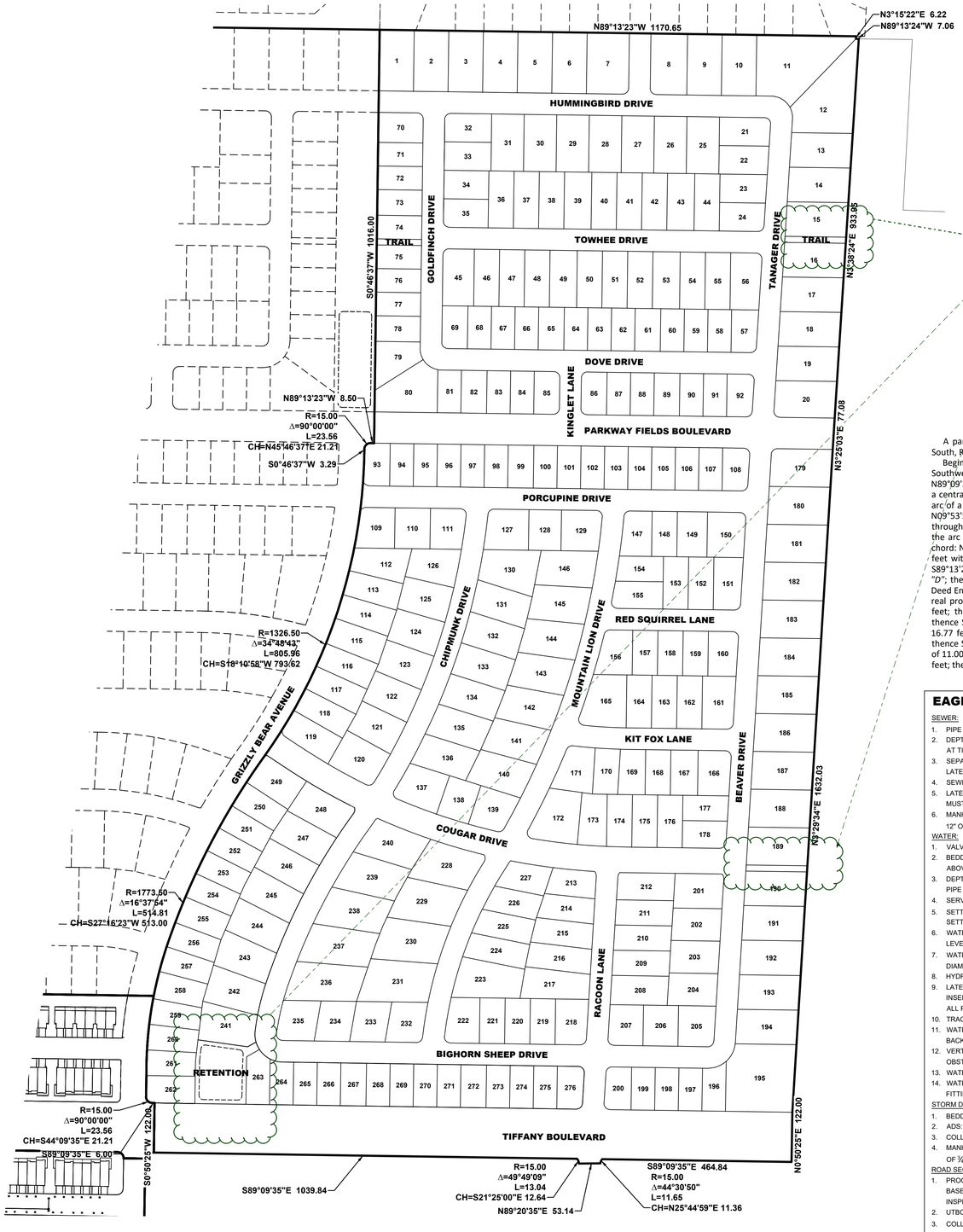
Rob Hobbs -- Reviewed -- 6/12/2023 -- Comments

S. Lehmitz reviewed 06/13/2023 - Comments

CTrusty 6/13/23- comments

PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN CITY, UTAH



NORTH

SCALE: 1"=150'

150 75 0 150

LANDSCAPE PLAN TO BE DONE BY THE DEVELOPER

Will the retention area and these trail have an approved plan on how it will be improved?

Same question -- where is the landscape plan page(s)?

Fill in the space with sq. ft. #s too

PLANS HAVE BEEN UPDATED.

PRELIMINARY DESCRIPTION

A parcel of land located in the Southwest Quarter and the Northwest Quarter of Section 18, Township 6 South, Range 1 West, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point located S89°54'05"E along the Section Line 612.76 feet and North 64.64 feet from the Southwest Corner of Section 18, Township 6 South, Range 1 West, Salt Lake Base & Meridian; thence N89°09'35"W 6.00 feet; thence along the arc of a curve to the right 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: N44°09'35"W 21.21 feet; thence N00°50'25"E 76.09 feet; thence along the arc of a curve to the right 307.82 feet with a radius of 973.50 feet through a central angle of 18°07'01", chord: N09°53'55"E 306.54 feet; thence along the arc of a curve to the right 514.81 feet with a radius of 1773.50 feet through a central angle of 16°37'54", chord: N27°16'23"E 513.00 feet to a point of reverse curve; thence along the arc of a curve to the left 805.96 feet with a radius of 1326.50 feet through a central angle of 34°48'43", chord: N18°10'58"E 793.62 feet; thence N00°46'37"E 3.29 feet; thence along the arc of a curve to the right 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: N45°46'37"E 21.21 feet; thence S89°13'23"E 8.50 feet; thence N00°46'37"E 1016.00 feet to the South line of *EAGLE POINT SUBDIVISION PLAT "D"*; thence S89°13'23"E along said South line 1170.65 feet to the East line of that real property described in Deed Entry Number 92249:2019; thence S03°15'22"W along said real property 6.22 feet to the North line of that real property described in Deed Entry Number 92396:2019; thence along said real property S89°13'24"E 7.06 feet; thence S03°38'24"W 933.95 feet; thence S03°25'03"W 77.08 feet; thence S03°29'34"W 1632.03 feet; thence S00°50'25"W 122.00 feet; thence N89°09'35"W 454.64 feet; thence along the arc of a curve to the left 16.77 feet with a radius of 11.00 feet through a central angle of 87°20'51", chord: S47°10'00"W 15.19 feet; thence S89°53'09"W 61.12 feet; thence along the arc of a non-tangent curve to the left 17.79 feet with a radius of 11.00 feet through a central angle of 92°39'09", chord: N42°50'00"W 15.91 feet; thence N89°09'35"W 1029.65 feet; thence N00°50'25"E 122.00 feet to the point of beginning.

Contains: ±82.61 Acres
3,598,397 Sq. Ft.

EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER:

1. PIPE BEDDING: ¾" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
2. DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
3. SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
4. SEWER 'Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER 'Y'S.
5. LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE 'Y'S AND STUBS. ALSO SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
6. MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLE/BOXES..

WATER:

1. VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
2. BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
3. DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
4. SERVICE & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
5. SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL. ALSO ¾" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
6. WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
7. WATER CAN: THE WATER CAN FOR THE ¾" &1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND AND 21" INSIDE DIAMETER. WATER CAN FOR THE 1 ½" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATIONS.
8. HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
9. LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
10. TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
11. WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
12. VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
13. WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA-LUG FOLLOWERS.
14. WATER MAIN LINE: DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED ONLY PER MANUFACTURE'S SPECIFICATIONS. BEND FITTINGS WILL BE REQUIRED OTHERWISE. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

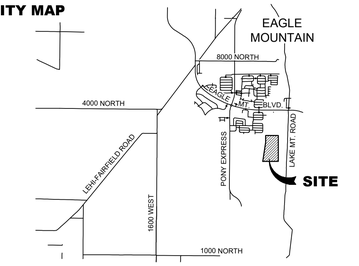
STORM DRAIN:

1. BEDDING: ¾" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
2. ADS: ALL ADS PIPE TO BE "HP" BRAND.
3. COLLARS: COLLARS TO BE 1'X1' AROUND PIPE, 4000 psi CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
4. MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

ROAD SECTION:

1. PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTION OF ROAD: i.e. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
2. UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
3. COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 psi CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (½" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE ½" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE ½" TO ¾" DOWN FROM ASPHALT EDGE.

VICINITY MAP



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101	COVER
201	LOT LAYOUT 1
202	LOT LAYOUT 2
203	LOT LAYOUT 3
301	UTILITY PLAN 1
302	UTILITY PLAN 2
303	UTILITY PLAN 3
401	GRADING PLAN
501	PHASING PLAN/ LOT PLAN
502	DETAILS

TABULATIONS

TOTAL ACREAGE:	82.6 ACRES
TOTAL ACREAGE IN LOTS:	59.66 ACRES
TOTAL OPEN SPACE:	0.14 ACRES
OVERALL DENSITY:	3.34 LOTS/ACRE
TOTAL # OF LOTS:	276 LOTS
ASPHALT PAVEMENT AREA:	557,743.21 SF

LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6090 S.F. (0.14 AC.)	12749 S.F. (0.29 AC.)	8000 S.F. (0.18 AC.)	6820 S.F. (0.15 AC.)
AVERAGE LOT SIZE	6477 S.F. (0.14 AC.)	14709 S.F. (0.33 AC.)	11518 S.F. (0.26 AC.)	8528 S.F. (0.19 AC.)
LARGEST LOT SIZE	14950 S.F. (0.34 AC.)	27579 S.F. (0.63 AC.)	17161. (0.39 AC.)	14214 S.F. (0.32 AC.)

NOTES

1. ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
4. ALL EXISTING IRRIGATION DITCHES LOCATED WITHIN THE PROPERTY BOUNDARY ARE TO BE ABANDONED.
5. ALL WATER TEES TO BE FLANGED WITH FLANGED VALVES.
6. SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
7. DRIVEWAY SLOPES NOT TO EXCEED 12%.
8. NO DEFLECTIONS ALLOWED ON WATER LINES.
9. ALL FILL WITHIN ROADWAYS TO BE ENGINEERED FILL.
10. STORM DRAIN PIPE SIZING TO BE PROVIDED AT FINAL DESIGN.
11. SUBDIVISION MUST MEET DARK SKY STANDARDS (PER CODE 17.56).
12. GARBAGE COLLECTION WILL BE DONE WITH INDIVIDUAL GARBAGE CANS.
13. ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES WILL BE ADHERED TO.

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV (W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
STOP	STOP	STOP SIGN
		STREET SIGN
		MONUMENT
X	X	FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX FO	FO	FIBER OPTIC
EX GAS	GAS	GAS
OHP	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS

DEVELOPER / OWNER

FLAGSHIP HOMES
PETE EVANS
(801) 766-4442

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

PARKWAY FIELDS

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
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NOT FOR CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE E
EAGLE MOUNTAIN, UTAH
COVER

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LEI PROJECT #: 2019-0046
DRAWN BY: BR
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SCALE: 1"=150'
DATE: 10/27/2022
SHEET: 101

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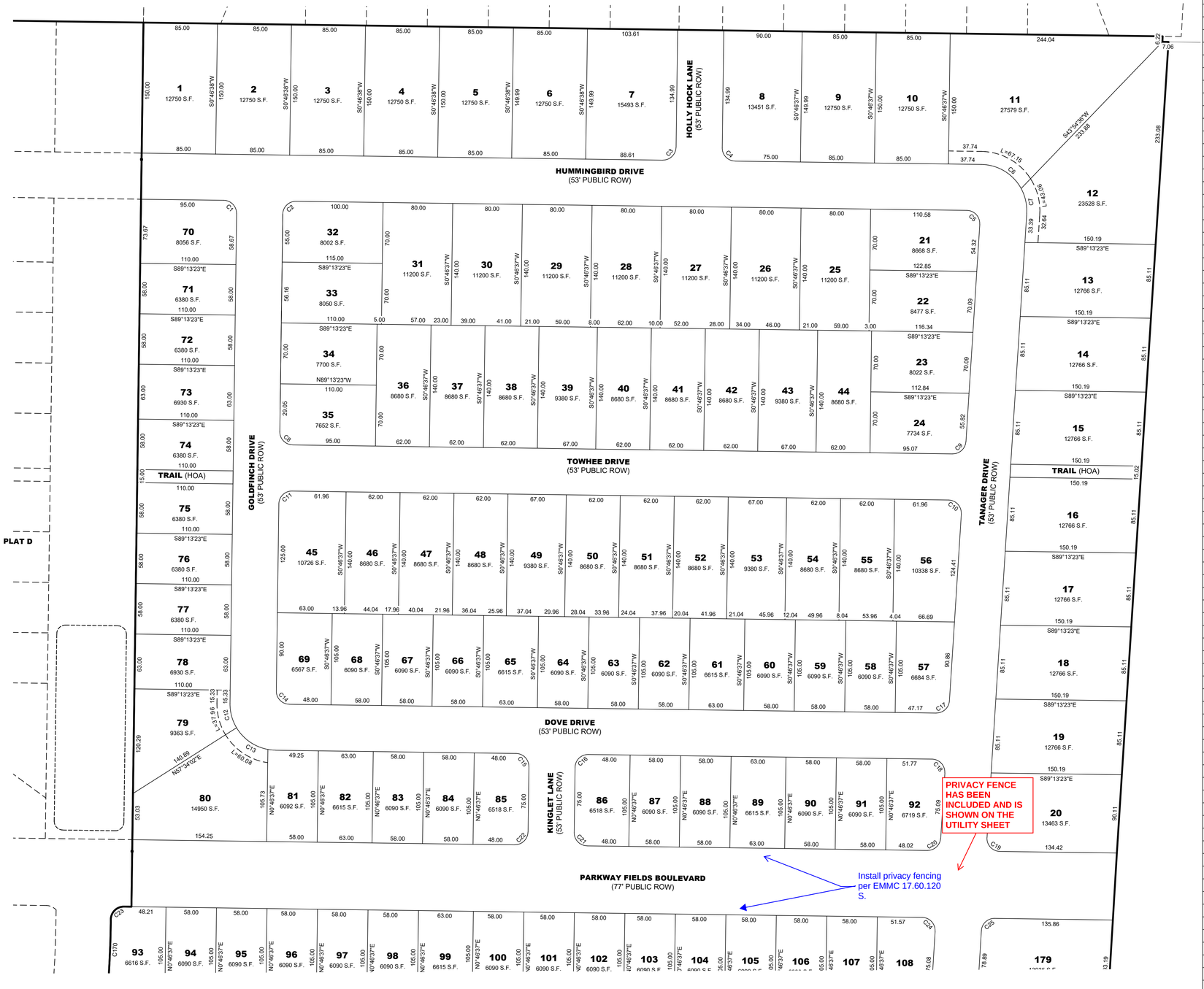
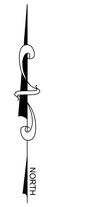
SETBACK TABLE						
	FRONT	GARAGE FRONT	REAR	SIDE	GARAGE SIDE	STREET SIDE
R1	25'	25'	25'	10'	10'	15'
R2	25'	25'	20'	8'	10'	15'
R3	15'	22'	20'	8'	10'	15'
RC	15'	22'	20'	8'	10'	15'



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C2	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C3	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C4	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C5	15.00	92°51'47"	24.31	S42°47'30"E 21.74
C6	53.00	60°29'33"	55.96	N58°58'37"W 53.39
C7	53.00	32°22'14"	29.94	N12°32'43"W 29.55
C8	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C9	15.00	87°08'13"	22.81	S47°12'30"W 20.68
C10	15.00	92°51'47"	24.31	S42°47'30"E 21.74
C11	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C12	53.00	31°38'17"	29.27	N15°02'32"W 28.90
C13	53.00	48°51'39"	45.20	N55°17'30"W 43.84
C14	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C15	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C16	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C17	15.00	87°08'13"	22.81	S47°12'30"W 20.68
C18	15.00	92°51'47"	24.31	S42°47'30"E 21.74
C19	15.00	92°51'47"	24.31	N42°47'30"W 21.74
C20	15.00	87°08'13"	22.81	S47°12'30"W 20.68
C21	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C22	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C23	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C24	15.00	92°42'57"	24.27	S42°51'54"E 21.71
C25	15.00	87°17'03"	22.85	N47°08'06"E 20.70
C26	15.00	87°17'03"	22.85	S47°08'06"W 20.70
C27	15.00	93°03'51"	24.36	N42°41'28"W 21.77
C28	15.00	83°22'40"	21.83	N49°05'17"E 19.95
C29	15.00	95°38'59"	25.04	S41°23'54"E 22.23
C30	15.00	84°38'05"	22.16	N48°27'35"E 20.20
C31	15.00	94°39'34"	24.78	S41°53'36"E 22.06
C32	15.00	85°32'08"	22.39	N48°00'33"E 20.37
C33	15.00	92°42'57"	24.27	S42°51'54"E 21.71
C34	1326.50	3°47'19"	87.71	N9°17'37"E 87.70
C35	1326.50	2°27'54"	57.07	N12°25'13"E 57.07
C36	1326.50	2°38'04"	60.99	N14°58'13"E 60.99
C37	1326.48	2°38'04"	60.99	N17°36'17"E 60.99
C38	1326.52	2°50'49"	65.91	N20°20'44"E 65.91
C39	1326.52	2°38'04"	60.99	N23°05'10"E 60.99
C40	1326.50	2°38'04"	60.99	N25°43'15"E 60.99
C41	1326.50	2°38'04"	60.99	N28°21'19"E 60.99
C42	1326.50	2°12'01"	50.94	N30°46'22"E 50.94
C43	15.00	88°13'38"	23.10	N12°14'27"W 20.88
C44	1473.50	3°07'46"	80.48	N57°55'09"W 80.47
C45	1473.50	4°09'02"	106.74	N61°33'33"W 106.72
C46	15.00	84°39'44"	22.16	S74°02'04"W 20.20
C47	1586.50	2°54'22"	80.47	S30°15'02"W 80.46
C48	1586.50	3°10'20"	87.83	S27°12'41"W 87.82
C49	1586.50	3°10'19"	87.83	S24°02'22"W 87.82
C50	1586.50	3°10'21"	87.85	S20°52'02"W 87.83
C51	1586.50	3°10'21"	87.84	S17°41'41"W 87.83
C52	1586.50	3°10'19"	87.83	S14°31'21"W 87.82
C53	1586.50	3°28'10"	96.07	S11°12'07"W 96.05
C54	1586.50	3°02'26"	84.19	S7°56'49"W 84.18
C55	1639.50	3°02'31"	87.04	N7°39'48"E 87.03
C56	1639.50	2°37'47"	75.25	N10°29'56"E 75.24
C57	1639.50	2°48'13"	80.23	N13°12'56"E 80.22
C58	1639.50	2°47'49"	80.03	N16°00'58"E 80.03
C59	1639.50	2°47'49"	80.03	N18°48'46"E 80.02
C60	1639.50	2°48'12"	80.22	N21°36'47"E 80.21
C61	1639.50	2°49'01"	80.60	N24°25'23"E 80.60
C62	1639.50	2°50'15"	81.19	N27°15'01"E 81.18
C63	1639.50	2°40'58"	76.76	N30°00'37"E 76.76
C64	15.00	98°16'13"	25.73	N17°47'00"W 22.69
C65	1473.50	4°00'54"	103.26	N68°55'34"W 103.24
C66	1473.50	3°11'04"	81.89	N72°31'33"W 81.88
C67	1473.50	2°52'07"	73.77	N75°33'08"W 73.76
C68	15.00	73°26'02"	19.22	S66°17'47"W 17.94
C69	1919.50	2°33'46"	85.86	S28°17'53"W 85.85
C70	1919.50	2°43'25"	91.25	S25°39'17"W 91.24
C71	1919.50	2°43'25"	91.25	S22°55'52"W 91.24
C72	1919.50	2°43'25"	91.25	S20°12'26"W 91.24
C73	1919.50	2°43'25"	91.25	S17°29'01"W 91.24
C74	1919.50	2°43'25"	91.25	S14°45'36"W 91.24
C75	1919.50	2°43'25"	91.25	S12°02'11"W 91.24
C76	1919.50	2°43'25"	91.25	S9°18'45"W 91.24
C77	1919.50	2°30'52"	84.24	S6°41'37"W 84.23
C78	1972.50	2°50'16"	97.69	N6°39'37"E 97.68
C79	1972.50	1°49'11"	62.64	N8°59'20"E 62.64
C80	1972.50	1°27'07"	49.99	N10°37'29"E 49.98
C81	15.00	100°34'25"	26.33	N38°56'10"W 23.08
C82	15.00	87°17'03"	22.85	S47°08'06"W 20.70
C83	15.00	92°42'57"	24.27	S42°51'54"E 21.71
C84	15.00	76°58'54"	20.15	N52°17'10"E 18.67
C85	1972.50	2°57'07"	101.62	N15°16'16"E 101.61
C86	1972.50	3°13'15"	110.88	N18°21'27"E 110.87
C87	15.00	104°13'18"	27.29	N32°08'34"W 23.68
C88	1180.50	4°58'10"	102.39	N86°44'18"W 102.36
C89	15.00	87°17'03"	22.85	S47°08'06"W 20.70
C90	15.00	92°42'57"	24.27	S42°51'54"E 21.71

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C91	1233.50	0°35'06"	12.60	S88°55'50"E 12.60
C92	1233.50	2°52'49"	62.01	S87°11'52"E 62.00
C93	1233.50	2°33'17"	55.00	S84°28'49"E 55.00
C94	15.00	74°21'10"	19.47	N59°37'15"E 18.13
C95	1972.50	3°00'07"	103.35	N23°56'43"E 103.34
C96	1972.50	3°20'40"	115.14	N27°07'07"E 115.12
C97	15.00	109°12'14"	28.59	N25°48'40"W 24.45
C98	1473.50	4°18'41"	110.88	N82°34'08"W 110.85
C99	1473.50	2°48'25"	72.19	N86°07'41"W 72.18
C100	1473.50	1°41'30"	43.51	N88°22'38"W 43.50
C101	15.00	87°17'03"	22.85	S47°08'06"W 20.70
C102	15.00	49°52'57"	13.06	S21°26'54"E 12.65
C103	15.00	44°27'02"	11.64	N25°43'05"E 11.35
C104	15.00	47°01'03"	12.31	S20°00'57"E 11.97
C105	15.00	65°29'09"	17.14	S0°32'02"E 16.23
C106	1536.50	3°49'53"	102.75	S84°37'56"E 102.73
C107	1536.50	3°54'50"	104.96	S80°45'34"E 104.94
C108	15.00	26°39'14"	6.98	N44°50'50"E 6.92
C109	15.00	36°31'49"	9.56	N52°44'33"E 9.40
C110	1536.50	5°06'28"	136.98	S73°44'46"E 136.93
C111	1536.50	5°13'24"	140.07	S68°34'50"E 140.02
C112	15.00	55°33'32"	14.55	N7°11'32"E 13.98
C113	1513.50	2°08'22"	56.52	N34°31'09"E 56.51
C114	1483.42	5°11'12"	134.29	N61°06'25"W 134.24
C115	1536.50	2°14'56"	60.31	S57°28'44"E 60.30
C116	1773.50	2°20'47"	72.63	N34°21'00"E 72.63
C117	1773.50	1°50'18"	56.90	S31°54'10"W 56.90
C118	1773.50	2°01'46"	62.82	S29°58'08"W 62.81
C119	1773.50	2°01'46"	62.82	S27°56'22"W 62.81
C120	1773.50	2°01'46"	62.82	S25°54'36"W 62.81
C121	1773.50	2°01'46"	62.82	S23°52'50"W 62.81
C122	1773.50	2°11'35"	67.88	S21°46'10"W 67.88
C123	1773.50	1°42'56"	53.11	S19°48'54"W 53.10
C124	973.50	3°44'17"	63.51	S16°30'37"W 63.50
C125	973.50	4°02'22"	68.64	S12°37'17"W 68.62
C126	973.50	3°44'17"	63.51	S8°43'58"W 63.50
C127	973.50	3°44'17"	63.51	S4°59'41"W 63.50
C128	973.50	2°17'08"	38.83	S1°58'59"W 38.83
C129	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C130	15.00	87°20'51"	22.87	N47°10'00"E 20.72
C131	15.00	92°39'09"	24.26	N42°50'00"W 21.70
C132	68.00	3°10'26"	3.77	N5°04'48"E 3.77
C133	68.00	41°41'31"	49.48	N27°30'46"E 48.40
C134	68.00	42°28'53"	50.42	N69°35'58"E 49.27
C135	15.00	87°20'51"	22.87	N47°10'00"E 20.72
C136	15.00	92°39'09"	24.26	N42°50'00"W 21.70
C137	68.00	30°05'40"	35.72	N48°11'07"W 35.31
C138	68.00	16°58'09"	20.14	N24°39'13"W 20.07
C139	68.00	24°17'57"	28.84	N4°01'10"W 28.62
C140	610.82	3°31'36"	37.60	N8°58'49"E 37.59
C141	610.82	7°30'40"	80.08	N14°29'57"E 80.02
C142	1513.50	2°22'36"	62.78	N20°08'44"E 62.78
C143	1513.50	3°01'44"	80.01	N22°50'54"E 80.00
C144	1513.50	3°01'44"	80.01	N25°52'38"E 80.00
C145	1513.50	3°01'44"	80.01	N28°54'22"E 80.00
C146	1513.50	3°01'44"	80.01	N31°56'06"E 80.00
C147	1460.50	2°23'18"	60.88	N34°23'41"E 60.88
C148	1460.50	3°58'00"	101.11	N31°13'02"E 101.09
C149	1460.50	3°58'00"	101.11	N27°15'02"E 101.09
C150	1460.50	3°58'00"	101.11	N23°17'02"E 101.09
C151	1460.50	2°20'36"	59.74	N20°07'44"E 59.73
C152	660.50	7°14'16"	83.44	N11°44'57"E 83.38
C153	15.00	97°17'24"	25.47	N40°30'53"W 22.52
C154	15.00	84°21'49"	22.09	S48°39'30"W 20.14
C155	1026.50	4°48'25"	86.12	S8°52'48"W 86.10
C156	1026.50	5°27'29"	97.79	S14°00'45"W 97.75
C157	1026.50	5°27'29"	97.79	S19°28'15"W 97.75
C158	1026.50	5°27'29"	97.79	S24°55'44"W 97.75
C159	1026.50	4°33'03"	81.53	S29°56'00"W 81.51
C160	973.50	2°18'31"	39.23	N31°10'09"E 39.22
C161	973.50	3°48'40"	64.75	N28°06'33"E 64.74
C162	973.50	3°44'42"	63.63	N24°19'52"E 63.62
C163	973.50	3°41'51"	62.83	N20°36'35"E 62.81
C164	973.50	6°06'28"	103.78	N15°42'25"E 103.73
C165	973.50	5°41'12"	96.62	N9°48'35"E 96.58
C166	15.00	96°07'34"	25.17	N41°05'48"W 22.32
C167	15.00	87°20'51"	22.87	S47°10'00"W 20.72
C168	15.00	92°39'09"	24.26	N42°50'00"W 21.70
C169	15.00	87°20'51"	22.87	S47°10'00"W 20.72
C170	1332.36	3°11'32"	74.23	N2°14'28"E 74.22
C171	68.00	25°55'38"	30.77	N76°11'46"W 30.51
C173	15.00	45°17'20"	11.86	N58°10'04"E 11.55



SCALE: 1"=60'

60 30 0 60

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NOT FOR CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 1

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 10/27/2022

SHEET 201

J:\0_LEI PROJECTS\2019\2019-0046 FLAGSHIP EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT E.DWG 10/27/2022 10:00 AM

PARKWAY FIELDS BOULEVARD
(77' PUBLIC ROW)

PORCUPINE DRIVE
(53' PUBLIC ROW)

GRIZZLY BEAR AVENUE

CHIPMUNK DRIVE
(53' PUBLIC ROW)

MOUNTAIN LION DRIVE
(53' PUBLIC ROW)

RED SQUIRREL LANE
(53' PUBLIC ROW)

KIT FOX LANE
(53' PUBLIC ROW)

BEAVER DRIVE
(53' PUBLIC ROW)

COUGAR DRIVE
(63' PUBLIC ROW)

PLAT D

TRAIL (HOA)

NORTH

SCALE: 1"=60'
60 30 0 60

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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 2

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 10/27/2022

SHEET 202

V:\2019 LEI PROJECTS\2019\2019-0046 FLAGSHIP EAGLE #4\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT E.DWG 10/27/2022 10:09 AM

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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 3

NORTH

SCALE: 1"=60'

60 30 0 60

PLAT D

PLAT C

GRIZZLY BEAR AVENUE

CHIPMUNK DRIVE (53' PUBLIC ROW)

COUGAR DRIVE (63' PUBLIC ROW)

MOUNTAIN LION DRIVE (53' PUBLIC ROW)

BIGHORN SHEEP DRIVE (53' PUBLIC ROW)

RACOON LANE (53' PUBLIC ROW)

BEAVER DRIVE (53' PUBLIC ROW)

TIFFANY BOULEVARD (122' PUBLIC ROW)

RETENTION POND

30' WIDE WELL ACCESS RIGHT OF WAY ENTRY NO. 94034:2019 (TO BE ABANDONED)

Install privacy fencing per EMMC 17.60.120 S.

PRIVACY FENCE HAS BEEN INCLUDED AND IS SHOWN ON THE UTILITY SHEET

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 10/27/2022

SHEET 203

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NORTH

SCALE: 1"=60'

60 30 0 60

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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 1

REVISIONS
1 -
2 -
3 -
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5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 10/27/2022

SHEET 301

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NORTH

SCALE: 1"=60'

60 30 0 60

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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 2

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 10/27/2022

SHEET 302

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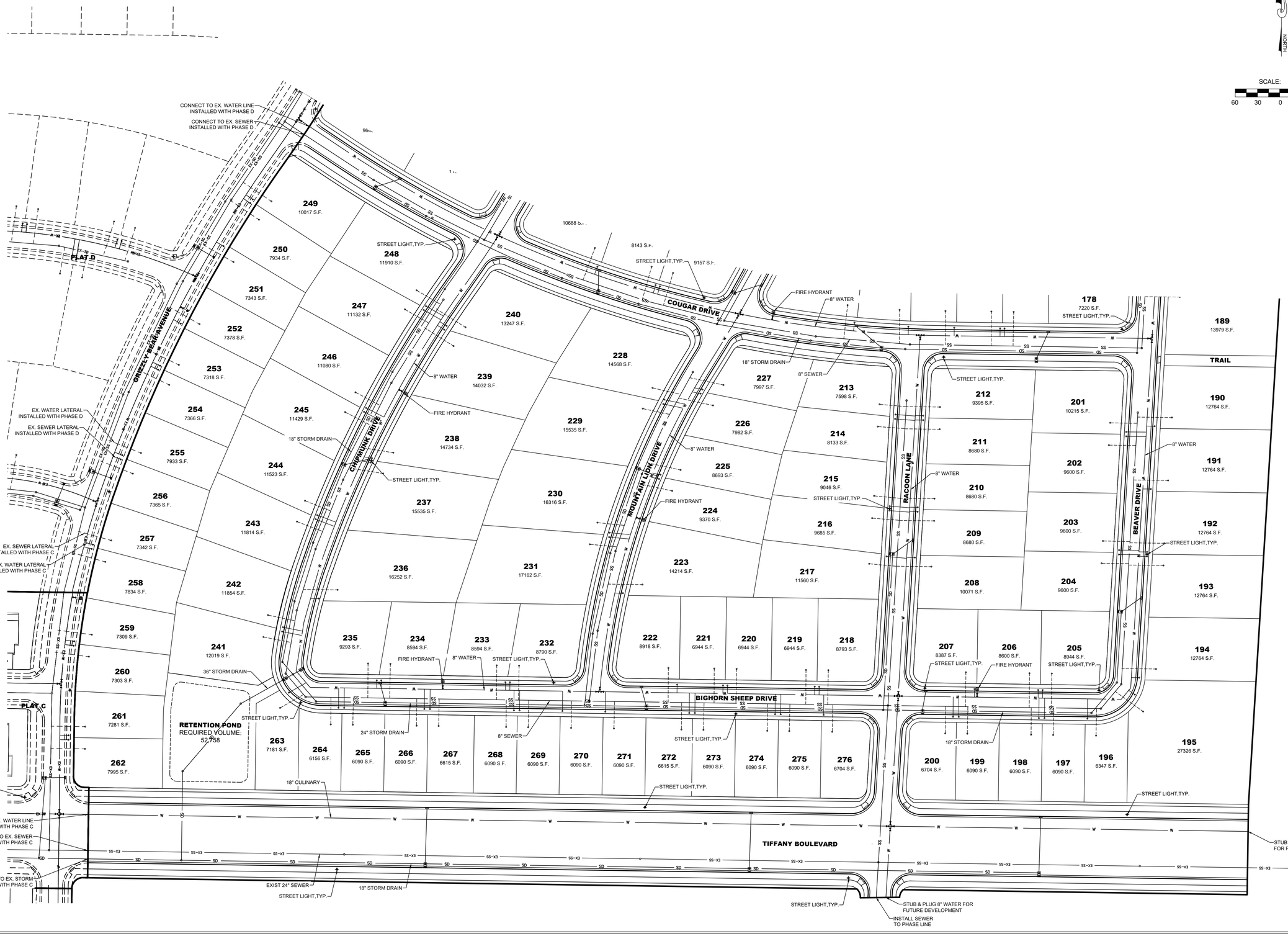

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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 3

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 10/27/2022

SHEET 303

S:\0_LEI PROJECTS\2019\2019-0046 FLAG\SP EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT E.DWG 10/27/2022 10:00 AM

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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

GRADING PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #:	2019-0046
DRAWN BY:	BR
DESIGNED BY:	BCT
SCALE:	1"=100'
DATE:	10/27/2022
SHEET	401

N:\0 _LEI PROJECTS\2019\2019-0046 T:\ACDSP EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT E.DWG 10/27/2022 10:00 AM

LOT TYPE LEGEND

- RC (71 LOTS)
- R1 (37 LOTS)
- R2 (59 LOTS)
- R3 (109 LOTS)
- TOTAL LOTS = 276

LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6090 S.F. (0.14 AC.)	12749 S.F. (0.29 AC.)	8000 S.F. (0.18 AC.)	6820 S.F. (0.15 AC.)
AVERAGE LOT SIZE	6477 S.F. (0.14 AC.)	14709 S.F. (0.33 AC.)	11518 S.F. (0.26 AC.)	8528 S.F. (0.19 AC.)
LARGEST LOT SIZE	14950 S.F. (0.34 AC.)	27579 S.F. (0.63 AC.)	17161. (0.39 AC.)	14214 S.F. (0.32 AC.)

LOT 179 IS INTENDED TO BE USED AS A SITE FOR A NEW WELL. IT IS NOT COUNTED AS A LOT IN THE AVERAGE LOT SIZE CALCULATION FOR R1 LOTS.

NORTH

SCALE: 1"=100'

100 50 0 100

LOTS 21 AND 22 AND HAVE BEEN TURNED INTO ONE R2 LOT TO COINCIDE WITH THE ZONING PLAN

Required to be R2 -- revise

Lot 205 and a potion of 206 are supposed to be R2 according to adopted zoning map. Change zoning callouts and lot configurations to conform.

LOT 205 IS NOW AN R2 LOT AND 206 AND 207 HAVE BEEN REDUCED IN SIZE TO FIT AND COINCIDE WITH THE ZONING PLANQ

PHASE E PLAT 1

PHASE E PLAT 2

TANAGER DRIVE
TRAIL
BEAVER DRIVE
HUMMINGBIRD DRIVE
TOWHEE DRIVE
DOVE DRIVE
KINGLET LANE
PARKWAY FIELDS BOULEVARD
RED SQUIRREL LANE
KIT FOX LANE
RACOON LANE
MOUNTAIN LION DRIVE
PORCUPINE DRIVE
BIGHORN SHEEP DRIVE
TIFFANY BOULEVARD
CHIPMUNK DRIVE
COUGAR DRIVE
GOLDFINCH DRIVE
GRIZZLY BEAR AVENUE

Required to be R2 -- revise

LOTS 32 AND 33 AND HAVE TURNED INTO ONE R2 LOT TO COINCIDE WITH THE ZONING MAP

THIS HAS BEEN CHANGED TO R2 AS WELL.

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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

PHASING PLAN/LOT PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=100'
DATE: 10/27/2022

SHEET 501

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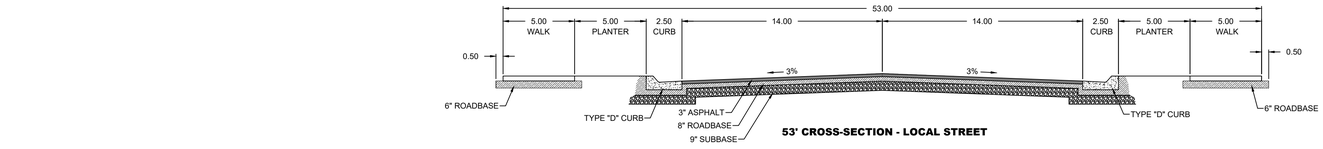
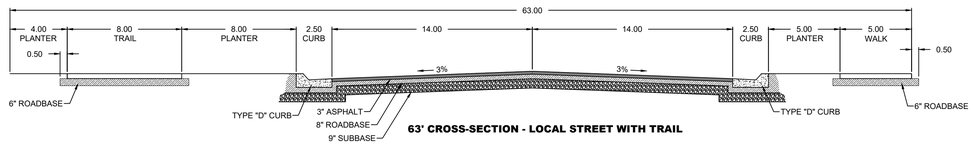
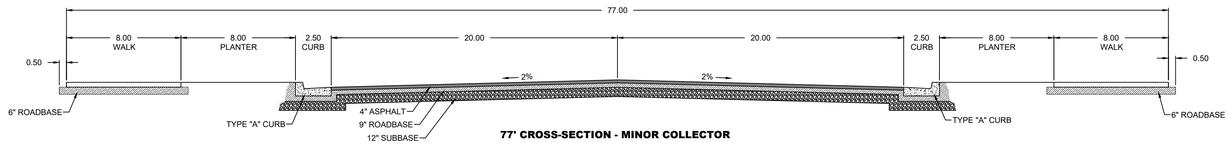


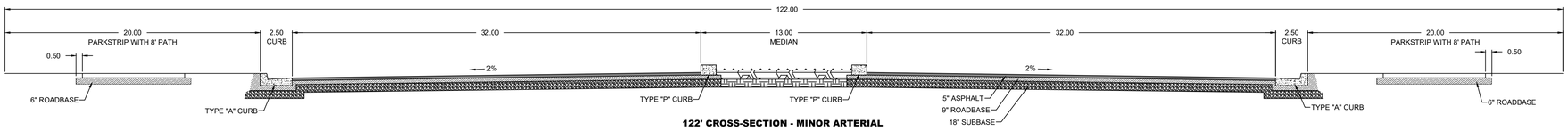
53' CROSS-SECTION - LOCAL STREET



63' CROSS-SECTION - LOCAL STREET WITH TRAIL

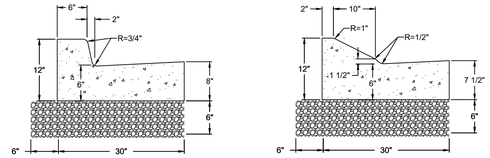


77' CROSS-SECTION - MINOR COLLECTOR

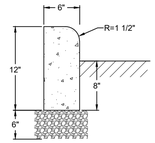


122' CROSS-SECTION - MINOR ARTERIAL

1 ROADWAY CROSS SECTIONS

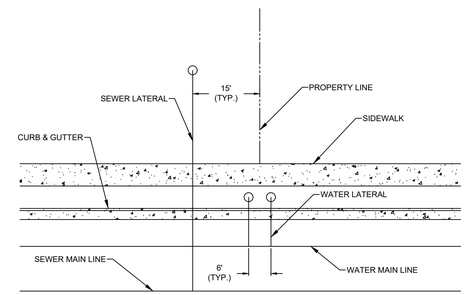


TYPE A **TYPE D**



TYPE P

2 APWA CURB & GUTTER



3 TYPICAL UTILITY SERVICE DETAIL

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0046
DRAWN BY: BR
DESIGNED BY: BCT
SCALE: 1"=###'
DATE: 10/27/2022

SHEET 502

I:\0_LEI PROJECTS\2019\2019-0046 FLAGSHIP EAGLE MTN\CAD\DWG\PRELIMINARY\19-0046 PRELIMINARY_PLAT E.DWG 10/27/2022 10:00 AM

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Modified Third Amendment to the Porter's Crossing Town Center Master Development Agreement.
ITEM TYPE:	Resolution
FISCAL IMPACT:	
APPLICANT:	SK Hart (Khosrow Semnani)

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Steve Mumford, Planning

PRESENTED BY:
Marcus Draper, City Attorney & Steve Mumford, Deputy City Administrator/Community Development Director

RECOMMENDATION:

BACKGROUND:
Following the City Council's recent approval of the Porter's Crossing Town Center Master Development Agreement, the applicant discovered some items in the agreement that he felt need to be modified or addressed in order to clear up future confusion or ambiguity, as well as make some minor modifications to the site plan drawing that was presented to the City Council during the approval.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

RES--Porter's Crossing Town Center MDA Amendment #3
Porter's Crossing MDA Amendment #3
Porter's Crossing MDA Amendment #3 Exhibits

RESOLUTION NO. R- -2023

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING THE THIRD AMENDMENT TO THE PORTER'S CROSSING TOWN CENTER MASTER DEVELOPMENT AGREEMENT

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the Third Amendment to the Porter's Crossing Town Center Master Development Agreement, as set forth more specifically in Exhibit A.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the Third Amendment to the Porter's Crossing Town Center Master Development Agreement, as set forth in Exhibit A.

2. The Third Amendment to the Porter's Crossing Town Center Master Development Agreement is hereby approved, as set forth more specifically in Exhibit A.

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

ADOPTED by the City Council of Eagle Mountain City, Utah, this 18th day of July, 2023.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 18th day of July, 2023.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

When Recorded Return To:

Eagle Mountain City
c/o Fionnuala Kofoed, City Recorder
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

EAGLE MOUNTAIN CITY

THIRD AMENDMENT TO

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

This THIRD AMENDMENT ("Third Amendment") to the MASTER DEVELOPMENT AGREEMENT FOR PORTER'S CROSSING TOWN CENTER MASTER DEVELOPMENT dated and recorded March 23, 2016 ("MDA") , the First Amendment thereto, titled "Master Development Agreement for Porter's Crossing Town Center, but dated January 16, 2018 ("First Amendment"), the SECOND AMENDMENT TO MASTER DEVELOPMENT AGREEMENT DATED MARCH 23, 2016 FOR THE PORTER'S CROSSING TOWN CENTER MASTER DEVELOPMENT dated June 5, 2018 and recorded July 3, 2018 ("Second Amendment") (cumulatively, "Prior Agreement") is entered into between Eagle Mountain City, a Utah municipal corporation ("City") and Pony Express Land Development, Inc. a Utah corporation ("Developer") as of the date last executed below.

This Amendment is made with reference to the following facts.

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

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

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

1. **Definitions.** Section 1.19 of the Prior Agreement, as amended by the Second Amendment is hereby to read as follows and Section 1.36B is hereby added:

1.19B. **Density of Residential Dwelling Units** means that the Developer is entitled, as of the date of this amendment, to build 192 multifamily dwelling units in Pod 9 in the MF2 zone, 25 townhouse units in Pod 9 in the MF1 zone, and 33 townhouse units in Pod 10 in the MF1 zone. Notwithstanding the preceding, Developer shall be required to comply with the standards of the MF1 and MF2 zones as identified in the zoning map in Exhibit 1, except as specifically modified in this Agreement. Otherwise, the dwelling units specified in the Prior Agreement in the other Pods shall not be modified and shall stand as built.

1.36B. **Pod 9** means the development area that was referred to in the Prior Agreements as Pods 9a and 9b excluding any portion of Pod 15a as now herein described.

2. **Property Subject to This Third Amendment.** The legal descriptions for Pods 2, 9, 10, 15a and 15b are set forth in Exhibit 2.

3. **Northwest Residential Area.** Section 4 of the Second Amendment of the Prior Agreement or anywhere else regarding Pods 2, 9a, 9b, 10 and 15a and 15b, if contradicted by this Third Amendment, is hereby modified or amended as set forth herein to conform with the following Section 9B.

9B. **Development on Pod 9 and Pod 10 and Pod 15.** Except for the specific alternative development standards detailed in this agreement, the uses, zoning, open space, height, massing, layout and other requirements, as of the day of this amendment, for the future development of Pods 9 and 10 shall be in accordance with the MF1 and MF2 zones as identified in the zoning map and concept plan in Exhibits 1 and 3 which are hereby incorporated by reference. In the case of any conflict of zoning requirements the specific provisions of this Third Amendment to the MDA shall prevail.

9B.1 Developer may build apartment buildings up to 4 stories and 48 units per building in the MF2 zoned portion of Pod 9 for a total of 192 apartments, and 25 townhouses of 3 stories and no more than 6 units per building in the MF1 zone portion of Pod 9, and 33 townhouses of 3 stories and no more than 6 units per building in the MF1 zone of Pod 10. The buildings shall be designed in accordance with the Architectural Standards as allowed in Eagle Mountain Municipal Code Section 17.72.040 or in the Developers discretion, the Architectural Standards represented in Exhibits 4, 5, and the video presented at the May 16, 2023 City Council meeting.

9B.2 Developer agrees to waive its rights concerning the potential use of portions of former Pod 15 for RV storage. City agrees to allow parking, amenities and open space use, improved or natural, in Pods 15a and 15b to all count toward the open space, parking and amenity requirements for Pods 9 and 10, 15a and 15b subject to compliance with any conditions of the easements located in the Pods 15a and 15b. Developer shall accrue acreage and points credits for open space and improvements upon land that was dedicated.

9B.3 Developer agrees to comply with the fencing standards as outlined in the City's laws effective the date of this agreement and specifically agrees to install vinyl fencing at its sole cost and expense for the adjacent homeowners to the south and east of Pod 9 that do not currently have it along the shared property line. Developer shall also provide a warranty for the existing and new fencing along the shared southern and eastern property lines of Pod 9 for all homeowners sharing a property line along the southern and eastern border of Pod 9, including those that have already completed their fencing, for a period of 5 years. The precise location of new fencing shall be determined by the City. Developer also agrees that it will not construct any apartment building within 125 feet of the eastern border of Pod 9.

9B.4 Within Pods 9, 10 and 15 Developer agrees to construct a new public road listed on the concept plan in Exhibit 3 as Nessa Way within an 56 foot right of way, more particularly described in Exhibit 3, including curb and gutter, in accordance with the local road standards in City's laws effective the date of this Agreement. At the northern most point of Nessa Way Developer shall stub the road for the City's future connection to North Berwick Lane. All road development shall occur where necessary within Pods 9, 10, and 15a and 15b. The road illustrated on Exhibit 3 where located on the City owned parcel to the northwest of Pod 10 is not Developer's responsibility to construct and is conceptual only.

4. **Pod 2.** All references to Pod 2 in the Prior Agreement are hereby modified and amended as set forth herein:

4B. Pod 2 shall be zoned as Commercial Community (as shown on Exhibit 2 and developed in accordance with the City's laws as of the effective date of this agreement except as specifically modified herein.

A. 4B.1. Developer shall use commercially reasonable efforts to place a hotel in Pod 2. The hotel may, at Developer's discretion, be on a building footprint up to 21,000 sf with up to 4 stories in height. Developer may apply to the City Council for approval of a hotel with up to 6 stories at the Council's discretion. If Developer is not able to secure a hotel use in Pod 2 then Developer may develop the entire pod in accordance with the Commercial Community zone as outlined in

the zoning map in Exhibit 1.

5. **Pod 15.** Pod 15 shall be divided into two separate Pods namely, Pod 15a and Pod 15b. See Exhibit 1.

A. Pod 15a shall be improved, with the required open space, amenities, parking spaces, trails and an existing retention pond, with the requirements created by Pods 9 and 10. Said improvements shall be designed and approved along with a master site plan application for Pods 9 and 10 in accordance with the standards in the City's laws effective the date of this agreement. Pod 15a's open space and amenities shall be completed concurrent with the development of either Pod 9 or Pod 10, as set forth herein. When the improvements to Pod 15a are completed, that portion of open space and amenities shall be dedicated on the plat to Eagle Mountain City for use by the general public. See Exhibit 6, the area designated as OS-I. In accordance with the terms of paragraph 9, the City may require early dedication of the Regional Trail.

B. Pod 15b shall be dedicated to Eagle Mountain City upon completion of the public road and Regional Trail as shown in Exhibit 3 and on Exhibit 6, the area designed as OS-N. In accordance with the terms of paragraph 9, the City may require early dedication of the Regional Trail.

6. **Pod 10**. In addition to the 33 townhouses, referenced above, Developer shall also construct a Dog Park on the southernmost portion of Pod 10. See Exhibit 3

7. **Club House and Swimming Pool.** The club house and swimming pool in Pod 9 shall be accessible to all owners and residents of Pods 9 and 10 and shall comply with the size, building, and timing standards in the City's laws effective the date of this agreement. The clubhouse and swimming pool will be completed at the time both Pods 9 and 10 are completed.

8. **Land Exchange.** Eagle Mountain City and Developer may, upon their mutual approval, exchange certain real properties. Eagle Mountain City owns a small parcel of property directly north of the proposed residential buildings on Pod 10 and will consider exchanging it for the small parcel of real property in Pod 15 owned by Developer. In doing so it eliminates the City's maintenance of the property between the Developer's residential buildings and the City's proposed new road adjoining North Berwick Lane and the Developer's property to the south. If exchanged with the City, it would join to the already existing City property along the same boundary line. The terms of any exchange would be governed by separate agreement and may differ materially from what is in this section. If the exchange does not take place Developer then submits Exhibit 3 to illustrate the proposed property boundary lines and building orientations located on Pods 10 and 15. If the land exchange does not take place the Developer shall maintain the same small parcels of property at its expense.

9. Regional Trails. Upon completion, all Regional Trails shall be dedicated to Eagle

Mountain City. See Exhibit 3. Notwithstanding the foregoing, the City may at its option require the dedication of the trails prior to completion with 90 days notice. If City exercises this option for earlier dedication of the trail, City shall complete any remaining improvements. This early dedication does not relieve Developer of the costs of the trail improvements except that Developer shall not be required to bond for the improvements and payment of any outstanding costs shall be by separate agreement. The Parties agree to negotiate in good faith regarding a mutually acceptable arrangement for payment of any outstanding costs.. After the dedication of the trails, Eagle Mountain City shall thereafter be responsible for any and all maintenance of the trail system.

10. **Park and Improved Open Space**. Sections 8A.1, 8A.2 and 10A of the Second Amendment are hereby deleted and replaced with the following new Section.

8B.1 **Acknowledgement of Current Status.** The City and Developer in the Prior Agreement had calculated that the development of Pods 2, 4, 6a and 6b would have required under the City's Vested Laws the dedication of a total of 10.95 acres of land and the construction of 1,095 "points" worth of amenities.

The Project, as designed at the time of the Second Amendment contemplated the dedication of 7.09 acres of land and the construction of 877 points of amenities. The plan for the Project thus left a deficit from the City's Vested Laws of 3.86 acres and 218 amenity points. The City's Vested Laws valued the missing acreage at $3.50/square foot and the missing points at $500/point. The total value of the missing acreage and amenity points was calculated at $697,496.00. Master Developer has paid that $697,496.00 to the City as an "in lieu" fee

The parties acknowledge that the in lieu fee, calculated pursuant to the Second Amendment and relating to the then current Pods 2, 3b, 3d, 3e, 4, 6a, 6b, 9a, 9b, and 15, will need to be adjusted given that this Third Amendment : 1) changes the number of ERU's to be built in Pod 2; 2) eliminates the recreational center in Pod 6a; and 3) removes the senior citizen center in Pod 6b. As such, the City will recalculate, pursuant to the Second Amendment, the amount of open space, improvements and amenities required for the new developments as set forth in this Third Amendment in Pods 1, 2, 9, 10, 15a and 15b and apply the unused portion, effective as of the day of this amendment, of the in lieu fee against the new open space, improvements and amenities requirements of the new development. The net result of the new calculation will determine the required amount of open space, improvements and amenities required by the City code for the new development. Such adjustments will be determined on or before the time that a site plan for Pod 9 or 10 is submitted to the City for approval.

8B.2. **Acknowledgement of Work Remaining.** The City and Developer acknowledge that the park area in Pod 3d and the trail in Pod 3e as identified in Exhibit 5A of the Second Amendment to this Agreement still needs to be

completed. The Developer shall complete these improvements prior to commencing any construction on Pods 9 or 10.

10. **Interpretation and Effect of This Third Amendment on the Prior Agreement.** If any provision of the Prior Agreement or any prior amendments thereto conflict with this Third Amendment, including the Exhibits hereto, then the provisions of this Third Amendment shall control. All definitions not explicitly defined herein shall have the meaning as defined in the Prior Agreement. All Prior Agreements shall remain in full force and effect except as explicitly modified by this Third Amendment.

11. **Expiration:** This Third Amendment shall expire six (6) years as applied to Pod 2, and ten (10) years for Pods 9, 10, and 15a and 15b, from the date of City Council approval unless extended pursuant to Eagle Mountain City Code. Upon expiration the zoning approved in this Third Amendment will remain and any future applications for development on the property must comply with the City's laws at the time of application.

PONY EXPRESS LAND DEVELOPMENT, INC.

By: _____

Print Name: _____

Title: _____

STATE OF UTAH)
)
COUNTY OF SALT LAKE)

On the _____ day of July, 2023, personally appeared before me _____, who did personally acknowledge to me that he had authority to and did execute the foregoing on behalf of the Pony Express Land Development, Inc.

_____
NOTARY PUBLIC

ATTEST: **EAGLE MOUNTAIN CITY**

_____ _____

City Recorder Tom Westmoreland, Mayor

Approved as to form:

_____

City Attorney

STATE OF UTAH)
)
COUNTY OF UTAH)

On the _____ day of July, 2023, personally appeared before me _____, who did personally acknowledge to me that he had authority to and did execute the foregoing on behalf of the Eagle Mountain City

_____

NOTARY PUBLIC

EXHIBIT 1___

Zoning Map

EXHIBIT 2__

Legal Descriptions

EXHIBIT 3
Concept Plan

Exhibit 4

Architectural Design Standards

Exhibit 5

Architectural Design Standards

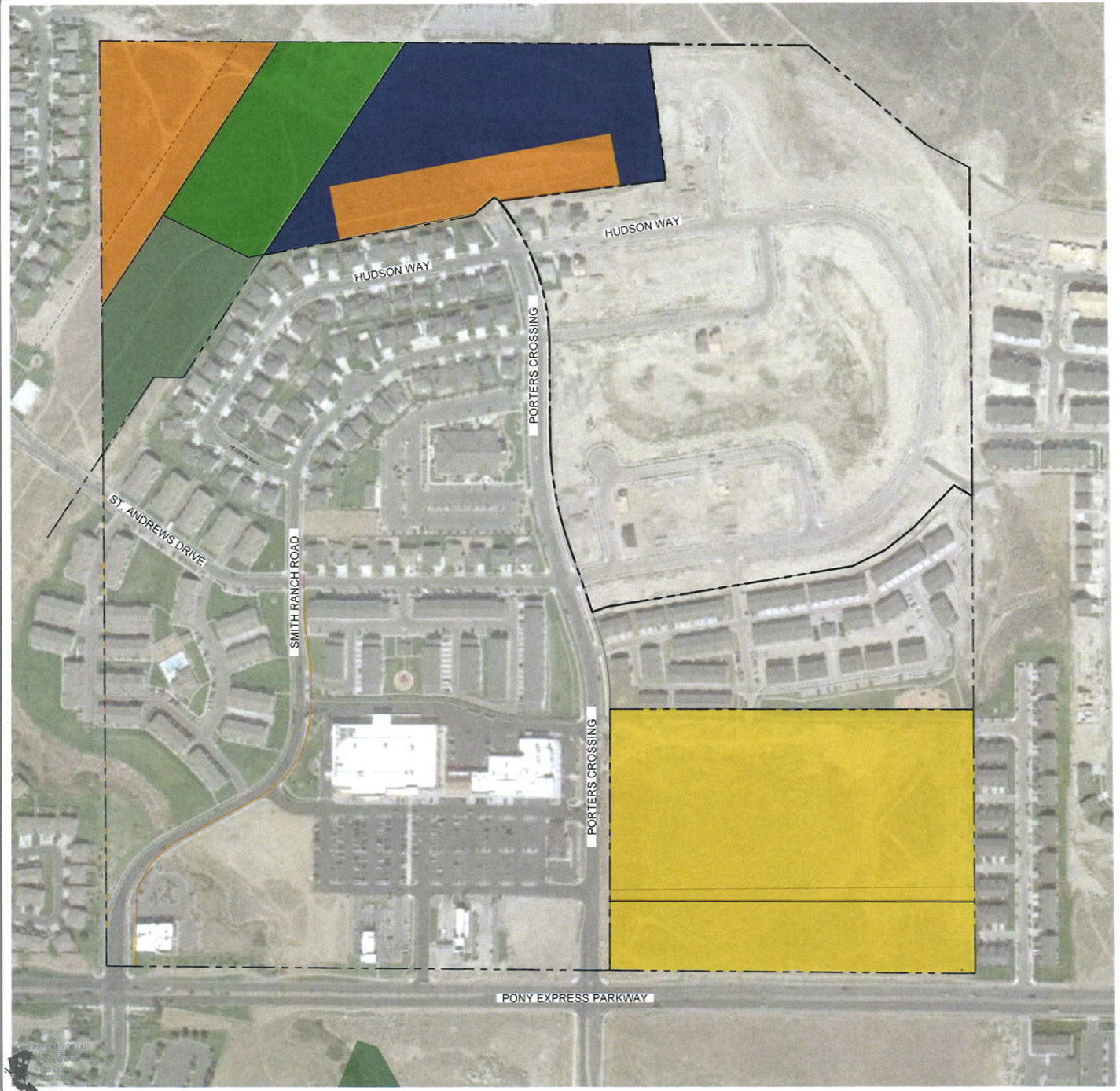
Exhibit 6

Dedicated Area

Architectural Design Standards

Architectural Designs Standards

Concept Plan



ZONING DESIGNATION
MF1
MF2
OS-I
OS-N
CC

N

150 0 150 300 450

Scale 1" = 150'

PORTER'S CROSSING TOWN CENTER
EAGLE MOUNTAIN, UT

PROPOSED ZONING

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040

CLIENT: SK HART MANAGEMENT
DWG: 2023-07-10 PROPOSED ZONING
JOB No: 2022-PORTERS CROSSING
JOB NAME/DESCRIPT: PORTERS CROSSING TOWN CENTER
DO NOT SCALE THIS DRAWING (DRAWING IS REVISED AT LESS THAN 22"x34" - DIMENSIONS, AND NOTES TAKE PRECEDENCE)

DRAWN BY: KP
DESIGN BY: KP
CHECKED BY: SNT
DATE: 06/28/2023

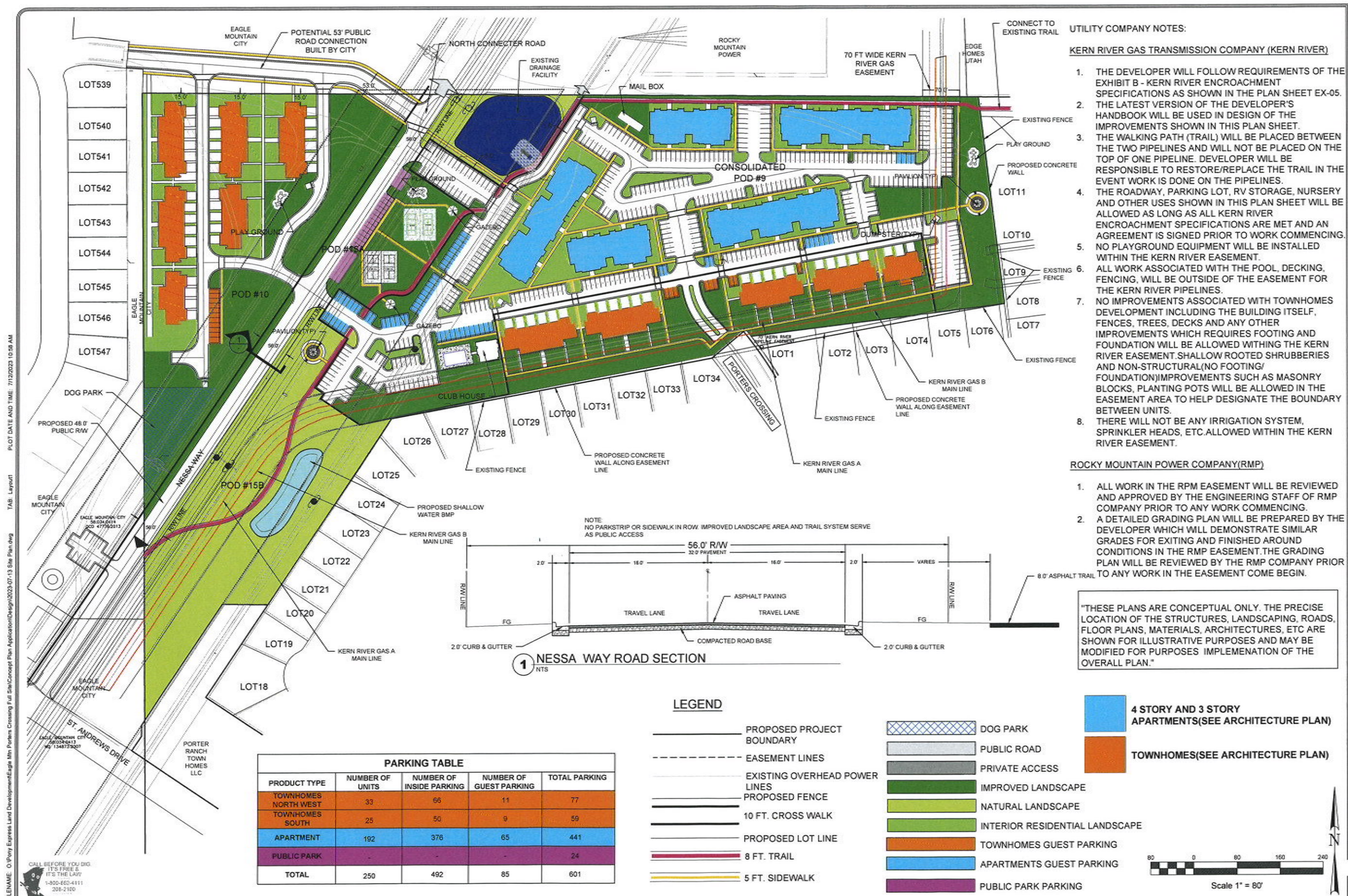
REVISIONS

SHEET

FILENAME: O:\Pony Express Land Development\Eagle Mtn Porters Crossing Full Site\Concept Plan Application\Design\2023-07-10 Proposed Zoning Map.dwg TAB: PROPOSED ZONING MAP-OVERALL PLOT DATE AND TIME: 7/10/2023 3:57 PM

EXHIBIT 1

EXHIBIT 2



UTILITY COMPANY NOTES:

KERN RIVER GAS TRANSMISSION COMPANY (KERN RIVER)

1. THE DEVELOPER WILL FOLLOW REQUIREMENTS OF THE EXHIBIT B - KERN RIVER ENCROACHMENT SPECIFICATIONS AS SHOWN IN THE PLAN SHEET EX-05.
2. THE LATEST VERSION OF THE DEVELOPER'S HANDBOOK WILL BE USED IN DESIGN OF THE IMPROVEMENTS SHOWN IN THIS PLAN SHEET.
3. THE WALKING PATH (TRAIL) WILL BE PLACED BETWEEN THE TWO PIPELINES AND WILL NOT BE PLACED ON THE TOP OF ONE PIPELINE. DEVELOPER WILL BE RESPONSIBLE TO RESTORE/REPLACE THE TRAIL IN THE EVENT WORK IS DONE ON THE PIPELINES.
4. THE ROADWAY, PARKING LOT, RV STORAGE, NURSERY AND OTHER USES SHOWN IN THIS PLAN SHEET WILL BE ALLOWED AS LONG AS ALL KERN RIVER ENCROACHMENT SPECIFICATIONS ARE MET AND AN AGREEMENT IS SIGNED PRIOR TO WORK COMMENCING.
5. NO PLAYGROUND EQUIPMENT WILL BE INSTALLED WITHIN THE KERN RIVER EASEMENT.
6. ALL WORK ASSOCIATED WITH THE POOL, DECKING, FENCING, WILL BE OUTSIDE OF THE EASEMENT FOR THE KERN RIVER PIPELINES.
7. NO IMPROVEMENTS ASSOCIATED WITH TOWNHOMES DEVELOPMENT INCLUDING THE BUILDING ITSELF, FENCES, TREES, DECKS AND ANY OTHER IMPROVEMENTS WHICH REQUIRES FOOTING AND FOUNDATION WILL BE ALLOWED WITHING THE KERN RIVER EASEMENT.SHALLOW ROOTED SHRUBBERIES AND NON-STRUCTURAL(NO FOOTING/ FOUNDATION)IMPROVEMENTS SUCH AS MASONRY BLOCKS, PLANTING POTS WILL BE ALLOWED IN THE EASEMENT AREA TO HELP DESIGNATE THE BOUNDARY BETWEEN UNITS.
8. THERE WILL NOT BE ANY IRRIGATION SYSTEM, SPRINKLER HEADS, ETC.ALLOWED WITHIN THE KERN RIVER EASEMENT.

ROCKY MOUNTAIN POWER COMPANY(RMP)

1. ALL WORK IN THE RPM EASEMENT WILL BE REVIEWED AND APPROVED BY THE ENGINEERING STAFF OF RMP COMPANY PRIOR TO ANY WORK COMMENCING.
2. A DETAILED GRADING PLAN WILL BE PREPARED BY THE DEVELOPER WHICH WILL DEMONSTRATE SIMILAR GRADES FOR EXITING AND FINISHED AROUND CONDITIONS IN THE RMP EASEMENT.THE GRADING PLAN WILL BE REVIEWED BY THE RMP COMPANY PRIOR TO ANY WORK IN THE EASEMENT COME BEGIN.

"THESE PLANS ARE CONCEPTUAL ONLY. THE PRECISE LOCATION OF THE STRUCTURES, LANDSCAPING, ROADS, FLOOR PLANS, MATERIALS, ARCHITECTURES, ETC ARE SHOWN FOR ILLUSTRATIVE PURPOSES AND MAY BE MODIFIED FOR PURPOSES IMPLEMENATION OF THE OVERALL PLAN."

PARKING TABLE

PRODUCT TYPE	NUMBER OF UNITS	NUMBER OF INSIDE PARKING	NUMBER OF GUEST PARKING	TOTAL PARKING
TOWNHOMES NORTH WEST	33	66	11	77
TOWNHOMES SOUTH	25	50	9	59
APARTMENT	192	376	65	441
PUBLIC PARK	-	-	-	24
TOTAL	250	492	85	601

LEGEND

- PROPOSED PROJECT BOUNDARY
- EASEMENT LINES
- EXISTING OVERHEAD POWER LINES
- PROPOSED FENCE
- 10 FT. CROSS WALK
- PROPOSED LOT LINE
- 8 FT. TRAIL
- 5 FT. SIDEWALK
- DOG PARK
- PUBLIC ROAD
- PRIVATE ACCESS
- IMPROVED LANDSCAPE
- NATURAL LANDSCAPE
- INTERIOR RESIDENTIAL LANDSCAPE
- TOWNHOMES GUEST PARKING
- APARTMENTS GUEST PARKING
- PUBLIC PARK PARKING
- 4 STORY AND 3 STORY APARTMENTS(SEE ARCHITECTURE PLAN)
- TOWNHOMES(SEE ARCHITECTURE PLAN)

Scale 1" = 80'

PORTER'S CROSSING TOWN CENTER
EAGLE MOUNTAIN, UT
3RD AMENDMENT TO MDA
NO LAND EXCHANGE IN POD10

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

CLIENT: SK HART MANAGEMENT
DWG: 2023-07-13 SITE PLAN.DWG
JOB No: PORTERS CROSSING
DRAWN BY: KP
DESIGN BY: KP
CHECKED BY: SNT
DATE: 06/26/2023
REVISIONS
SHEET

FILENAME: O:\Perry Express Land Development\Eagle Mtn Porters Crossing Full Site\Concept Plan Application\Design\2023-07-13 Site Plan.dwg TAB: Layout1 PLOT DATE AND TIME: 7/12/2023 10:58 AM

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

EXHIBIT 3

The drawing are an instrument of professional service, as the property of BEECHER, WALKER & ASSOCIATES L.L.C. and shall not be used, in whole or part, for any other project without the written permission of an authorized representative of BEECHER, WALKER & ASSOCIATES L.L.C. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2023 by BEECHER, WALKER & ASSOCIATES L.L.C.

These plans are conceptual only. The precise location of the structures, landscaping, roads, floor plans, materials, architecture, etc. are shown for illustrative purposes and may be modified for purposes implementation of the overall plan."

EXHIBIT 4

MARK	ISSUE DESCRIPTION	ISS. DATE
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---	---	---
---	---	---
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#	REV. DESCRIPTION	REV. DATE
---	---	---
---	---	---
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---	---	---
---	---	---

Porters Crossing Multifamily
Eagle Mountain, Utah

BWA
ARCHITECTS
T 801 438 8500
F 801 438 8501
3115 EAST LION LANE, #230
HOLLADAY, UTAH 84121
BEECHERWALKER.COM

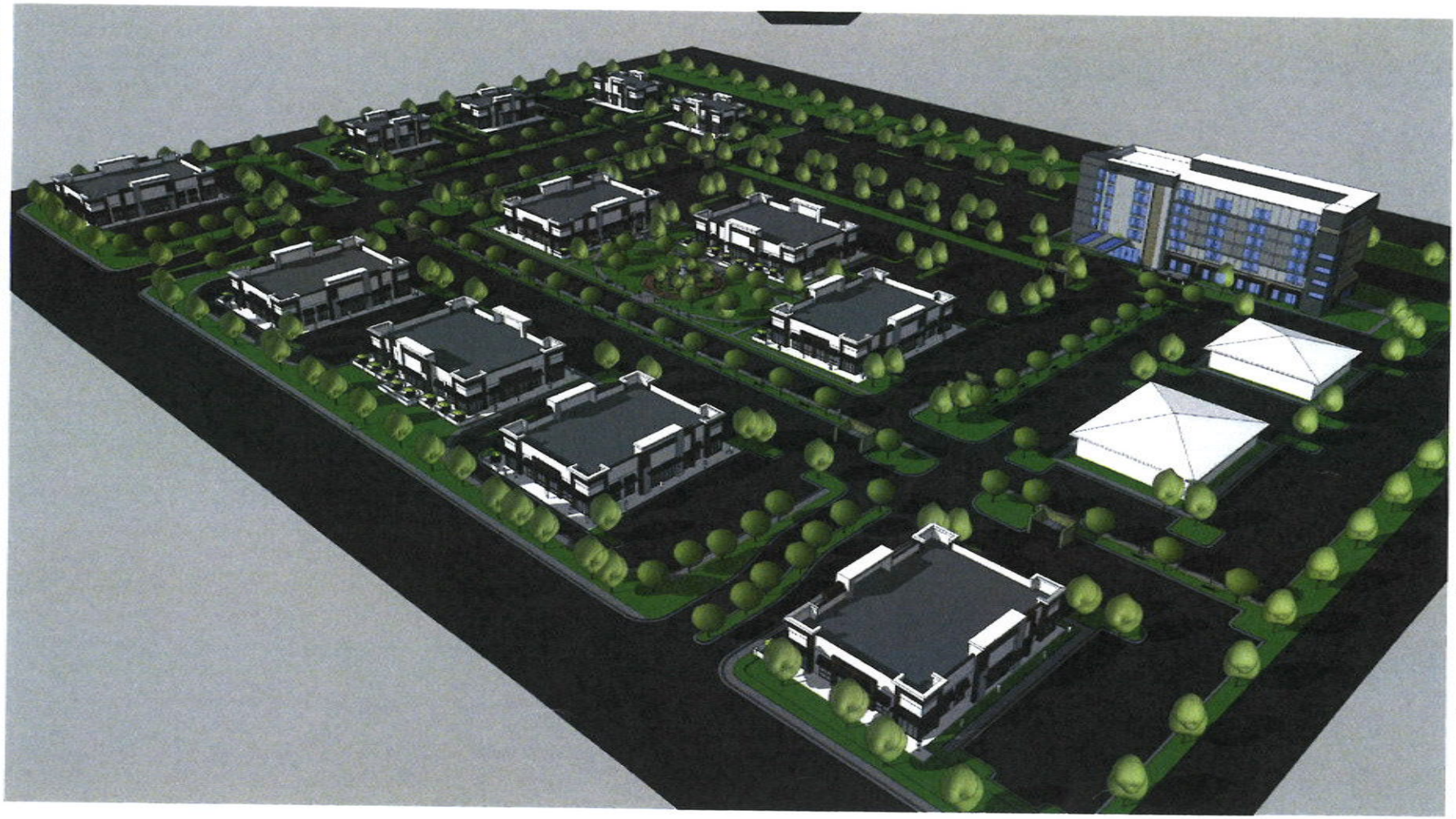
PROJECT NUMBER
####

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

PROJECT PHASE

####

DRAWING NUMBER
SD1.0



PORTERS CROSSING CONCEPT IMAGE
NO SCALE

Porters Crossing Retail
Saratoga Springs, Utah

BWA
ARCHITECTS

PROJECT PHASE

A906

EXHIBIT 5

ZONING DESIGNATION
MF1
MF2
OS-I
OS-N
CC

N

150 0 150 300 450

Scale 1" = 150'

PORTER'S CROSSING TOWN CENTER
EAGLE MOUNTAIN, UT

PROPOSED ZONING

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

CLIENT: SK HART MANAGEMENT
DWG: 2023.05.26 PROPOSED ZONING
PORTERS CROSSING
JOB No: 2963 AMMENDMENT
BUYER'S REALTY'S DRAWING DRAWING IS REVISED # LESS THAN 24" = 1 INCH DIMENSIONS AND NOTES MAY PRESCRIBE

DRAWN BY: KP
DESIGN BY: KP
CHECKED BY: SNT
DATE: 06/06/2023

REVISIONS

SHEET

FILENAME: \\wafrtoma\Desktop\2023-05-26 Proposed Zoning Map - Standard\2023-05-26 Proposed Zoning Map.dwg TAB: PROPOSED ZONING MAP-OVERALL PLOT DATE AND TIME: 6/6/2023 8:03 PM

EXHIBIT 6

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map and Rezoning Certain Lands Known As Eagle Mountain Retail.
ITEM TYPE:	General Plan Amendment and Rezone
FISCAL IMPACT:	Increased sales tax and property tax revenue.
APPLICANT:	Caleb Beck, ARCO Murray

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Neighborhood Residential One and Community Commercial	Agriculture and Commercial	20.28	Ranches Gateway

PUBLIC HEARING:
Yes

PREPARED BY:
David Stroud, Planning

PRESENTED BY:
David Stroud

RECOMMENDATION:
You may approve or deny the proposed applications, or you may table the applications to return at a future meeting with recommended changes. If you approve the proposed applications, we recommend the following motions:

I move to approve an ordinance of Eagle Mountain City, approving the request to amend the General Plan Land Use Map from Neighborhood Residential One and Community Commercial to Regional Commercial and Parks and Open Space, and approve a rezone of the subject property from Agriculture and Commercial to Commercial Regional and Open Space-I, contingent upon approval of a development agreement for the property.

BACKGROUND:
This item was first scheduled on April 18, 2023, but was tabled 5-0 to reconsider the rezone after obtaining more information for the review of the request and traffic study.

The applicant has interest in developing a "Big Box" Walmart on the site with frontage along SR-73. Due to the high traffic volumes on a state highway and the current access control along with future traffic count considerations, the applicant views this as an ideal location of

such development. In order for this type of development to occur at this location, the General Plan future land use map and zoning map must be amended.

The General Plan defines Regional Commercial as: *Larger scale commercial/retail centers that may include big box retail, entertainment, services, and potentially civic uses. Convenient vehicular access from major transportation corridors. Areas to be compact and designed with low-impact development/green infrastructure approaches. Generally includes thoughtful and safe pedestrian and multi-modal transportation network with access to city-wide network.*

The applicant's request is to develop a big box retail location (Walmart) with the site adjacent to a major transportation corridor. Because this type of development is to be located near a major transportation corridor, traffic is a concern. A detailed traffic study with mitigation suggestions has been conducted and is included as an attachment to this report. The applicant's request of a big box store falls under the permitted land use of *Retail Sales, Regional* (generally > 55,000 sq. ft.). Regarding commercial zones, the requested land use is only permitted in the Commercial Regional zone.

The western portion of the property is proposed to be zoned to OS-I (Open Space Improved). This will provide a landscape buffer to the adjacent residential property and be compliant with the buffer requirements of EMMC 17.60.160 Zone Transitions.

The rezone exhibit contains elevations and the concept site plan. A sign package is also included. The proposed monument signs submitted do not meet EMMC 17.80.070.B which states (regarding Combined Monument Signs in Commercial zones) that "*...height and size requirements may not be exceeded*." The signs included are to give an idea to the City Council of the applicant's desired signage, but not for approval at this time. The Combined Monument Sign is too tall and neither monument sign contains the required rock or brick elements along at least one of the sides of the sign structures.

If the rezone is approved, future development requests will include master site plan, site plan, and subdivision approval.

At the Planning Commission meeting, one resident spoke during the

public hearing with the suggestion that exceptions be approved contingent upon approval of adjacent property owners. Several residents spoke at the April 18, 2023, City Council meeting at which time the first rezone request was presented.

ITEMS FOR CONSIDERATION:

The extent of the applicant's request is to amend the General Plan land use map of the subject property from Neighborhood Residential One and Community Commercial to Regional Commercial and Parks and Open Space. A rezone request on the entire parcel from Agriculture and Commercial to Commercial Regional and Open Space-I is also requested. A concept plan of the future development is included in the staff report and the applicant may receive non-binding feedback from the City Council on the site plan.

EMMC 17.90.060 Criteria for (rezone) approval. There is no minimum parcel size or diversity of ownership required for rezoning of property. Rezoning of property shall be evaluated using the following criteria, and may be approved if the requirements below are met:

A. Compliance with General Plan. The requested zones are consistent with the land uses shown on the general plan's future land use and transportation corridor map, and comply with the policies and provisions of the city general plan. *The land use map identifies the property as Neighborhood Residential One and Community Commercial. The requested zones of Commercial Regional and Open Space-1 would be appropriate on any property identified on the land use map (as amended) as Regional Commercial and Parks and Open Space, respectively.*

B. Compatibility Determination. The proposed uses and densities will be reasonably compatible with adjacent land uses and the pattern of proposed uses and densities will appropriately buffer potentially incompatible uses from others based on the assumption that the proposed uses and densities will comply with this title, including the performance standards designed to help ensure land compatibility. *The proposed land use map amendment and subsequent zone request is compatible with the buffer standards of EMMC.*

C. City Services. The proposed use can be accommodated with public services and will not overburden the city's service capacity. *Public Works and Engineering do not identify any issues.*

D. Traffic Generation. Traffic generation by the proposed use is

within capabilities of streets serving the property. *A traffic study has been submitted for the project, and mitigation improvements are proposed.*

E. Property Values. The proposed use is not expected to have a significant negative impact on surrounding property values. *Staff cannot identify evidence that the proposal will significantly impact surrounding property values.*

REQUIRED FINDINGS:

General plan amendments and rezones are legislative decisions and are considered valid if reasonably debatable and not illegal. The criteria for rezone approval can be found in EMMC 17.90.060.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission held a public hearing on March 28, 2023, and recommended 5-0 that the City Council amend the General Plan Land Use map from Neighborhood Residential One and Community Commercial to Regional Commercial, and rezone the subject property from Agriculture and Commercial to Commercial Regional.

The previous City Council meeting motion requires a revised recommendation as follows:

Approval of the request to amend the General Plan Land Use map from Neighborhood Residential One and Community Commercial to Regional Commercial and Parks and Open Space, and rezone the subject property from Agriculture and Commercial to Commercial Regional and Open Space-I.

ATTACHMENTS:

ORD--Eagle Mountain Retail General Plan Amendment & Rezone
General Plan and Rezone Map
Rezone Maps & Legal Descriptions
Rezone and Site Plan Documents
Traffic Study

ORDINANCE NO. O- -2023

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE GENERAL PLAN FUTURE LAND USE MAP AND REZONING CERTAIN LANDS KNOWN AS EAGLE MOUNTAIN RETAIL

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Future Land Use Map of the General Plan and rezone certain lands known as Eagle Mountain Retail, as set forth more specifically in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider and approve the amendment to the Future Land Use Map of the General Plan and the rezone of certain lands known as Eagle Mountain Retail, as set forth in Exhibit A.

2. The Future Land Use Map of the General Plan is hereby amended as set forth more specifically in Exhibit A.

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

4. This Ordinance shall take effect upon City Council's Approval and Applicant's execution of a development agreement. This Ordinance shall become void upon the failure of the applicant to execute the development agreement by September 18, 2023 or the failure of the applicant to elect to proceed with the construction of the project before the expiration of the development agreement and thereafter proceed with reasonable diligence.

ADOPTED by the City Council of Eagle Mountain City this 18th day of July, 2023.

EAGLE MOUNTAIN CITY, UTAH

_____

ATTEST: Tom Westmoreland, Mayor

_____

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 18th day of July, 2023.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

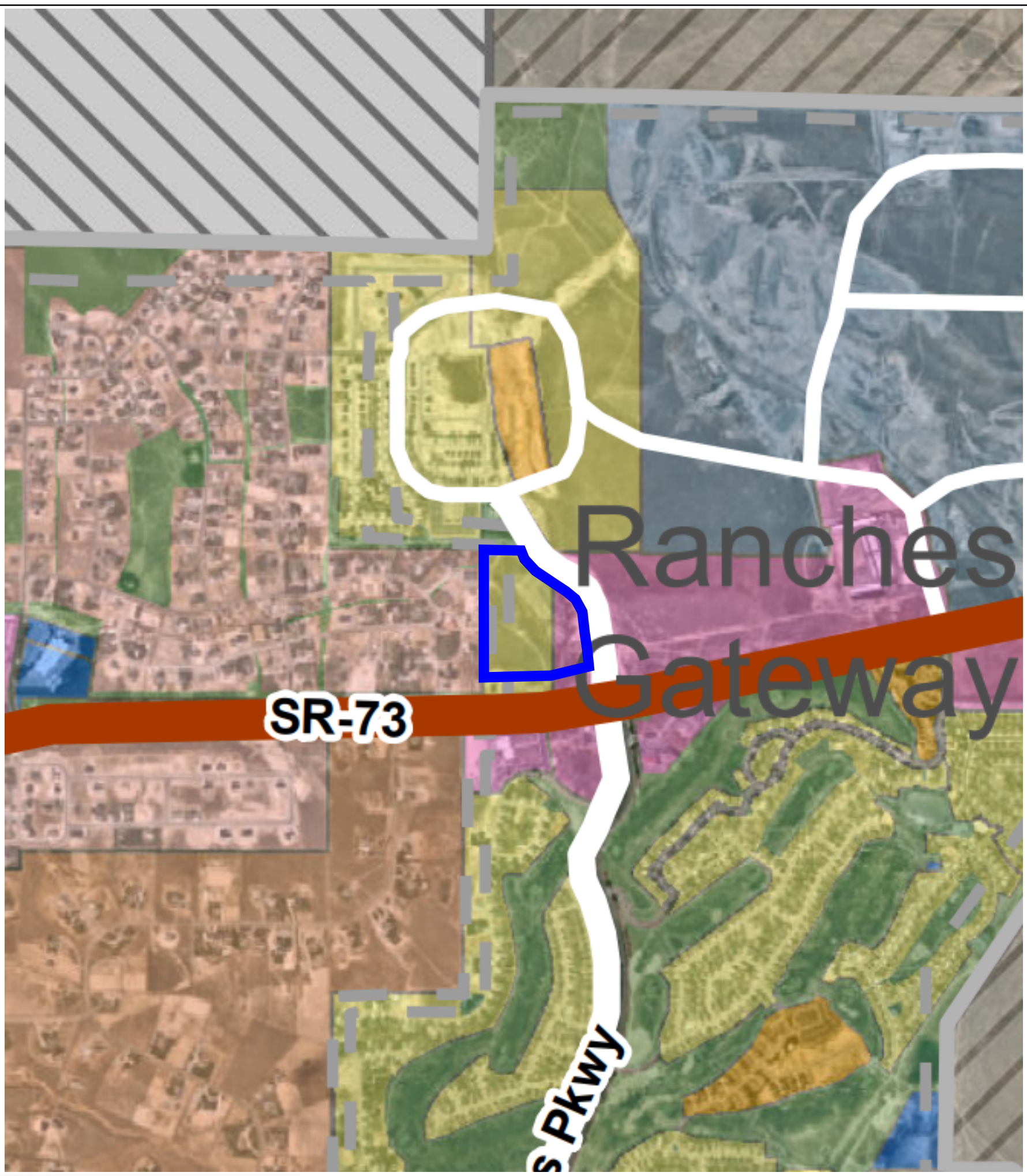
_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

ANNEXATION AREAS, FUTURE LAND USE & TRANSPORTATION MAP



LEGEND

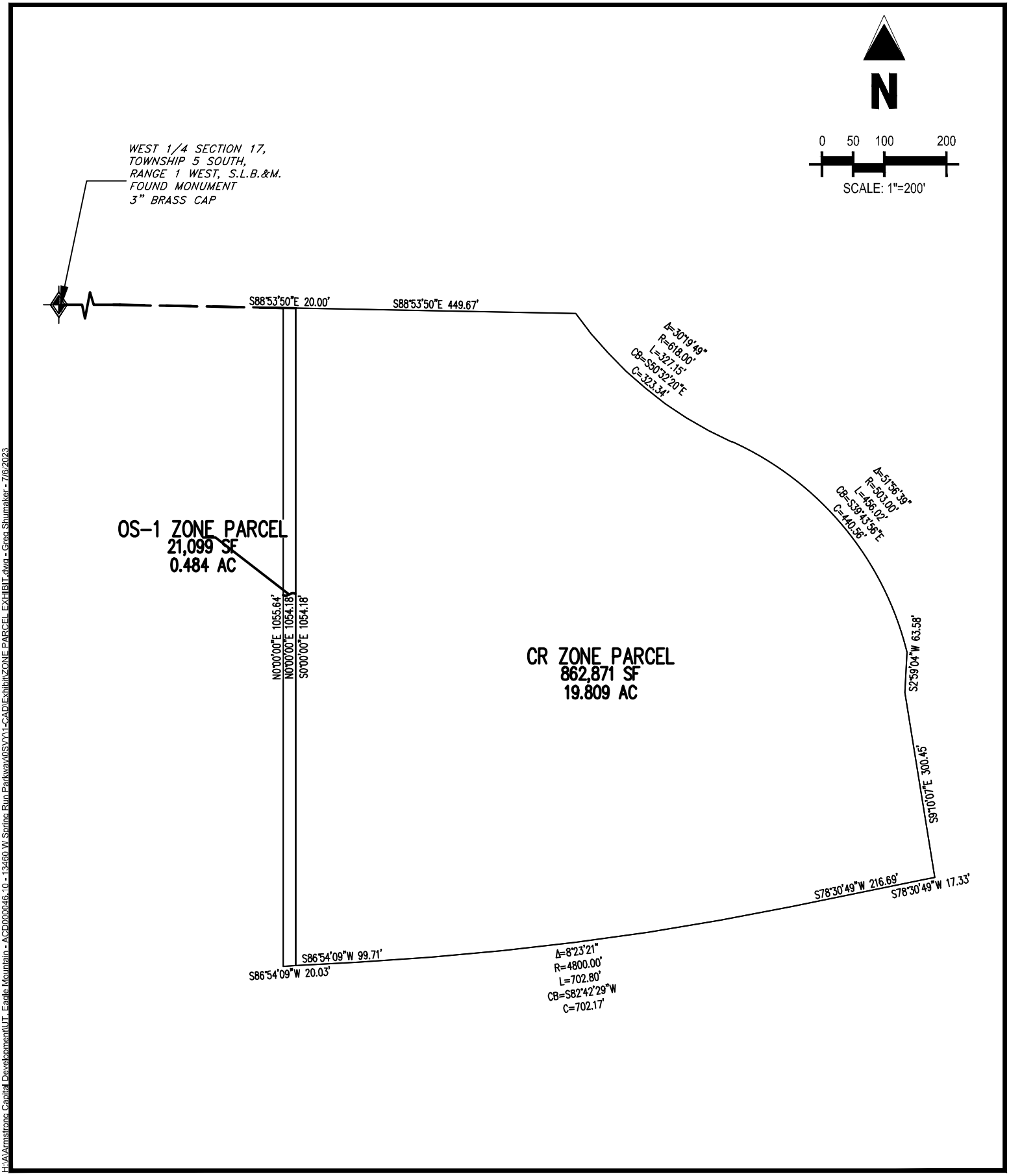
Residential Categories:
- Foothill Residential
- Agricultural/Rural Density One
- Agricultural/Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

Mixed Use/Commercial Categories:
- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center/Campus
- Business Park/Light Industry

Public/Civic Categories:
- Civic Uses/Schools
- Parks and Open Space

NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION
- UDOT Highway/Freeway
- City Road Network - Collector & up



H:\A\Armstrong Capital Development\UT_Eagle Mountain - ACD000046.10 - 13460 W Spring Run Parkway\05VY\11-CAD\Exhibit\ZONE PARCEL EXHIBIT.dwg - Greg Shumaker - 7/6/2023

ARCO MURRAY
EAGLE MOUNTAIN, UT

OVERALL

Project No:	ARO000010.20
Drawn By:	GJS
Checked By:	TWO
Date:	07/06/2023

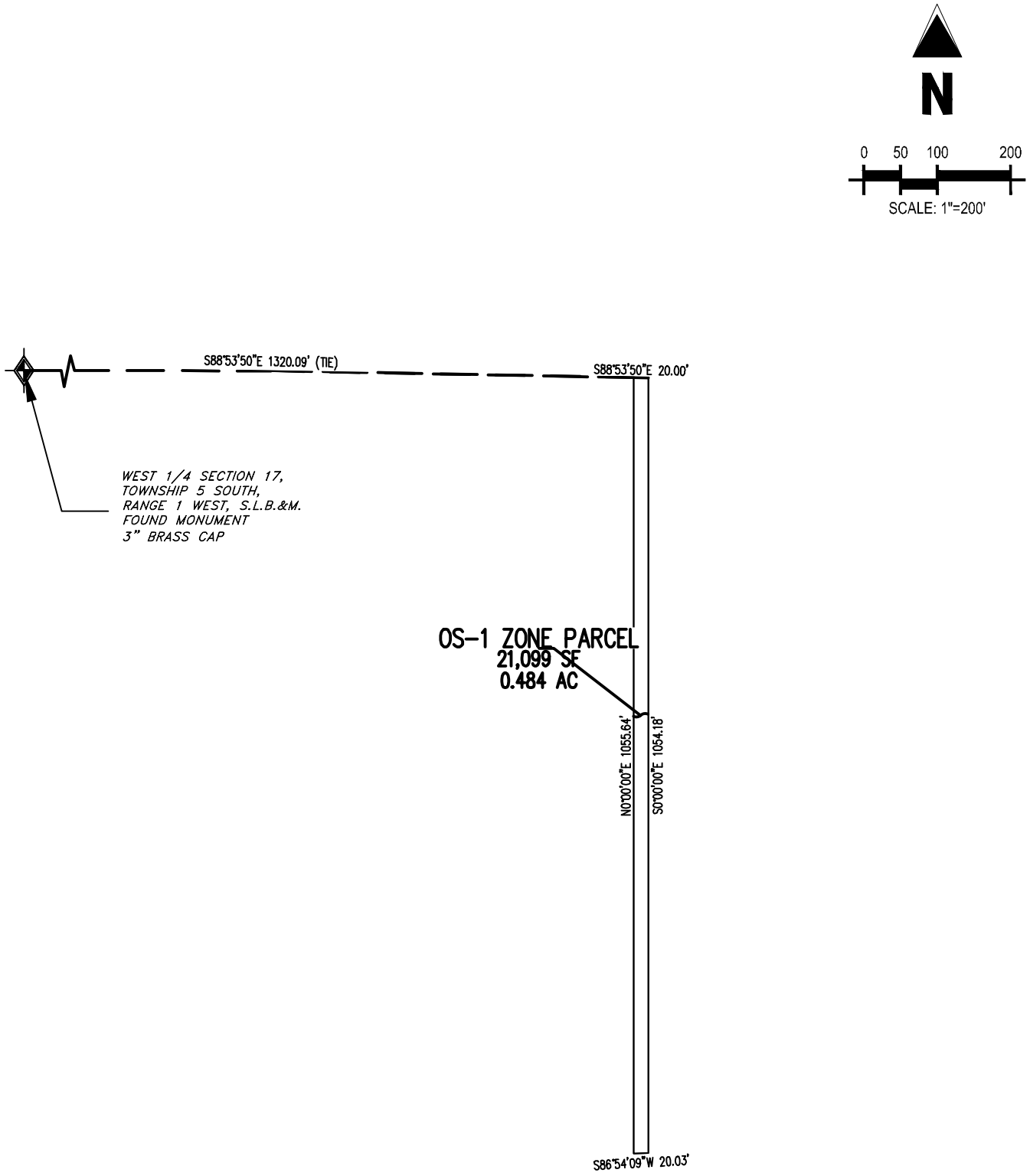
Galloway
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

0S-1 ZONE PARCEL

A PARCEL OF GROUND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED:

BEGINNING AT A POINT 1320.09 FEET SOUTH 88°53'50" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER FROM THE WEST QUARTER CORNER OF SAID SECTION 17; RUNNING THENCE SOUTH 88°53'50" EAST, 20.00 FEET ALONG SAID NORTH LINE; THENCE SOUTH 0°00'00" EAST, 1,054.18 FEET; THENCE SOUTH 86°54'09" WEST, 20.03 FEET; THENCE NORTH 0°00'00" EAST, 1,055.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 21,096.35 SQ. FT., OR 0.484 ACRES MORE OR LESS



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ARCO MURRAY
EAGLE MOUNTAIN, UT

OS-1 ZONE PARCEL

Project No:	ARO000010.20
Drawn By:	GJS
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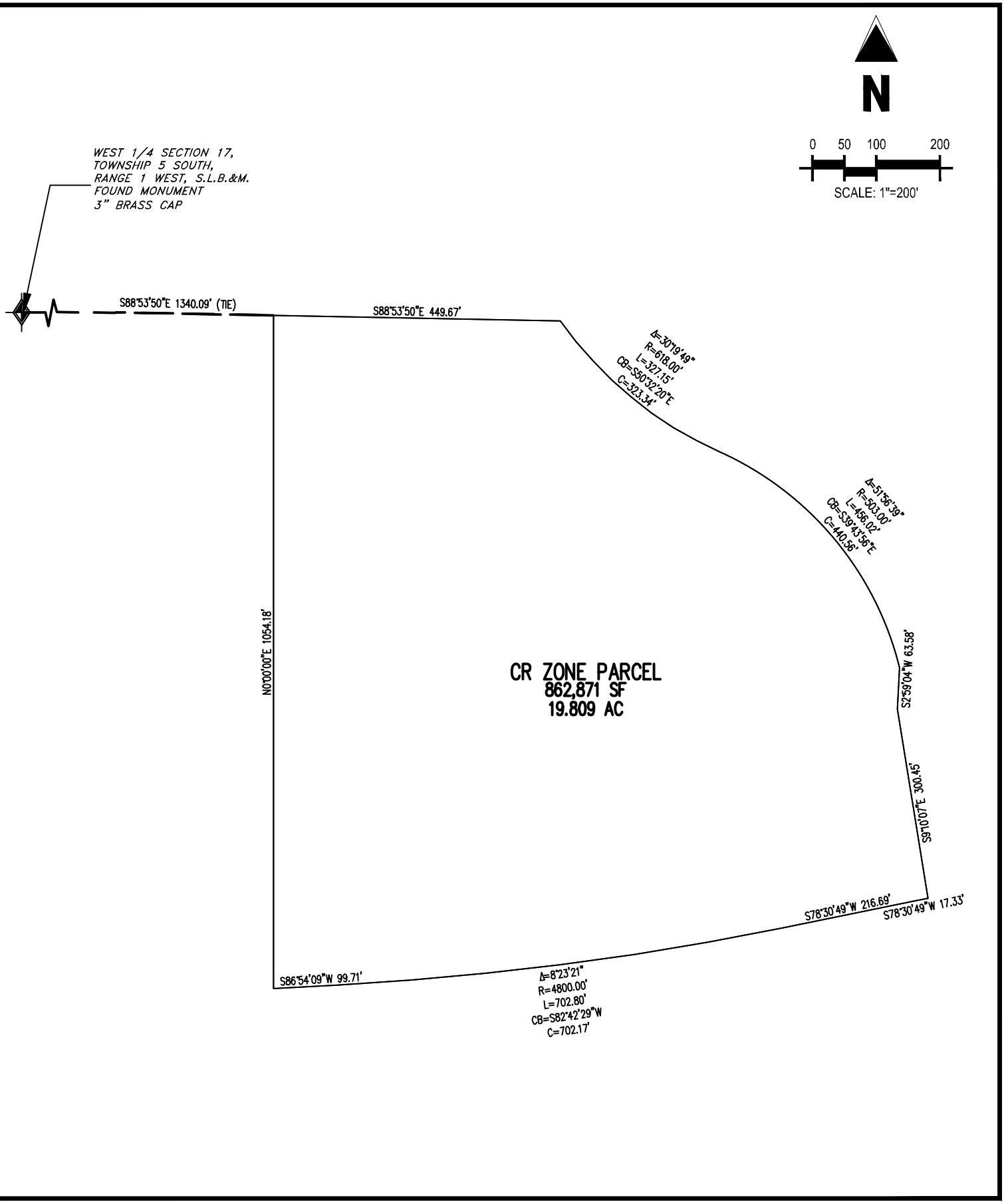
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

CR ZONE PARCEL

A PARCEL OF GROUND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED:

BEGINNING AT A POINT 1340.09 FEET SOUTH 88°53'50" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER FROM THE WEST QUARTER CORNER OF SAID SECTION 17; RUNNING THEPLNCE SOUTH 88°53'50" EAST, 449.67 FEET ALONG SAID NORTH LINE TO THE BEGINNING OF A 618.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°19'49" AN ARC DISTANCE OF 327.15 FEET (CHORD BEARS SOUTH 50°32'20" EAST, 323.34 FEET), TO A POINT OF A 503.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°56'39" AN ARC DISTANCE OF 456.02 FEET (CHORD BEARS SOUTH 39°43'56" EAST, 440.56 FEET); THENCE SOUTH 2°59'04" WEST, 63.58 FEET; THENCE SOUTH 9°10'07" EAST, 300.45 FEET; THENCE SOUTH 78°30'49" WEST, 17.33 FEET; THENCE SOUTH 78°30'49" WEST, 216.69 FEET TO THE BEGINNING OF A 4800.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°23'20" AN ARC DISTANCE OF 702.80 FEET (CHORD BEARS SOUTH 82°42'29" WEST, 702.17 FEET); THENCE SOUTH 86°54'09" WEST, 99.71 FEET; THENCE NORTH 0°00'00" EAST, 1,054.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 862,865 SQ. FT., OR 19.809 ACRES MORE OR LESS



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ARCO MURRAY
EAGLE MOUNTAIN, UT

CR ZONE PARCEL

Project No:	ARO000010.20
Drawn By:	GJS
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Date:	07/06/2023

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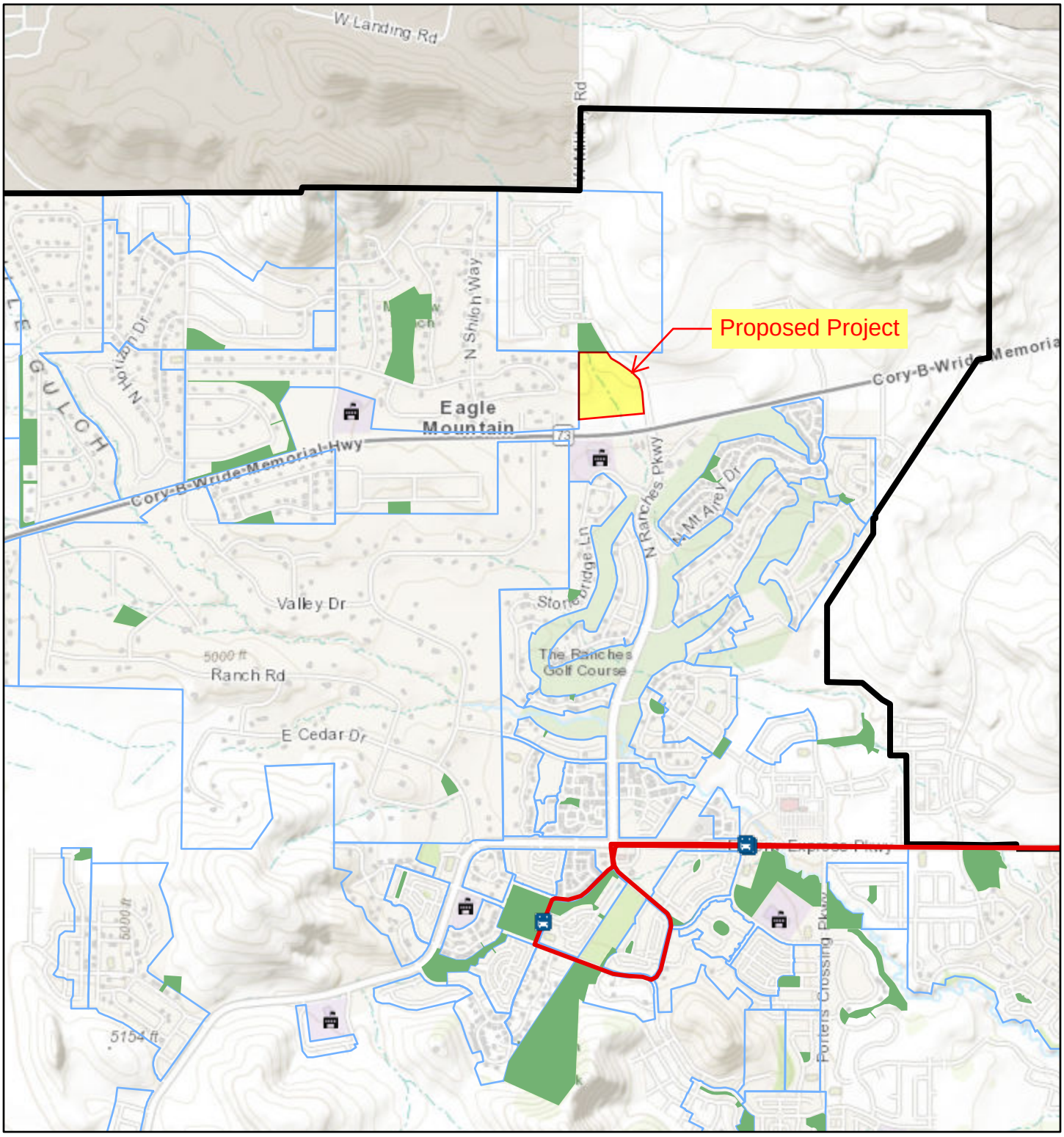
Vicinity Map



3/15/2023, 1:15:12 PM

1:36,112

0 0.23 0.45 0.9 mi

0 0.38 0.75 1.5 km

- Schools
- UTA Bus Stops
- UTA Bus Route
- Municipal Boundary
- City_Parks
- Subdivisions

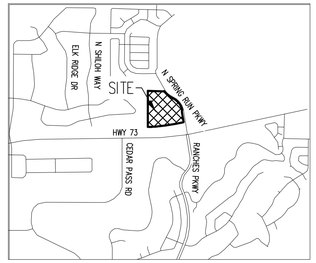
County of Utah, Bureau of Land Management, Utah AGRC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Web AppBuilder for ArcGIS

County of Utah, Bureau of Land Management, Utah AGRC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA | GIS Division of the Utah County Information Systems Department

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 5 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN,
CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, STATE OF UTAH



VICINITY MAP
NOT TO SCALE

N

TITLE COMMITMENT/REPORT INFORMATION

THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE THEREOF, GALLOWAY & COMPANY, INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT.

TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 94460, WITH AN EFFECTIVE DATE OF SEPTEMBER 14, 2022 AT 7:45 AM.

⬡ INDICATES ITEM IS PLOTTED ON THIS SURVEY

1. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
   (NOT SURVEY RELATED AND NOT ADDRESSED.)

2. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
   (AS SHOWN OR NOTED. SEE AREAS OF CONCERN)

3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.
   (LIENS ARE NOT SURVEY RELATED AND THEREFORE NOT ADDRESSED, EASEMENTS AND ENCUMBRANCES ARE AS SHOWN)

4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
   (ENCROACHMENTS, ENCUMBRANCE AND ADVERSE CIRCUMSTANCES ARE AS SHOWN-SEE AREA OF CONCERN NOTES. VIOLATIONS AND VARIATIONS ARE ZONING AND TITLE MATTERS AND ARE NOT ADDRESSED.)

5. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
   (BEYOND THE SCOPE OF THIS SURVEY AND THEREFORE NOT ADDRESSED.)

6. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
   (LIENS ARE NOT SURVEY RELATED AND THEREFORE NOT ADDRESSED.)

7. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET.
   (DEFECTS AND LIENS ARE TITLE MATTER AND NOT ADDRESSED. ENCUMBRANCES AND ADVERSE CLAIMS ARE AS SHOWN-SEE AREAS OF CONCERN NOTES. "OTHER MATTERS" IS NOT DEFINED AND THEREFORE NOT ADDRESSED. SURVEYOR IS NOT IN CONTROL OF SCHUDLE B-1 REQUIREMENTS BEING MET AND IS DEEMED BEYOND THE SCOPE OF THIS SURVEY.)

THE PRINTED EXCEPTIONS 1 THROUGH 7 WILL BE DELETED FOR THE ALTA EXTENDED LOAN POLICY

8. TAXES FOR THE YEAR 2022 HAVE BEEN ASSESSED IN THE AMOUNT OF $24,183.53, AND ARE DUE AND PAYABLE ON NOVEMBER 1, 2022, AND WILL BE DELINQUENT AFTER NOVEMBER 30, 2022. TAXES FOR THE YEAR 2021 HAVE BEEN PAID. (TAX ID NO. 58:033:0404)
   (NOT SURVEY RELATED.)

9. THE LAND DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF EAGLE MOUNTAIN, UNIFIED FIRE DISTRICT AND CENTRAL UTAH WATER CONSERVANCY DISTRICT (PAID THROUGH PROPERTY TAXES), AND IS SUBJECT TO ANY ASSESSMENTS LEVIED THEREBY.

10. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
    (APPARENT SURFACE OBSERVATIONS ARE AS SHOWN. DOCUMENTS PROVIDED ARE ADDRESSED HEREON.)

11. RESERVATIONS OR EXCEPTIONS IN PATENT OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
    (AS SHOWN BASED ON DOCUMENTS PROVIDED.)

12. ANY AND ALL OUTSTANDING OIL, GAS, MINING AND MINERAL RIGHTS, ETC., SITUATED IN, UPON OR UNDER THE SUBJECT LAND, INCLUDING THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT THE SAME THEREFROM SHOULD IT BE FOUND TO PENETRATE OR INTERSECT THE PREMISES, AND THE RIGHT OF INGRESS AND EGRESS FOR THE USE OF SAID RIGHTS.
    (NO DOCUMENTS PROVIDED AND NO SURFACE FEATURES WERE OBSERVED.)

13. SUBJECT TO THE FOLLOWING OIL & GAS LEASE(S), INCLUDING THE TERMS AND CONDITIONS CONTAINED THEREIN:
    4845:1953
    16890:1961
    1876:1962
    11339:1962
    11323:1962
    11329:1962
    4848:1963
    (DOES NOT AFFECT.)

14. RESERVATIONS:
    DISCLOSED BY: WARRANTY DEED
    DATED: JANUARY 23, 1970
    RECORDED: FEBRUARY 3, 1970
    ENTRY NO.: 1144:1970
    BOOK/PAGE: 1167 / 36
    (PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)

15. ORDINANCE NO. 1990-13
    RECORDED: MAY 23, 1990
    ENTRY NO.: 16142:1990
    AN ORDINANCE ADOPTING THE UTAH COUNTY ZONING ORDINANCE, AND REPEALING PRIOR ENACTMENTS OF SAID ZONING ORDINANCE.
    (PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)

    UTAH COUNTY ZONING ORDINANCE:
    DATED: MAY 21, 1990
    RECORDED: MAY 23, 1990
    ENTRY NO.: 16143:1990
    BOOK/PAGE: 2691 / 575
    (PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)

16. RESOLUTION R-19-2013
    RECORDED: SEPTEMBER 16, 2013
    ENTRY NO.: 88537:2013

    A RESOLUTION DESIGNATING AN ASSESSMENT AREA. SEE DOCUMENT FOR PARTICULARS.

    NOTE: THE ASSESSMENTS MAY BE PAID PROPERTY OWNERS IN 20 ANNUAL PRINCIPAL INSTALLMENTS WITH INTEREST. SEE DOCUMENT FOR PARTICULARS.
    (PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)

⬡ 17. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
    GRANTEE: TOWN OF EAGLE MOUNTAIN
    PURPOSE: INSTALLING AND MAINTAINING UTILITY LINES AND APPURTENANT PARTS THEREOF.
    RECORDED: AUGUST 22, 2000
    ENTRY NO.: 65814:2000
    (SHOWN HEREON.)

18. EAGLE MOUNTAIN CDA #2008-01 PROJECT AREA PLAN VERIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF:
    RECORDED: AUGUST 7, 2008
    ENTRY NO.: 88592:2008
    BOOK / PAGE: /
    (PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)

19. THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY EAGLE MOUNTAIN ECONOMIC DEVELOPMENT PROJECT AREA #2012-1, INCLUDING THE TERMS AND CONDITIONS THEREOF:
    RECORDED: OCTOBER 18, 2012
    ENTRY NO.: 90674:2012
    AFFIDAVIT OF CORRECTION OF EDA #2012-1 (DOCUMENT ENTRY NO. 90674:2012)
    RECORDED: JUNE 11, 2013
    ENTRY NO.: 56441:2013
    (PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)

20. NOTICE OF ENCUMBRANCE AND ASSESSMENT AREA DESIGNATION, INCLUDING THE TERMS AND CONDITIONS THEREOF:
    PL ASSESSMENT AREA: EAGLE MOUNTAIN ASSESSMENT AREA 2013-1
    RECORDED: AUGUST 23, 2013
    ENTRY NO.: 80979:2013
    (PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)

21. DEED OF PUBLIC UTILITY EASEMENT FOR CONSTRUCTION, OPERATION, MAINTENANCE AND REPLACEMENT OF UTILITY FACILITIES, AND THE TERMS AND CONDITIONS THEREOF:
    GRANTEE: EAGLE MOUNTAIN CITY
    PURPOSE: UNDERGROUND POWER TRANSMISSION OR DISTRIBUTION LINES, TELEPHONE, TELEVISION AND COMMUNICATION SYSTEM LINES AND OPTICAL FIBERS, AND NATURAL GAS PIPELINES. SEE DOCUMENT FOR PARTICULARS.
    RECORDED: AUGUST 30, 2013
    ENTRY NO.: 83361:2013
    (DOES NOT AFFECT.)

22. EACH AND EVERY RIGHT OF ACCESS TOGETHER WITH ALL RIGHTS OF ABUTTERS TO THE UNDERLYING FEE CONVEYED TO:
    GRANTEE: UTAH DEPARTMENT OF TRANSPORTATION
    RECORDED: OCTOBER 9, 2015
    ENTRY NO.: 92628:2015
    (PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)

23. DISCREPANCIES, CONFLICTS IN THE BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

24. SUBJECT TO THE RIGHTS OF PARTIES IN POSSESSION OF THE SUBJECT PROPERTY UNDER UNRECORDED LEASES, RENTAL OR OCCUPANCY GREEMENTS AND ANY CLAIMS THEREUNDER.

PROPERTY DESCRIPTION

EXHIBIT 'A'
BEGINNING AT A POINT WHICH IS SOUTH 88°53'50" EAST 1320.09 FEET ALONG THE MID-SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 88°53'50" EAST 1362.63 FEET ALONG SAID MID-SECTION LINE TO THE CENTER OF SECTION; THENCE SOUTH 88°53'50" EAST 1307.01 FEET ALONG SAID MID-SECTION LINE; THENCE SOUTH 00°33'59" WEST 821.88 FEET TO THE NORTH RIGHT OF WAY LINE OF HIGHWAY 73; THENCE SOUTH 78°12'35" WEST 1184.28 FEET ALONG SAID NORTH LINE; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 1516.13 FEET, WITH A RADIUS OF 6191.82 FEET, WITH A CHORD BEARING OF SOUTH 83°12'22" WEST, WITH A CHORD LENGTH OF 1512.35 FEET TO THE EAST BOUNDARY LINE OF MEADOW RANCH SUBDIVISION, PLAT 1; THENCE NORTH 1293.95 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING SPRING RUN PARKWAY, BY THAT DEDICATION RECORDED JULY 20, 2015, AS ENTRY NO. 64938:2015, MAP FILING NO. 14685, ARM 159, OF OFFICIAL RECORDS.

ALSO LESS AND EXCEPTING FROM ABOVE, ALL LAND LYING EAST OF SAID SPRING RUN PARKWAY.

ALSO LESS AND EXCEPTING THAT PROPERTY CONVEYED IN THAT SPECIAL WARRANTY DEED TO UTAH DEPARTMENT OF TRANSPORTATION, RECORDED OCTOBER 9, 2015, AS ENTRY NO. 92628:2015, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR CORRIDOR PRESERVATION, KNOWN AS UDOT PROJECT S-0073(29)0, BEING PART OF ENTIRE TRACT OF PROPERTY, SITUATE IN THE NE1/4 SW1/4 AND NW1/4 SE1/4 OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE EXISTING NORTHERLY RIGHT OF WAY LINE OF SR-73 OF UDOT PROJECT S-0073(20)33 AT THE SOUTHWEST CORNER OF SAID ENTIRE TRACT WHICH POINT IS 1320.00 FEET SOUTH 88°53'47" EAST ALONG THE SECTION LINE AND 1295.08 FEET SOUTH 0°36'41" WEST FROM THE WEST QUARTER CORNER OF SAID SECTION 17 (NOTE: SAID POINT IS ALSO THE SOUTHEAST CORNER OF MEADOW RANCH PLAT 1, RECORDED MAY 27, 1998, AS ENTRY NO. 52732 MAP FILING NO. 7551 IN THE OFFICE OF THE UTAH COUNTY RECORDER); AND RUNNING THENCE NORTH 0°36'41" EAST 238.76 FEET (DEED=NORTH) ALONG THE EAST BOUNDARY LINE OF SAID MEADOW RANCH PLAT 1 TO A POINT DESIGNATED AS POINT "A" WHICH POINT IS 312.41 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF STATE ROUTE 73 OF SAID PROJECT NO. S-0073(20)33 AT ENGINEER STATION 113+17.37; THENCE NORTH 86°54'12" EAST 131.10 FEET; THENCE EASTERLY 28.40 FEET ALONG THE ARC OF A 4800.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS NORTH 86°44'02" EAST FOR A DISTANCE OF 28.40 FEET) TO A POINT DESIGNATED AS POINT "B" WHICH POINT IS 318.83 FEET RADIALLY DISTANT NORTHERLY FROM SAID CONTROL LINE AT ENGINEER STATION 114+78.95; THENCE CONTINUING EASTERLY 66.00 FEET ALONG THE ARC OF A 4800.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS NORTH 86°10'14" EAST FOR A DISTANCE OF 66.00 FEET) TO A POINT DESIGNATED AS POINT "C" WHICH POINT IS 321.52 FEET RADIALLY DISTANT NORTHERLY FROM THE SAID CONTROL LINE AT ENGINEER STATION 115+48.54; THENCE CONTINUING EASTERLY 608.40 FEET ALONG THE ARC OF A 4800.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS NORTH 82°08'44" EAST FOR A DISTANCE OF 607.99 FEET) TO A POINT OF TANGENCY WHICH IS 353.58 FEET RADIALLY DISTANT NORTHERLY FROM SAID CONTROL LINE AT ENGINEER STATION 121+91.49; THENCE NORTH 78°30'52" EAST 216.69 FEET TO A POINT DESIGNATED AS POINT "D" WHICH POINT IS 363.25 FEET RADIALLY DISTANT NORTHERLY FROM SAID CONTROL LINE AT ENGINEER STATION 124+21.47; THENCE CONTINUING NORTH 78°30'52" EAST 160.00 FEET TO A POINT DESIGNATED AS POINT "E" WHICH POINT IS 365.15 FEET RADIALLY DISTANT NORTHERLY FROM SAID CONTROL LINE AT ENGINEER STATION 125+91.60; THENCE CONTINUING NORTH 78°30'52" EAST 628.84 FEET TO A POINT DESIGNATED AS POINT "F" WHICH POINT IS 362.10 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE AT ENGINEER STATION 132+21.48; THENCE CONTINUING NORTH 78°30'52" EAST 66.00 FEET TO A POINT DESIGNATED AS POINT "G" WHICH POINT IS 361.77 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE AT ENGINEER STATION 132+87.48; THENCE CONTINUING NORTH 78°30'52" EAST 781.01 FEET TO A POINT DESIGNATED AS POINT "H" WHICH POINT IS 357.95 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE AT ENGINEER STATION 140+68.48; THENCE CONTINUING NORTH 78°30'52" EAST 33.00 FEET TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AS DETERMINED BY BOUNDARY LINE AGREEMENT RECORDED 30 JULY, 2014 AS ENTRY NO. 52400:2014 IN THE OFFICE OF THE UTAH COUNTY RECORDER AT A POINT WHICH IS 357.79 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE AT ENGINEER STATION 141+01.48; THENCE SOUTH 0°33'59" WEST 287.48 FEET ALONG SAID EASTERLY BOUNDARY LINE TO SAID NORTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 78°12'02" WEST 1476.65 FEET; THENCE (2) WESTERLY 1085.62 FEET ALONG THE ARC OF A 5654.70-FOOT RADIUS TANGENT CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 83°42'02" WEST FOR A DISTANCE OF 1083.96 FEET); THENCE (3) SOUTH 89°14'01" WEST 152.04 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

GENERAL NOTES

1. ADDRESS TO PROPERTY VACANT LAND UTAH COUNTY, PROVO, UT 84604
2. FIELD WORK WAS COMPLETED ON: OCTOBER 27, 2022.
3. BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND ARE CONSIDERED TO BEAR S88°53'50"E, MONUMENTED AS SHOWN.
4. THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 49049C0150F, WITH AN EFFECTIVE DATE OF JUNE 19, 2020, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
5. UTILITY NOTE: THE LOCATION OF UTILITIES SHOWN HEREON WAS ESTABLISHED FROM SURFACE EVIDENCE, EXISTING UTILITY MARKERS, AND UTILITY LOCATES. THE EXACT LOCATION OF BURIED UTILITIES IS UNCERTAIN. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHOULD CONTACT THE UTILITY NOTIFICATION CENTER. THE SURVEYOR MAKES NO GUARANTEE EITHER EXPRESSED OR IMPLIED THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION DEPICTED ALTHOUGH THE UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
6. THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.
7. ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
8. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
9. CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
10. THERE WERE NO BUILDINGS IN THE AREA OF INTEREST OBSERVED AT TIME OF SURVEY.
11. THERE WERE NO PARKING SPACES IN THE AREA OF INTEREST OBSERVED AT TIME OF SURVEY.
12. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES DISCOVERED.
13. THERE WAS NO EVIDENCE OF EARTH MOVING WORK AT TIME OF SURVEY.
14. NO CEMETERIES, BURIAL GROUNDS OR ISOLATED GRAVE(S) ON THE PROPERTY OBSERVED DURING FIELD WORK.
15. THE DISTANCE TO THE NEAREST INTERSECTION (N SPRING UN PKWY & HWY 73) IS APPROX. 400 FEET SOUTHEAST OF THE SOUTHEAST CORNER OF PROPERTY.
16. OLD CONSTRUCTION WAIST ON SITE.

AREAS OF CONCERN (A.O.C.)

A.O.C. #1 BUILDING ENCROACHMENT FROM RED CEDAR CORPORATION PARCEL 67-035-0001

A.O.C. #2 TWO TRACKS ON PROPERTY AND CROSSING PROPERTY LINES

SURVEYOR'S CERTIFICATE

TO: ARMSTRONG COMMERCIAL SERVICE LLC A DELAWARE LIMITED LIABILITY COMPANY, AND FIDELITY 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B1), 8, 9, 11(B), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF.

DATE OF SURVEY: OCTOBER 25, 2022

DATE OF PLAT OR MAP: NOVEMBER 20, 2022

LICENSED LAND SURVEYOR
No. 376082
LYLE G. BISSEGGER
11/22/2022
STATE OF UTAH

LYLE G. BISSEGGER
UTAH PROFESSIONAL LAND SURVEYOR NO. 376082
PROJECT NO.: ACD00046.10
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

Galloway
2015 West Grove Pkwy, Suite H
Pleasant Grove, UT 84062
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ALTA/NSPS LAND TITLE SURVEY
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, STATE OF UTAH

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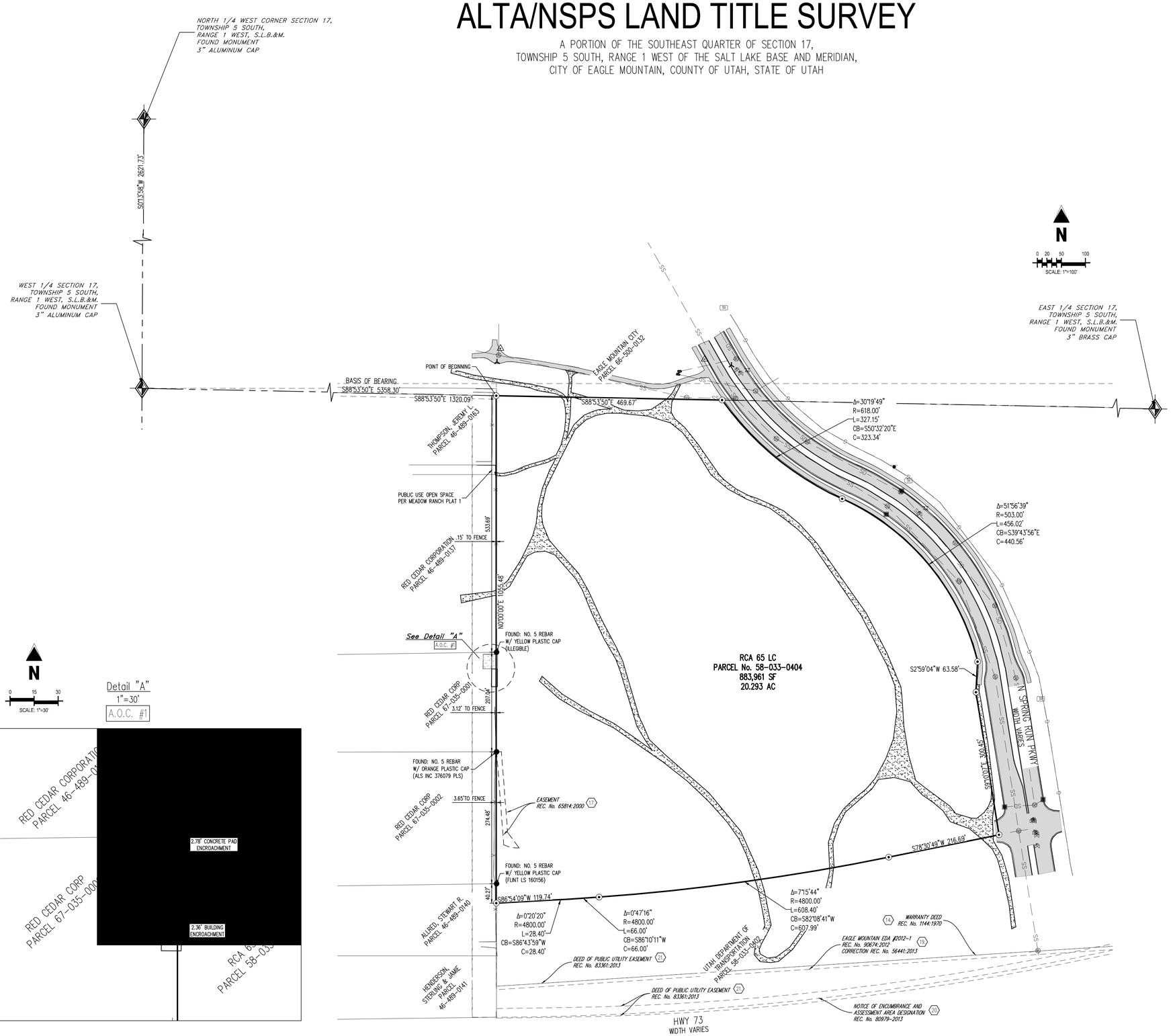
Project No:	ACD00046.10
Drawn By:	GJS
Checked By:	LGB
Date:	11.22.2022

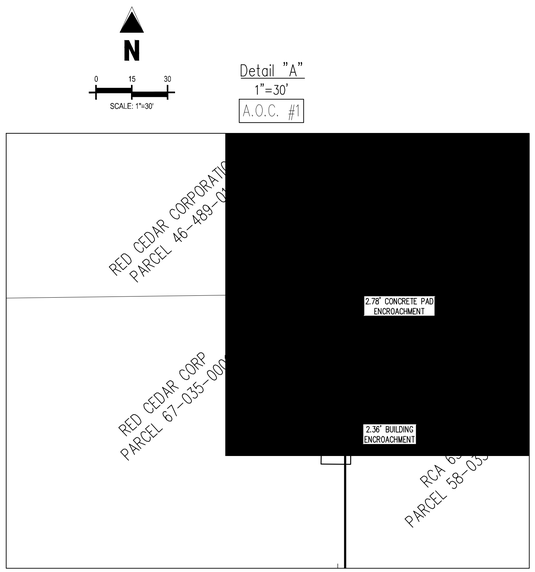
1
SHEET 1 OF 2

I:\Engineering\Current Developments\UT - Eagle Mountain - ACD00046.10 - 15680 W Spring Run Pkwy\SURVEY\Civil3D\ALTA\ACD00046.10 ALTA Map 11-22-2022.dwg, 11/22/2022

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 5 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN,
CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, STATE OF UTAH





LEGEND

- US PUBLIC LAND SURVEY SECTION CORNER
- TO BE SET #5 REBAR W/ 1 1/4" PLASTIC CAP "GALLOWAY & CO." (UNLESS NOTED)
- MONUMENT CORNER FOUND (UNLESS NOTED)
- WATER VALVE
- FIRE HYDRANT
- WATER MANHOLE
- ELECTRIC LIGHT POLE
- IRRIGATION VALVE
- IRRIGATION MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY STORM MANHOLE
- STORM SEWER INLET
- FIBER OPTIC PULLBOX
- FIBER OPTIC PEDESTAL
- FIBER OPTIC MANHOLE
- ELECTRICAL CABINET
- ELECTRICAL VAULT
- ELECTRIC POWER POLE
- TELEPHONE PEDESTAL
- ELECTRIC SWITCH BOX
- ELECTRIC METER
- GUY WIRE
- TELEPHONE VAULT
- TRANSFORMER
- DECIDUOUS TREE
- TRAFFIC SIGNAL
- CONCRETE SURFACE
- ASPHALT SURFACE
- DIRT TWO TRACK A.O.C. #2
- SECTION LINE
- BOUNDARY LINE
- OHE — OVERHEAD POWER LINE
- FENCE
- SD — STORM DRAIN PIPELINE
- SS — SANITARY SEWER
- W — WATER
- IRR — IRRIGATION WATER LINE
- F/O — FIBER OPTIC
- EASEMENT AND EXCEPTIONS

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ALTA/NSPS LAND TITLE SURVEY
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, STATE OF UTAH

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Project No:	ACD00046.10
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Date:	11.22.2022

LICENSED LAND SURVEYOR
No. 376082
LYLE G. BISSEGGER
11/22/2022
STATE OF UTAH

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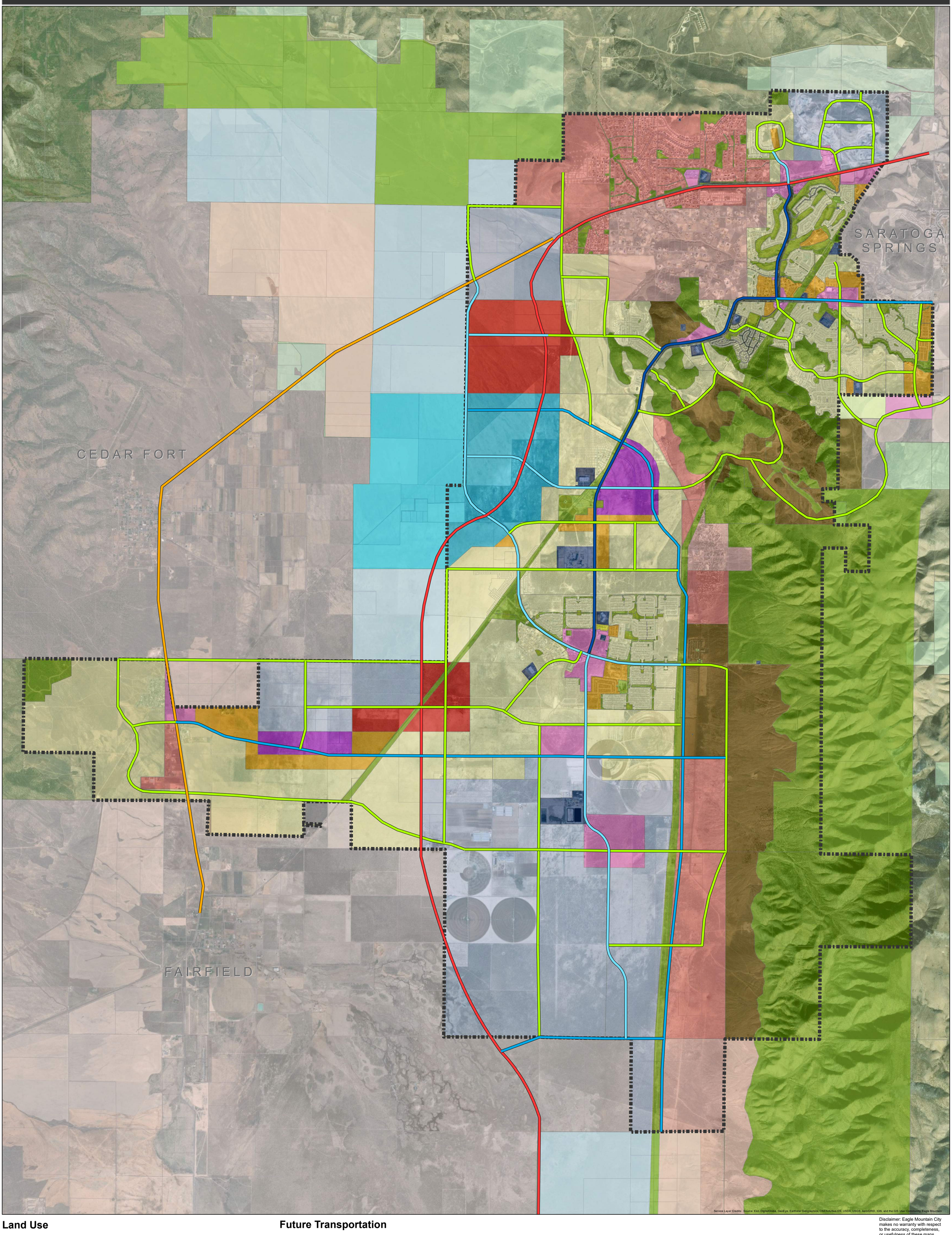
Future Land Use & Transportation

General Plan Map

January 2020



Land Use

- Foothill Residential
- Rural Density One
- Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three
- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center Campus
- Business Park/Light Industry
- Civic Uses and Schools
- Parks and Open Space

Future Transportation

- Freeway
- Highway
- Parkway
- Major Arterial
- Minor Arterial
- Collector

EAGLE MOUNTAIN

N
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0 0.5 1 2 Miles

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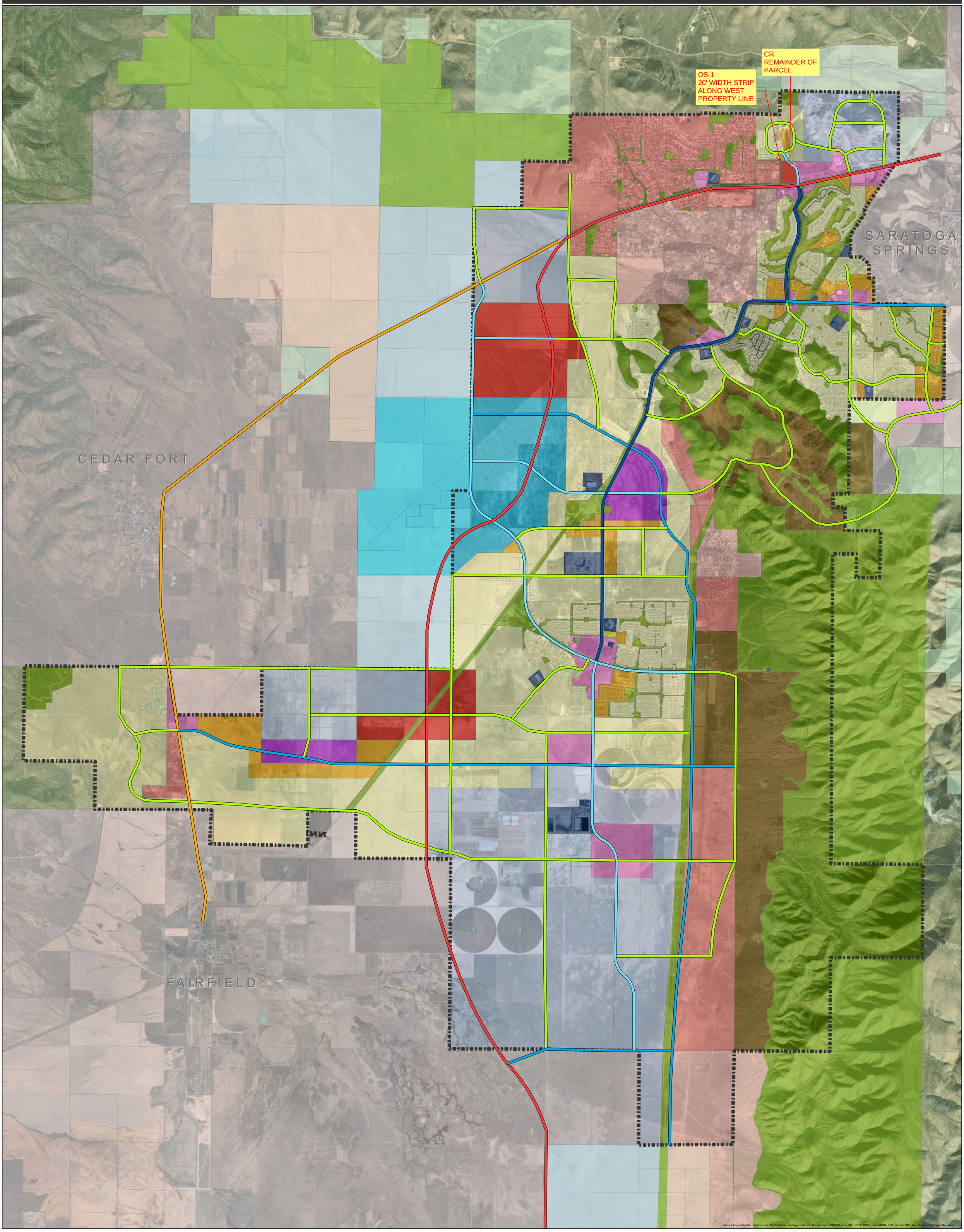
To all interested parties: Under the terms of a 1997 agreement between Eagle Mountain City and property owners Monte Vista Ranches and Eagle Mountain Properties, the undeveloped lands and allowed land uses within the Eagle Mountain Properties Master Development may be changed at any time at the direction of Monte Vista Ranches and Eagle Mountain Properties. Inquiries concerning the Eagle Mountain Properties Master Plan should be directed to Eagle Mountain Planning Office

Future Land Use & Transportation

General Plan Map

Proposed July 2023



Land Use

- Foothill Residential
- Rural Density One
- Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three
- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center Campus
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- Minor Arterial
- Collector

EAGLE MOUNTAIN

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W E
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0 0.5 1 2 Miles

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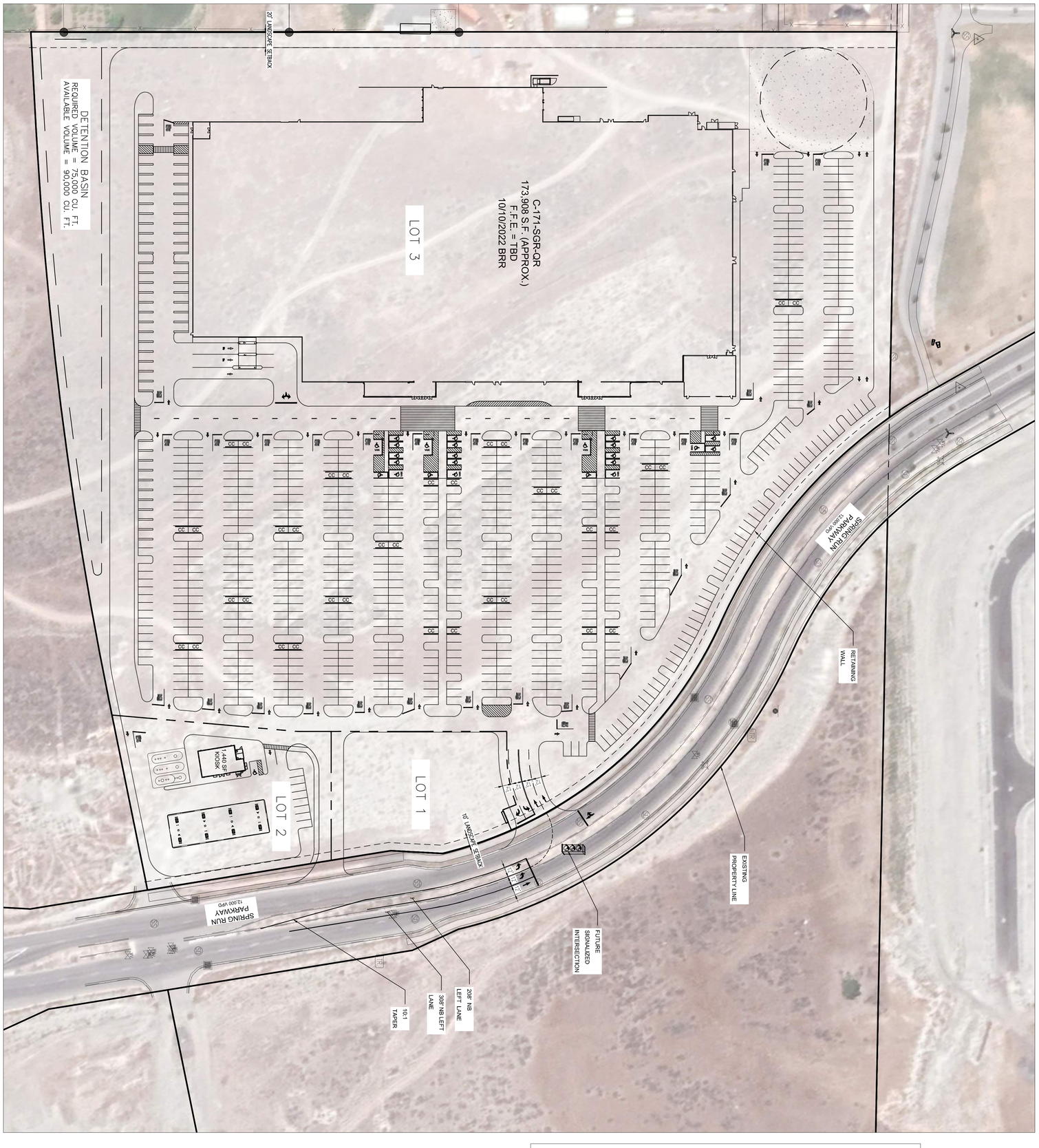


SITE DATA:		
ZONE		
EXISTING		CN (COMMERCIAL NEIGHBORHOOD)
PROPOSED		CR (COMMERCIAL REGIONAL)
SITE AREA		
LOT 1:		0.72 ACRE
LOT 2:		1.04 ACRES
LOT 3:		18.53 ACRES
BUILDING AREA		
LOT 1 (COMMERCIAL)		– S.F.
LOT 2		1,440 S.F.
LOT 3 (BIG BOX STORE)		210,348 S.F.
PARKING COUNT	RATIO	REQUIRED / PROVIDED
LOT 1	–	–
LOT 2	1/300 S.F.	5/9
LOT 3	1/300 S.F.	580/830
SETBACKS:		
FRONT:		10'
SIDE:		NONE
REAR:		20'

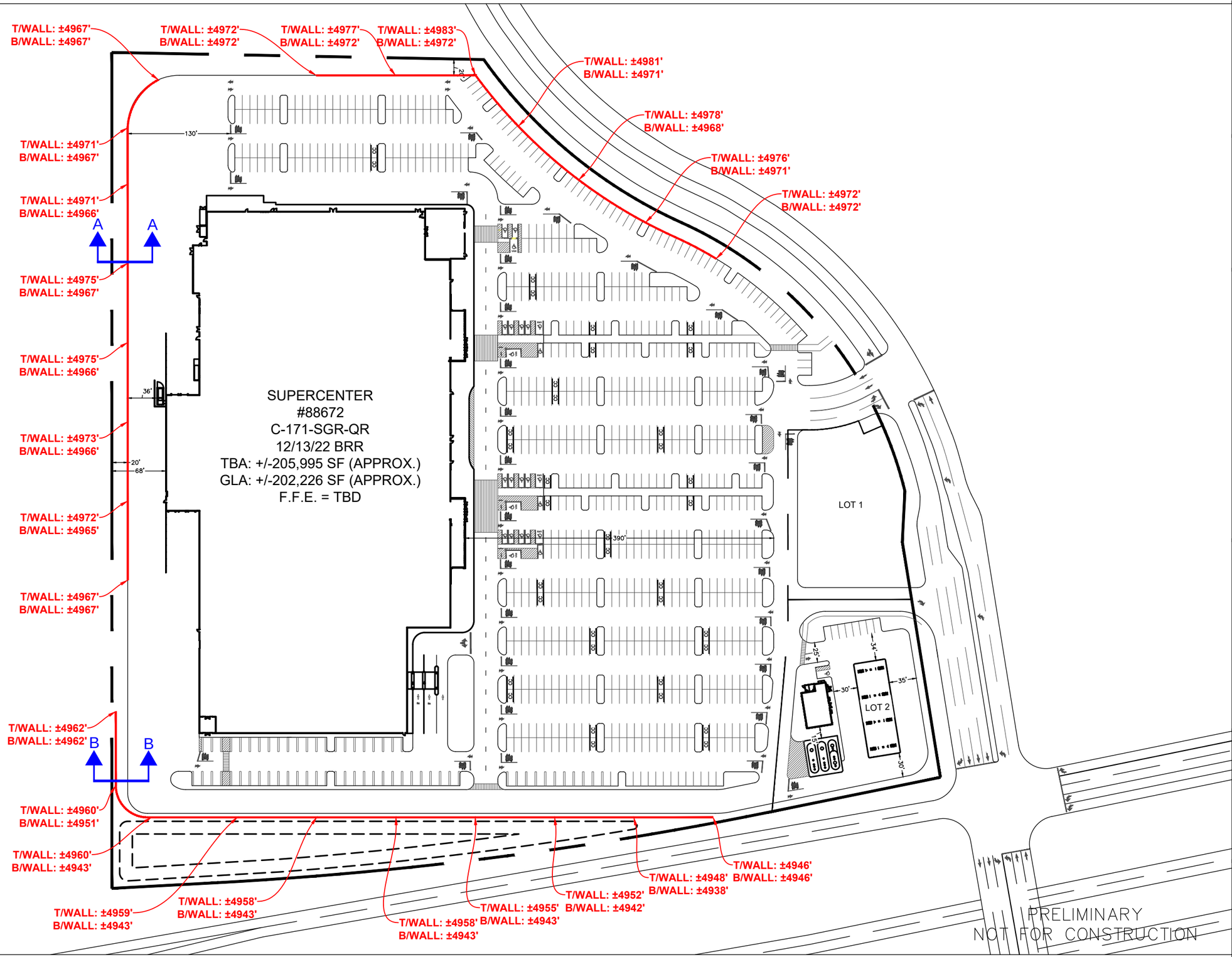
EAGLE MOUNTAIN
SITE CONCEPT PLAN

HIGHWAY 73 & SPRING RUN PARKWAY

ARMSTRONG CAPITAL DEVELOPMENT

Project No:	JOB#
Drawn By:	AA
Checked By:	DJS
Date:	6/30/2023

Galloway
172 N. East Promontory, Suite 274
Farmington, UT 84025
801.953.1357
GallowayUS.com



DESIGN BUILDER:

ARCO MURRAY | DESIGN BUILD

CLIENT:

PROJECT:

SUPERCENTER DEVELOPMENT

ADDRESS:

SPRING RUN PKWY, EAGLE MOUNTAIN, UT 84005

DATE:

6/27/2023

SCALE:

1" = 120'

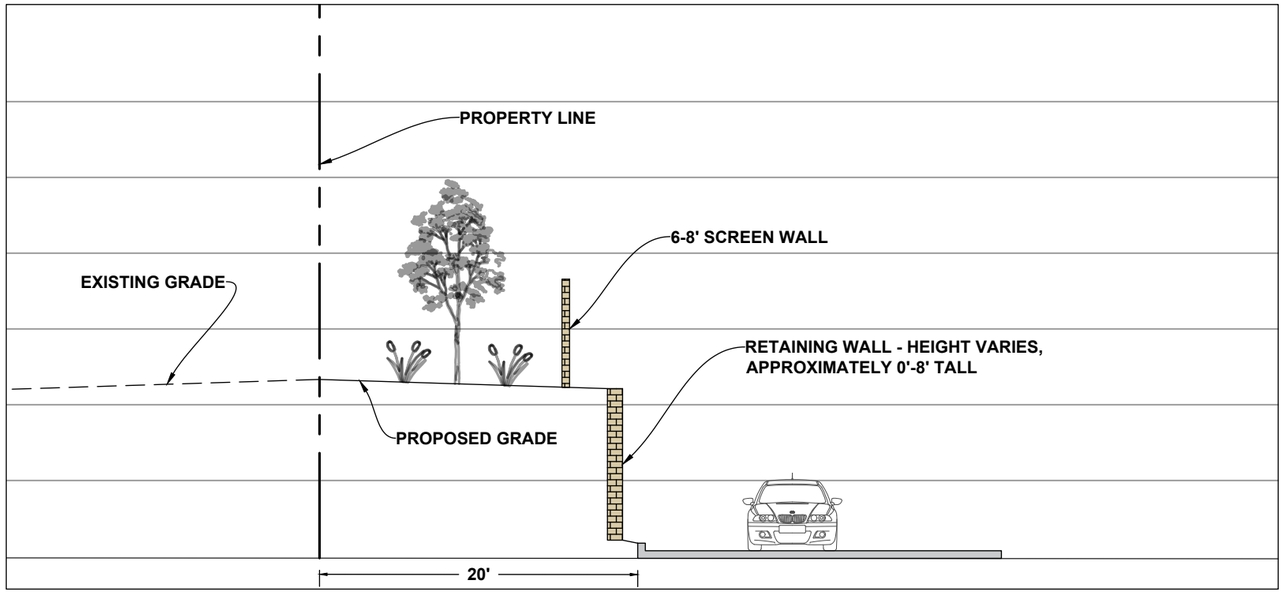
0 60 120 N

SHEET TITLE:

RETAINING WALL EXHIBIT

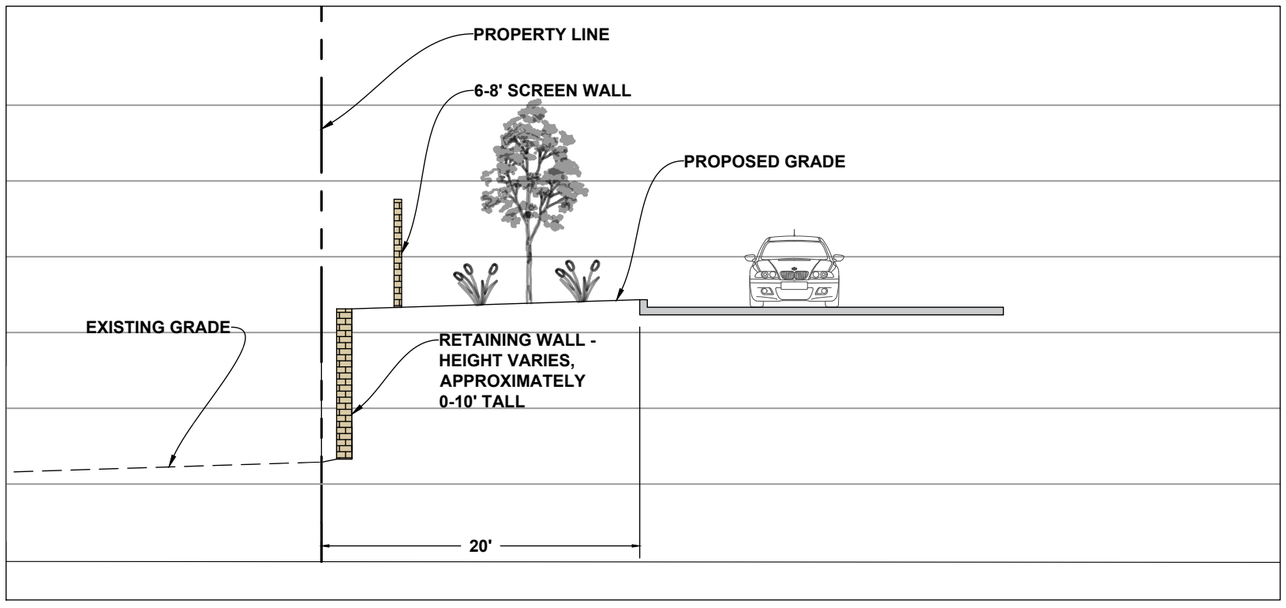
SHEET NUMBER:

C.01



SECTION A - RETAINING WALL
NOT TO SCALE

NOTE: SECTION A DEPICTS APPROXIMATE HIGHEST CASE WALL SCENARIO ON NORTH END OF SITE ADJACENT TO RESIDENTIAL/PARK.



SECTION B - RETAINING WALL
NOT TO SCALE

NOTE: SECTION B DEPICTS APPROXIMATE HIGHEST CASE WALL SCENARIO ON SOUTH END OF SITE ADJACENT TO RESIDENTIAL.

PRELIMINARY
NOT FOR CONSTRUCTION

DESIGN BUILDER:
ARCO MURRAY
DESIGN BUILD

CLIENT:

PROJECT:
SUPERCENTER DEVELOPMENT

ADDRESS:
SPRING RUN PKWY, EAGLE MOUNTAIN, UT 84005

DATE:
6/30/2023

SHEET TITLE:
PRELIMINARY RETAINING WALL SECTIONS

SHEET NUMBER:
C.02

TRAFFIC IMPACT STUDY

EAGLE MOUNTAIN RETAIL TIS

Eagle Mountain, Utah

PREPARED FOR:
Arco Murray

PREPARED BY:
Max Rusch, PE

Galloway & Company, Inc.
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111

DATE:
February 21, 2023

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A. Full Sized Site Plan
B. LOS Descriptions
C. Traffic Counts
D. Existing Synchro Outputs
E. Background 2025 & 2045 (without site development) Synchro Outputs
F. Total 2025 & 2045 (with site development) Synchro Outputs

Executive Summary

This traffic impact study (TIS) analyzes the impact that the proposed Eagle Mountain Retail in Eagle Mountain, UT will have on traffic operations at the intersections proximate to the site and determines whether any additional improvements are needed to accommodate the development through the study area. The effects of proposed roadway improvements and background growth were incorporated into the future analysis.

Site Location and Study Area

The Applicant, Arco Murray proposes to construct a Walmart Supercenter to the northwest of SH-73 & Spring Run Pkwy. In addition to the Walmart Supercenter, the site will contain two lots that are expected to be developed with a fast-food restaurant on one and a retail store on the other. Upon completion, the site will have one signalized full movement access and one right-out only access.

The site is bounded by Spring Run Pkwy to the east, and by site boundaries to the north, south, and west, as detailed in Figure 1-1. The study area for the project includes the following intersections that may see impacts to traffic operations as a result of the proposed development:

Existing Intersection

- SH-73 & Spring Run Pkwy/Ranches Pkwy

Future Intersections

- Frontage Rd EB & Ranches Pkwy
- Frontage Rd WB & Spring Run Pkwy
- Spring Run Pkwy & Right-Out Access
- Spring Run Pkwy & Primary Site Access

Conclusions and Recommendations

Conclusions

Based on the results of this traffic impact study, the following may be concluded:

- Under existing conditions, SH-73 & Ranches Pkwy/Spring Run Pkwy will operate at LOS D in the AM and PM peak hours. Queues will generally be able to be contained within their effective storage lengths.

- In the background 2025 scenario, SH-73 & Ranches Pkwy/Spring Run Pkwy will operate at LOS D in the AM and PM peak hours. Queues will generally be able to be contained within their effective storage lengths.

- In the background 2045 scenario, Frontage Rd EB & Ranches Pkwy/Spring Run Pkwy will operate at LOS F in the AM due to the southbound left turn exceeding capacity. The intersection of the Frontage Rd WB & Spring Run Pkwy will operate at LOS C.

- The proposed development will generate 468 weekday AM peak hour site trips, 939 weekday PM peak hour site trips, and 11,130 weekday daily site trips. In addition, the development will

generate 89 weekday AM peak hour pass-by trips, 73 weekday PM peak hour pass-by trips, and 935 weekday daily pass-by trips.

- In the total 2025 scenarios, which assumes the proposed development has been constructed, SH-73 & Spring Run Pkwy will operate at LOS E during the peak hours. The right-out site access will operate at LOS B and the signalized site access will operate at LOS A.

- In the total 2045 scenario, Frontage Rd EB & Ranches Pkwy/Spring Run Pkwy will operate at LOS F in the AM peak hour due to the southbound left turn exceeding capacity. Since this intersection fails in the background 2045 scenario, it is not the responsibility of the developer to provide intersection improvements. The intersection of the Frontage Rd WB & Spring Run Pkwy will operate at LOS D. The site accesses will operate at LOS B or better.

Recommendations

- The proposed intersection of EB Frontage Rd & Ranches Pkwy was evaluated using the lane configuration proposed in the SR-73 Corridor Planning Study. It is shown to fail in both the background 2045 and total 2045 scenarios, meaning that it is not the responsibility of the developer to provide a mitigating solution. Since the proposed layout is not sufficient to accommodate the forecasted volumes, however, it is recommended that this intersection be reevaluated.

- It is recommended that the proposed site access points be constructed as shown in the site plan.

I. Introduction

Overview

This Traffic Impact Study (TIS) was conducted in support of a proposed development in Eagle Mountain, UT for client, Walmart Stores Inc. The development will consist of a Walmart Supercenter as well as two adjacent lots, expected to contain a fast-food restaurant and a retail store. This study evaluates an existing conditions scenario, year 2025 background and total scenarios, and year 2045 background and total scenarios. By analyzing and comparing the background and total future scenarios, this study will be able to assess the impact that the site will have on traffic operations through the immediate roadway network.

Site Location and Study Area

The property that comprises the application area is located on Utah County Parcel Number 58:033:0404. The site is bounded by Spring Run Pkwy to the east, and by site boundaries to the north, south, and west. The site is zoned as Community Commercial and is currently vacant. Upon completion, the site will have one full movement access and one right-out only access.

The Applicant proposes to develop the site to include a 195,498 SF Walmart Supercenter, a 4,000 SF Fast-Food Restaurant with Drive-Through, and 5,000 SF retail store. A reduction of the Applicant's proposed conceptual site plan is provided in Figure 1-2. A full-size copy of the plan is provided in Appendix A.

Tasks undertaken in the course of this study included the following:

1. The Applicant's proposed development plans and other background data were reviewed.

2. A virtual field reconnaissance of existing roadway and intersection geometries, traffic controls, and speed limits was conducted.

3. Turning movement counts were collected by L2 Data Collection at the study intersections on Wednesday, 1/18/2023.

4. Using Synchro 11, the Level of Service (LOS) for each intersection was reported based on the methodology prescribed by the Highway Capacity Guidelines 6th Edition.

5. The AM and PM peak hour background 2025 and background 2045 traffic volumes were forecasted by using the existing volumes, and a background growth rate that was developed from the SR-73 Corridor Planning Study.

6. The LOS for the background scenarios was reported by incorporating the forecasted background volumes and proposed roadway improvements into the Synchro models.

7. The site trip generation was calculated utilizing the Institute of Transportation Engineers (ITE) Trip Generation 11th Ed.

8. The total 2025 and 2045 traffic forecasts were calculated by adding the background volume forecasts and the projected site trips.

9. The LOS was reported for the total scenarios by incorporating the forecasted total future volumes.

Sources of data for this analysis included the Highway Capacity Guidelines (HCM) 6th, ITE 11th Ed, Eagle Mountain UT, and the files/library of Galloway.

Site Description and Access

Site Conditions
The topography proximate to and surrounding the site is generally classified as “level”.

Hazardous Conditions
Based on the field reconnaissance in the vicinity of the subject site, no hazardous features or constraints were identified.

Proposed Site Access
Upon completion, the site will have two accesses along Spring Run Pkwy. There will be one full movement access and one right-out only access.

Existing Zoning
The site is zoned as Community Commercial and is currently vacant.

Nearby Uses
The properties surrounding the subject site are primarily residential.

FIGURE 1-1
Site Location

Eagle Mountain Retail
Eagle Mountain, Utah

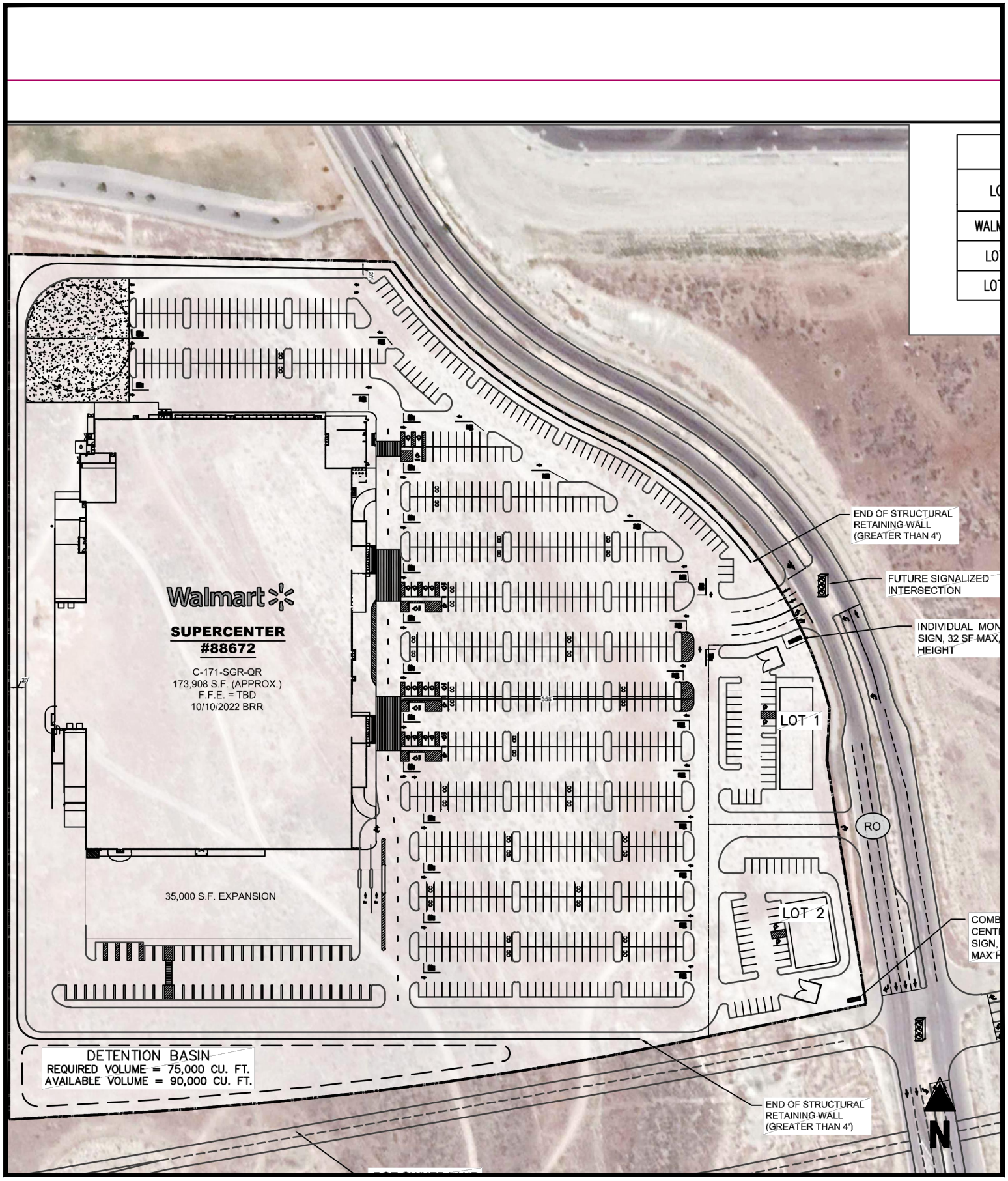


FIGURE 1-2
Site Plan

Eagle Mountain Retail
Eagle Mountain, Utah

II. Background Information

Study Area

The study area was determined by a review of intersections that would experience a significant portion of turning movement volumes generated by the site. The study area for the project includes the following intersections that may see impacts to traffic operations as a result of the proposed development:

Existing Intersection

- SH-73 & Spring Run Pkwy/Ranches Pkwy

Future Intersections

- Frontage Rd EB & Ranches Pkwy
- Frontage Rd WB & Spring Run Pkwy
- Spring Run Pkwy & Right-Out Access
- Spring Run Pkwy & Primary Site Access

Study Assumptions

For purposes of this analysis only, it is assumed that the proposed development will be completed by 2025. It is assumed that the planned improvements along SH-73 will occur after 2025 but prior to 2045.

Study Methodology

Synchro software version 11 was used to evaluate levels of service at each of the study intersections during the weekday AM and PM peak hours. Synchro is a macroscopic model used for optimizing traffic signal timing and performing capacity analyses. The software can model existing traffic signal timings or optimize splits, offsets, and cycle lengths for individual intersections, an arterial, or a complete network. Synchro allows the user to evaluate the effects of changing intersection geometrics, traffic demands, traffic control, and/or traffic signal settings as well as optimize traffic signal timings.

The levels of service reported for the signalized and unsignalized intersections analyzed were taken from the Highway Capacity Manual (HCM) 6th reports, generated by Synchro 11. Level of service descriptions are included in Appendix B.

Existing Roadway Network

Figure 2-1 depicts existing lane use and traffic controls in the vicinity of the subject site. The following provides a description of each of the roadways within the study network.

SH-73

SH-73 a four lane, east/west, undivided state highway with a posted speed limit of 55 mph. SH-73 intersects Spring Run Pkwy in a signalized intersection south of the proposed development. The SR-73 Corridor Planning Study details plans to convert this section of SH-73 into a freeway and the intersection with Spring Run Pkwy into an interchange. In addition to making SH-73 a freeway, there will be one way frontage roads constructed on either side of SH-73.

Spring Run Pkwy
Spring Run Pkwy is a four lane, local road with a posted speed limit of 35 mph that runs generally north/south through the study area. The two proposed site access will be located on this road. Spring Run Pkwy serves primarily residential developments to the north of the study area.

Ranches Pkwy
Ranches Pkwy makes up the southern leg of the SH-73 & Spring Run Pkwy/Ranches Pkwy intersection. It is a four-lane north/south local road with a posted speed limit of 35 mph. Ranches Pkwy serves primarily residential developments south of the study area.

FIGURE 2-1
Existing Lane Use and Traffic Control

Eagle Mountain Retail
Eagle Mountain, Utah

III. Analysis of Existing Conditions

Traffic Volumes

Weekday AM and PM turning movement counts were collected by L2 Data Collection at the study intersections on Wednesday, 1/18/2023 from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM. The raw traffic counts are provided in Appendix C and the existing traffic volumes are presented in Figure 3-1.

Existing Operational Analysis

Capacity/level of service (LOS) analyses were conducted at the study intersections based on the existing lane use and traffic controls shown in Figure 2-1, and existing traffic volumes shown in Figure 3-1. The peak hour factors (PHF) were calculated by approach with a lower limit of 0.85 and an upper limit of 0.92. The heavy vehicle percentages from the turning movement counts were incorporated into the Synchro models as well. A detailed results report is presented in Appendix D and is summarized in Table 3-1 and in Figure 3-2.

The intersection of SH-73 & Spring Run Pkwy is shown to operate at LOS D during the AM and PM peak hours.

Existing Intersection Queues

The 95% queue lengths were reported for each movement within the study area using the Synchro queuing reports. The results are summarized in Table 3-2. The queues are generally able to be contained within their effective storage lengths. The expectation is the northbound left turn movement, which has 100’ of storage and a queue of 109’ in the PM peak hour. As this movement only exceeds its storage by a minor amount, traffic operations are unlikely to be affected.

FIGURE 3-1
Existing Volumes

Eagle Mountain Retail
Eagle Mountain, Utah

xxxx/xxxx (AM PEAK HOUR/PM PEAK HOUR)

MOVEMENT
SIGNALIZED INTERSECTION
STOP SIGN
YIELD SIGN

FIGURE 3-2
Existing Level of Service

Eagle Mountain Retail
Eagle Mountain, Utah

(X/X) INTERSECTION LOS

x/x (AM PEAK HOUR/PM PEAK HOUR)

MOVEMENT

SIGNALIZED INTERSECTION

STOP SIGN

YIELD SIGN

Table 3-1
Eagle Mountain Retail
Existing Intersection Level of Service Summary (1) (2)

Intersection	Operating Condition	Street Name	Approach/ Movement	Existing 2023 AM Peak Hour	Existing 2023 PM Peak Hour
1 SH-73 & Spring Run Pkwy	SIGNAL		EBL	C (26.6)	D (35.3)
		SH-73	EBT	D (54.2)	E (55.7)
			EBR	C (28.3)	A (0.0)
			WBL	D (43.5)	D (40.5)
		SH-73	WBT	C (25.1)	C (20.4)
			WBR	A (0.0)	B (14.1)
			NBL	C (20.2)	C (30.5)
		Ranches Pkwy	NBT	C (22.0)	C (33.4)
			NBR	D (38.8)	D (37.1)
			SBL	C (21.7)	C (30.8)
		Spring Run Pkwy	SBT	C (23.0)	C (34.9)
			SBR	A (0.0)	A (0.0)
		Overall		**D (40.5)**	**D (35.9)**

Notes (1) Numbers in brackets [] represent delay at unsignalized intersections in seconds per vehicle.
(2) Numbers in parenthesis () represent delay at signalized intersections in seconds per vehicle.

Table 3-2
Eagle Mountain Retail
Existing Intersection Queueing Summary (1)

	Intersection	Operating Condition	Street Name	Approach/ Movement	Available Storage	Existing 2023 AM Peak Hour	Existing 2023 PM Peak Hour
1	SH-73 & Ranches Pkwy/Spring Run Pkwy	SIGNAL		EBL	250	7	5
			SH-73	EBT	-	562	343
				EBR	260	47	27
				WBL	970	185	458
			SH-73	WBT	-	157	353
				WBR	250	0	27
				NBL	100	92	109
			Ranches Pkwy	NBT	-	178	54
				NBR	-	534	68
				SBL	-	115	77
			Spring Run Pkwy	SBT	-	61	80
				SBR	200	0	0

Notes (1) Queue length is based on the 95th percentile queue as reported by Synchro, Version 11.

IV. Analysis of Background 2025 & 2045 Conditions

Methodology

The background scenarios analyze traffic operations assuming that the site has not been developed but that traffic volumes have increased due to background growth. The planned roadway improvements have been incorporated into the background 2045 analysis as well.

Roadway Improvements

The SR-73 Corridor Planning Study, conducted by UDOT in February 2016, has identified that the section of SH-73 proximate to the study area will exceed capacity by 2040. As such, there are plans to convert SH-73 into a freeway, making the signalized intersection of SH-73 & Ranches Pkwy/Spring Run Pkwy into an interchange. In addition, one way frontage roads are proposed for each side of SH-73. The frontage roads will intersect with Spring Run Pkwy and Ranches Pkwy in signalized intersections while the mainline of SH-73 will pass underneath Ranches Pkwy. Ramps between SH-73 and the frontage roads will be provided at each interchange, allowing drivers a route to access the cross streets. Figure 4-1 details the proposed roadway layout for the background 2045 scenario. It is assumed that the existing roadway geometry will still be in place for the background 2025 scenario.

Regional Growth

The ADT forecasts from the SR-73 Corridor Planning Study were used to forecast the annual growth rate through the study area. The existing turning movement counts were converted to ADT's by averaging the AM peak hour and PM peak hour volumes and then multiplying by a factor of 11. The forecasted 2040 ADTs from the SR-73 Corridor Planning Study were used as the future projections. The table below shows the "existing" ADT's, the forecasted 2040 ADTs, and the annual growth rate for each link. Forecasts for the northern leg were not provided, so the average growth along SH-73 was assumed.

	North	South	East	West	Total
Existing TMC (Jan, 2023)	3267	19652	32076	19448	74442
Annual Growth Rate	6.65%	2.7%	6.7%	6.6%	5.5%
2040 UDOT	N/A	31000	96000	58000	185000

The annual growth rates shown in the table above were applied to the existing turning movement counts to generate the background 2025 growth, shown in Figure 4-2. The background 2025 traffic forecast, shown in Figure 4-3, was calculated by taking the existing volumes from Figure 3-1 and adding the background 2025 growth (Figure 4-2).

The same process was applied to generate the 2045 growth forecast, however, several additional steps needed to be taken since the signalized intersection will be converted into an interchange, altering the trip routes. The 2045 volume projections were calculated for the signalized scenario and then the turning movements onto and off of Ranches Pkwy and Spring Run Pkwy were routed onto the frontage roads. In addition, it was assumed that the eastbound thru movement at EB Frontage Rd & Ranches Pkwy and the westbound thru movement at WB Frontage Rd & Spring Run Pkwy would be 10% of the parallel thru movements along SH-73. The resulting volume distribution through the interchange represents the background 2045 forecasts, shown in Figure 4-4.

Background 2025 & 2045 Levels of Service

Capacity analyses of the background scenarios are provided in Appendix F. The background 2025 forecasted levels of service are shown in Table 4-1 and depicted graphically in Figure 4-5. The background 2045 forecasted levels of service are shown in Table 4-1 and depicted graphically in Figure 4-6. The Synchro models were updated with the future background volumes. The Synchro models for the background 2045 scenario were updated with the proposed interchange configuration.

As can be seen in the table, the delays in the background 2025 scenario have increased slightly due to volume growth, however, the intersection of SH-73 & Spring Run Pkwy/Ranches Pkwy will still operate at LOS D in the AM and PM peak hours.

In the background 2045 scenario, the Frontage Rd Wb & Spring Run Pkwy intersection is shown to operate at LOS C. The intersection of Frontage Rd EB & Ranches Pkwy will operate at LOS F in the AM peak hour due to the southbound left turn movement far exceeding capacity. The plans from the SR-73 Corridor Planning Study show a single left turn lane with a forecasted left turning volume of 622 vph. It is recommended that this intersection configuration be revisited to ensure adequate capacity is provided for the southbound left turn movement.

Background 2025 & 2045 Queueing

Using the Synchro queueing reports, the 95% queues for each movement are summarized in Table 4-2 for the background 2025 and 2045 scenarios. In the background 2025 scenario, the queues will generally be able to be contained within their effective storage lengths. The expectation is the northbound left turn movement, which has 100’ of storage and a queue of 117’ in the PM peak hour. This likely will not impact traffic operations.

In the background 2045 scenario, the northbound right turn queue at SH-73 & Ranches Pkwy/Spring Run Pkwy is shown to extend almost 500’ past its provided storage, likely blocking the adjacent thru lane. Per the Synchro methodology, if a movement exceeds capacity, Synchro will only analyze the queueing over two cycle lengths rather than the whole hour. As such, Synchro does not report the southbound left turn queue to exceed its storage, however, it is likely that it will since it is well over capacity. If this intersection is reconfigured to bring the southbound left turn movement under capacity, as recommended in the previous section, the potential queueing issues will likely be fixed as well.

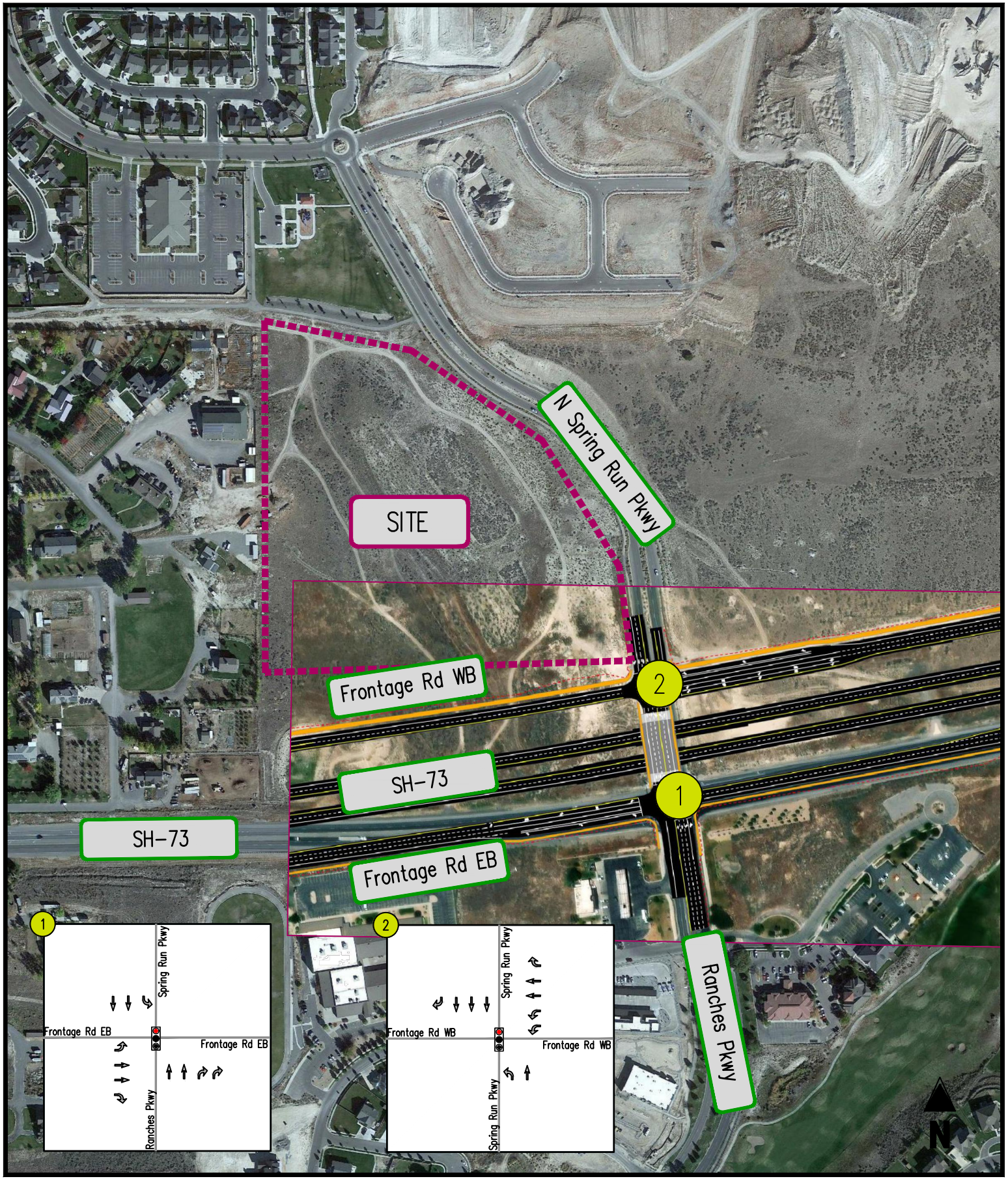


FIGURE 4-1
Background 2045 Lane Use and Traffic Control

Eagle Mountain Retail
Eagle Mountain, Utah

FIGURE 4-2
Background 2025 Growth

Eagle Mountain Retail
Eagle Mountain, Utah

xxxx/xxxx (AM PEAK HOUR/PM PEAK HOUR)

MOVEMENT
SIGNALIZED INTERSECTION
STOP SIGN
YIELD SIGN

FIGURE 4-3
Background 2025 Forecasts

Eagle Mountain Retail
Eagle Mountain, Utah

xxxx/xxxx (AM PEAK HOUR/PM PEAK HOUR)

MOVEMENT
SIGNALIZED INTERSECTION
STOP SIGN
YIELD SIGN

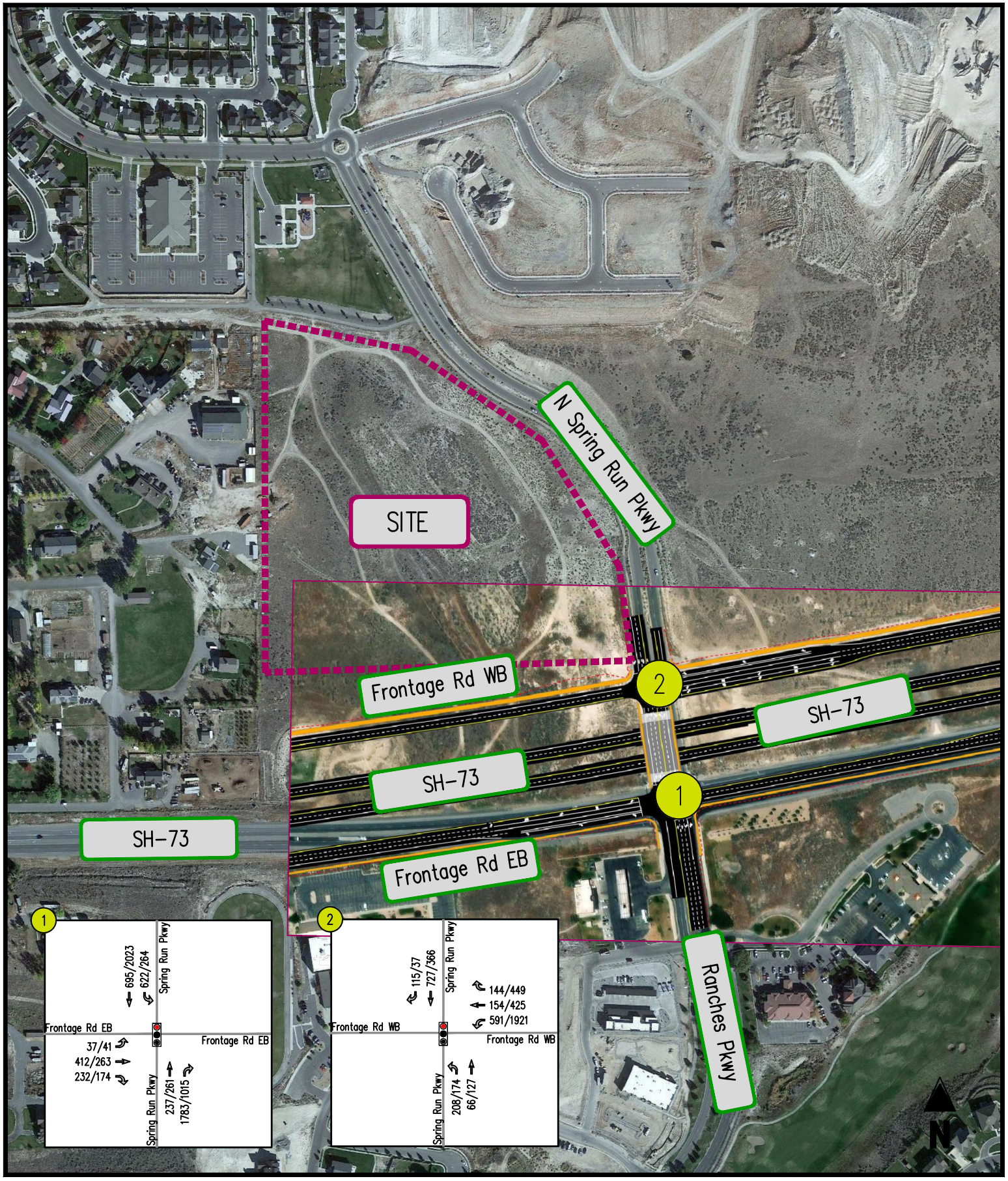


FIGURE 4-4
Background 2045 Forecasts

Eagle Mountain Retail
Eagle Mountain, Utah

xxxx/xxxx (AM PEAK HOUR/PM PEAK HOUR)

MOVEMENT
SIGNALIZED INTERSECTION
STOP SIGN
YIELD SIGN

FIGURE 4-5
Background 2025 Level of Service

Eagle Mountain Retail
Eagle Mountain, Utah

(X/X) INTERSECTION LOS

x/x (AM PEAK HOUR/PM PEAK HOUR)

MOVEMENT

SIGNALIZED INTERSECTION

STOP SIGN

YIELD SIGN

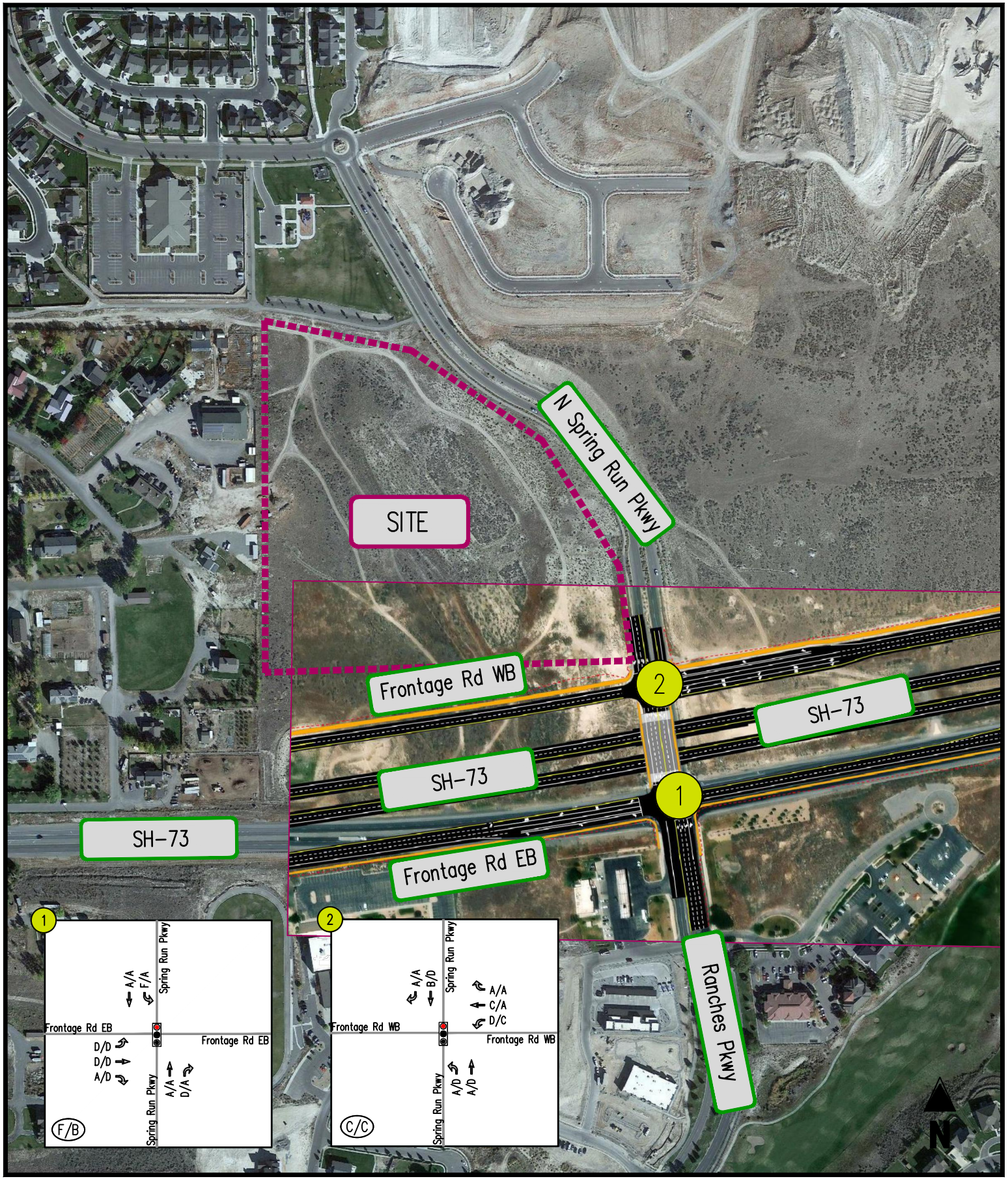


FIGURE 4-6
Background 2045 Level of Service

Eagle Mountain Retail
Eagle Mountain, Utah

(X/X) INTERSECTION LOS

x/x (AM PEAK HOUR/PM PEAK HOUR)

MOVEMENT

SIGNALIZED INTERSECTION

STOP SIGN

YIELD SIGN

Table 4-1
Eagle Mountain Retail
Background Intersection Level of Service Summary (1) (2)

Intersection	Operating Condition	Street Name	Approach/ Movement	Existing 2023 AM Peak Hour	Existing 2023 PM Peak Hour	Background 2025 AM Peak Hour	Background 2025 PM Peak Hour	Background 2045 AM Peak Hour	Background 2045 PM Peak Hour
1 SH-73 & Spring Run Pkwy	SIGNAL		EBL	C (26.6)	D (35.3)	C (23.6)	C (33.1)	N/A	N/A
		SH-73	EBT	D (54.2)	E (55.7)	D (54.4)	E (55.7)	N/A	N/A
			EBR	C (28.3)	A (0.0)	C (25.5)	C (34.3)	N/A	N/A
			WBL	D (43.5)	D (40.5)	D (47.4)	D (41.9)	N/A	N/A
		SH-73	WBT	C (25.1)	C (20.4)	C (22.3)	B (18.4)	N/A	N/A
			WBR	A (0.0)	B (14.1)	A (0.0)	B (12.0)	N/A	N/A
			NBL	C (20.2)	C (30.5)	C (23.2)	C (34.3)	N/A	N/A
		Ranches Pkwy	NBT	C (22.0)	C (33.4)	C (25.5)	D (37.3)	N/A	N/A
			NBR	D (38.8)	D (37.1)	D (53.0)	D (42.5)	N/A	N/A
			SBL	C (21.7)	C (30.8)	C (26.5)	C (34.4)	N/A	N/A
		Spring Run Pkwy	SBT	C (23.0)	C (34.9)	C (26.4)	D (38.5)	N/A	N/A
			SBR	A (0.0)	A (0.0)	A (0.0)	A (0.0)	N/A	N/A
		Overall		**D (40.5)**	**D (35.9)**	**D (45.3)**	**D (36.2)**	N/A	N/A
1 Frontage Rd EB & Ranches Pkwy	SIGNAL		EBL	N/A	N/A	N/A	N/A	D (37.0)	D (41.0)
Interchange Scenario		Frontage Rd EB	EBT	N/A	N/A	N/A	N/A	D (48.9)	D (45.2)
			EBR	N/A	N/A	N/A	N/A	A (0.0)	D (48.3)
			NBT	N/A	N/A	N/A	N/A	A (8.8)	A (5.5)
		Ranches Pkwy	NBR	N/A	N/A	N/A	N/A	D (52.4)	A (8.3)
			SBL	N/A	N/A	N/A	N/A	F (338.9)	A (3.8)
		Spring Run Pkwy	SBT	N/A	N/A	N/A	N/A	A (3.9)	A (6.1)
		Overall		N/A	N/A	N/A	N/A	**F (89.2)**	**B (10.8)**
2 Frontage Rd WB & Spring Run Pkwy	SIGNAL		WBL	N/A	N/A	N/A	N/A	D (39.6)	C (33.5)
Interchange Scenario		Frontage Rd WB	WBT	N/A	N/A	N/A	N/A	C (31.5)	A (8.5)
			WBR	N/A	N/A	N/A	N/A	A (0.0)	A (0.0)
			NBL	N/A	N/A	N/A	N/A	A (8.1)	D (39.6)
		Spring Run Pkwy	NBT	N/A	N/A	N/A	N/A	A (9.2)	D (36.1)
			SBT	N/A	N/A	N/A	N/A	B (11.4)	D (36.5)
		Spring Run Pkwy	SBR	N/A	N/A	N/A	N/A	A (0.0)	A (0.0)
		Overall		N/A	N/A	N/A	N/A	**C (22.3)**	**C (30.8)**

Notes (1) Numbers in brackets [] represent delay at unsignalized intersections in seconds per vehicle.
(2) Numbers in parenthesis () represent delay at signalized intersections in seconds per vehicle.

Table 4-2
Eagle Mountain Retail
Background Intersection Queueing Summary (1)

	Intersection	Operating Condition	Street Name	Approach/ Movement	Available Storage	Existing 2023 AM Peak Hour	Existing 2023 PM Peak Hour	Background 2025 AM Peak Hour	Background 2025 PM Peak Hour	Background 2045 AM Peak Hour	Background 2045 PM Peak Hour
1	SH-73 & Ranches Pkwy/Spring Run Pkwy	SIGNAL		EBL	250	7	5	7	5	N/A	N/A
			SH-73	EBT	-	562	343	641	391	N/A	N/A
				EBR	260	47	27	50	29	N/A	N/A
				WBL	970	185	458	197	548	N/A	N/A
			SH-73	WBT	-	157	353	168	396	N/A	N/A
				WBR	250	0	27	0	27	N/A	N/A
				NBL	100	92	109	103	117	N/A	N/A
			Ranches Pkwy	NBT	-	178	54	208	64	N/A	N/A
				NBR	-	534	68	635	91	N/A	N/A
				SBL	-	115	77	148	88	N/A	N/A
			Spring Run Pkwy	SBT	-	61	80	67	85	N/A	N/A
				SBR	200	0	0	0	0	N/A	N/A
1	SH-73 & Ranches Pkwy/Spring Run Pkwy	SIGNAL		EBL		N/A	N/A	N/A	N/A	51	56
	Interchange Scenario		SH-73	EBT		N/A	N/A	N/A	N/A	197	127
				EBR	500	N/A	N/A	N/A	N/A	66	144
				NBT		N/A	N/A	N/A	N/A	56	59
			Ranches Pkwy	NBR	500	N/A	N/A	N/A	N/A	973	196
				SBL		N/A	N/A	N/A	N/A	380	37
			Spring Run Pkwy	SBT		N/A	N/A	N/A	N/A	132	704
2	Frontage Rd WB & Spring Run Pkwy	SIGNAL		WBL	500	N/A	N/A	N/A	N/A	226	841
			Frontage Rd WB	WBT	-	N/A	N/A	N/A	N/A	63	86
				WBR	400	N/A	N/A	N/A	N/A	43	36
				NBL	-	N/A	N/A	N/A	N/A	47	197
			Spring Run Pkwy	NBT	-	N/A	N/A	N/A	N/A	20	124
				SBT	-	N/A	N/A	N/A	N/A	171	113
			Spring Run Pkwy	SBR	150	N/A	N/A	N/A	N/A	36	14

Notes (1) Queue length is based on the 95th percentile queue as reported by Synchro, Version 11.

V. Site Analysis

Overview

The Applicant proposes to develop the site to include a 195,498 SF Walmart Supercenter, a 4,000 SF Fast-Food Restaurant with Drive-Through, and a 5,000 SF retail store.

Proposed Site Access

Upon completion, the site will have two accesses along Spring Run Pkwy. The northern access will be a full movement signalized access while the southern access will be a right-out only. The total 2025 lane configuration is shown in Figure 5-1 and the total 2045 lane configuration is shown in Figure 5-2. A detailed site plan has been included in Appendix A.

Trip Generation

Trip generation estimates for the weekday AM and PM peak hours, as well as the weekday average daily traffic (ADT), were derived from the standard Institute of Transportation Engineers (ITE) Trip Generation Manual rates/equations, as published in the 11th edition.

Site Trips

The site trip generation is detailed in Table 5-1. The proposed development will generate 468 site trips in the AM peak hour, 939 site trips in the PM peak hour, and 11,130 daily weekday site trips.

Pass-by Trips

Pass-by-trips are defined as trips in which the development serves as an intermediate stop, and results in little to no out of direction travel for the drivers total route. Pass-by-trips will increase the volume turning into and out of a site but will likely not affect the overall traffic volume through the network, as the vehicle would have been passing through anyway. A fast-food restaurant is a type of development that will typically have a high proportion of pass-by-trips, as drivers often will wait for one along their route rather than changing their route to find one. As such, the following pass-by reductions were applied to the trip generation analysis:

- Fast-Food Restaurant with Drive-Through 50% AM/ 55% PM

As shown in Table 5-1, the site is anticipated to generate 89 weekday AM, 73 weekday PM peak hour, and 935 weekday daily pass-by trips. In the future volume calculations, these trips were drawn from the existing road network and assigned to the future site entrances. The pass-by trip assignments are shown in Figure 5-3 for the total 2025 scenario and in Figure 5-5 for the total 2045 scenario. It should be noted that the pass-by trip numbers remain the same between 2025 and 2045, but the distribution is different due to SH-73 being converted into a freeway.

Site Trip Distributions

The distribution of the generated trips was based on an examination of existing traffic counts as well as the development's location relative to nearby population centers and major roads. The following trip distribution was used for the site generated trips:

- To/from the north on Spring Run Pkwy: 5%

- To/from the south on Ranches Pkwy: 20%
- To/from the east on SH-73: 60%
- To/from the west on SH-73: 15%

The site trip assignments are shown in Figure 5-4 for the total 2025 scenario and in Figure 5-6 for the total 2045 scenario. It should be noted that the site trip numbers remain the same between 2025 and 2045, but the distribution is different due to SH-73 being converted into a freeway.

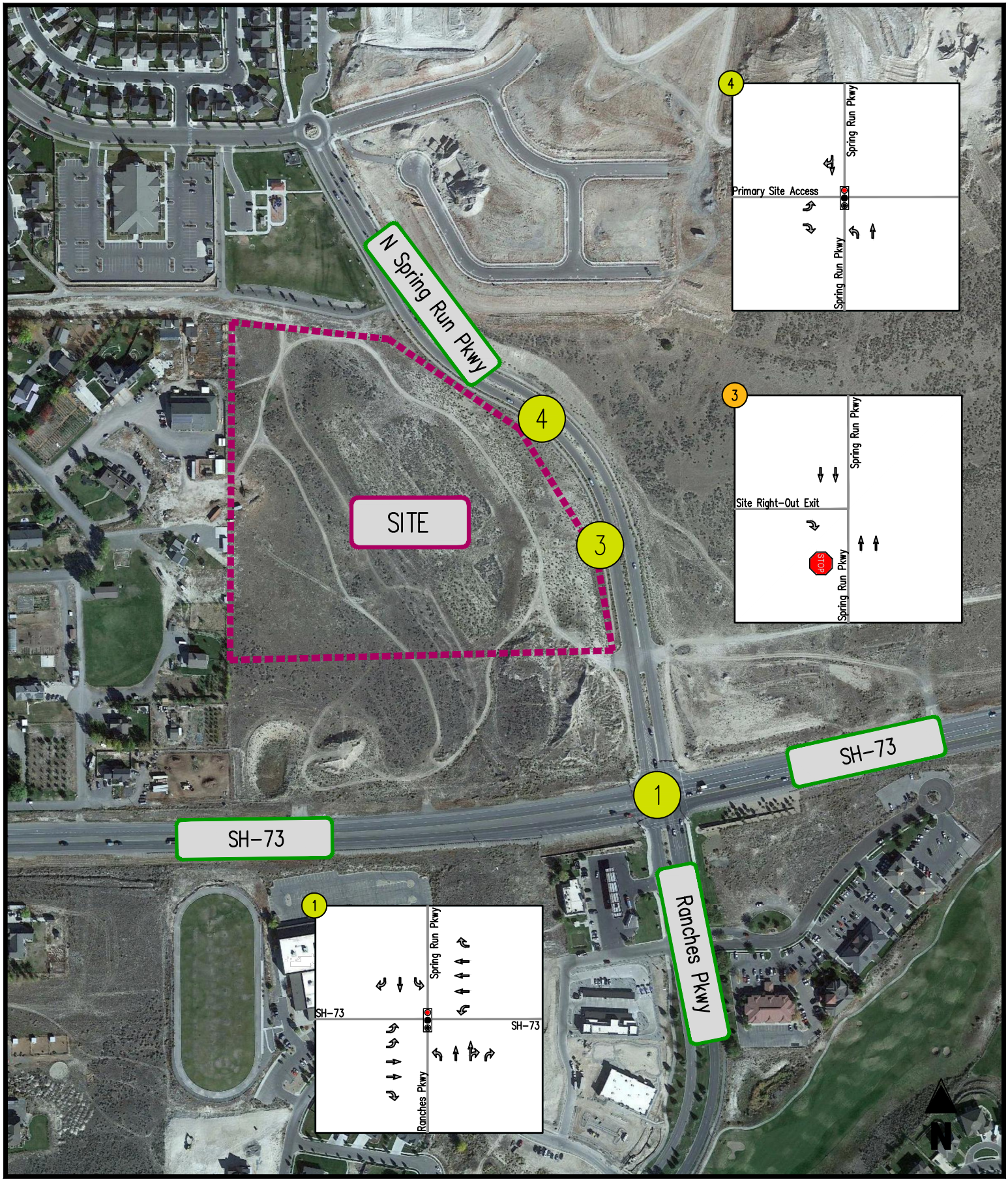


FIGURE 5-1
Total 2025 Lane Use and Traffic Control

Eagle Mountain Retail
Eagle Mountain, Utah

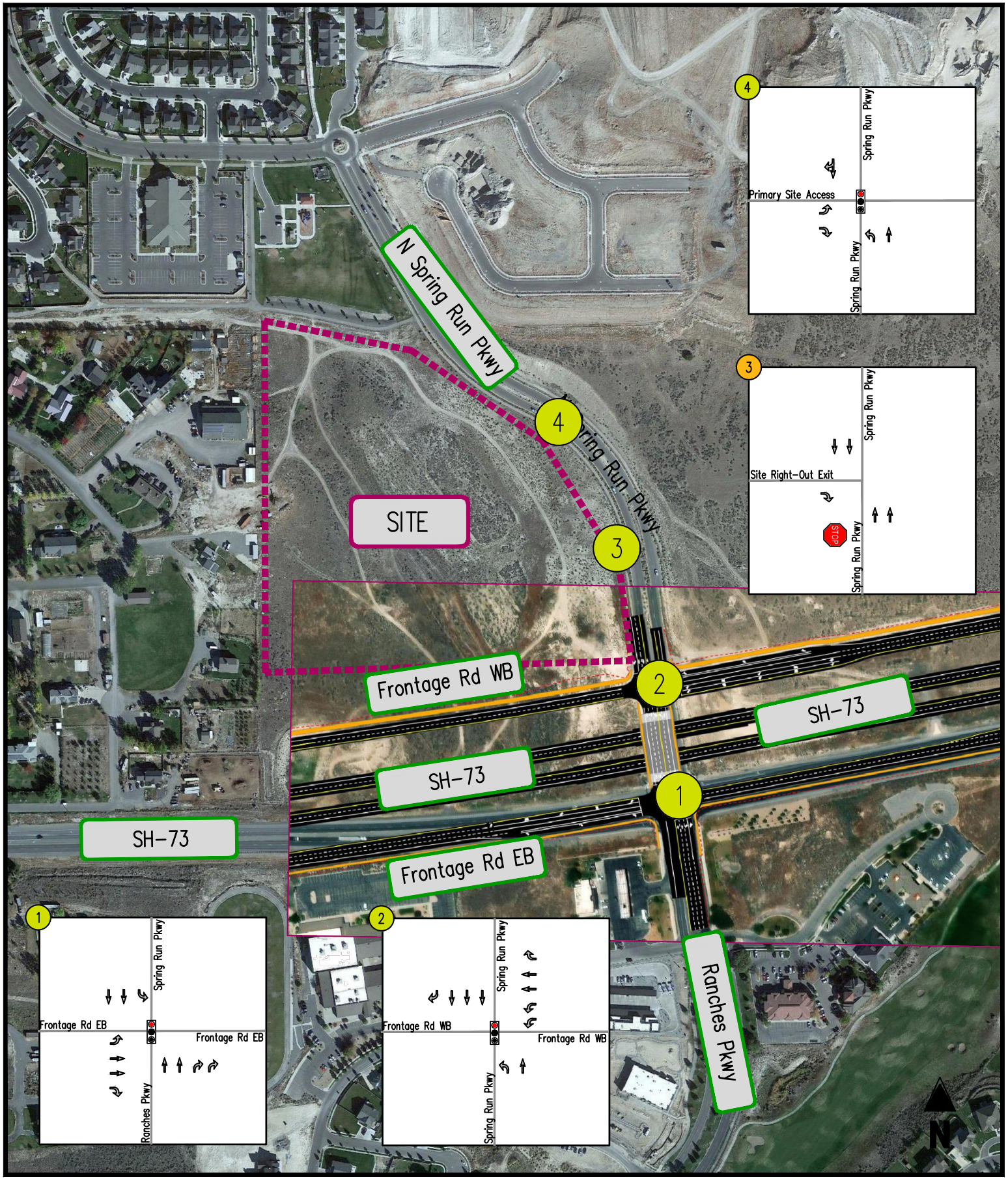


FIGURE 5-2
Total 2045 Lane Use and Traffic Control

MOVEMENT
SIGNALIZED INTERSECTION
STOP SIGN
YIELD SIGN

Eagle Mountain Retail
Eagle Mountain, Utah

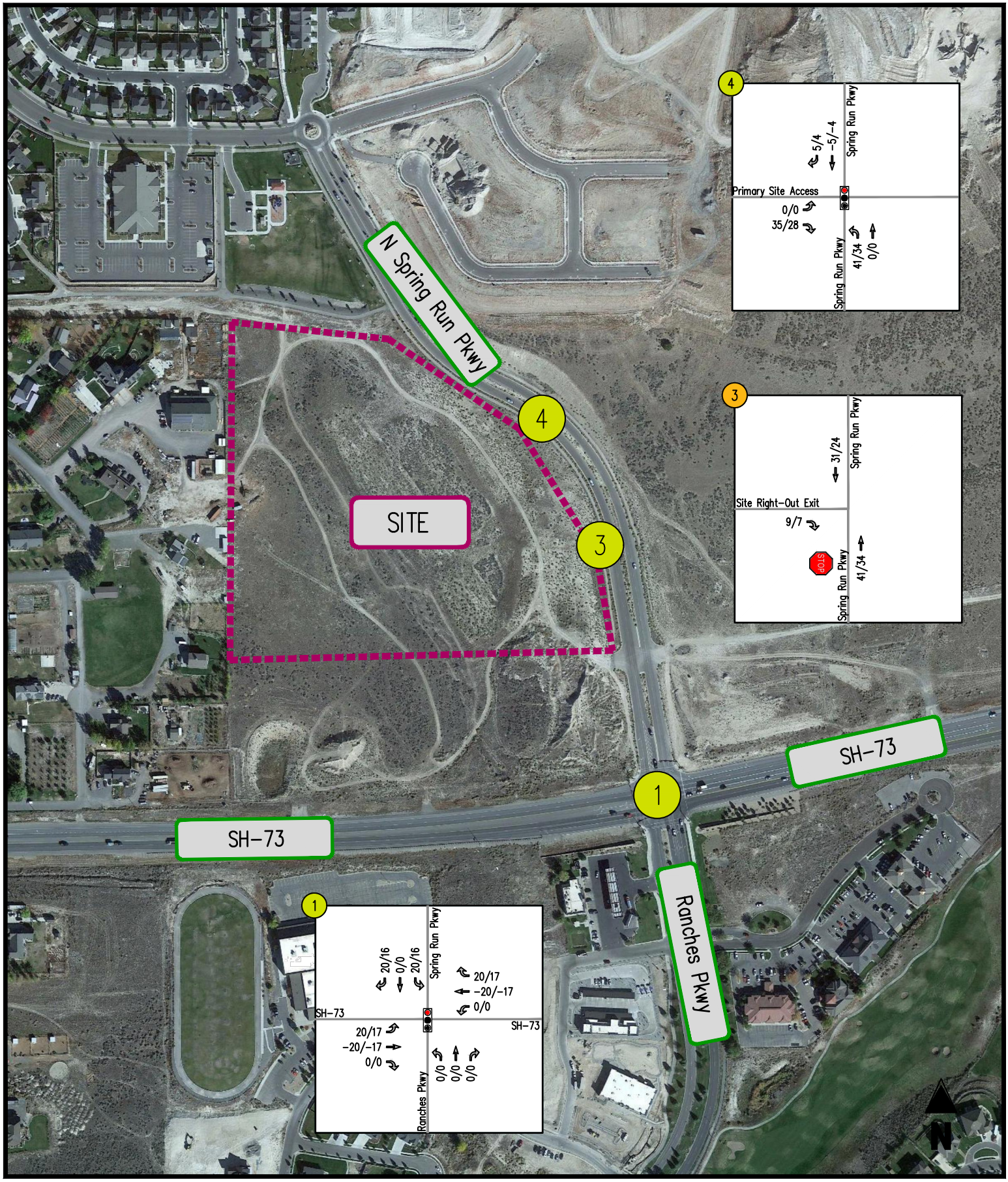


FIGURE 5-3
Total 2025 Pass-By Trips

Eagle Mountain Retail
Eagle Mountain, Utah

xxxx/xxxx (AM PEAK HOUR/PM PEAK HOUR)

MOVEMENT
SIGNALIZED INTERSECTION
STOP SIGN
YIELD SIGN

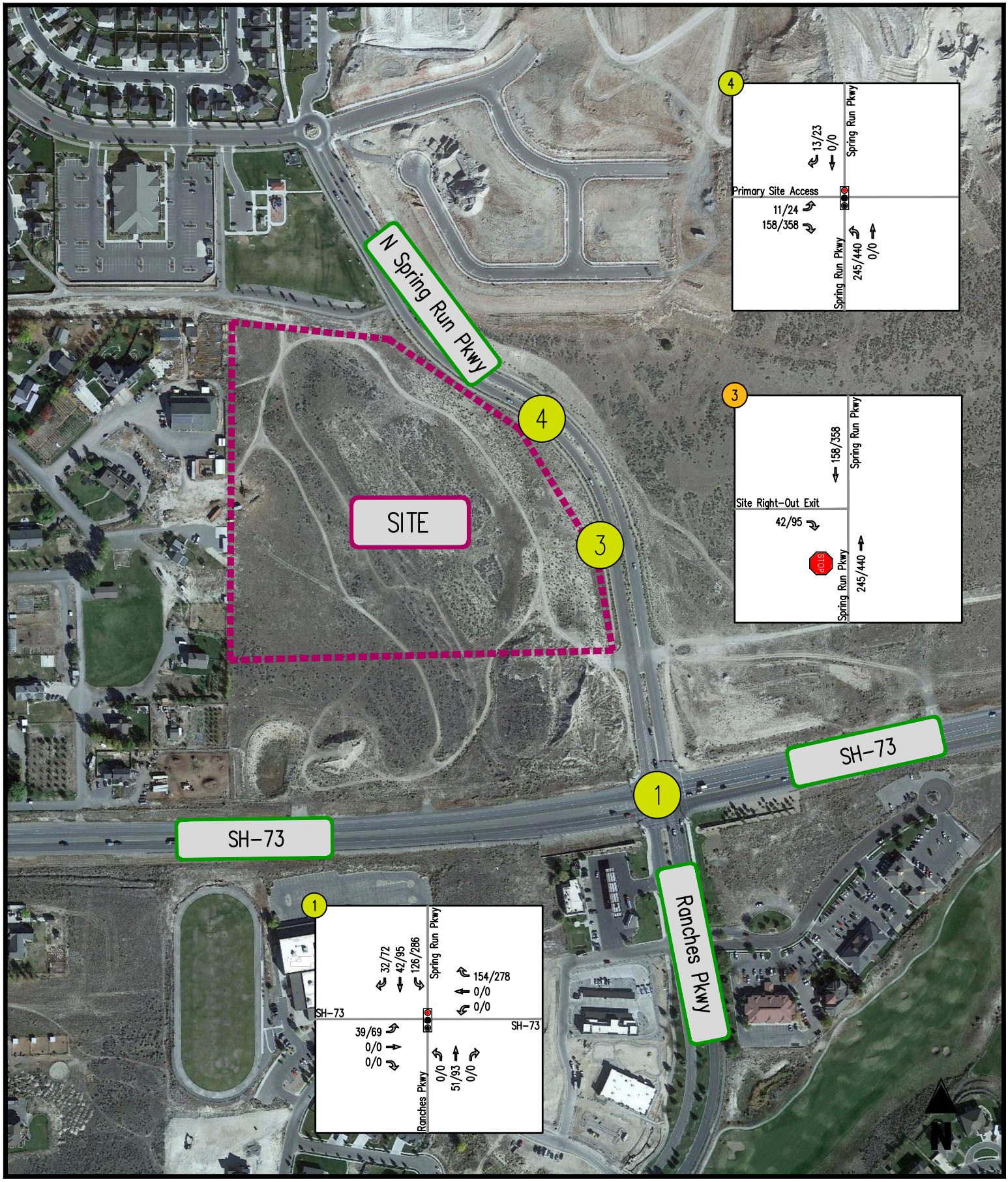


FIGURE 5-4
Total 2025 Site Trips

Eagle Mountain Retail
Eagle Mountain, Utah

xxxx/xxxx (AM PEAK HOUR/PM PEAK HOUR)

MOVEMENT
SIGNALIZED INTERSECTION
STOP SIGN
YIELD SIGN

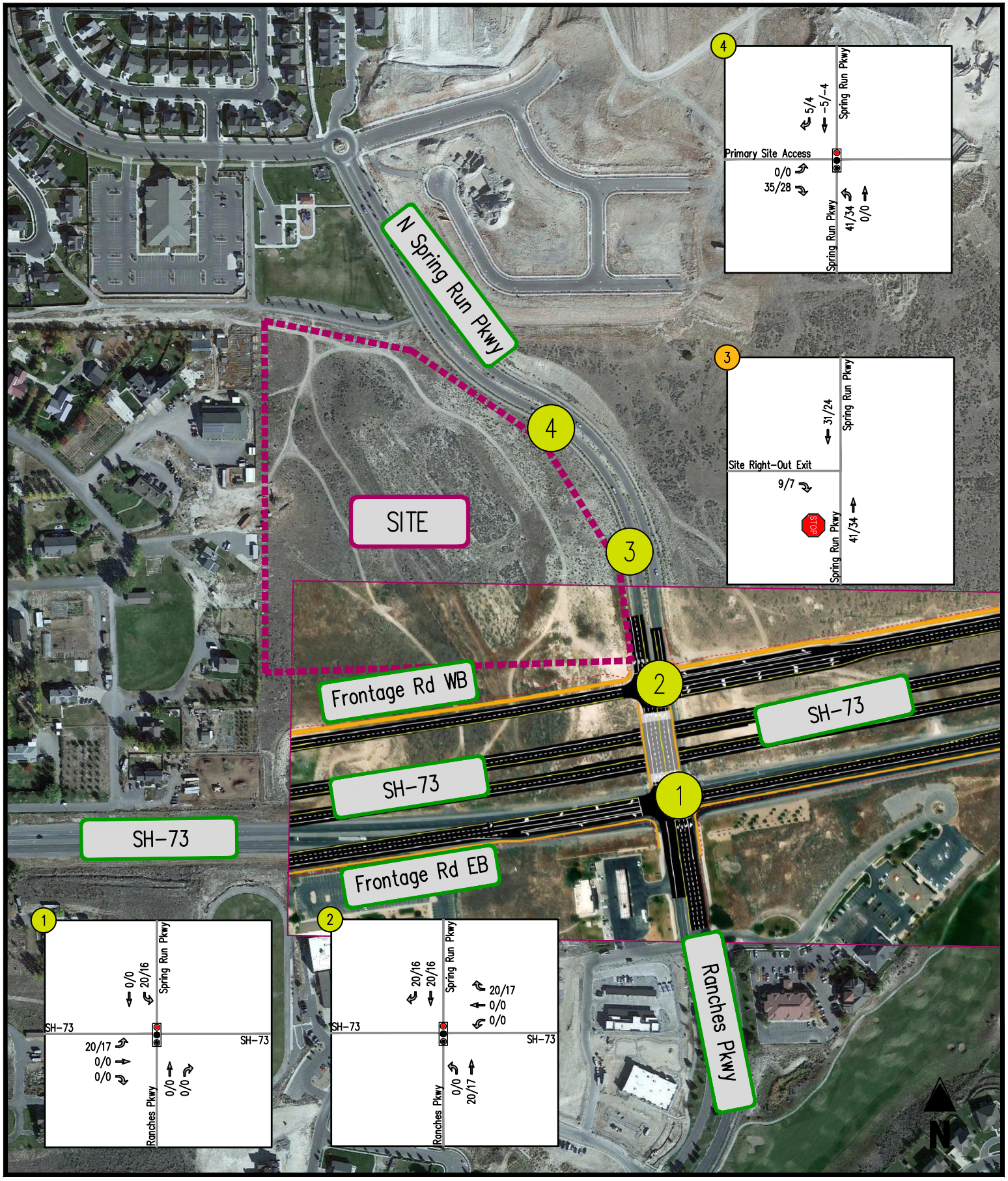


FIGURE 5-5
Total 2045 Pass-By Trips

Eagle Mountain Retail
Eagle Mountain, Utah

xxxx/xxxx (AM PEAK HOUR/PM PEAK HOUR)

MOVEMENT
SIGNALIZED INTERSECTION
STOP SIGN
YIELD SIGN

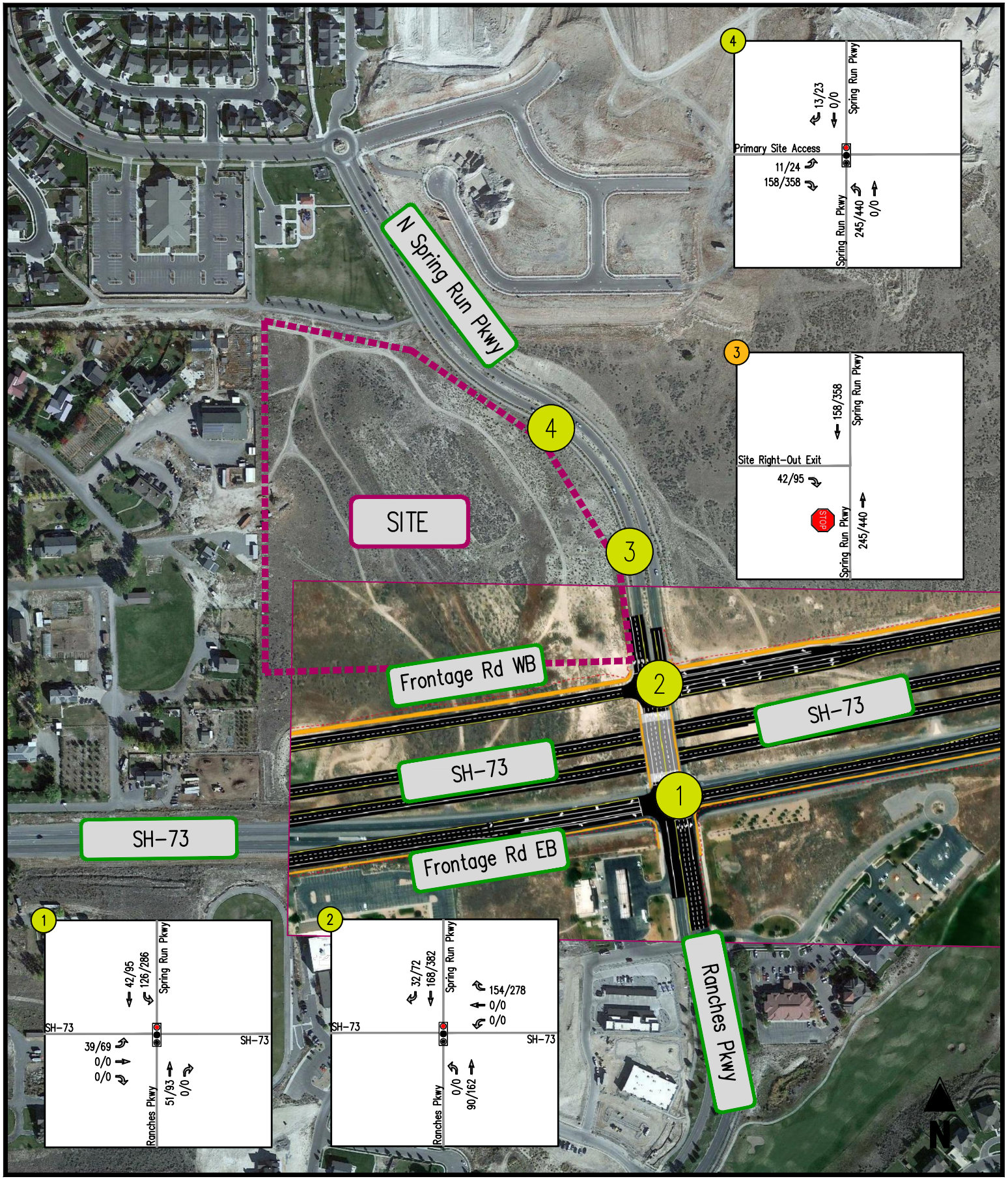


FIGURE 5-6
Total 2045 Site Trips

Eagle Mountain Retail
Eagle Mountain, Utah

xxxx/xxxx (AM PEAK HOUR/PM PEAK HOUR)

MOVEMENT
SIGNALIZED INTERSECTION
STOP SIGN
YIELD SIGN

Table 5-1
Eagle Mountain
Site Trip Generation

Land Use	Land Use Code	Amount	Units	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Average Daily Trips
Free-Standing Discount Superstore	813	195,498	SF	204	160	364	415	432	847	9,877
Variety Store	814	5000	SF	8	7	15	17	17	34	318
Fast-Food Restaurant with Drive-Through	934	4000	SF	91	87	178	69	63	132	1,870
Pass-By Trip Rate (AM-50%, PM-55%)				*(46)*	*(44)*	*(89)*	*(38)*	*(35)*	*(73)*	*(935)*
Site Trips				46	44	89	31	29	59	935
Net Pass-By Trips				**(46)**	**(44)**	**(89)**	**(38)**	**(35)**	**(73)**	**(935)**
Net Site Trips				**257**	**211**	**468**	**463**	**477**	**939**	**11,130**

Note(s):
(1) Trip generation based on the Institute of Transportation Engineers' Trip Generation Manual, 11th Edition

VI. Analysis of Total 2025 & 2045 Conditions

Total 2025 & 2045 Traffic Forecasts

The 2025 total traffic forecasts, shown in Figure 6-1, were developed by combining the background 2025 forecasts (Figure 4-3) and the proposed development site trip and pass-by assignments (Figure 5-3 & 5-4). The 2045 total traffic forecasts, shown in Figure 6-2, were developed by combining the background 2045 forecasts (Figure 4-4) and the proposed development site trip and pass-by assignments (Figure 5-5 & 5-6).

Total 2025 & 2045 Levels of Service

Capacity analyses of the total scenarios are provided in Appendix G. The total 2025 forecasted levels of service are shown in Table 6-1 and depicted graphically in Figure 6-3. The total 2045 forecasted levels of service are shown in Table 6-1 and depicted graphically in Figure 6-4. The Synchro models were updated with the total volumes and the signal splits were optimized to accommodate the change in traffic patterns. The proposed interchange geometry was incorporated into the total 2045 Synchro models.

In the total 2025 scenario, the intersection of SH-73 & Spring Run Pkwy/Ranches Pkwy will operate at LOS E during the peak hours. The right-out access from the site will operate at LOS B while the signalized access to the site will operate at LOS A.

In the total 2045 scenario, the Frontage Rd Wb & Spring Run Pkwy intersection will operate at LOS C in the AM and LOS D in the PM. The Frontage Rd EB & Ranches Pkwy intersection will operate at LOS F in the AM peak hour due to the southbound left turn movement exceeding capacity, consistent with the background 2045 operations. Since this intersection is shown to fail in the background scenario as well, it is not the responsibility of the developer to provide mitigation measures. Both the signalized site access and the right-out only access from the site will operate at LOS C or better.

Total 2025 & 2045 Queuing

Using the Synchro queueing reports, the 95% queues for each movement are summarized in Table 6-2 for the total 2025 scenario and the total 2045 scenario. The total queues at SH-73 are consistent with the background queuing analysis, with several movements at the SH-73 interchange expected to exceed their storage lengths. In addition, the northbound left turn at the intersection of Spring Run Pkwy & Site Entrance will exceed its storage in the total 2045 PM peak. Since this intersection will remain under capacity, the queue is expected to clear each cycle length and therefore will not significantly impact operations along Spring Run Pkwy.

The internal site queues are expected to be minor. The right-out only queue will remain under 18’, while the eastbound queues at the signalized access will remain below 60’ during the peak hours.

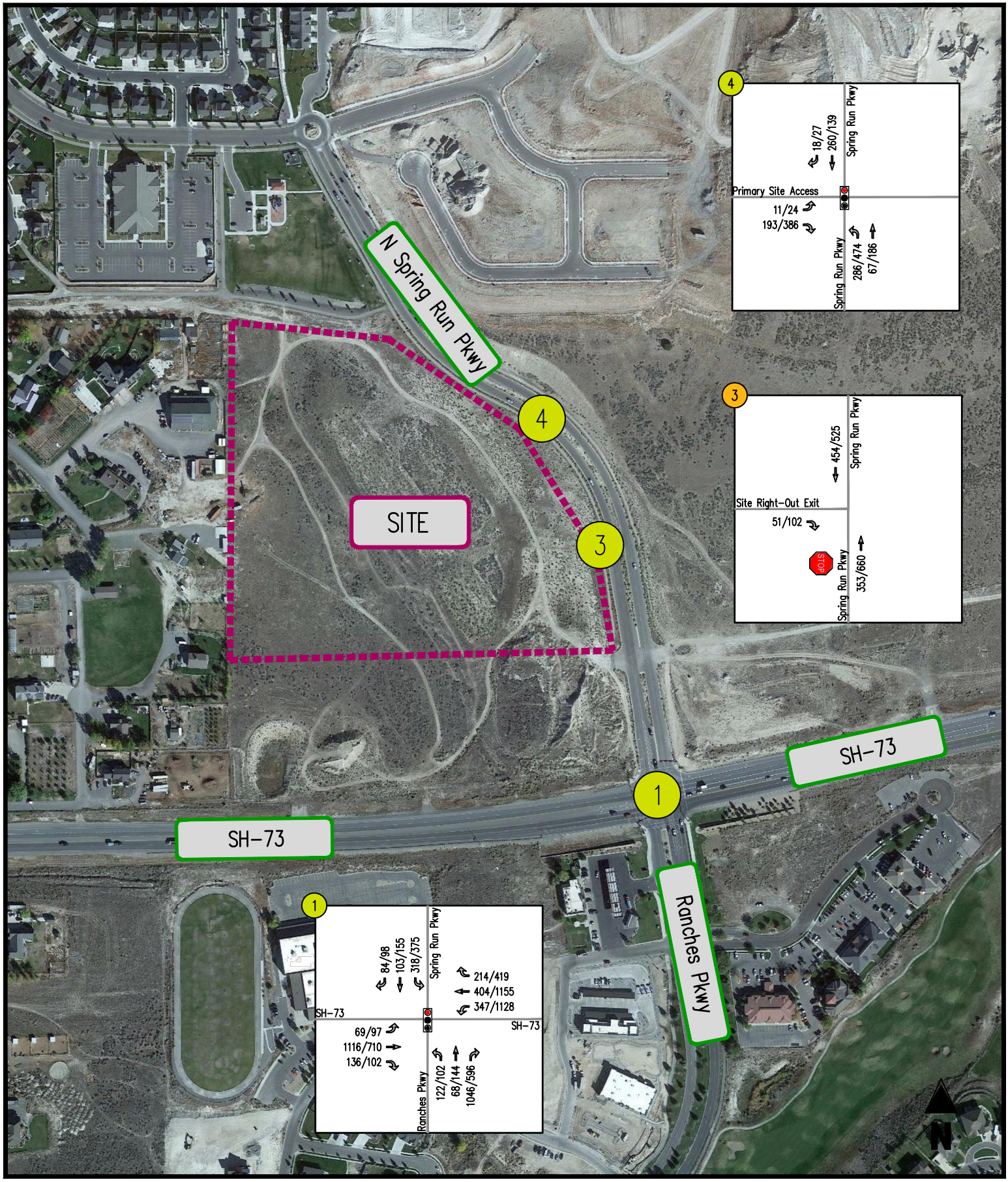


FIGURE 6-1
Total 2025 Forecast

Eagle Mountain Retail
Eagle Mountain, Utah

xxxx/xxxx (AM PEAK HOUR/PM PEAK HOUR)

MOVEMENT
SIGNALIZED INTERSECTION
STOP SIGN
YIELD SIGN

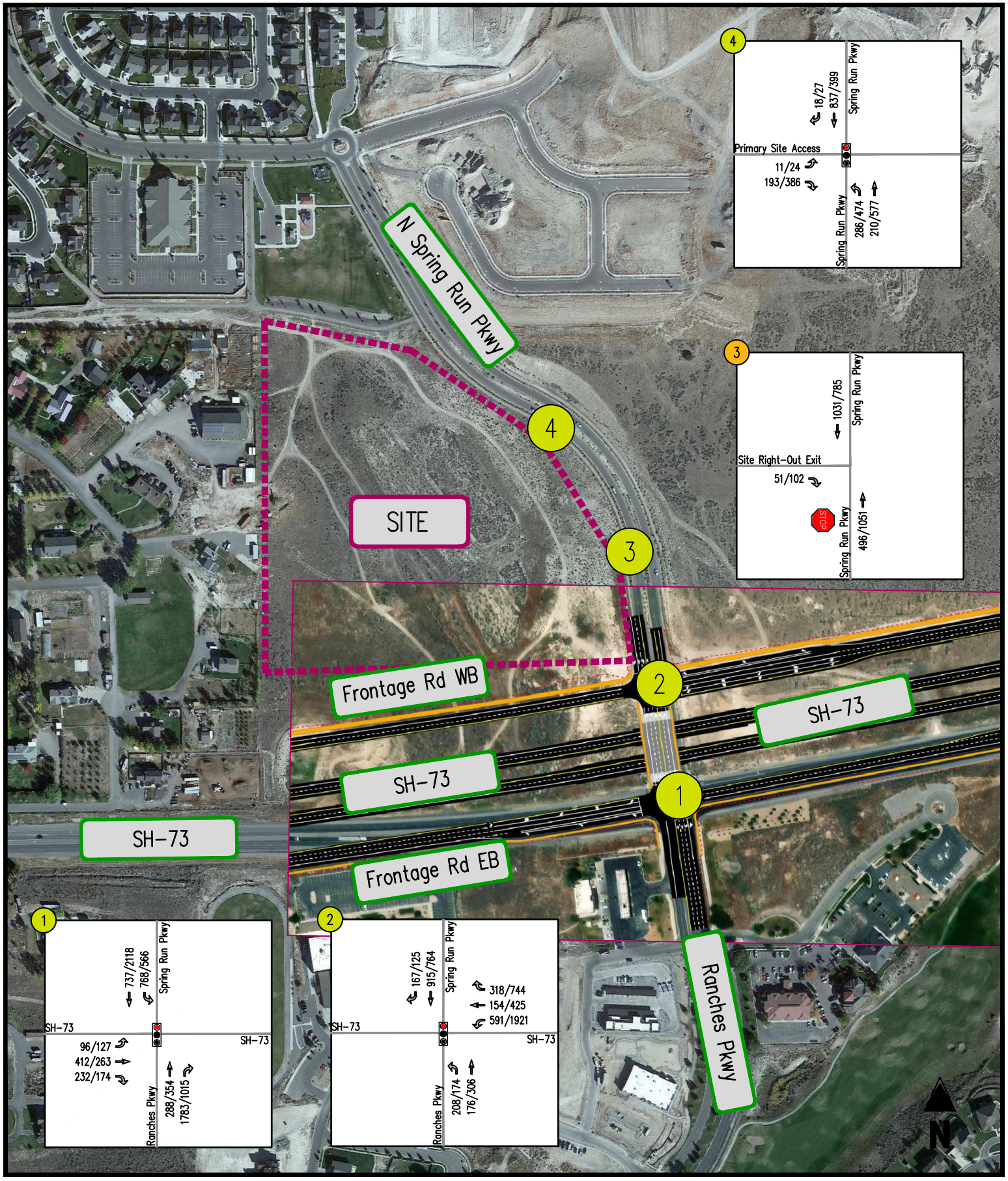


FIGURE 6-2
Total 2045 Forecast

Eagle Mountain Retail
Eagle Mountain, Utah

xxxx/xxxx (AM PEAK HOUR/PM PEAK HOUR)

MOVEMENT
SIGNALIZED INTERSECTION
STOP SIGN
YIELD SIGN

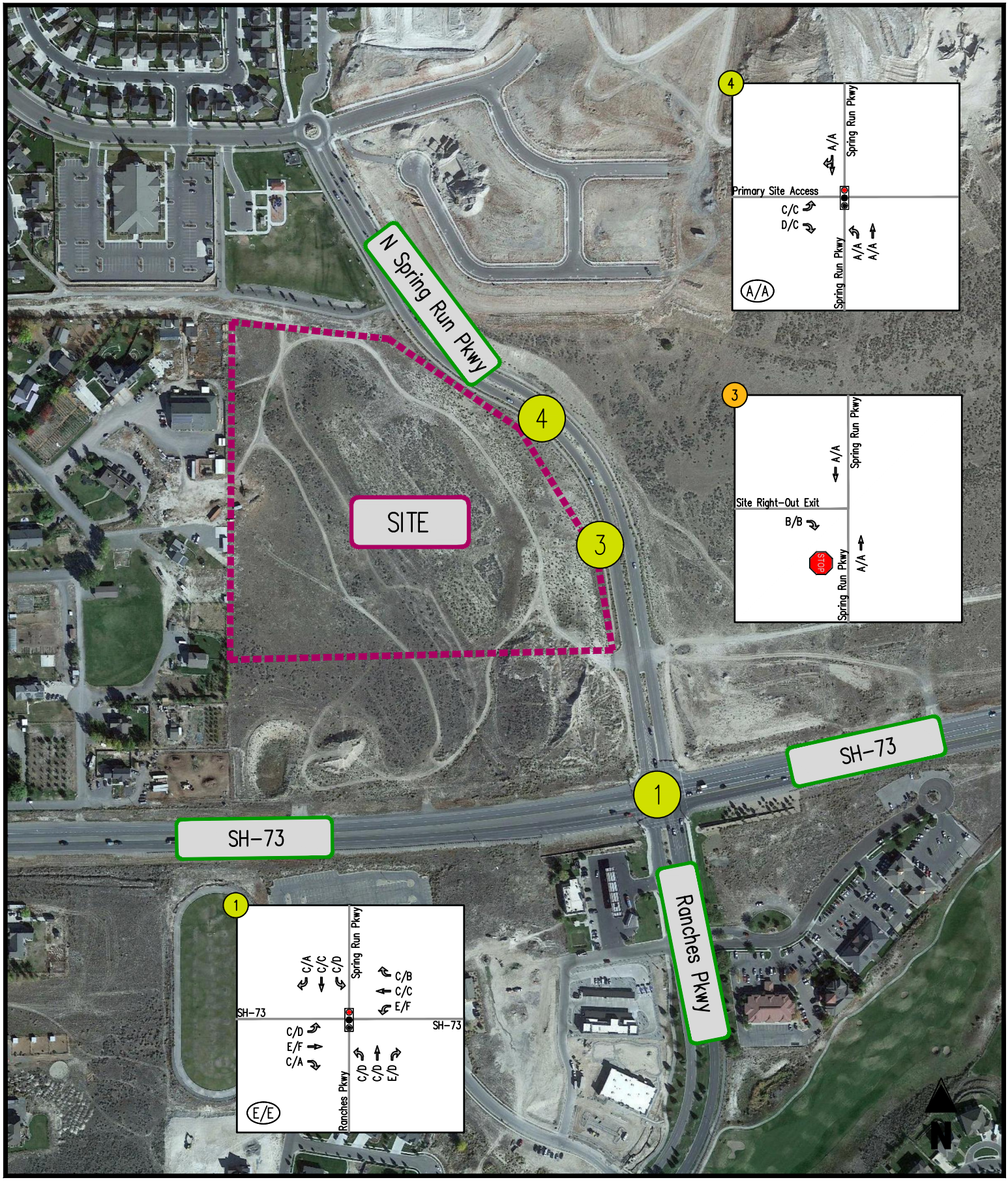


FIGURE 6-3
Total 2025 Level of Service

Eagle Mountain Retail
Eagle Mountain, Utah

(X/X) INTERSECTION LOS

x/x (AM PEAK HOUR/PM PEAK HOUR)

MOVEMENT

SIGNALIZED INTERSECTION

STOP STOP SIGN

YIELD SIGN

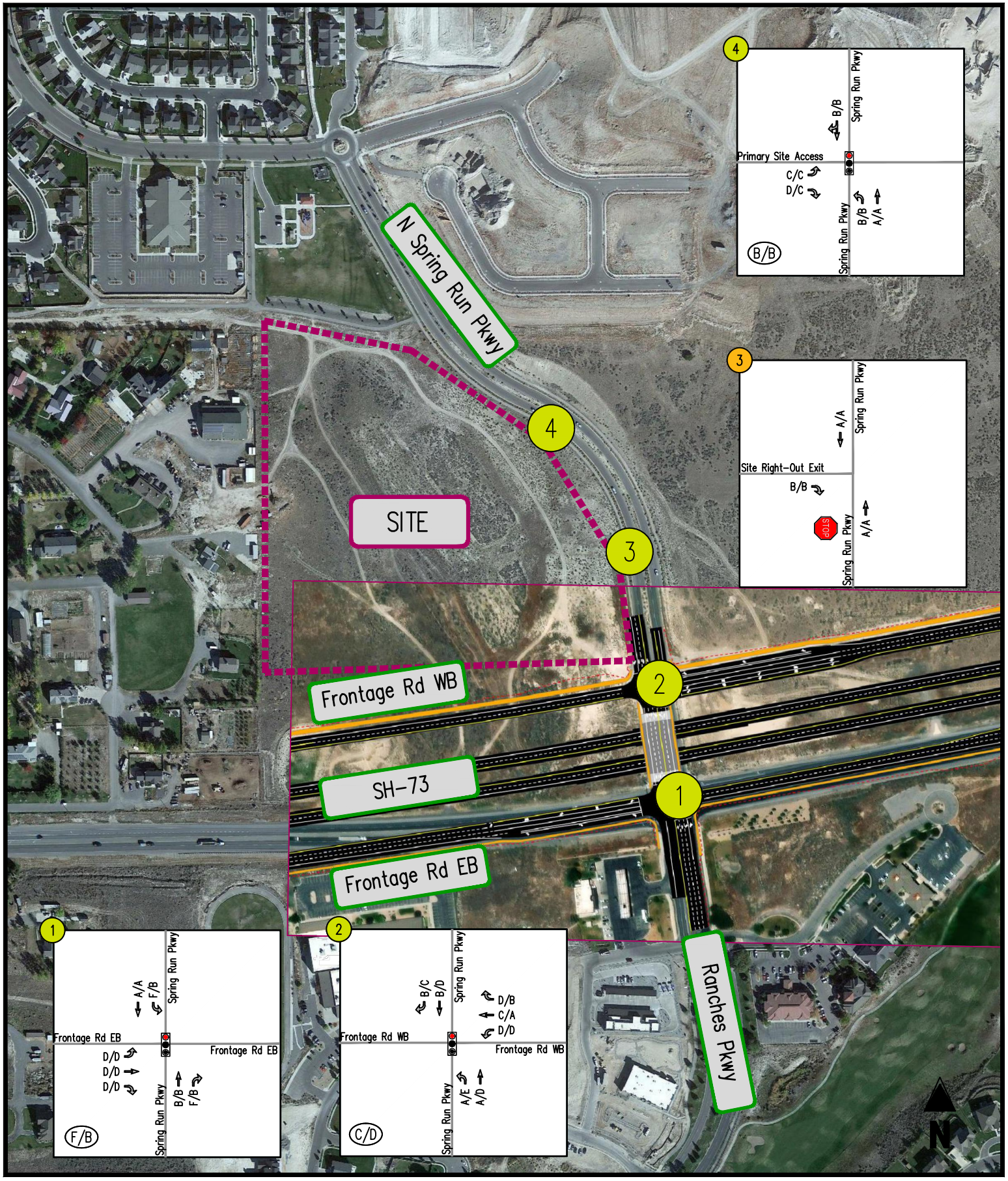


FIGURE 6-4
Total 2045 Level of Service

Eagle Mountain Retail
Eagle Mountain, Utah

(X/X) INTERSECTION LOS

x/x (AM PEAK HOUR/PM PEAK HOUR)

MOVEMENT

SIGNALIZED INTERSECTION

STOP SIGN

YIELD SIGN

Table 6-1
Eagle Mountain Retail
Total Intersection Level of Service Summary (1) (2)

Intersection	Operating Condition	Street Name	Approach/ Movement	Background 2025 AM Peak Hour	Background 2025 PM Peak Hour	Background 2045 AM Peak Hour	Background 2045 PM Peak Hour	Total Future 2025 AM Peak Hour	Total Future 2025 PM Peak Hour	Total Future 2045 AM Peak Hour	Total Future 2045 PM Peak Hour
1 SH-73 & Spring Run Pkwy	SIGNAL		EBL	C (23.6)	C (33.1)	N/A	N/A	C (24.8)	D (35.4)	N/A	N/A
		SH-73	EBT	D (54.4)	E (55.7)	N/A	N/A	E (76.6)	F (90.9)	N/A	N/A
			EBR	C (25.5)	C (34.3)	N/A	N/A	C (27.8)	A (0.0)	N/A	N/A
			WBL	D (47.4)	D (41.9)	N/A	N/A	E (74.2)	F (89.2)	N/A	N/A
		SH-73	WBT	C (22.3)	B (18.4)	N/A	N/A	C (27.6)	C (29.4)	N/A	N/A
			WBR	A (0.0)	B (12.0)	N/A	N/A	C (25.1)	B (20.0)	N/A	N/A
			NBL	C (23.2)	C (34.3)	N/A	N/A	C (25.3)	D (38.6)	N/A	N/A
		Ranches Pkwy	NBT	C (25.5)	D (37.3)	N/A	N/A	C (28.9)	D (50.7)	N/A	N/A
			NBR	D (53.0)	D (42.5)	N/A	N/A	E (69.9)	D (53.0)	N/A	N/A
			SBL	C (26.5)	C (34.4)	N/A	N/A	C (34.1)	D (49.9)	N/A	N/A
		Spring Run Pkwy	SBT	C (26.4)	D (38.5)	N/A	N/A	C (24.1)	C (34.5)	N/A	N/A
			SBR	A (0.0)	A (0.0)	N/A	N/A	C (22.7)	A (0.0)	N/A	N/A
		Overall		**D (45.3)**	**D (36.2)**	N/A	N/A	**E (58.6)**	**E (59.3)**	N/A	N/A
1 Frontage Rd EB & Ranches Pkwy *Interchange Scenario*	SIGNAL		EBL	N/A	N/A	D (37.0)	D (41.0)	N/A	N/A	D (38.9)	D (45.7)
		Frontage Rd EB	EBT	N/A	N/A	D (48.9)	D (45.2)	N/A	N/A	D (48.2)	D (44.3)
			EBR	N/A	N/A	A (0.0)	D (48.3)	N/A	N/A	D (38.8)	D (47.7)
			NBT	N/A	N/A	A (8.8)	A (5.5)	N/A	N/A	B (10.5)	B (12.1)
		Ranches Pkwy	NBR	N/A	N/A	D (52.4)	A (8.3)	N/A	N/A	F (103.7)	B (17.7)
			SBL	N/A	N/A	F (338.9)	A (3.8)	N/A	N/A	F (455.0)	B (19.4)
		Spring Run Pkwy	SBT	N/A	N/A	A (3.9)	A (6.1)	N/A	N/A	A (0.2)	A (0.5)
		Overall		N/A	N/A	**F (89.2)**	**B (10.8)**	N/A	N/A	**F (136.2)**	**B (12.4)**
2 Frontage Rd WB & Spring Run Pkwy	SIGNAL		WBL	N/A	N/A	D (39.6)	C (33.5)	N/A	N/A	D (39.8)	D (39.1)
		Frontage Rd WB	WBT	N/A	N/A	C (31.5)	A (8.5)	N/A	N/A	C (31.3)	A (9.0)
			WBR	N/A	N/A	A (0.0)	A (0.0)	N/A	N/A	D (35.7)	B (17.2)
			NBL	N/A	N/A	A (8.1)	D (39.6)	N/A	N/A	A (8.6)	E (61.2)
		Spring Run Pkwy	NBT	N/A	N/A	A (9.2)	D (36.1)	N/A	N/A	A (0.2)	D (43.1)
			SBT	N/A	N/A	B (11.4)	D (36.5)	N/A	N/A	B (12.4)	D (49.6)
		Spring Run Pkwy	SBR	N/A	N/A	A (0.0)	A (0.0)	N/A	N/A	B (10.3)	C (33.9)
		Overall		N/A	N/A	**C (22.3)**	**C (30.8)**	N/A	N/A	**C (21.4)**	**D (35.8)**
3 Spring Run Pkwy & Site Exit	STOP	Site Exit	EBR	N/A	N/A	N/A	N/A	B [10.2]	B [11.0]	B [13.7]	B [12.7]
		Spring Rd Pkwy	NBT	N/A	N/A	N/A	N/A	A [0.0]	A [0.0]	A [0.0]	A [0.0]
		Spring Rd Pkwy	SBT	N/A	N/A	N/A	N/A	A [0.0]	A [0.0]	A [0.0]	A [0.0]
4 Spring Run Pkwy & Site Entrance	SIGNAL		EBL	N/A	N/A	N/A	N/A	C (27.0)	C (24.1)	C (27.0)	C (23.2)
		Site Entrance	EBR	N/A	N/A	N/A	N/A	D (36.5)	C (31.9)	D (36.5)	C (31.1)
			NBL	N/A	N/A	N/A	N/A	A (3.1)	A (5.0)	B (17.5)	B (11.3)
		Spring Rd Pkwy	NBT	N/A	N/A	N/A	N/A	A (1.5)	A (2.6)	A (1.8)	A (4.8)
		Spring Rd Pkwy	SBTR	N/A	N/A	N/A	N/A	A (5.8)	A (8.9)	B (14.1)	B (13.2)
		Overall		N/A	N/A	N/A	N/A	**A (7.4)**	**A (9.2)**	**B (14.1)**	**B (11.5)**

Notes (1) Numbers in brackets [] represent delay at unsignalized intersections in seconds per vehicle.
(2) Numbers in parenthesis () represent delay at signalized intersections in seconds per vehicle.

Table 6-2
Eagle Mountain Retail
Total Future Intersection Queueing Summary (1)

Intersection	Operating Condition	Street Name	Approach/ Movement	Available Storage	Background 2025 AM Peak Hour	Background 2025 PM Peak Hour	Background 2045 AM Peak Hour	Background 2045 PM Peak Hour	Total Future 2025 AM Peak Hour	Total Future 2025 PM Peak Hour	Total Future 2045 AM Peak Hour	Total Future 2045 PM Peak Hour
1 SH-73 & Ranches Pkwy/Spring Run Pkwy	SIGNAL		EBL	250	7	5	N/A	N/A	31	32	N/A	N/A
		SH-73	EBT	-	641	391	N/A	N/A	671	466	N/A	N/A
			EBR	260	50	29	N/A	N/A	53	5	N/A	N/A
			WBL	970	197	548	N/A	N/A	207	639	N/A	N/A
		SH-73	WBT	-	168	396	N/A	N/A	173	511	N/A	N/A
			WBR	250	0	27	N/A	N/A	53	79	N/A	N/A
			NBL	100	103	117	N/A	N/A	94	97	N/A	N/A
		Ranches Pkwy	NBT	-	208	64	N/A	N/A	253	119	N/A	N/A
			NBR	-	635	91	N/A	N/A	673	94	N/A	N/A
			SBL	-	148	88	N/A	N/A	355	488	N/A	N/A
		Spring Run Pkwy	SBT	-	67	85	N/A	N/A	84	147	N/A	N/A
			SBR	200	0	0	N/A	N/A	26	23	N/A	N/A
1 SH-73 & Ranches Pkwy/Spring Run Pkwy *Interchange Scenario*	SIGNAL		EBL		N/A	N/A	51	56	N/A	N/A	109	139
		SH-73	EBT		N/A	N/A	197	127	N/A	N/A	197	127
			EBR	500	N/A	N/A	66	144	N/A	N/A	66	144
		Ranches Pkwy	NBT		N/A	N/A	56	59	N/A	N/A	73	109
			NBR	500	N/A	N/A	973	196	N/A	N/A	1016	339
		Spring Run Pkwy	SBL		N/A	N/A	380	37	N/A	N/A	436	182
			SBT		N/A	N/A	132	704	N/A	N/A	124	707
2 Frontage Rd WB & Spring Run Pkwy	SIGNAL		WBL	500	N/A	N/A	226	841	N/A	N/A	234	857
		Frontage Rd WB	WBT	-	N/A	N/A	63	86	N/A	N/A	65	90
			WBR	400	N/A	N/A	43	36	N/A	N/A	62	411
		Spring Run Pkwy	NBL	-	N/A	N/A	47	197	N/A	N/A	71	210
			NBT	-	N/A	N/A	20	124	N/A	N/A	62	288
		Spring Run Pkwy	SBT	-	N/A	N/A	171	113	N/A	N/A	216	256
			SBR	150	N/A	N/A	36	14	N/A	N/A	42	50
3 Spring Run Pkwy & Site Exit	STOP	Site Exit	EBR	-	N/A	N/A	N/A	N/A	5	15	10	17.5
		Spring Rd Pkwy	NBT	-	N/A	N/A	N/A	N/A	0	0	0	0
		Spring Rd Pkwy	SBT	-	N/A	N/A	N/A	N/A	0	0	0	0
4 Spring Run Pkwy & Site Entrance	SIGNAL	Site Entrance	EBL	-	N/A	N/A	N/A	N/A	15	23	15	23
			EBR	-	N/A	N/A	N/A	N/A	48	59	48	59
		Spring Rd Pkwy	NBL	215	N/A	N/A	N/A	N/A	128	196	135	321
			NBT	-	N/A	N/A	N/A	N/A	25	62	48	202
		Spring Rd Pkwy	SBTR	-	N/A	N/A	N/A	N/A	140	90	659	300

Notes (1) Queue length is based on the 95th percentile queue as reported by Synchro, Version 11.

VII. Conclusions and Recommendations

Conclusions

Based on the results of this traffic impact study, the following may be concluded:

- Under existing conditions, SH-73 & Ranches Pkwy/Spring Run Pkwy will operate at LOS D in the AM and PM peak hours. Queues will generally be able to be contained within their effective storage lengths.

- In the background 2025 scenario, SH-73 & Ranches Pkwy/Spring Run Pkwy will operate at LOS D in the AM and PM peak hours. Queues will generally be able to be contained within their effective storage lengths.

- In the background 2045 scenario, Frontage Rd EB & Ranches Pkwy/Spring Run Pkwy will operate at LOS F in the AM due to the southbound left turn exceeding capacity. The intersection of the Frontage Rd WB & Spring Run Pkwy will operate at LOS C.

- The proposed development will generate 468 weekday AM peak hour site trips, 939 weekday PM peak hour site trips, and 11,130 weekday daily site trips. In addition, the development will generate 89 weekday AM peak hour pass-by trips, 73 weekday PM peak hour pass-by trips, and 935 weekday daily pass-by trips.

- In the total 2025 scenarios, which assumes the proposed development has been constructed, SH-73 & Spring Run Pkwy will operate at LOS E during the peak hours. The right-out site access will operate at LOS B and the signalized site access will operate at LOS A.

- In the total 2045 scenario, Frontage Rd EB & Ranches Pkwy/Spring Run Pkwy will operate at LOS F in the AM peak hour due to the southbound left turn exceeding capacity. Since this intersection fails in the background 2045 scenario, it is not the responsibility of the developer to provide intersection improvements. The intersection of the Frontage Rd WB & Spring Run Pkwy will operate at LOS D. The site accesses will operate at LOS B or better.

Recommendations

- The proposed intersection of EB Frontage Rd & Ranches Pkwy was evaluated using the lane configuration proposed in the SR-73 Corridor Planning Study. It is shown to fail in both the background 2045 and total 2045 scenarios, meaning that it is not the responsibility of the developer to provide a mitigating solution. Since the proposed layout is not sufficient to accommodate the forecasted volumes, however, it is recommended that this intersection be reevaluated.

- It is recommended that the proposed site access points be constructed as shown in the site plan.

APPENDIX A – Full Sized Site Plan

SITE DATA

LOT	LOT ACRE	LOT S.F.	BUILDING S.F.	REQUIRED RATIO	REQUIRED NO.	PROVIDED NO.
WALMART	18.299	797,103.92	195,498	4/1,000 S.F.	782	789
LOT 1	0.732	31,894	5,000	1/125 S.F.	40	40
LOT 2	0.964	41,981	4,000	1/125 S.F.	32	36

Walmart

SUPERCENTER
#88672

C-171-SGR-QR
173,908 S.F. (APPROX.)
F.F.E. = TBD
10/10/2022 BRR

35,000 S.F. EXPANSION

LOT 1

LOT 2

RO

DETENTION BASIN
REQUIRED VOLUME = 75,000 CU. FT.
AVAILABLE VOLUME = 90,000 CU. FT.

END OF STRUCTURAL RETAINING WALL (GREATER THAN 4')

FUTURE SIGNALIZED INTERSECTION

INDIVIDUAL MONUMENT SIGN, 32 SF MAX, 6' MAX HEIGHT

COMBINED SHOPPING CENTER MONUMENT SIGN, 100 SF MAX, 10' MAX HEIGHT

END OF STRUCTURAL RETAINING WALL (GREATER THAN 4')

DOT-OWNED LAND

HIGHWAY 73
4,200 VPD

SPRING
PARK
12,000

SITE DATA

NOTES:

- THIS PLAN ASSUMES THAT A REGIONAL DETENTION FACILITY IS BEING PROVIDED TO ACCOMMODATE ALL DEVELOPED FLOWS FROM THIS SITE.
- ALL AREAS PROVIDED AND PROPERTY DELINEATED ARE APPROXIMATE AND WILL NEED TO BE VERIFIED.
- PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

N

0 75 150
(IN FEET)
1 INCH = 150 FT.

CONCEPTUAL
SITE PLAN

Galloway

#00000-00 WALMART SUPERCENTER
EAGLE MOUNTAIN, UT
HIGHWAY 73 & SPRING RUN PARKWAY

Walmart
Save money. Live better.

DATE:
02/20/23
C7

WMTTBD Concept Plan C7 - Restaurant-Shop-2nd Entry-No Right.dwg

APPENDIX B – LOS Descriptions

Level of Service for Signalized Intersections

Level of service for signalized intersections is defined in terms of delay, which is a measure of driver discomfort and frustration, fuel consumption, and lost travel time. Specifically, level-of-service (LOS) criteria are stated in terms of the average stopped delay per vehicle for a 15-min analysis period. The criteria are given in Exhibit 16-2. Delay may be measured in the field or estimated using procedures presented later in this chapter. Delay is a complex measure and is dependent on a number of variables, including the quality of progression, the cycle length, the green ratio, and the *v/c* ratio for the lane group in question.

LOS A describes operations with very low delay, up to 10 sec per vehicle. This level of service occurs when progression is extremely favorable and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.

LOS B describes operations with delay greater than 10 and up to 20 sec per vehicle. This level generally occurs with good progression, short cycle lengths, or both. More vehicles stop than with LOS A, causing higher levels of average delay.

Exhibit 16-2. Level-of-Service Criteria for Signalized Intersections

LEVEL OF SERVICE	STOPPED DELAY PER VEHICLE (SEC)
A	$\leq$10.0
B	> 10.0 and $\leq$20.0
C	> 20.0 and $\leq$ 35.0
D	> 35.0 and $\leq$ 55.0
E	> 55.0 and $\leq$ 80.0
F	>80.0

LOS C describes operations with delay greater than 20 and up to 35 sec per vehicle. These higher delays may result from fair progression, longer cycle lengths, or both. Individual cycle failures may begin to appear at this level. The number of vehicles stopping is significant at this level, though many still pass through the intersection without stopping.

LOS D describes operations with delay greater than 35 and up to 55 sec per vehicle. At level D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high *v/c* ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.

LOS E describes operations with delay greater than 55 and up to 80 sec per vehicle. This level is considered by many agencies to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high *v/c* ratios. Individual cycle failures are frequent occurrences.

LOS F describes operations with delay in excess of 80 sec per vehicle. This level, considered to be unacceptable to most drivers, often occurs with oversaturation, that is, when arrival flow rates exceed the capacity of the intersection. It may also occur at high *v/c* ratios below 1.0 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.

Source: Highway Capacity Manual, 2000. Transportation Research Board, National Research Council

Level of Service Criteria for Stop Sign Controlled Intersections

The level of service criteria are given in Table 17-2. As used here, control delay is defined as the total elapsed time from the time a vehicle stops at the end of the queue until the vehicle departs from the stop line; this time includes the time required for the vehicle to travel from the last-in-queue position to the first-in-queue position, including deceleration of vehicles from free-flow speed to the speed of vehicles in queue.

The average total delay for any particular minor movement is a function of the service rate or capacity of the approach and the degree of saturation. . . .

Table 17-2. Level of Service Criteria for TWSC Intersections

LEVEL OF SERVICE	AVERAGE CONTROL DELAY (sec/veh)
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

Average total delay less than 10 sec/veh is defined as Level of Service (LOS) A. Follow-up times of less than 5 sec have been measured when there is no conflicting traffic for a minor street movement, so control delays of less than 10 sec/veh are appropriate for low flow conditions. To remain consistent with the AWSC intersection analysis procedure described later in this chapter, a total delay of 50 sec/veh is assumed as the break point between LOS E and F.

The proposed level of service criteria for TWSC intersections are somewhat different from the criteria used in Chapter 16 for signalized intersections. The primary reason for this difference is that drivers expect different levels of performance from different kinds of transportation facilities. The expectation is that a signalized intersection is designed to carry higher traffic volumes than an unsignalized intersection. Additionally, several driver behavior considerations combine to make delays at signalized intersections less onerous than at unsignalized intersections. For example, drivers at signalized intersections are able to relax during the red interval, where drivers on the minor approaches to unsignalized intersections must remain attentive to the task of identifying acceptable gaps and vehicle conflicts. Also, there is often much more variability in the amount of delay experienced by individual drivers at unsignalized than signalized intersections. For these reasons, it is considered that the total delay threshold for any given level of service is less for an unsignalized intersection than for a signalized intersection. . . .

LOS F exists when there are insufficient gaps of suitable size to allow a side street demand to cross safely through a major street traffic stream. This level of service is generally evident from extremely long total delays experienced by side street traffic and by queueing on the minor approaches. The method, however, is based on a constant critical gap size - that is, the critical gap remains constant, no matter how long the side street motorist waits. LOS F may also appear in the form of side street vehicles' selecting smaller-than-usual gaps. In such cases, safety may be a problem and some disruption to the major traffic stream may result. It is important to note that LOS F may not always result in long queues but may result in adjustments to normal gap acceptance behavior. The latter is more difficult to observe on the field than queueing, which is more obvious.

Source: Highway Capacity Manual, 2000. Transportation Research Board, National Research Council

APPENDIX C – Traffic Counts

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: GALL0006
Intersection: SH-73 & Spring Run Pkwy
City, State: Eagle Mountain, Utah
Control: Signalized

File Name : SH-73 & Spring Run Pkwy (Ranches Pkwy)
Site Code : 00000000
Start Date : 1/18/2023
Page No : 1

Groups Printed- General Traffic - Turns

	Spring Run Parkway From North					SH-73 From East					Ranches Parkway From South					SH-73 From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	4	3	24	0	31	3	75	71	0	149	244	2	12	0	258	7	263	0	0	270	708
07:15 AM	5	12	44	0	61	5	108	75	0	188	248	2	18	0	268	13	265	1	0	279	796
07:30 AM	7	9	41	0	57	9	92	73	0	174	277	5	44	0	326	17	266	4	0	287	844
07:45 AM	15	13	30	0	58	9	94	84	0	187	250	4	40	0	294	58	233	0	0	291	830
Total	31	37	139	0	207	26	369	303	0	698	1019	13	114	0	1146	95	1027	5	0	1127	3178
08:00 AM	1	24	36	0	61	12	79	97	0	188	217	5	14	2	238	41	235	4	0	280	767
08:15 AM	2	4	19	0	25	7	96	94	0	197	262	4	19	0	285	19	197	1	0	217	724
08:30 AM	1	6	18	0	25	6	103	89	0	198	214	6	7	0	227	15	160	0	0	175	625
08:45 AM	1	4	26	0	31	6	87	92	0	185	175	2	13	0	190	19	131	2	0	152	558
Total	5	38	99	0	142	31	365	372	0	768	868	17	53	2	940	94	723	7	0	824	2674

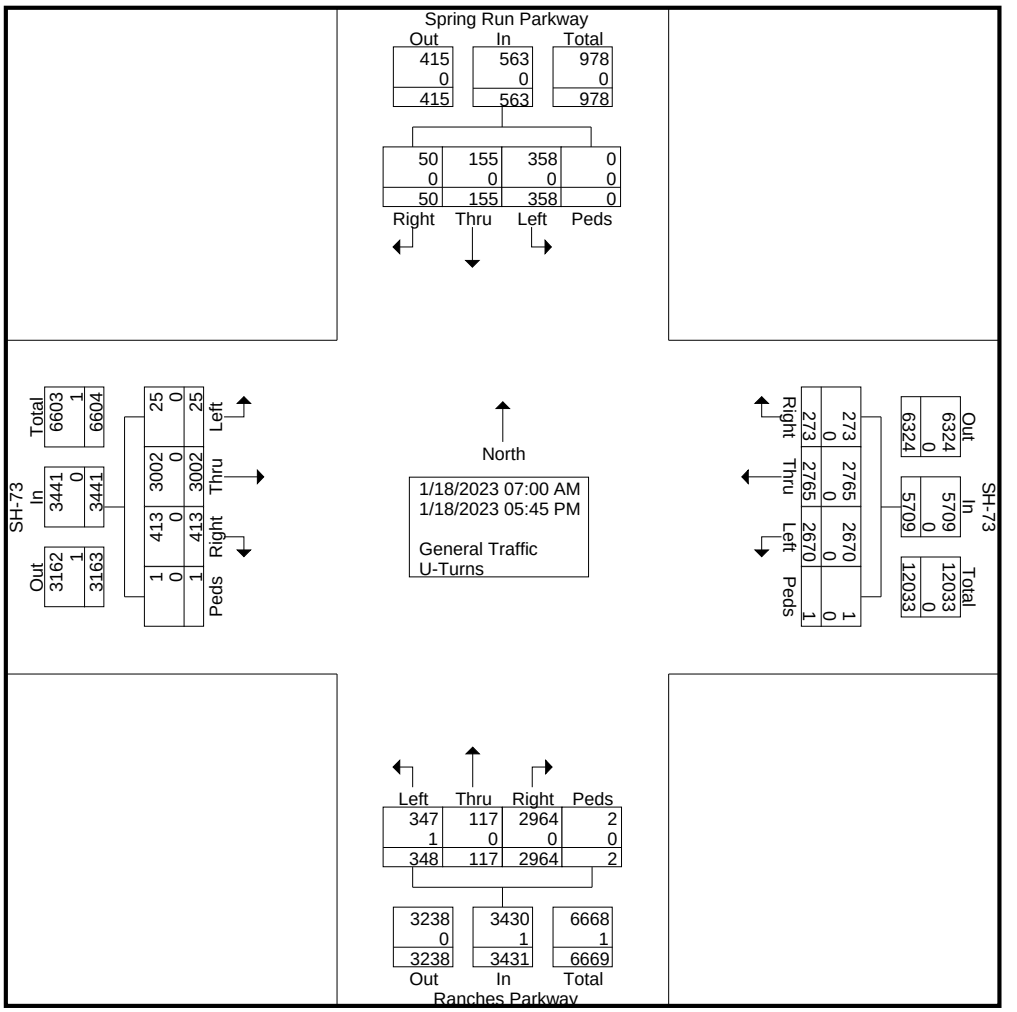
04:00 PM	1	3	13	0	17	27	210	185	0	422	139	11	25	0	175	43	153	2	1	199	813
04:15 PM	2	10	13	0	25	22	273	249	0	544	138	6	16	0	160	33	160	0	0	193	922
04:30 PM	1	0	17	0	18	27	275	230	0	532	119	9	22	0	150	22	157	1	0	180	880
04:45 PM	1	10	16	0	27	25	267	253	0	545	148	9	23	0	180	28	161	5	0	194	946
Total	5	23	59	0	87	101	1025	917	0	2043	544	35	86	0	665	126	631	8	1	766	3561
05:00 PM	2	16	21	0	39	26	254	268	0	548	138	13	24	0	175	29	136	0	0	165	927
05:15 PM	4	16	12	0	32	28	268	290	0	586	147	8	20	0	175	26	176	2	0	204	997
05:30 PM	2	15	15	0	32	30	241	258	1	530	132	18	30	0	180	14	166	3	0	183	925
05:45 PM	1	10	13	0	24	31	243	262	0	536	116	13	21	0	150	29	143	0	0	172	882
Total	9	57	61	0	127	115	1006	1078	1	2200	533	52	95	0	680	98	621	5	0	724	3731
Grand Total	50	155	358	0	563	273	2765	2670	1	5709	2964	117	348	2	3431	413	3002	25	1	3441	13144
Apprch %	8.9	27.5	63.6	0		4.8	48.4	46.8	0		86.4	3.4	10.1	0.1		12	87.2	0.7	0		
Total %	0.4	1.2	2.7	0	4.3	2.1	21	20.3	0	43.4	22.6	0.9	2.6	0	26.1	3.1	22.8	0.2	0	26.2	
General Traffic	50	155	358	0	563	273	2765	2670	1	5709	2964	117	347	2	3430	413	3002	25	1	3441	13143
% General Traffic	100	100	100	0	100	100	100	100	100	100	100	100	99.7	100	100	100	100	100	100	100	100
U-Turns	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	1
% U-Turns	0	0	0	0	0	0	0	0	0	0	0	0	0.3	0	0	0	0	0	0	0	0

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: GALL0006
Intersection: SH-73 & Spring Run Pkwy
City, State: Eagle Mountain, Utah
Control: Signalized

File Name : SH-73 & Spring Run Pkwy (Ranches Pkwy)
Site Code : 00000000
Start Date : 1/18/2023
Page No : 2



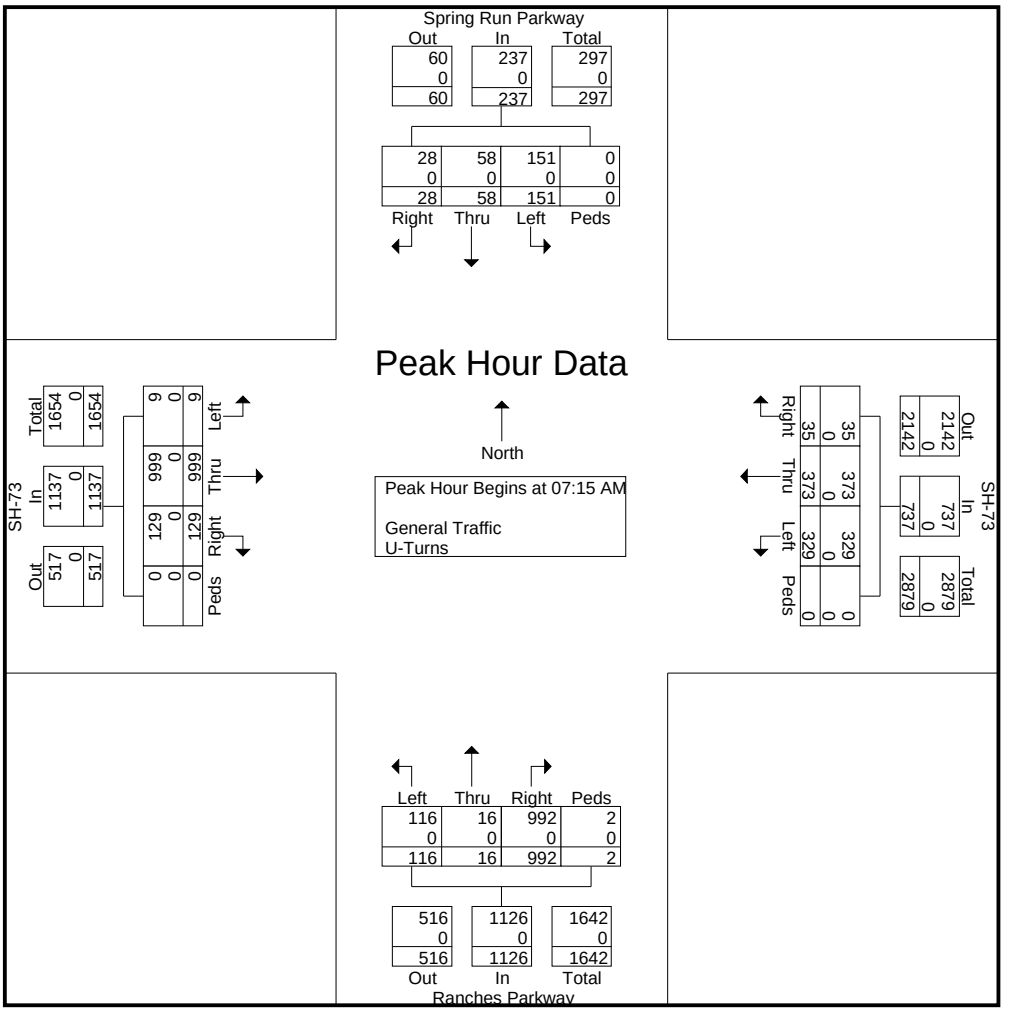
L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: GALL0006
Intersection: SH-73 & Spring Run Pkwy
City, State: Eagle Mountain, Utah
Control: Signalized

File Name : SH-73 & Spring Run Pkwy (Ranches Pkwy)
Site Code : 00000000
Start Date : 1/18/2023
Page No : 3

	Spring Run Parkway From North					SH-73 From East					Ranches Parkway From South					SH-73 From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	5	12	**44**	0	**61**	5	**108**	75	0	**188**	248	2	18	0	268	13	265	1	0	279	796
07:30 AM	7	9	41	0	57	9	92	73	0	174	**277**	**5**	**44**	0	**326**	17	**266**	**4**	0	287	**844**
07:45 AM	**15**	13	30	0	58	9	94	84	0	187	250	4	40	0	294	**58**	233	0	0	**291**	830
08:00 AM	1	**24**	36	0	61	**12**	79	**97**	0	188	217	5	14	**2**	238	41	235	4	0	280	767
Total Volume	28	58	151	0	237	35	373	329	0	737	992	16	116	2	1126	129	999	9	0	1137	3237
% App. Total	11.8	24.5	63.7	0		4.7	50.6	44.6	0		88.1	1.4	10.3	0.2		11.3	87.9	0.8	0		
PHF	.467	.604	.858	.000	.971	.729	.863	.848	.000	.980	.895	.800	.659	.250	.863	.556	.939	.563	.000	.977	.959
General Traffic	28	58	151	0	237	35	373	329	0	737	992	16	116	2	1126	129	999	9	0	1137	3237
% General Traffic	100	100	100	0	100	100	100	100	0	100	100	100	100	100	100	100	100	100	0	100	100
U-Turns	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% U-Turns	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



L2 Data Collection

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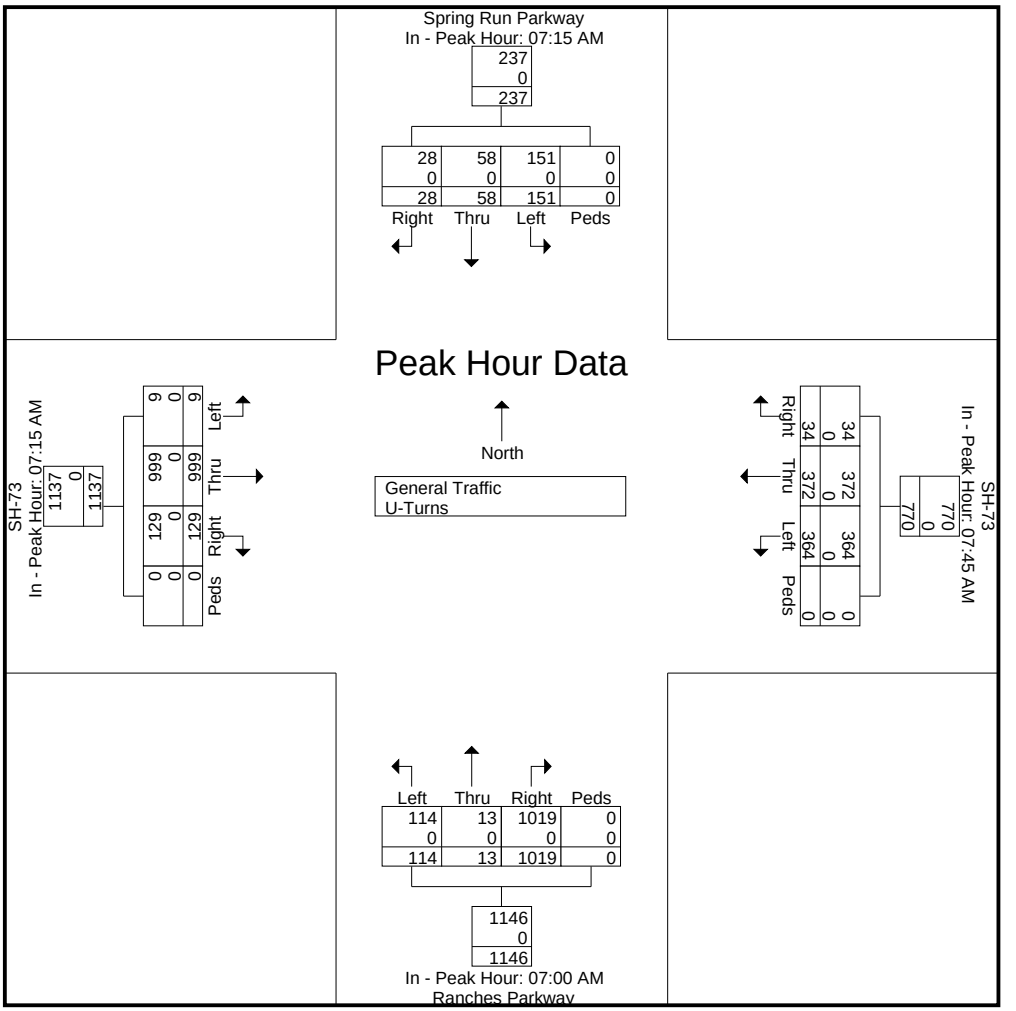
Study: GALL0006
Intersection: SH-73 & Spring Run Pkwy
City, State: Eagle Mountain, Utah
Control: Signalized

File Name : SH-73 & Spring Run Pkwy (Ranches Pkwy)
Site Code : 00000000
Start Date : 1/18/2023
Page No : 4

	Spring Run Parkway From North					SH-73 From East					Ranches Parkway From South					SH-73 From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																					
Peak Hour for Each Approach Begins at:																					
	07:15 AM					07:45 AM					07:00 AM					07:15 AM					
+0 mins.	5	12	**44**	0	**61**	9	94	84	0	187	244	2	12	0	258	13	265	1	0	279	
+15 mins.	7	9	41	0	57	**12**	79	**97**	0	188	248	2	18	0	268	17	**266**	**4**	0	287	
+30 mins.	**15**	13	30	0	58	7	96	94	0	197	**277**	**5**	**44**	0	**326**	**58**	233	0	0	**291**	
+45 mins.	1	**24**	36	0	61	6	**103**	89	0	**198**	250	4	40	0	294	41	235	4	0	280	
Total Volume	28	58	151	0	237	34	372	364	0	770	1019	13	114	0	1146	129	999	9	0	1137	
% App. Total	11.8	24.5	63.7	0		4.4	48.3	47.3	0		88.9	1.1	9.9	0		11.3	87.9	0.8	0		
PHF	.467	.604	.858	.000	.971	.708	.903	.938	.000	.972	.920	.650	.648	.000	.879	.556	.939	.563	.000	.977	
General Traffic	28	58	151	0	237	34	372	364	0	770	1019	13	114	0	1146	129	999	9	0	1137	
% General Traffic	100	100	100	0	100	100	100	100	0	100	100	100	100	0	100	100	100	100	0	100	
U-Turns	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% U-Turns	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	



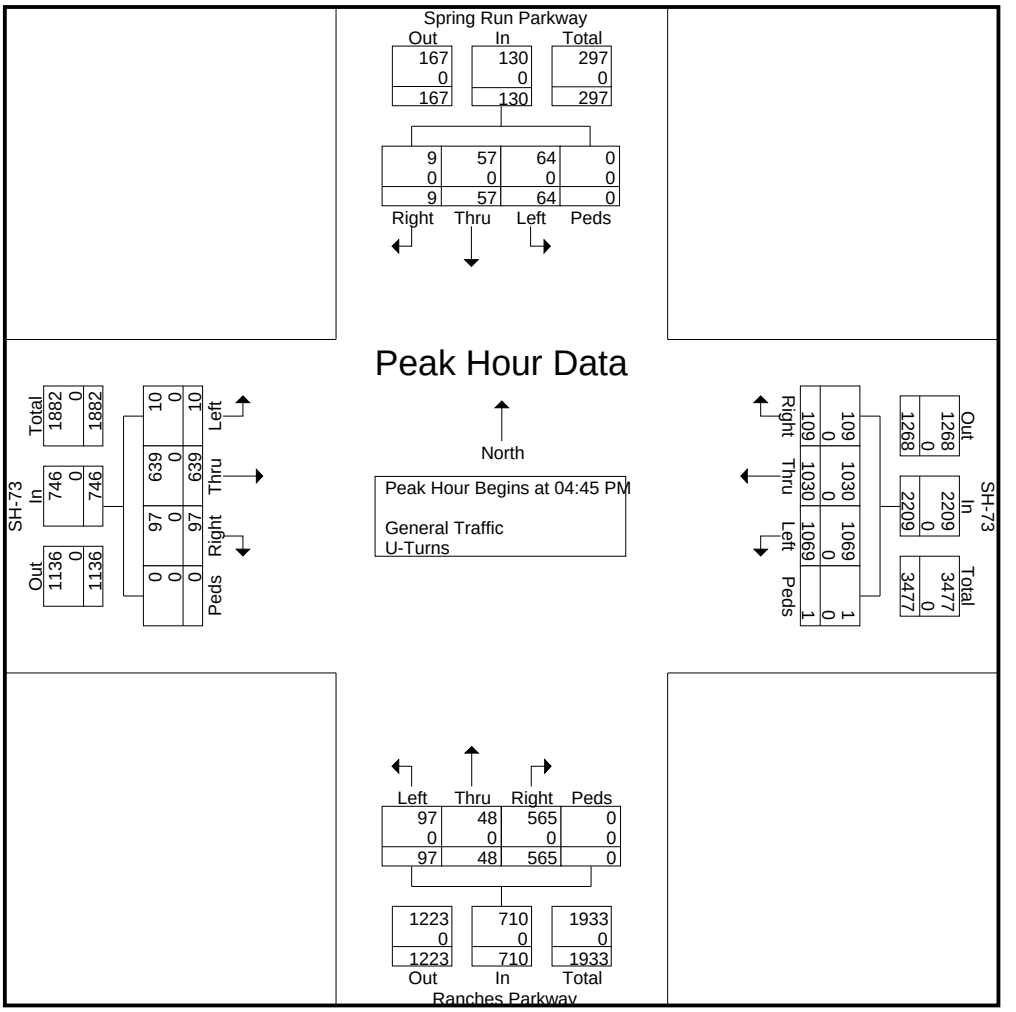
L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: GALL0006
Intersection: SH-73 & Spring Run Pkwy
City, State: Eagle Mountain, Utah
Control: Signalized

File Name : SH-73 & Spring Run Pkwy (Ranches Pkwy)
Site Code : 00000000
Start Date : 1/18/2023
Page No : 5

	Spring Run Parkway From North					SH-73 From East					Ranches Parkway From South					SH-73 From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	1	10	16	0	27	25	267	253	0	545	**148**	9	23	0	**180**	28	161	**5**	0	194	946
05:00 PM	2	**16**	**21**	0	**39**	26	254	268	0	548	138	13	24	0	175	**29**	136	0	0	165	927
05:15 PM	**4**	16	12	0	32	28	**268**	**290**	0	**586**	147	8	20	0	175	26	**176**	2	0	**204**	**997**
05:30 PM	2	15	15	0	32	**30**	241	258	**1**	530	132	**18**	**30**	0	180	14	166	3	0	183	925
Total Volume	9	57	64	0	130	109	1030	1069	1	2209	565	48	97	0	710	97	639	10	0	746	3795
% App. Total	6.9	43.8	49.2	0		4.9	46.6	48.4	0		79.6	6.8	13.7	0		13	85.7	1.3	0		
PHF	.563	.891	.762	.000	.833	.908	.961	.922	.250	.942	.954	.667	.808	.000	.986	.836	.908	.500	.000	.914	.952
General Traffic	9	57	64	0	130	109	1030	1069	1	2209	565	48	97	0	710	97	639	10	0	746	3795
% General Traffic	100	100	100	0	100	100	100	100	100	100	100	100	100	0	100	100	100	100	0	100	100
U-Turns	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% U-Turns	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



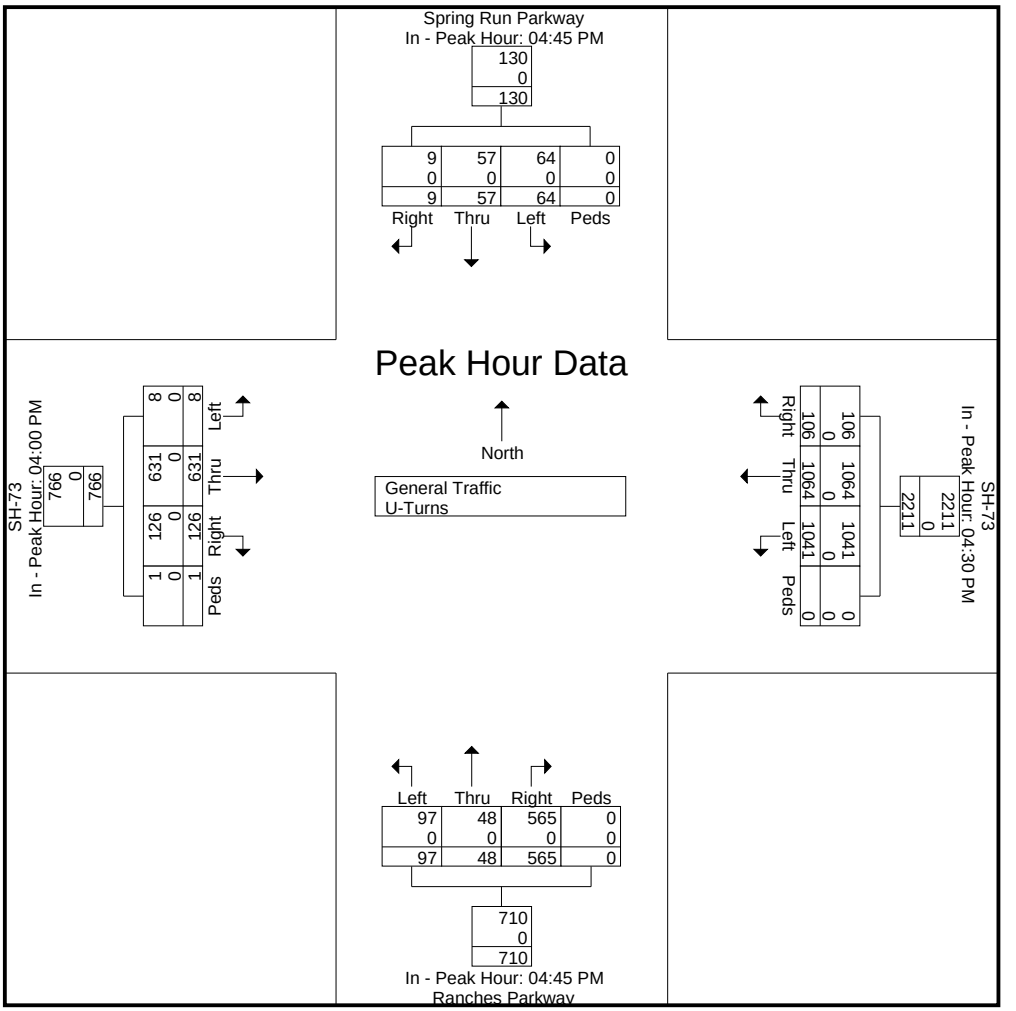
L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: GALL0006
Intersection: SH-73 & Spring Run Pkwy
City, State: Eagle Mountain, Utah
Control: Signalized

File Name : SH-73 & Spring Run Pkwy (Ranches Pkwy)
Site Code : 00000000
Start Date : 1/18/2023
Page No : 6

	Spring Run Parkway From North					SH-73 From East					Ranches Parkway From South					SH-73 From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Each Approach Begins at:																					
	04:45 PM					04:30 PM					04:45 PM					04:00 PM					
+0 mins.	1	10	16	0	27	27	**275**	230	0	532	**148**	9	23	0	**180**	**43**	153	2	**1**	**199**	
+15 mins.	2	**16**	**21**	0	**39**	25	267	253	0	545	138	13	24	0	175	33	160	0	0	193	
+30 mins.	**4**	16	12	0	32	26	254	268	0	548	147	8	20	0	175	22	157	1	0	180	
+45 mins.	2	15	15	0	32	**28**	268	**290**	0	**586**	132	**18**	**30**	0	180	28	**161**	**5**	0	194	
Total Volume	9	57	64	0	130	106	1064	1041	0	2211	565	48	97	0	710	126	631	8	1	766	
% App. Total	6.9	43.8	49.2	0		4.8	48.1	47.1	0		79.6	6.8	13.7	0		16.4	82.4	1	0.1		
PHF	.563	.891	.762	.000	.833	.946	.967	.897	.000	.943	.954	.667	.808	.000	.986	.733	.980	.400	.250	.962	
General Traffic	9	57	64	0	130	106	1064	1041	0	2211	565	48	97	0	710	126	631	8	1	766	
% General Traffic	100	100	100	0	100	100	100	100	0	100	100	100	100	0	100	100	100	100	100	100	
U-Turns	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% U-Turns	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	



L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: GALL0006
Intersection: SH-73 & Spring Run Pkwy
City, State: Eagle Mountain, Utah
Control: Signalized

File Name : SH-73 & Spring Run Pkwy (Ranches Pkwy)
Site Code : 00000000
Start Date : 1/18/2023
Page No : 7

Image 1

L2 Data Collection

L2DataCollection.com

Idaho (208) 860-7554 Utah (801) 413-2993

Study: GALL0006
Type: Volume / Direction / Classification
Tech: Judd / Mosdell / Anderson
Count: Vehicle Classification

Spring Run Parkway N of SH-73
Start Date: 1/18/2023
End Date: 1/19/2023
Spring Run Parkway north of SH-73
Eagle Mountain, Utah

Direction: Southbound

1/18/2023 Time	Motor Cycles	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	No Class	Total
12:00 AM	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	0	42	18	0	26	0	0	1	0	0	0	0	0	0	87
7:00	0	113	59	3	35	0	0	1	0	0	0	0	0	0	211
8:00	0	69	47	0	20	0	0	0	0	0	0	0	0	0	136
9:00	0	29	21	0	8	1	0	0	0	1	0	0	0	0	60
10:00	0	31	30	0	12	1	0	1	0	0	0	0	0	1	76
11:00	0	37	30	2	8	0	0	0	0	1	0	0	0	0	78
12:00 PM	0	29	22	1	14	0	0	1	0	1	0	0	0	0	68
1:00	0	45	27	0	10	0	0	2	0	1	0	0	0	0	85
2:00	0	42	39	4	13	0	0	0	0	1	0	0	0	0	99
3:00	0	56	36	0	10	0	0	1	0	0	0	0	0	0	103
4:00	0	41	22	1	15	0	0	0	0	0	0	0	0	1	80
5:00	0	64	46	0	14	0	0	0	0	0	0	0	0	0	124
6:00	0	57	27	0	12	0	0	1	0	0	0	0	0	0	97
7:00	0	26	15	0	7	0	0	0	0	0	0	0	0	0	48
8:00	0	27	12	0	5	0	0	0	0	0	0	0	0	0	44
9:00	0	10	5	0	2	0	0	0	0	0	0	0	0	0	17
10:00	0	10	3	0	0	0	0	0	0	0	0	0	0	0	13
11:00	0	4	1	0	1	0	0	0	0	0	0	0	0	0	6
Total	0	732	460	11	212	2	0	8	0	5	0	0	0	2	1432
Percent	0.0%	51.1%	32.1%	0.8%	14.8%	0.1%	0.0%	0.6%	0.0%	0.3%	0.0%	0.0%	0.0%	0.1%	
AM Peak		7:00	7:00	7:00	7:00	9:00		6:00		9:00				10:00	7:00
	*	113	59	3	35	1	*	1	*	1	*	*	*	1	211
PM Peak		5:00	5:00	2:00	4:00			1:00		12:00 PM				4:00	5:00
	*	64	46	4	15	*	*	2	*	1	*	*	*	1	124

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: GALL0006
Type: Volume / Direction / Classification
Tech: Judd / Mosdell / Anderson
Count: Vehicle Classification

Spring Run Parkway N of SH-73
Start Date: 1/18/2023
End Date: 1/19/2023
Spring Run Parkway north of SH-73
Eagle Mountain, Utah

Direction: Southbound

1/19/2023 Time	Motor Cycles	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	No Class	Total
12:00 AM	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4
1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
3:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
4:00	0	4	2	0	2	0	0	0	0	0	0	0	0	0	8
5:00	0	8	1	0	4	0	0	0	0	0	0	0	0	0	13
6:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
12:00 PM	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
Total	0	18	5	0	6	0	0	0	0	0	0	0	0	0	29
Percent	0.0%	62.1%	17.2%	0.0%	20.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak		5:00	2:00		5:00										5:00
	*	8	2	*	4	*	*	*	*	*	*	*	*	*	13
PM Peak															
	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Grand Total	0	750	465	11	218	2	0	8	0	5	0	0	0	2	1461
Percent	0.0%	51.3%	31.8%	0.8%	14.9%	0.1%	0.0%	0.5%	0.0%	0.3%	0.0%	0.0%	0.0%	0.1%	

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: GALL0006
Type: Volume / Direction / Classification
Tech: Judd / Mosdell / Anderson
Count: Vehicle Classification

Spring Run Parkway N of SH-73
Start Date: 1/18/2023
End Date: 1/19/2023
Spring Run Parkway north of SH-73
Eagle Mountain, Utah

Direction: Northbound

1/18/2023 Time	Motor Cycles	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	No Class	Total
12:00 AM	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	0	15	5	0	2	0	0	0	0	0	0	0	0	0	22
7:00	0	16	11	3	8	0	0	0	0	0	0	0	0	1	39
8:00	0	29	20	0	7	0	0	0	0	0	0	0	0	0	56
9:00	0	24	12	1	4	0	0	1	0	0	0	0	0	0	42
10:00	0	23	15	1	7	1	0	0	0	0	0	0	0	0	47
11:00	0	33	17	2	5	1	0	0	0	0	0	0	0	0	58
12:00 PM	0	50	29	1	12	0	0	2	0	0	0	0	0	0	94
1:00	0	47	30	3	5	0	0	0	0	0	0	0	0	0	85
2:00	0	63	24	4	8	0	0	1	0	0	0	0	0	0	100
3:00	0	81	31	0	7	0	0	0	0	0	0	0	0	0	119
4:00	0	99	24	1	20	0	0	0	0	0	0	0	0	0	144
5:00	0	104	45	0	23	0	0	0	0	0	0	0	0	0	172
6:00	0	102	36	0	9	0	0	0	0	0	0	0	0	0	147
7:00	0	63	27	0	6	0	0	0	0	0	0	0	0	0	96
8:00	0	43	13	0	3	0	0	1	0	0	0	0	0	0	60
9:00	0	41	16	0	2	0	0	0	0	0	0	0	0	1	60
10:00	0	27	6	0	4	0	0	0	0	0	0	0	0	0	37
11:00	0	8	2	0	0	0	0	0	0	0	0	0	0	0	10
Total	0	868	363	16	132	2	0	5	0	0	0	0	0	2	1388
Percent	0.0%	62.5%	26.2%	1.2%	9.5%	0.1%	0.0%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	
AM Peak		11:00	8:00	7:00	7:00	10:00		9:00						7:00	11:00
	*	33	20	3	8	1	*	1	*	*	*	*	*	1	58
PM Peak		5:00	5:00	2:00	5:00			12:00 PM						9:00	5:00
	*	104	45	4	23	*	*	2	*	*	*	*	*	1	172

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: GALL0006
Type: Volume / Direction / Classification
Tech: Judd / Mosdell / Anderson
Count: Vehicle Classification

Spring Run Parkway N of SH-73
Start Date: 1/18/2023
End Date: 1/19/2023
Spring Run Parkway north of SH-73
Eagle Mountain, Utah

Direction: Northbound

1/19/2023 Time	Motor Cycles	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	No Class	Total
12:00 AM	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5
1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00	0	3	1	0	0	0	0	0	0	0	0	0	0	0	4
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
12:00 PM	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
Total	0	8	1	0	0	0	0	0	0	0	0	0	0	0	9
Percent	0.0%	88.9%	11.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak		12:00 AM	2:00												12:00 AM
	*	5	1	*	*	*	*	*	*	*	*	*	*	*	5
PM Peak	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Grand Total	0	876	364	16	132	2	0	5	0	0	0	0	0	2	1397
Percent	0.0%	62.7%	26.1%	1.1%	9.4%	0.1%	0.0%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: GALL0006
Type: Volume / Direction / Classification
Tech: Judd / Mosdell / Anderson
Count: Vehicle Classification

Spring Run Parkway N of SH-73
Start Date: 1/18/2023
End Date: 1/19/2023
Spring Run Parkway north of SH-73
Eagle Mountain, Utah

Direction: Combined

1/18/2023 Time	Motor Cycles	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	No Class	Total
12:00 AM	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	0	57	23	0	28	0	0	1	0	0	0	0	0	0	109
7:00	0	129	70	6	43	0	0	1	0	0	0	0	0	1	250
8:00	0	98	67	0	27	0	0	0	0	0	0	0	0	0	192
9:00	0	53	33	1	12	1	0	1	0	1	0	0	0	0	102
10:00	0	54	45	1	19	2	0	1	0	0	0	0	0	1	123
11:00	0	70	47	4	13	1	0	0	0	1	0	0	0	0	136
12:00 PM	0	79	51	2	26	0	0	3	0	1	0	0	0	0	162
1:00	0	92	57	3	15	0	0	2	0	1	0	0	0	0	170
2:00	0	105	63	8	21	0	0	1	0	1	0	0	0	0	199
3:00	0	137	67	0	17	0	0	1	0	0	0	0	0	0	222
4:00	0	140	46	2	35	0	0	0	0	0	0	0	0	1	224
5:00	0	168	91	0	37	0	0	0	0	0	0	0	0	0	296
6:00	0	159	63	0	21	0	0	1	0	0	0	0	0	0	244
7:00	0	89	42	0	13	0	0	0	0	0	0	0	0	0	144
8:00	0	70	25	0	8	0	0	1	0	0	0	0	0	0	104
9:00	0	51	21	0	4	0	0	0	0	0	0	0	0	1	77
10:00	0	37	9	0	4	0	0	0	0	0	0	0	0	0	50
11:00	0	12	3	0	1	0	0	0	0	0	0	0	0	0	16
Total	0	1600	823	27	344	4	0	13	0	5	0	0	0	4	2820
Percent	0.0%	56.7%	29.2%	1.0%	12.2%	0.1%	0.0%	0.5%	0.0%	0.2%	0.0%	0.0%	0.0%	0.1%	
AM Peak		7:00	7:00	7:00	7:00	10:00		6:00		9:00				7:00	7:00
	*	129	70	6	43	2	*	1	*	1	*	*	*	1	250
PM Peak		5:00	5:00	2:00	5:00			12:00 PM		12:00 PM				4:00	5:00
	*	168	91	8	37	*	*	3	*	1	*	*	*	1	296

L2 Data Collection

L2DataCollection.com

Idaho (208) 860-7554 Utah (801) 413-2993

Study: GALL0006
Type: Volume / Direction / Classification
Tech: Judd / Mosdell / Anderson
Count: Vehicle Classification

Spring Run Parkway N of SH-73
Start Date: 1/18/2023
End Date: 1/19/2023
Spring Run Parkway north of SH-73
Eagle Mountain, Utah

Direction: Combined

1/19/2023 Time	Motor Cycles	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	No Class	Total
12:00 AM	0	9	0	0	0	0	0	0	0	0	0	0	0	0	9
1:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00	0	3	3	0	0	0	0	0	0	0	0	0	0	0	6
3:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
4:00	0	4	2	0	2	0	0	0	0	0	0	0	0	0	8
5:00	0	8	1	0	4	0	0	0	0	0	0	0	0	0	13
6:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
12:00 PM	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
1:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
2:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
3:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
4:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
5:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
6:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
7:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
8:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
9:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	0
Total	0	26	6	0	6	0	0	0	0	0	0	0	0	0	38
Percent	0.0%	68.4%	15.8%	0.0%	15.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak		12:00 AM	2:00		5:00										5:00
	*	9	3	*	4	*	*	*	*	*	*	*	*	*	13
PM Peak	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Grand Total	0	1626	829	27	350	4	0	13	0	5	0	0	0	4	2858
Percent	0.0%	56.9%	29.0%	0.9%	12.2%	0.1%	0.0%	0.5%	0.0%	0.2%	0.0%	0.0%	0.0%	0.1%	

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: GALL0006
Type: Volume / Direction
Tech: Judd / Mosdell / Anderson
Count: Vehicle Volume

Spring Run Parkway N of SH-73
Start Date: 1/18/2023
End Date: 1/19/2023
Spring Run Parkway north of SH-73
Eagle Mountain, Utah

1/18/2023 Time	Southbound	Northbound	Total
12:00 AM	*	*	0
12:15	*	*	0
12:30	*	*	0
12:45	*	*	0
1:00	*	*	0
1:15	*	*	0
1:30	*	*	0
1:45	*	*	0
2:00	*	*	0
2:15	*	*	0
2:30	*	*	0
2:45	*	*	0
3:00	*	*	0
3:15	*	*	0
3:30	*	*	0
3:45	*	*	0
4:00	*	*	0
4:15	*	*	0
4:30	*	*	0
4:45	*	*	0
5:00	*	*	0
5:15	*	*	0
5:30	*	*	0
5:45	*	*	0
6:00	19	3	22
6:15	20	8	28
6:30	22	7	29
6:45	26	4	30
7:00	37	5	42
7:15	58	9	67
7:30	57	13	70
7:45	59	12	71
8:00	56	21	77
8:15	25	14	39
8:30	26	12	38
8:45	29	9	38
9:00	19	11	30
9:15	17	13	30
9:30	13	11	24
9:45	11	7	18
10:00	17	11	28
10:15	17	7	24
10:30	22	15	37
10:45	20	14	34
11:00	14	13	27
11:15	31	10	41
11:30	16	14	30
11:45	17	21	38
Total	648	264	912
Percent	71.1%	28.9%	
Peak	7:15	7:30	7:15
Volume	230	60	285
Peak Factor	0.975	0.714	0.925

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: GALL0006
Type: Volume / Direction
Tech: Judd / Mosdell / Anderson
Count: Vehicle Volume

Spring Run Parkway N of SH-73
Start Date: 1/18/2023
End Date: 1/19/2023
Spring Run Parkway north of SH-73
Eagle Mountain, Utah

1/18/2023 Time	Southbound	Northbound	Total
12:00 PM	21	16	37
12:15	19	14	33
12:30	14	27	41
12:45	14	37	51
1:00	21	29	50
1:15	19	19	38
1:30	21	18	39
1:45	24	19	43
2:00	27	22	49
2:15	23	28	51
2:30	27	29	56
2:45	22	21	43
3:00	18	24	42
3:15	23	39	62
3:30	32	28	60
3:45	30	28	58
4:00	15	39	54
4:15	22	28	50
4:30	17	39	56
4:45	26	38	64
5:00	36	40	76
5:15	34	41	75
5:30	27	43	70
5:45	27	48	75
6:00	36	40	76
6:15	24	35	59
6:30	22	35	57
6:45	15	37	52
7:00	14	41	55
7:15	10	12	22
7:30	11	17	28
7:45	13	26	39
8:00	9	17	26
8:15	11	19	30
8:30	16	14	30
8:45	8	10	18
9:00	5	20	25
9:15	2	13	15
9:30	6	15	21
9:45	4	12	16
10:00	8	16	24
10:15	1	10	11
10:30	3	7	10
10:45	1	4	5
11:00	1	2	3
11:15	0	3	3
11:30	1	3	4
11:45	4	2	6
Total	784	1124	1908
Percent	41.1%	58.9%	
Peak	5:00	5:00	5:00
Volume	124	172	296
Peak Factor	0.861	0.896	0.974

L2 Data Collection

L2DataCollection.com
Idaho (208) 860-7554 Utah (801) 413-2993

Study: GALL0006
Type: Volume / Direction
Tech: Judd / Mosdell / Anderson
Count: Vehicle Volume

Spring Run Parkway N of SH-73
Start Date: 1/18/2023
End Date: 1/19/2023
Spring Run Parkway north of SH-73
Eagle Mountain, Utah

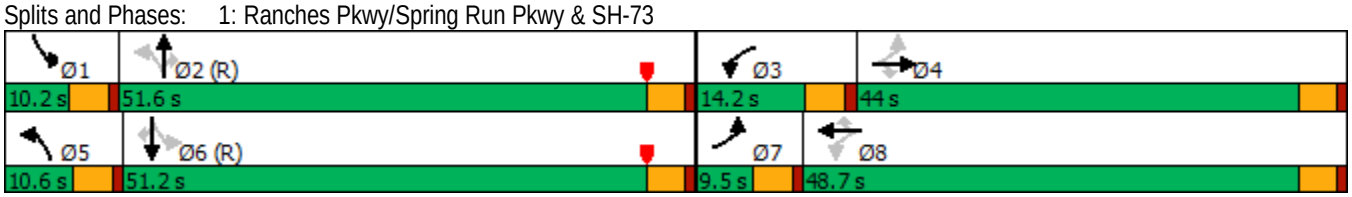
1/19/2023 Time	Southbound	Northbound	Total
12:00 AM	1	4	5
12:15	1	0	1
12:30	1	0	1
12:45	1	1	2
1:00	0	0	0
1:15	0	0	0
1:30	0	0	0
1:45	0	0	0
2:00	1	0	1
2:15	1	4	5
2:30	0	0	0
2:45	0	0	0
3:00	0	0	0
3:15	1	0	1
3:30	0	0	0
3:45	1	0	1
4:00	2	0	2
4:15	0	0	0
4:30	4	0	4
4:45	2	0	2
5:00	13	0	13
5:15	10	2	12
5:30	13	3	16
5:45	12	4	16
6:00	0	0	0
6:15	*	*	0
6:30	*	*	0
6:45	*	*	0
7:00	*	*	0
7:15	*	*	0
7:30	*	*	0
7:45	*	*	0
8:00	*	*	0
8:15	*	*	0
8:30	*	*	0
8:45	*	*	0
9:00	*	*	0
9:15	*	*	0
9:30	*	*	0
9:45	*	*	0
10:00	*	*	0
10:15	*	*	0
10:30	*	*	0
10:45	*	*	0
11:00	*	*	0
11:15	*	*	0
11:30	*	*	0
11:45	*	*	0
Total	64	18	82
Percent	78.0%	22.0%	
Peak	5:00	5:00	5:00
Volume	48	9	57
Peak Factor	0.923	0.563	0.891
Grand Total	1496	1406	2902
Percent	51.6%	48.4%	
AADT		ADT: 2,902	AADT: 2,902

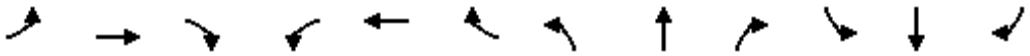
APPENDIX D – Existing Synchro Outputs

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	9	999	129	329	373	35	116	16	992	151	58	28
Future Volume (vph)	9	999	129	329	373	35	116	16	992	151	58	28
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8	2		2	6		6
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5	22.5	9.5	22.5	22.5	9.5	22.5	22.5	9.5	22.5	22.5
Total Split (s)	9.5	44.0	44.0	14.2	48.7	48.7	10.6	51.6	51.6	10.2	51.2	51.2
Total Split (%)	7.9%	36.7%	36.7%	11.8%	40.6%	40.6%	8.8%	43.0%	43.0%	8.5%	42.7%	42.7%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	44.1	39.1	39.1	53.3	51.4	51.4	53.4	47.1	47.1	53.0	46.9	46.9
Actuated g/C Ratio	0.37	0.33	0.33	0.44	0.43	0.43	0.44	0.39	0.39	0.44	0.39	0.39
v/c Ratio	0.01	0.94	0.23	0.92	0.27	0.05	0.22	0.48	0.87	0.53	0.09	0.04
Control Delay	18.8	55.6	6.1	57.0	23.2	0.1	19.1	21.1	39.9	26.8	23.7	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	18.8	55.6	6.1	57.0	23.2	0.1	19.1	21.1	39.9	26.8	23.7	0.1
LOS	B	E	A	E	C	A	B	C	D	C	C	A
Approach Delay		49.7			37.2			29.2			22.9	
Approach LOS		D			D			C			C	

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 32 (27%), Referenced to phase 2:NBTL and 6:SBTL, Start of Yellow	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.94	
Intersection Signal Delay: 37.6	Intersection LOS: D
Intersection Capacity Utilization 88.2%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 1: Ranches Pkwy/Spring Run Pkwy & SH-73





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	10	1086	140	358	405	38	135	596	576	164	63	30
v/c Ratio	0.01	0.94	0.23	0.92	0.27	0.05	0.22	0.48	0.87	0.53	0.09	0.04
Control Delay	18.8	55.6	6.1	57.0	23.2	0.1	19.1	21.1	39.9	26.8	23.7	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	18.8	55.6	6.1	57.0	23.2	0.1	19.1	21.1	39.9	26.8	23.7	0.1
Queue Length 50th (ft)	2	426	2	95	100	0	58	136	345	71	31	0
Queue Length 95th (ft)	7	#562	47	#185	157	0	92	178	#534	115	61	0
Internal Link Dist (ft)		893			1230			521			303	
Turn Bay Length (ft)	250		260	970		250	100					200
Base Capacity (vph)	747	1164	612	389	1515	731	614	1233	660	307	728	701
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.01	0.93	0.23	0.92	0.27	0.05	0.22	0.48	0.87	0.53	0.09	0.04

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	9	999	129	329	373	35	116	16	992	151	58	28
Future Volume (veh/h)	9	999	129	329	373	35	116	16	992	151	58	28
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	10	1086	45	358	405	0	135	19	1044	164	63	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.86	0.86	0.86	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	759	1151	513	425	1396	623	651	744	1261	353	738	625
Arrive On Green	0.01	0.32	0.32	0.08	0.39	0.00	0.05	0.40	0.40	0.05	0.39	0.00
Sat Flow, veh/h	3456	3554	1585	3456	3554	1585	1781	1870	3170	1781	1870	1585
Grp Volume(v), veh/h	10	1086	45	358	405	0	135	19	1044	164	63	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1777	1585	1781	1870	1585	1781	1870	1585
Q Serve(g_s), s	0.2	35.7	2.4	8.0	9.4	0.0	5.5	0.7	35.5	5.7	2.5	0.0
Cycle Q Clear(g_c), s	0.2	35.7	2.4	8.0	9.4	0.0	5.5	0.7	35.5	5.7	2.5	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	759	1151	513	425	1396	623	651	744	1261	353	738	625
V/C Ratio(X)	0.01	0.94	0.09	0.84	0.29	0.00	0.21	0.03	0.83	0.47	0.09	0.00
Avail Cap(c_a), veh/h	862	1170	522	425	1396	623	651	744	1261	353	738	625
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	26.6	39.5	28.2	29.3	25.0	0.0	20.0	22.0	32.4	20.8	22.8	0.0
Incr Delay (d2), s/veh	0.0	14.7	0.1	14.3	0.1	0.0	0.2	0.1	6.3	1.0	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	16.8	0.9	3.9	3.7	0.0	2.3	0.3	13.6	2.9	1.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	26.6	54.2	28.3	43.5	25.1	0.0	20.2	22.0	38.8	21.7	23.0	0.0
LnGrp LOS	C	D	C	D	C	A	C	C	D	C	C	A
Approach Vol, veh/h		1141			763			1198			227	
Approach Delay, s/veh		53.0			33.7			36.4			22.1	
Approach LOS		D			C			D			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.2	52.2	14.2	43.4	10.6	51.8	5.9	51.6
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.7	47.1	9.7	39.5	6.1	46.7	5.0	44.2
Max Q Clear Time (g_c+I1), s	7.7	37.5	10.0	37.7	7.5	4.5	2.2	11.4
Green Ext Time (p_c), s	0.0	3.5	0.0	1.1	0.0	0.3	0.0	2.4

Intersection Summary	
HCM 6th Ctrl Delay	40.5
HCM 6th LOS	D

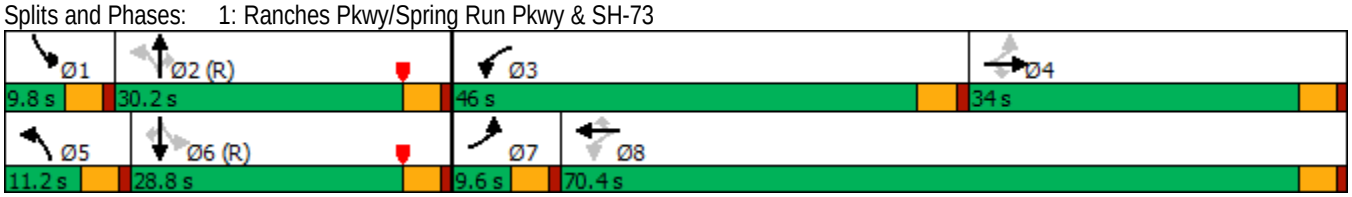
Notes

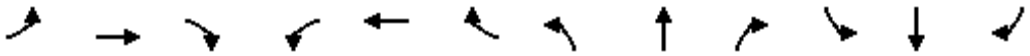
User approved volume balancing among the lanes for turning movement.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	639	97	1069	1030	109	97	48	565	64	57	9
Future Volume (vph)	10	639	97	1069	1030	109	97	48	565	64	57	9
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8	2		2	6		6
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5	22.5	9.5	22.5	22.5	9.5	22.5	22.5	9.5	22.5	22.5
Total Split (s)	9.6	34.0	34.0	46.0	70.4	70.4	11.2	30.2	30.2	9.8	28.8	28.8
Total Split (%)	8.0%	28.3%	28.3%	38.3%	58.7%	58.7%	9.3%	25.2%	25.2%	8.2%	24.0%	24.0%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	32.8	27.7	27.7	72.3	70.4	70.4	36.2	30.3	30.3	32.8	26.9	26.9
Actuated g/C Ratio	0.27	0.23	0.23	0.60	0.59	0.59	0.30	0.25	0.25	0.27	0.22	0.22
v/c Ratio	0.03	0.86	0.23	0.91	0.54	0.12	0.29	0.39	0.54	0.30	0.16	0.02
Control Delay	15.6	55.6	4.1	39.5	16.2	2.3	33.6	8.5	7.9	34.5	40.5	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	15.6	55.6	4.1	39.5	16.2	2.3	33.6	8.5	7.9	34.5	40.5	0.1
LOS	B	E	A	D	B	A	C	A	A	C	D	A
Approach Delay		48.3			26.8			11.7			34.7	
Approach LOS		D			C			B			C	

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 32 (27%), Referenced to phase 2:NBTL and 6:SBTL, Start of Yellow	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.91	
Intersection Signal Delay: 28.3	Intersection LOS: C
Intersection Capacity Utilization 74.7%	ICU Level of Service D
Analysis Period (min) 15	

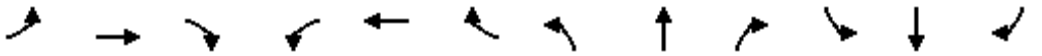
Splits and Phases: 1: Ranches Pkwy/Spring Run Pkwy & SH-73





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	11	702	107	1162	1120	118	113	385	328	75	67	11
v/c Ratio	0.03	0.86	0.23	0.91	0.54	0.12	0.29	0.39	0.54	0.30	0.16	0.02
Control Delay	15.6	55.6	4.1	39.5	16.2	2.3	33.6	8.5	7.9	34.5	40.5	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	15.6	55.6	4.1	39.5	16.2	2.3	33.6	8.5	7.9	34.5	40.5	0.1
Queue Length 50th (ft)	1	270	0	363	230	0	66	19	0	43	43	0
Queue Length 95th (ft)	5	343	27	458	353	27	109	54	68	77	80	0
Internal Link Dist (ft)		893			1230			521			303	
Turn Bay Length (ft)	250		260	970		250	100					200
Base Capacity (vph)	357	870	491	1316	2089	982	395	993	609	252	417	460
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.03	0.81	0.22	0.88	0.54	0.12	0.29	0.39	0.54	0.30	0.16	0.02

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	10	639	97	1069	1030	109	97	48	565	64	57	9
Future Volume (veh/h)	10	639	97	1069	1030	109	97	48	565	64	57	9
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	11	702	0	1162	1120	48	113	56	333	75	67	0
Peak Hour Factor	0.91	0.91	0.91	0.92	0.92	0.92	0.86	0.86	0.86	0.85	0.85	0.85
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	371	789	352	1250	1861	830	467	505	856	384	482	409
Arrive On Green	0.01	0.22	0.00	0.31	0.52	0.52	0.06	0.27	0.27	0.04	0.26	0.00
Sat Flow, veh/h	3456	3554	1585	3456	3554	1585	1781	1870	3170	1781	1870	1585
Grp Volume(v), veh/h	11	702	0	1162	1120	48	113	56	333	75	67	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1777	1585	1781	1870	1585	1781	1870	1585
Q Serve(g_s), s	0.3	23.0	0.0	33.1	26.3	1.8	5.6	2.7	10.3	3.7	3.3	0.0
Cycle Q Clear(g_c), s	0.3	23.0	0.0	33.1	26.3	1.8	5.6	2.7	10.3	3.7	3.3	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	371	789	352	1250	1861	830	467	505	856	384	482	409
V/C Ratio(X)	0.03	0.89	0.00	0.93	0.60	0.06	0.24	0.11	0.39	0.20	0.14	0.00
Avail Cap(c_a), veh/h	474	874	390	1359	1952	870	467	505	856	385	482	409
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	35.2	45.2	0.0	29.6	19.9	14.0	30.2	33.0	35.7	30.6	34.3	0.0
Incr Delay (d2), s/veh	0.0	10.5	0.0	10.9	0.5	0.0	0.3	0.4	1.3	0.2	0.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	10.7	0.0	14.3	9.8	0.6	2.4	1.3	3.9	1.6	1.6	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	35.3	55.7	0.0	40.5	20.4	14.1	30.5	33.4	37.1	30.8	34.9	0.0
LnGrp LOS	D	E	A	D	C	B	C	C	D	C	C	A
Approach Vol, veh/h		713			2330			502			142	
Approach Delay, s/veh		55.4			30.3			35.2			32.7	
Approach LOS		E			C			D			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.7	36.9	42.2	31.2	11.2	35.4	6.0	67.3
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.3	25.7	41.5	29.5	6.7	24.3	5.1	65.9
Max Q Clear Time (g_c+I1), s	5.7	12.3	35.1	25.0	7.6	5.3	2.3	28.3
Green Ext Time (p_c), s	0.0	1.3	2.6	1.7	0.0	0.2	0.0	8.7

Intersection Summary	
HCM 6th Ctrl Delay	35.9
HCM 6th LOS	D

Notes

User approved volume balancing among the lanes for turning movement.

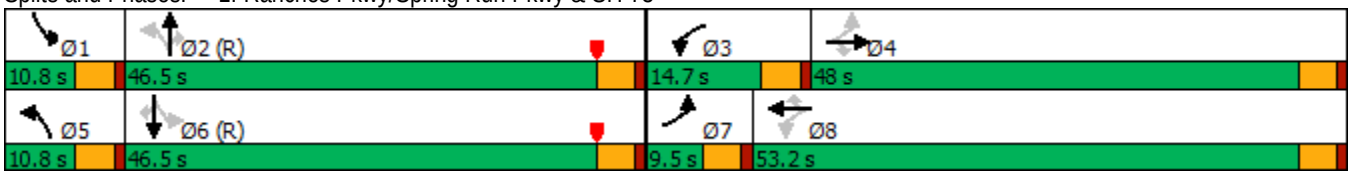
APPENDIX F - Background 2025 & 2045 Synchro Outputs

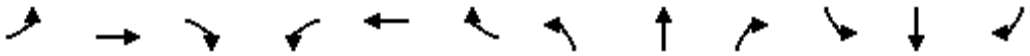
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	1136	136	347	424	40	122	17	1046	172	61	32
Future Volume (vph)	10	1136	136	347	424	40	122	17	1046	172	61	32
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8	2		2	6		6
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5	22.5	9.5	22.5	22.5	9.5	22.5	22.5	9.5	22.5	22.5
Total Split (s)	9.5	48.0	48.0	14.7	53.2	53.2	10.8	46.5	46.5	10.8	46.5	46.5
Total Split (%)	7.9%	40.0%	40.0%	12.3%	44.3%	44.3%	9.0%	38.8%	38.8%	9.0%	38.8%	38.8%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	48.5	43.5	43.5	58.2	56.3	56.3	48.3	42.0	42.0	48.3	42.0	42.0
Actuated g/C Ratio	0.40	0.36	0.36	0.48	0.47	0.47	0.40	0.35	0.35	0.40	0.35	0.35
v/c Ratio	0.01	0.96	0.22	0.93	0.28	0.05	0.24	0.92dr	0.95	0.69	0.10	0.05
Control Delay	16.5	55.6	6.2	59.2	20.6	0.1	22.2	24.9	55.3	38.4	26.9	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	16.5	55.6	6.2	59.2	20.6	0.1	22.2	24.9	55.3	38.4	26.9	0.2
LOS	B	E	A	E	C	A	C	C	E	D	C	A
Approach Delay		50.0			36.1			38.0			31.1	
Approach LOS		D			D			D			C	

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 32 (27%), Referenced to phase 2:NBTL and 6:SBTL, Start of Yellow	
Natural Cycle: 100	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.96	
Intersection Signal Delay: 41.4	Intersection LOS: D
Intersection Capacity Utilization 95.4%	ICU Level of Service F
Analysis Period (min) 15	

dr Defacto Right Lane. Recode with 1 though lane as a right lane.

Splits and Phases: 1: Ranches Pkwy/Spring Run Pkwy & SH-73





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	11	1235	148	377	461	43	133	587	568	187	66	35
v/c Ratio	0.01	0.96	0.22	0.93	0.28	0.05	0.24	0.92dr	0.95	0.69	0.10	0.05
Control Delay	16.5	55.6	6.2	59.2	20.6	0.1	22.2	24.9	55.3	38.4	26.9	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	16.5	55.6	6.2	59.2	20.6	0.1	22.2	24.9	55.3	38.4	26.9	0.2
Queue Length 50th (ft)	2	488	6	103	107	0	61	148	372	89	34	0
Queue Length 95th (ft)	7	#641	50	#197	168	0	103	208	#635	#148	67	0
Internal Link Dist (ft)		893			1230			521			303	
Turn Bay Length (ft)	250		260	970		250	100					200
Base Capacity (vph)	781	1282	660	404	1660	792	558	1108	598	271	652	642
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.01	0.96	0.22	0.93	0.28	0.05	0.24	0.53	0.95	0.69	0.10	0.05

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
dr Defacto Right Lane. Recode with 1 though lane as a right lane.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	10	1136	136	347	424	40	122	17	1046	172	61	32
Future Volume (veh/h)	10	1136	136	347	424	40	122	17	1046	172	61	32
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	11	1235	58	377	461	0	133	18	1045	187	66	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	793	1283	572	429	1537	686	592	659	1116	337	659	558
Arrive On Green	0.01	0.36	0.36	0.08	0.43	0.00	0.05	0.35	0.35	0.05	0.35	0.00
Sat Flow, veh/h	3456	3554	1585	3456	3554	1585	1781	1870	3170	1781	1870	1585
Grp Volume(v), veh/h	11	1235	58	377	461	0	133	18	1045	187	66	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1777	1585	1781	1870	1585	1781	1870	1585
Q Serve(g_s), s	0.2	40.8	2.9	8.1	10.1	0.0	5.8	0.8	38.2	6.3	2.8	0.0
Cycle Q Clear(g_c), s	0.2	40.8	2.9	8.1	10.1	0.0	5.8	0.8	38.2	6.3	2.8	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	793	1283	572	429	1537	686	592	659	1116	337	659	558
V/C Ratio(X)	0.01	0.96	0.10	0.88	0.30	0.00	0.22	0.03	0.94	0.55	0.10	0.00
Avail Cap(c_a), veh/h	893	1288	575	431	1537	686	592	659	1116	337	659	558
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	23.6	37.5	25.4	29.0	22.2	0.0	23.0	25.4	37.6	24.5	26.1	0.0
Incr Delay (d2), s/veh	0.0	16.9	0.1	18.4	0.1	0.0	0.2	0.1	15.4	2.0	0.3	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	19.4	1.1	4.1	4.0	0.0	2.4	0.4	16.1	3.9	1.3	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	23.6	54.4	25.5	47.4	22.3	0.0	23.2	25.5	53.0	26.5	26.4	0.0
LnGrp LOS	C	D	C	D	C	A	C	C	D	C	C	A
Approach Vol, veh/h		1304			838			1196			253	
Approach Delay, s/veh		52.9			33.6			49.3			26.5	
Approach LOS		D			C			D			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.8	46.8	14.6	47.8	10.8	46.8	6.0	56.4
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	6.3	42.0	10.2	43.5	6.3	42.0	5.0	48.7
Max Q Clear Time (g_c+I1), s	8.3	40.2	10.1	42.8	7.8	4.8	2.2	12.1
Green Ext Time (p_c), s	0.0	0.9	0.0	0.5	0.0	0.3	0.0	2.8

Intersection Summary	
HCM 6th Ctrl Delay	45.3
HCM 6th LOS	D

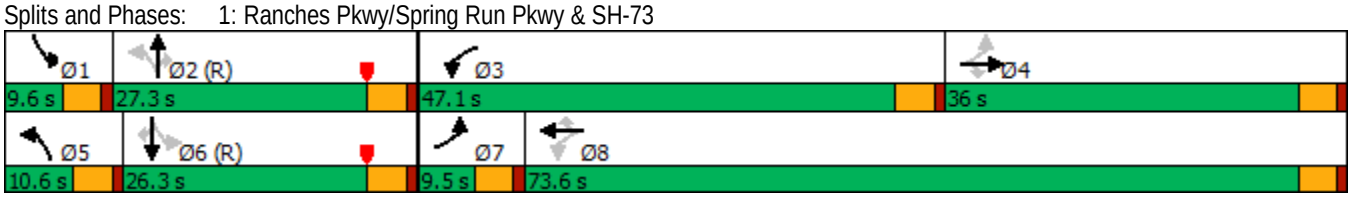
Notes

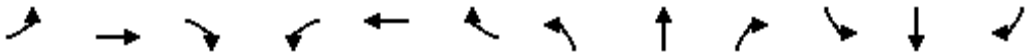
User approved volume balancing among the lanes for turning movement.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	11	727	102	1128	1172	124	102	51	596	73	60	10
Future Volume (vph)	11	727	102	1128	1172	124	102	51	596	73	60	10
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8	2		2	6		6
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5	22.5	9.5	22.5	22.5	9.5	22.5	22.5	9.5	22.5	22.5
Total Split (s)	9.5	36.0	36.0	47.1	73.6	73.6	10.6	27.3	27.3	9.6	26.3	26.3
Total Split (%)	7.9%	30.0%	30.0%	39.3%	61.3%	61.3%	8.8%	22.8%	22.8%	8.0%	21.9%	21.9%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	35.3	30.3	30.3	76.5	72.7	72.7	31.7	26.5	26.5	29.0	23.4	23.4
Actuated g/C Ratio	0.29	0.25	0.25	0.64	0.61	0.61	0.26	0.22	0.22	0.24	0.20	0.20
v/c Ratio	0.04	0.89	0.22	0.94	0.59	0.13	0.32	0.42	0.57	0.37	0.18	0.03
Control Delay	15.0	55.8	4.3	44.7	16.3	2.2	37.2	9.3	8.8	39.3	43.1	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	15.0	55.8	4.3	44.7	16.3	2.2	37.2	9.3	8.8	39.3	43.1	0.1
LOS	B	E	A	D	B	A	D	A	A	D	D	A
Approach Delay		49.0			28.8			12.9			38.1	
Approach LOS		D			C			B			D	

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 32 (27%), Referenced to phase 2:NBTL and 6:SBTL, Start of Yellow	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.94	
Intersection Signal Delay: 30.3	Intersection LOS: C
Intersection Capacity Utilization 79.3%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 1: Ranches Pkwy/Spring Run Pkwy & SH-73





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	12	790	111	1226	1274	135	111	379	324	79	65	11
v/c Ratio	0.04	0.89	0.22	0.94	0.59	0.13	0.32	0.42	0.57	0.37	0.18	0.03
Control Delay	15.0	55.8	4.3	44.7	16.3	2.2	37.2	9.3	8.8	39.3	43.1	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	15.0	55.8	4.3	44.7	16.3	2.2	37.2	9.3	8.8	39.3	43.1	0.1
Queue Length 50th (ft)	1	306	0	409	257	0	67	19	0	47	43	0
Queue Length 95th (ft)	5	#391	29	#548	396	27	117	64	91	88	85	0
Internal Link Dist (ft)		893			1230			521			303	
Turn Bay Length (ft)	250		260	970		250	100					200
Base Capacity (vph)	341	928	515	1327	2144	1012	347	906	571	216	363	418
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.04	0.85	0.22	0.92	0.59	0.13	0.32	0.42	0.57	0.37	0.18	0.03

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	11	727	102	1128	1172	124	102	51	596	73	60	10
Future Volume (veh/h)	11	727	102	1128	1172	124	102	51	596	73	60	10
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	12	790	7	1226	1274	75	111	55	360	79	65	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	360	873	389	1307	2004	894	409	430	729	336	414	351
Arrive On Green	0.01	0.25	0.25	0.33	0.56	0.56	0.05	0.23	0.23	0.04	0.22	0.00
Sat Flow, veh/h	3456	3554	1585	3456	3554	1585	1781	1870	3170	1781	1870	1585
Grp Volume(v), veh/h	12	790	7	1226	1274	75	111	55	360	79	65	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1777	1585	1781	1870	1585	1781	1870	1585
Q Serve(g_s), s	0.3	25.9	0.4	35.5	29.2	2.6	5.8	2.8	11.8	4.1	3.4	0.0
Cycle Q Clear(g_c), s	0.3	25.9	0.4	35.5	29.2	2.6	5.8	2.8	11.8	4.1	3.4	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	360	873	389	1307	2004	894	409	430	729	336	414	351
V/C Ratio(X)	0.03	0.91	0.02	0.94	0.64	0.08	0.27	0.13	0.49	0.23	0.16	0.00
Avail Cap(c_a), veh/h	457	933	416	1386	2046	913	409	430	729	336	414	351
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	33.0	43.9	34.3	29.9	17.8	12.0	33.9	36.7	40.1	34.0	37.7	0.0
Incr Delay (d2), s/veh	0.0	11.7	0.0	11.9	0.6	0.0	0.4	0.6	2.4	0.4	0.8	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	12.2	0.2	18.0	10.7	0.8	2.5	1.4	4.6	1.8	1.6	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	33.1	55.7	34.3	41.9	18.4	12.0	34.3	37.3	42.5	34.4	38.5	0.0
LnGrp LOS	C	E	C	D	B	B	C	D	D	C	D	A
Approach Vol, veh/h		809			2575			526			144	
Approach Delay, s/veh		55.1			29.4			40.2			36.2	
Approach LOS		E			C			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.6	32.1	44.3	34.0	10.6	31.1	6.1	72.2
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.1	22.8	42.6	31.5	6.1	21.8	5.0	69.1
Max Q Clear Time (g_c+I1), s	6.1	13.8	37.5	27.9	7.8	5.4	2.3	31.2
Green Ext Time (p_c), s	0.0	1.2	2.4	1.6	0.0	0.2	0.0	10.6

Intersection Summary	
HCM 6th Ctrl Delay	36.2
HCM 6th LOS	D

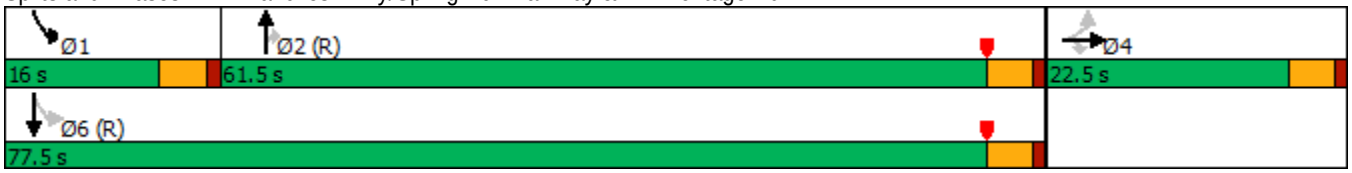
Notes

User approved volume balancing among the lanes for turning movement.

Lane Group	EBL	EBT	EBR	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	37	412	232	237	1783	622	695
Future Volume (vph)	37	412	232	237	1783	622	695
Turn Type	Perm	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases		4		2		1	6
Permitted Phases	4		4		2	6	
Detector Phase	4	4	4	2	2	1	6
Switch Phase							
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	9.5	22.5
Total Split (s)	22.5	22.5	22.5	61.5	61.5	16.0	77.5
Total Split (%)	22.5%	22.5%	22.5%	61.5%	61.5%	16.0%	77.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag				Lag	Lag	Lead	
Lead-Lag Optimize?				Yes	Yes	Yes	
Recall Mode	None	None	None	C-Max	C-Max	None	C-Max
Act Effct Green (s)	16.8	16.8	16.8	57.3	57.3	74.2	74.2
Actuated g/C Ratio	0.17	0.17	0.17	0.57	0.57	0.74	0.74
v/c Ratio	0.13	0.75	0.53	0.13	1.17	0.80	0.29
Control Delay	35.9	48.2	9.2	10.1	103.1	21.2	5.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	4.5	0.2
Total Delay	35.9	48.2	9.2	10.1	103.1	25.7	5.8
LOS	D	D	A	B	F	C	A
Approach Delay		34.2		92.1			15.2
Approach LOS		C		F			B

Intersection Summary	
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBTL, Start of Yellow	
Natural Cycle: 150	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.17	
Intersection Signal Delay: 57.1	Intersection LOS: E
Intersection Capacity Utilization 109.8%	ICU Level of Service H
Analysis Period (min) 15	

Splits and Phases: 1: Ranches Pkwy/Spring Run Parkway & EB Frontage Rd

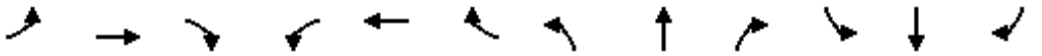


Lane Group	EBL	EBT	EBR	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	40	448	252	258	1938	676	755
v/c Ratio	0.13	0.75	0.53	0.13	1.17	0.80	0.29
Control Delay	35.9	48.2	9.2	10.1	103.1	21.2	5.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	4.5	0.2
Total Delay	35.9	48.2	9.2	10.1	103.1	25.7	5.8
Queue Length 50th (ft)	22	142	0	37	~819	231	125
Queue Length 95th (ft)	51	197	66	56	#973	#380	132
Internal Link Dist (ft)		935		699			315
Turn Bay Length (ft)			500				
Base Capacity (vph)	318	637	491	2029	1663	850	2625
Starvation Cap Reductn	0	0	0	0	0	113	1029
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.13	0.70	0.51	0.13	1.17	0.92	0.47

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	37	412	232	0	0	0	0	237	1783	622	695	0
Future Volume (veh/h)	37	412	232	0	0	0	0	237	1783	622	695	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870				0	1870	1870	1870	1870	0
Adj Flow Rate, veh/h	40	448	0				0	258	1730	676	755	0
Peak Hour Factor	0.92	0.92	0.92				0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2				0	2	2	2	2	0
Cap, veh/h	271	540	241				0	2125	1668	400	2693	0
Arrive On Green	0.15	0.15	0.00				0.00	0.60	0.60	0.12	0.76	0.00
Sat Flow, veh/h	1781	3554	1585				0	3647	2790	1781	3647	0
Grp Volume(v), veh/h	40	448	0				0	258	1730	676	755	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1585				0	1777	1395	1781	1777	0
Q Serve(g_s), s	1.9	12.2	0.0				0.0	3.1	59.8	11.5	6.5	0.0
Cycle Q Clear(g_c), s	1.9	12.2	0.0				0.0	3.1	59.8	11.5	6.5	0.0
Prop In Lane	1.00		1.00				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	271	540	241				0	2125	1668	400	2693	0
V/C Ratio(X)	0.15	0.83	0.00				0.00	0.12	1.04	1.69	0.28	0.00
Avail Cap(c_a), veh/h	321	640	285				0	2125	1668	400	2693	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00				0.00	1.00	1.00	0.86	0.86	0.00
Uniform Delay (d), s/veh	36.8	41.1	0.0				0.0	8.7	20.1	19.7	3.7	0.0
Incr Delay (d2), s/veh	0.2	7.8	0.0				0.0	0.1	32.3	319.3	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	5.7	0.0				0.0	1.2	24.2	44.2	1.8	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	37.0	48.9	0.0				0.0	8.8	52.4	338.9	3.9	0.0
LnGrp LOS	D	D	A				A	A	F	F	A	A
Approach Vol, veh/h		488						1988			1431	
Approach Delay, s/veh		47.9						46.8			162.2	
Approach LOS		D						D			F	

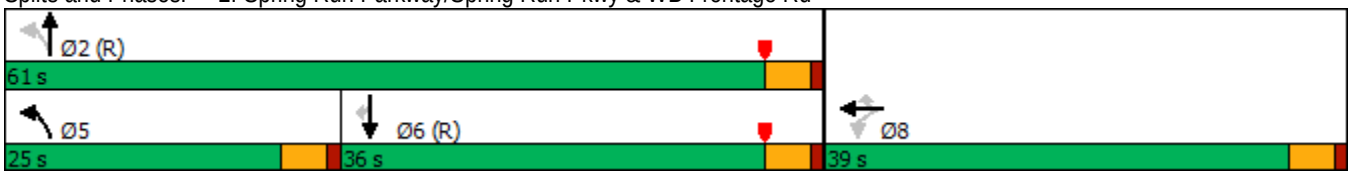
Timer - Assigned Phs	1	2		4		6						
Phs Duration (G+Y+Rc), s	16.0	64.3		19.7		80.3						
Change Period (Y+Rc), s	4.5	4.5		4.5		4.5						
Max Green Setting (Gmax), s	11.5	57.0		18.0		73.0						
Max Q Clear Time (g_c+I1), s	13.5	61.8		14.2		8.5						
Green Ext Time (p_c), s	0.0	0.0		1.0		6.1						

Intersection Summary												
HCM 6th Ctrl Delay			89.2									
HCM 6th LOS			F									

Lane Group	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Configurations							
Traffic Volume (vph)	591	154	144	208	66	727	115
Future Volume (vph)	591	154	144	208	66	727	115
Turn Type	Perm	NA	Perm	pm+pt	NA	NA	Perm
Protected Phases		8		5	2	6	
Permitted Phases	8		8	2			6
Detector Phase	8	8	8	5	2	6	6
Switch Phase							
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	9.5	22.5	22.5	22.5
Total Split (s)	39.0	39.0	39.0	25.0	61.0	36.0	36.0
Total Split (%)	39.0%	39.0%	39.0%	25.0%	61.0%	36.0%	36.0%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag				Lead		Lag	Lag
Lead-Lag Optimize?				Yes		Yes	Yes
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max
Act Effct Green (s)	26.5	26.5	26.5	64.5	64.5	49.0	49.0
Actuated g/C Ratio	0.26	0.26	0.26	0.64	0.64	0.49	0.49
v/c Ratio	0.71	0.18	0.29	0.48	0.06	0.32	0.15
Control Delay	37.3	27.5	5.5	11.8	5.7	17.3	4.1
Queue Delay	0.1	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	37.4	27.5	5.5	11.8	5.7	17.3	4.1
LOS	D	C	A	B	A	B	A
Approach Delay		30.5			10.3	15.5	
Approach LOS		C			B	B	

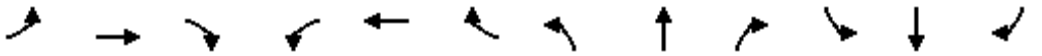
Intersection Summary	
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBT, Start of Yellow	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.71	
Intersection Signal Delay: 21.4	Intersection LOS: C
Intersection Capacity Utilization 109.8%	ICU Level of Service H
Analysis Period (min) 15	

Splits and Phases: 2: Spring Run Parkway/Spring Run Pkwy & WB Frontage Rd



Lane Group	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	642	167	157	226	72	790	125
v/c Ratio	0.71	0.18	0.29	0.48	0.06	0.32	0.15
Control Delay	37.3	27.5	5.5	11.8	5.7	17.3	4.1
Queue Delay	0.1	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	37.4	27.5	5.5	11.8	5.7	17.3	4.1
Queue Length 50th (ft)	190	43	0	32	10	106	0
Queue Length 95th (ft)	226	63	43	47	20	171	36
Internal Link Dist (ft)		1316			315	506	
Turn Bay Length (ft)	500		400				150
Base Capacity (vph)	1184	1220	648	591	1202	2491	839
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	72	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.58	0.14	0.24	0.38	0.06	0.32	0.15

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	591	154	144	208	66	0	0	727	115
Future Volume (veh/h)	0	0	0	591	154	144	208	66	0	0	727	115
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach					No			No			No	
Adj Sat Flow, veh/h/ln				1870	1870	1870	1870	1870	0	0	1870	1870
Adj Flow Rate, veh/h				642	167	0	226	72	0	0	790	0
Peak Hour Factor				0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %				2	2	2	2	2	0	0	2	2
Cap, veh/h				781	804	358	536	1279	0	0	2887	896
Arrive On Green				0.23	0.23	0.00	0.05	0.46	0.00	0.00	0.57	0.00
Sat Flow, veh/h				3456	3554	1585	1781	1870	0	0	5274	1585
Grp Volume(v), veh/h				642	167	0	226	72	0	0	790	0
Grp Sat Flow(s),veh/h/ln				1728	1777	1585	1781	1870	0	0	1702	1585
Q Serve(g_s), s				17.7	3.8	0.0	4.9	2.1	0.0	0.0	8.0	0.0
Cycle Q Clear(g_c), s				17.7	3.8	0.0	4.9	2.1	0.0	0.0	8.0	0.0
Prop In Lane				1.00		1.00	1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h				781	804	358	536	1279	0	0	2887	896
V/C Ratio(X)				0.82	0.21	0.00	0.42	0.06	0.00	0.00	0.27	0.00
Avail Cap(c_a), veh/h				1192	1226	547	770	1279	0	0	2887	896
HCM Platoon Ratio				1.00	1.00	1.00	0.67	0.67	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00
Uniform Delay (d), s/veh				36.8	31.4	0.0	7.6	9.1	0.0	0.0	11.2	0.0
Incr Delay (d2), s/veh				2.8	0.1	0.0	0.5	0.1	0.0	0.0	0.2	0.0
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				7.4	1.6	0.0	1.8	0.8	0.0	0.0	2.9	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				39.6	31.5	0.0	8.1	9.2	0.0	0.0	11.4	0.0
LnGrp LOS				D	C	A	A	A	A	A	B	A
Approach Vol, veh/h					809			298			790	
Approach Delay, s/veh					37.9			8.4			11.4	
Approach LOS					D			A			B	

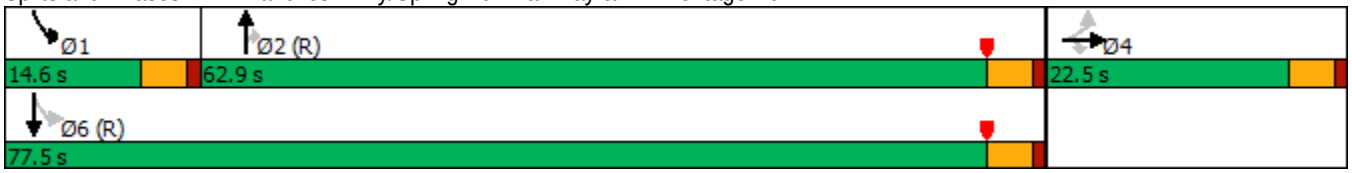
Timer - Assigned Phs		2			5	6		8				
Phs Duration (G+Y+Rc), s		72.9			11.9	61.0		27.1				
Change Period (Y+Rc), s		4.5			4.5	4.5		4.5				
Max Green Setting (Gmax), s		56.5			20.5	31.5		34.5				
Max Q Clear Time (g_c+I1), s		4.1			6.9	10.0		19.7				
Green Ext Time (p_c), s		0.4			0.5	5.4		3.0				

Intersection Summary		
HCM 6th Ctrl Delay		22.3
HCM 6th LOS		C

Lane Group	EBL	EBT	EBR	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	41	263	174	261	1015	264	2023
Future Volume (vph)	41	263	174	261	1015	264	2023
Turn Type	Perm	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases		4		2		1	6
Permitted Phases	4		4		2	6	
Detector Phase	4	4	4	2	2	1	6
Switch Phase							
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	9.5	22.5
Total Split (s)	22.5	22.5	22.5	62.9	62.9	14.6	77.5
Total Split (%)	22.5%	22.5%	22.5%	62.9%	62.9%	14.6%	77.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag				Lag	Lag	Lead	
Lead-Lag Optimize?				Yes	Yes	Yes	
Recall Mode	None	None	None	C-Max	C-Max	None	C-Max
Act Effct Green (s)	14.0	14.0	14.0	63.1	63.1	77.0	77.0
Actuated g/C Ratio	0.14	0.14	0.14	0.63	0.63	0.77	0.77
v/c Ratio	0.18	0.58	0.68	0.13	0.57	0.34	0.81
Control Delay	38.2	44.5	38.9	8.2	7.5	2.2	9.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	1.2	32.0
Total Delay	38.2	44.5	38.9	8.2	7.5	3.3	41.0
LOS	D	D	D	A	A	A	D
Approach Delay		41.9		7.6			36.6
Approach LOS		D		A			D

Intersection Summary	
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBTL, Start of Yellow	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.81	
Intersection Signal Delay: 28.1	Intersection LOS: C
Intersection Capacity Utilization 110.3%	ICU Level of Service H
Analysis Period (min) 15	

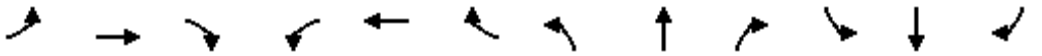
Splits and Phases: 1: Ranches Pkwy/Spring Run Parkway & EB Frontage Rd



Lane Group	EBL	EBT	EBR	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	45	286	189	284	1103	287	2199
v/c Ratio	0.18	0.58	0.68	0.13	0.57	0.34	0.81
Control Delay	38.2	44.5	38.9	8.2	7.5	2.2	9.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	1.2	32.0
Total Delay	38.2	44.5	38.9	8.2	7.5	3.3	41.0
Queue Length 50th (ft)	26	91	76	34	111	18	402
Queue Length 95th (ft)	56	127	144	59	196	m37	m704
Internal Link Dist (ft)		935		699			315
Turn Bay Length (ft)			500				
Base Capacity (vph)	318	637	338	2233	1928	851	2725
Starvation Cap Reductn	0	0	0	0	0	354	659
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.14	0.45	0.56	0.13	0.57	0.58	1.06

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	41	263	174	0	0	0	0	261	1015	264	2023	0
Future Volume (veh/h)	41	263	174	0	0	0	0	261	1015	264	2023	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870				0	1870	1870	1870	1870	0
Adj Flow Rate, veh/h	45	286	129				0	284	932	287	2199	0
Peak Hour Factor	0.92	0.92	0.92				0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2				0	2	2	2	2	0
Cap, veh/h	200	400	178				0	2437	1913	493	2834	0
Arrive On Green	0.11	0.11	0.11				0.00	0.69	0.69	0.07	0.80	0.00
Sat Flow, veh/h	1781	3554	1585				0	3647	2790	1781	3647	0
Grp Volume(v), veh/h	45	286	129				0	284	932	287	2199	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1585				0	1777	1395	1781	1777	0
Q Serve(g_s), s	2.3	7.8	7.9				0.0	2.7	15.8	4.4	32.9	0.0
Cycle Q Clear(g_c), s	2.3	7.8	7.9				0.0	2.7	15.8	4.4	32.9	0.0
Prop In Lane	1.00		1.00				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	200	400	178				0	2437	1913	493	2834	0
V/C Ratio(X)	0.22	0.72	0.72				0.00	0.12	0.49	0.58	0.78	0.00
Avail Cap(c_a), veh/h	321	640	285				0	2437	1913	554	2834	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00				0.00	1.00	1.00	0.33	0.33	0.00
Uniform Delay (d), s/veh	40.4	42.8	42.9				0.0	5.4	7.4	3.4	5.4	0.0
Incr Delay (d2), s/veh	0.6	2.4	5.5				0.0	0.1	0.9	0.4	0.7	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	3.4	3.2				0.0	0.9	4.2	1.1	7.6	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	41.0	45.2	48.3				0.0	5.5	8.3	3.8	6.1	0.0
LnGrp LOS	D	D	D				A	A	A	A	A	A
Approach Vol, veh/h		460						1216			2486	
Approach Delay, s/veh		45.7						7.6			5.8	
Approach LOS		D						A			A	

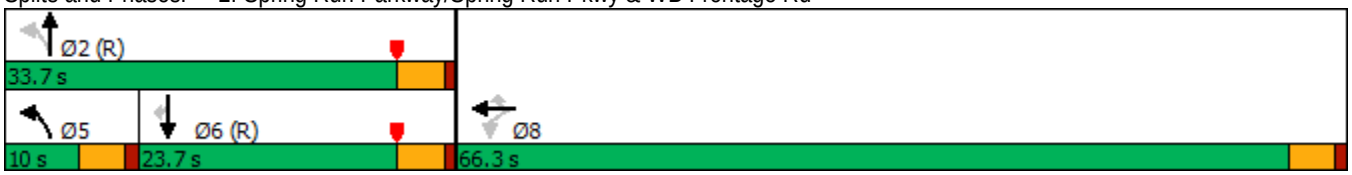
Timer - Assigned Phs	1	2		4		6						
Phs Duration (G+Y+Rc), s	11.2	73.1		15.8		84.2						
Change Period (Y+Rc), s	4.5	4.5		4.5		4.5						
Max Green Setting (Gmax), s	10.1	58.4		18.0		73.0						
Max Q Clear Time (g_c+I1), s	6.4	17.8		9.9		34.9						
Green Ext Time (p_c), s	0.3	7.1		1.4		27.3						

Intersection Summary												
HCM 6th Ctrl Delay			10.8									
HCM 6th LOS			B									

Lane Group	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Configurations							
Traffic Volume (vph)	1921	425	449	174	127	366	37
Future Volume (vph)	1921	425	449	174	127	366	37
Turn Type	Perm	NA	Perm	pm+pt	NA	NA	Perm
Protected Phases		8		5	2	6	
Permitted Phases	8		8	2			6
Detector Phase	8	8	8	5	2	6	6
Switch Phase							
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	9.5	22.5	22.5	22.5
Total Split (s)	66.3	66.3	66.3	10.0	33.7	23.7	23.7
Total Split (%)	66.3%	66.3%	66.3%	10.0%	33.7%	23.7%	23.7%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag				Lead		Lag	Lag
Lead-Lag Optimize?				Yes		Yes	Yes
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max
Act Effct Green (s)	61.8	61.8	61.8	29.2	29.2	19.2	19.2
Actuated g/C Ratio	0.62	0.62	0.62	0.29	0.29	0.19	0.19
v/c Ratio	0.98	0.21	0.42	0.74	0.25	0.41	0.11
Control Delay	35.7	8.7	1.9	46.6	25.7	36.9	4.4
Queue Delay	40.3	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	76.0	8.7	1.9	46.6	25.7	36.9	4.4
LOS	E	A	A	D	C	D	A
Approach Delay		53.9			37.7	33.9	
Approach LOS		D			D	C	

Intersection Summary	
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBT, Start of Yellow	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.98	
Intersection Signal Delay: 50.2	Intersection LOS: D
Intersection Capacity Utilization 110.3%	ICU Level of Service H
Analysis Period (min) 15	

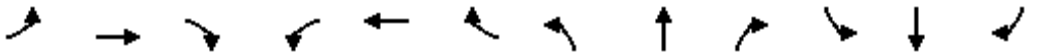
Splits and Phases: 2: Spring Run Parkway/Spring Run Pkwy & WB Frontage Rd



Lane Group	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	2088	462	488	189	138	398	40
v/c Ratio	0.98	0.21	0.42	0.74	0.25	0.41	0.11
Control Delay	35.7	8.7	1.9	46.6	25.7	36.9	4.4
Queue Delay	40.3	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	76.0	8.7	1.9	46.6	25.7	36.9	4.4
Queue Length 50th (ft)	614	62	0	101	72	82	0
Queue Length 95th (ft)	#841	86	36	#197	124	113	14
Internal Link Dist (ft)		1316			315	506	
Turn Bay Length (ft)	500		400				150
Base Capacity (vph)	2121	2187	1164	254	543	976	356
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	224	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	1.10	0.21	0.42	0.74	0.25	0.41	0.11

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	1921	425	449	174	127	0	0	366	37
Future Volume (veh/h)	0	0	0	1921	425	449	174	127	0	0	366	37
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach					No			No			No	
Adj Sat Flow, veh/h/ln				1870	1870	1870	1870	1870	0	0	1870	1870
Adj Flow Rate, veh/h				2088	462	0	189	138	0	0	398	0
Peak Hour Factor				0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %				2	2	2	2	2	0	0	2	2
Cap, veh/h				2131	2192	978	293	548	0	0	987	306
Arrive On Green				0.62	0.62	0.00	0.02	0.10	0.00	0.00	0.19	0.00
Sat Flow, veh/h				3456	3554	1585	1781	1870	0	0	5274	1585
Grp Volume(v), veh/h				2088	462	0	189	138	0	0	398	0
Grp Sat Flow(s),veh/h/ln				1728	1777	1585	1781	1870	0	0	1702	1585
Q Serve(g_s), s				58.5	5.7	0.0	5.5	6.8	0.0	0.0	6.8	0.0
Cycle Q Clear(g_c), s				58.5	5.7	0.0	5.5	6.8	0.0	0.0	6.8	0.0
Prop In Lane				1.00		1.00	1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h				2131	2192	978	293	548	0	0	987	306
V/C Ratio(X)				0.98	0.21	0.00	0.64	0.25	0.00	0.00	0.40	0.00
Avail Cap(c_a), veh/h				2136	2196	980	293	548	0	0	987	306
HCM Platoon Ratio				1.00	1.00	1.00	0.33	0.33	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00
Uniform Delay (d), s/veh				18.6	8.4	0.0	34.8	35.0	0.0	0.0	35.3	0.0
Incr Delay (d2), s/veh				14.9	0.0	0.0	4.8	1.1	0.0	0.0	1.2	0.0
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				23.1	1.9	0.0	1.9	3.4	0.0	0.0	2.9	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				33.5	8.5	0.0	39.6	36.1	0.0	0.0	36.5	0.0
LnGrp LOS				C	A	A	D	D	A	A	D	A
Approach Vol, veh/h					2550			327			398	
Approach Delay, s/veh					28.9			38.1			36.5	
Approach LOS					C			D			D	

Timer - Assigned Phs		2			5	6		8				
Phs Duration (G+Y+Rc), s		33.8			10.0	23.8		66.2				
Change Period (Y+Rc), s		4.5			4.5	4.5		4.5				
Max Green Setting (Gmax), s		29.2			5.5	19.2		61.8				
Max Q Clear Time (g_c+I1), s		8.8			7.5	8.8		60.5				
Green Ext Time (p_c), s		0.6			0.0	1.8		1.2				

Intersection Summary												
HCM 6th Ctrl Delay			30.8									
HCM 6th LOS			C									

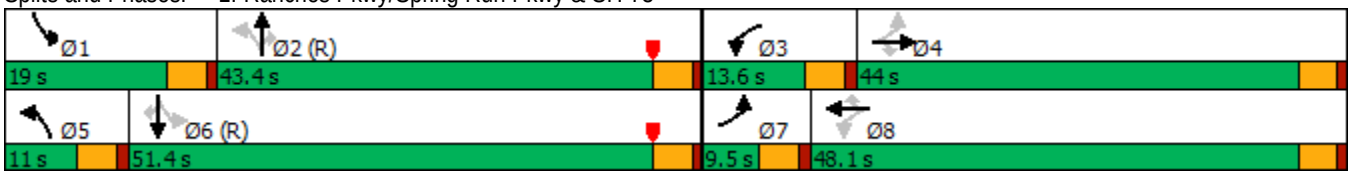
APPENDIX G – Total 2025 & 2045 Synchro Outputs

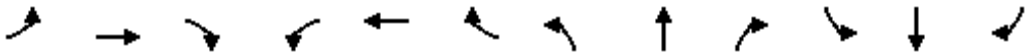
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	69	1116	136	347	404	214	122	68	1046	318	103	84
Future Volume (vph)	69	1116	136	347	404	214	122	68	1046	318	103	84
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8	2		2	6		6
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5	22.5	9.5	22.5	22.5	9.5	22.5	22.5	9.5	22.5	22.5
Total Split (s)	9.5	44.0	44.0	13.6	48.1	48.1	11.0	43.4	43.4	19.0	51.4	51.4
Total Split (%)	7.9%	36.7%	36.7%	11.3%	40.1%	40.1%	9.2%	36.2%	36.2%	15.8%	42.8%	42.8%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	44.5	39.5	39.5	52.8	45.5	45.5	45.4	38.9	38.9	57.9	46.9	46.9
Actuated g/C Ratio	0.37	0.33	0.33	0.44	0.38	0.38	0.38	0.32	0.32	0.48	0.39	0.39
v/c Ratio	0.11	1.04	0.24	1.00	0.33	0.31	0.26	0.99dr	1.02	0.97	0.15	0.13
Control Delay	19.8	77.5	6.9	74.3	27.8	4.5	20.2	30.2	73.4	69.5	23.0	6.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	19.8	77.5	6.9	74.3	27.8	4.5	20.2	30.2	73.4	69.5	23.0	6.5
LOS	B	E	A	E	C	A	C	C	E	E	C	A
Approach Delay		67.2			39.3			47.5			49.5	
Approach LOS		E			D			D			D	

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 32 (27%), Referenced to phase 2:NBTL and 6:SBTL, Start of Yellow	
Natural Cycle: 100	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.04	
Intersection Signal Delay: 52.3	Intersection LOS: D
Intersection Capacity Utilization 102.9%	ICU Level of Service G
Analysis Period (min) 15	

dr Defacto Right Lane. Recode with 1 though lane as a right lane.

Splits and Phases: 1: Ranches Pkwy/Spring Run Pkwy & SH-73





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	75	1213	148	377	439	233	133	643	568	346	112	91
v/c Ratio	0.11	1.04	0.24	1.00	0.33	0.31	0.26	0.99dr	1.02	0.97	0.15	0.13
Control Delay	19.8	77.5	6.9	74.3	27.8	4.5	20.2	30.2	73.4	69.5	23.0	6.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	19.8	77.5	6.9	74.3	27.8	4.5	20.2	30.2	73.4	69.5	23.0	6.5
Queue Length 50th (ft)	16	~534	6	102	128	0	56	186	~412	162	51	0
Queue Length 95th (ft)	31	#671	53	#207	173	53	94	253	#673	#355	84	26
Internal Link Dist (ft)		893			1230			521			305	
Turn Bay Length (ft)	250		260	970		250	100					200
Base Capacity (vph)	714	1164	612	377	1341	744	509	1037	559	355	728	676
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.11	1.04	0.24	1.00	0.33	0.31	0.26	0.62	1.02	0.97	0.15	0.13

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

dr Defacto Right Lane. Recode with 1 though lane as a right lane.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	69	1116	136	347	404	214	122	68	1046	318	103	84
Future Volume (veh/h)	69	1116	136	347	404	214	122	68	1046	318	103	84
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	75	1213	44	377	439	62	133	74	1033	346	112	24
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	735	1170	522	382	1303	581	563	606	1028	426	731	619
Arrive On Green	0.04	0.33	0.33	0.08	0.37	0.37	0.05	0.32	0.32	0.12	0.39	0.39
Sat Flow, veh/h	3456	3554	1585	3456	3554	1585	1781	1870	3170	1781	1870	1585
Grp Volume(v), veh/h	75	1213	44	377	439	62	133	74	1033	346	112	24
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1777	1585	1781	1870	1585	1781	1870	1585
Q Serve(g_s), s	1.7	39.5	2.3	8.9	10.7	3.1	6.0	3.3	38.9	14.5	4.7	1.1
Cycle Q Clear(g_c), s	1.7	39.5	2.3	8.9	10.7	3.1	6.0	3.3	38.9	14.5	4.7	1.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	735	1170	522	382	1303	581	563	606	1028	426	731	619
V/C Ratio(X)	0.10	1.04	0.08	0.99	0.34	0.11	0.24	0.12	1.01	0.81	0.15	0.04
Avail Cap(c_a), veh/h	747	1170	522	382	1303	581	563	606	1028	426	731	619
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	24.7	40.3	27.8	31.9	27.5	25.0	25.1	28.5	40.5	22.7	23.7	22.6
Incr Delay (d2), s/veh	0.1	36.4	0.1	42.4	0.2	0.1	0.2	0.4	29.3	11.3	0.4	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	21.9	0.8	5.5	4.3	1.1	2.6	1.6	18.3	7.7	2.1	0.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	24.8	76.6	27.8	74.2	27.6	25.1	25.3	28.9	69.9	34.1	24.1	22.7
LnGrp LOS	C	F	C	E	C	C	C	C	F	C	C	C
Approach Vol, veh/h		1332			878			1240			482	
Approach Delay, s/veh		72.1			47.4			62.7			31.2	
Approach LOS		E			D			E			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	19.0	43.4	13.6	44.0	11.0	51.4	9.1	48.5
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	14.5	38.9	9.1	39.5	6.5	46.9	5.0	43.6
Max Q Clear Time (g_c+I1), s	16.5	40.9	10.9	41.5	8.0	6.7	3.7	12.7
Green Ext Time (p_c), s	0.0	0.0	0.0	0.0	0.0	0.7	0.0	2.8

Intersection Summary	
HCM 6th Ctrl Delay	58.6
HCM 6th LOS	E

Notes

User approved volume balancing among the lanes for turning movement.

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	51	0	353	454	0
Future Vol, veh/h	0	51	0	353	454	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	55	0	384	493	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	247	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	753	0	-	-	0
Stage 1	0	-	0	-	-	0
Stage 2	0	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	-	753	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

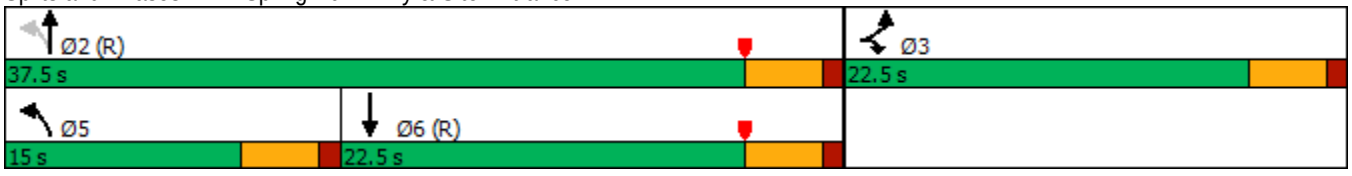
Approach	EB	NB	SB
HCM Control Delay, s	10.2	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT
Capacity (veh/h)	-	753	-
HCM Lane V/C Ratio	-	0.074	-
HCM Control Delay (s)	-	10.2	-
HCM Lane LOS	-	B	-
HCM 95th %tile Q(veh)	-	0.2	-

Lane Group	EBL	EBR	NBL	NBT	SBT
Lane Configurations					
Traffic Volume (vph)	11	193	286	67	260
Future Volume (vph)	11	193	286	67	260
Turn Type	Prot	Prot	pm+pt	NA	NA
Protected Phases	3	3	5	2	6
Permitted Phases			2		
Detector Phase	3	3	5	2	6
Switch Phase					
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	9.5	22.5	22.5
Total Split (s)	22.5	22.5	15.0	37.5	22.5
Total Split (%)	37.5%	37.5%	25.0%	62.5%	37.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5
Lead/Lag			Lead		Lag
Lead-Lag Optimize?			Yes		Yes
Recall Mode	None	None	None	C-Max	C-Max
Act Effct Green (s)	7.2	7.2	43.8	43.8	30.0
Actuated g/C Ratio	0.12	0.12	0.73	0.73	0.50
v/c Ratio	0.06	0.56	0.40	0.05	0.33
Control Delay	22.1	10.3	5.8	2.5	11.5
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	22.1	10.3	5.8	2.5	11.5
LOS	C	B	A	A	B
Approach Delay	10.9			5.2	11.5
Approach LOS	B			A	B

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 60	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBT, Start of Yellow	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.56	
Intersection Signal Delay: 8.7	Intersection LOS: A
Intersection Capacity Utilization 46.0%	ICU Level of Service A
Analysis Period (min) 15	

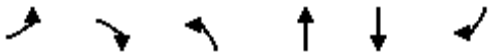
Splits and Phases: 4: Spring Run Pkwy & Site Entrance



Lane Group	EBL	EBR	NBL	NBT	SBT
Lane Group Flow (vph)	12	210	311	73	303
v/c Ratio	0.06	0.56	0.40	0.05	0.33
Control Delay	22.1	10.3	5.8	2.5	11.5
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	22.1	10.3	5.8	2.5	11.5
Queue Length 50th (ft)	4	0	38	3	54
Queue Length 95th (ft)	15	48	128	m25	140
Internal Link Dist (ft)	295			337	442
Turn Bay Length (ft)			200		
Base Capacity (vph)	531	621	807	1358	926
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.02	0.34	0.39	0.05	0.33

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	11	193	286	67	260	18
Future Volume (veh/h)	11	193	286	67	260	18
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	12	69	311	73	283	20
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	110	98	874	1474	1069	76
Arrive On Green	0.06	0.06	0.09	0.79	0.62	0.62
Sat Flow, veh/h	1781	1585	1781	1870	1726	122
Grp Volume(v), veh/h	12	69	311	73	0	303
Grp Sat Flow(s),veh/h/ln	1781	1585	1781	1870	0	1848
Q Serve(g_s), s	0.4	2.6	3.2	0.5	0.0	4.5
Cycle Q Clear(g_c), s	0.4	2.6	3.2	0.5	0.0	4.5
Prop In Lane	1.00	1.00	1.00			0.07
Lane Grp Cap(c), veh/h	110	98	874	1474	0	1145
V/C Ratio(X)	0.11	0.71	0.36	0.05	0.00	0.26
Avail Cap(c_a), veh/h	534	476	1018	1474	0	1145
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	26.6	27.6	2.8	1.4	0.0	5.2
Incr Delay (d2), s/veh	0.4	8.9	0.2	0.1	0.0	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	1.2	0.5	0.1	0.0	1.3
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	27.0	36.5	3.1	1.5	0.0	5.8
LnGrp LOS	C	D	A	A	A	A
Approach Vol, veh/h	81			384	303	
Approach Delay, s/veh	35.1			2.8	5.8	
Approach LOS	D			A	A	

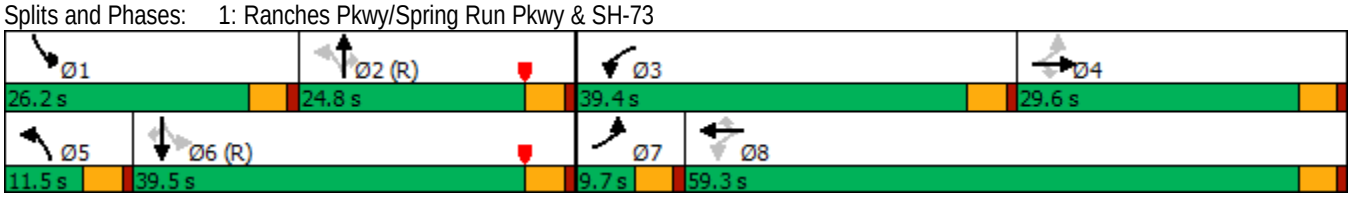
Timer - Assigned Phs		2			5	6	8
Phs Duration (G+Y+Rc), s		51.8			10.1	41.7	8.2
Change Period (Y+Rc), s		4.5			4.5	4.5	4.5
Max Green Setting (Gmax), s		33.0			10.5	18.0	18.0
Max Q Clear Time (g_c+I1), s		2.5			5.2	6.5	4.6
Green Ext Time (p_c), s		0.3			0.4	1.3	0.1

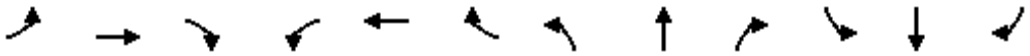
Intersection Summary	
HCM 6th Ctrl Delay	7.4
HCM 6th LOS	A

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	97	710	102	1128	1155	419	102	144	596	375	155	98
Future Volume (vph)	97	710	102	1128	1155	419	102	144	596	375	155	98
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8	2		2	6		6
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5	22.5	9.5	22.5	22.5	9.5	22.5	22.5	9.5	22.5	22.5
Total Split (s)	9.7	29.6	29.6	39.4	59.3	59.3	11.5	24.8	24.8	26.2	39.5	39.5
Total Split (%)	8.1%	24.7%	24.7%	32.8%	49.4%	49.4%	9.6%	20.7%	20.7%	21.8%	32.9%	32.9%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	30.3	25.1	25.1	64.5	54.8	54.8	27.3	20.3	20.3	46.5	35.0	35.0
Actuated g/C Ratio	0.25	0.21	0.21	0.54	0.46	0.46	0.23	0.17	0.17	0.39	0.29	0.29
v/c Ratio	0.36	1.04	0.24	1.10	0.78	0.48	0.36	0.61	0.63	1.07	0.31	0.19
Control Delay	22.8	91.0	1.7	89.7	31.6	4.6	30.2	18.3	10.9	96.8	33.7	3.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	22.8	91.0	1.7	89.7	31.6	4.6	30.2	18.3	10.9	96.8	33.7	3.7
LOS	C	F	A	F	C	A	C	B	B	F	C	A
Approach Delay		73.7			51.7			17.1			66.7	
Approach LOS		E			D			B			E	

Intersection Summary	
Cycle Length: 120	
Actuated Cycle Length: 120	
Offset: 32 (27%), Referenced to phase 2:NBTL and 6:SBTL, Start of Yellow	
Natural Cycle: 130	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.10	
Intersection Signal Delay: 51.8	Intersection LOS: D
Intersection Capacity Utilization 98.0%	ICU Level of Service F
Analysis Period (min) 15	

Splits and Phases: 1: Ranches Pkwy/Spring Run Pkwy & SH-73





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	105	772	111	1226	1255	455	111	481	324	408	168	107
v/c Ratio	0.36	1.04	0.24	1.10	0.78	0.48	0.36	0.61	0.63	1.07	0.31	0.19
Control Delay	22.8	91.0	1.7	89.7	31.6	4.6	30.2	18.3	10.9	96.8	33.7	3.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	22.8	91.0	1.7	89.7	31.6	4.6	30.2	18.3	10.9	96.8	33.7	3.7
Queue Length 50th (ft)	19	~341	0	~503	421	16	56	59	0	~299	104	0
Queue Length 95th (ft)	32	#466	5	#639	511	79	97	119	94	#488	147	23
Internal Link Dist (ft)		893			1230			521			305	
Turn Bay Length (ft)	250		260	970		250	100					200
Base Capacity (vph)	292	740	471	1118	1616	950	308	784	512	382	543	558
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.36	1.04	0.24	1.10	0.78	0.48	0.36	0.61	0.63	1.07	0.31	0.19

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	97	710	102	1128	1155	419	102	144	596	375	155	98
Future Volume (veh/h)	97	710	102	1128	1155	419	102	144	596	375	155	98
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	105	772	0	1226	1255	181	111	157	355	408	168	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	378	743	332	1125	1633	728	370	316	536	465	546	462
Arrive On Green	0.04	0.21	0.00	0.29	0.46	0.46	0.06	0.17	0.17	0.18	0.29	0.00
Sat Flow, veh/h	3456	3554	1585	3456	3554	1585	1781	1870	3170	1781	1870	1585
Grp Volume(v), veh/h	105	772	0	1226	1255	181	111	157	355	408	168	0
Grp Sat Flow(s),veh/h/ln	1728	1777	1585	1728	1777	1585	1781	1870	1585	1781	1870	1585
Q Serve(g_s), s	2.8	25.1	0.0	34.9	35.4	8.4	6.2	9.1	12.6	21.7	8.4	0.0
Cycle Q Clear(g_c), s	2.8	25.1	0.0	34.9	35.4	8.4	6.2	9.1	12.6	21.7	8.4	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	378	743	332	1125	1633	728	370	316	536	465	546	462
V/C Ratio(X)	0.28	1.04	0.00	1.09	0.77	0.25	0.30	0.50	0.66	0.88	0.31	0.00
Avail Cap(c_a), veh/h	389	743	332	1125	1633	728	370	316	536	465	546	462
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	35.0	47.4	0.0	34.5	27.1	19.8	38.2	45.2	46.6	32.7	33.1	0.0
Incr Delay (d2), s/veh	0.4	43.4	0.0	54.7	2.3	0.2	0.5	5.5	6.3	17.2	1.5	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	15.0	0.0	24.0	14.1	2.9	2.7	4.7	5.2	11.7	4.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	35.4	90.9	0.0	89.2	29.4	20.0	38.6	50.7	53.0	49.9	34.5	0.0
LnGrp LOS	D	F	A	F	C	B	D	D	D	D	C	A
Approach Vol, veh/h		877			2662			623			576	
Approach Delay, s/veh		84.2			56.3			49.8			45.4	
Approach LOS		F			E			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	26.2	24.8	39.4	29.6	11.5	39.5	9.3	59.7
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	21.7	20.3	34.9	25.1	7.0	35.0	5.2	54.8
Max Q Clear Time (g_c+I1), s	23.7	14.6	36.9	27.1	8.2	10.4	4.8	37.4
Green Ext Time (p_c), s	0.0	1.2	0.0	0.0	0.0	0.9	0.0	8.1

Intersection Summary	
HCM 6th Ctrl Delay	59.3
HCM 6th LOS	E

Notes

User approved volume balancing among the lanes for turning movement.

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	102	0	660	525	0
Future Vol, veh/h	0	102	0	660	525	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	111	0	717	571	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	286	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	711	0	-	-	0
Stage 1	0	-	0	-	-	0
Stage 2	0	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	-	711	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT
Capacity (veh/h)	-	711	-
HCM Lane V/C Ratio	-	0.156	-
HCM Control Delay (s)	-	11	-
HCM Lane LOS	-	B	-
HCM 95th %tile Q(veh)	-	0.6	-

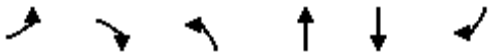
Lane Group	EBL	EBR	NBL	NBT	SBT
Lane Configurations					
Traffic Volume (vph)	24	386	474	186	139
Future Volume (vph)	24	386	474	186	139
Turn Type	Prot	Prot	pm+pt	NA	NA
Protected Phases	3	3	5	2	6
Permitted Phases			2		
Detector Phase	3	3	5	2	6
Switch Phase					
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	9.5	22.5	22.5
Total Split (s)	22.5	22.5	15.0	37.5	22.5
Total Split (%)	37.5%	37.5%	25.0%	62.5%	37.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5
Lead/Lag			Lead		Lag
Lead-Lag Optimize?			Yes		Yes
Recall Mode	None	None	None	C-Max	C-Max
Act Effct Green (s)	8.5	8.5	42.5	42.5	25.7
Actuated g/C Ratio	0.14	0.14	0.71	0.71	0.43
v/c Ratio	0.10	0.72	0.59	0.15	0.23
Control Delay	20.8	10.2	8.1	3.4	13.0
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	20.8	10.2	8.1	3.4	13.0
LOS	C	B	A	A	B
Approach Delay	10.9			6.8	13.0
Approach LOS	B			A	B

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 60	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBT, Start of Yellow	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.72	
Intersection Signal Delay: 9.0	Intersection LOS: A
Intersection Capacity Utilization 50.6%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 4: Spring Run Pkwy & Site Entrance

Lane Group	EBL	EBR	NBL	NBT	SBT
Lane Group Flow (vph)	26	420	515	202	180
v/c Ratio	0.10	0.72	0.59	0.15	0.23
Control Delay	20.8	10.2	8.1	3.4	13.0
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	20.8	10.2	8.1	3.4	13.0
Queue Length 50th (ft)	9	0	74	16	33
Queue Length 95th (ft)	23	59	196	62	90
Internal Link Dist (ft)	295			337	442
Turn Bay Length (ft)			200		
Base Capacity (vph)	531	768	880	1318	789
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.05	0.55	0.59	0.15	0.23

Intersection Summary



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	24	386	474	186	139	27
Future Volume (veh/h)	24	386	474	186	139	27
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	26	138	515	202	151	29
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	205	183	941	1374	759	146
Arrive On Green	0.12	0.12	0.16	0.73	0.50	0.50
Sat Flow, veh/h	1781	1585	1781	1870	1525	293
Grp Volume(v), veh/h	26	138	515	202	0	180
Grp Sat Flow(s),veh/h/ln	1781	1585	1781	1870	0	1818
Q Serve(g_s), s	0.8	5.1	7.5	1.9	0.0	3.3
Cycle Q Clear(g_c), s	0.8	5.1	7.5	1.9	0.0	3.3
Prop In Lane	1.00	1.00	1.00			0.16
Lane Grp Cap(c), veh/h	205	183	941	1374	0	905
V/C Ratio(X)	0.13	0.75	0.55	0.15	0.00	0.20
Avail Cap(c_a), veh/h	534	476	965	1374	0	905
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	23.8	25.7	4.4	2.4	0.0	8.4
Incr Delay (d2), s/veh	0.3	6.2	0.6	0.2	0.0	0.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	2.1	1.6	0.4	0.0	1.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	24.1	31.9	5.0	2.6	0.0	8.9
LnGrp LOS	C	C	A	A	A	A
Approach Vol, veh/h	164			717	180	
Approach Delay, s/veh	30.7			4.3	8.9	
Approach LOS	C			A	A	

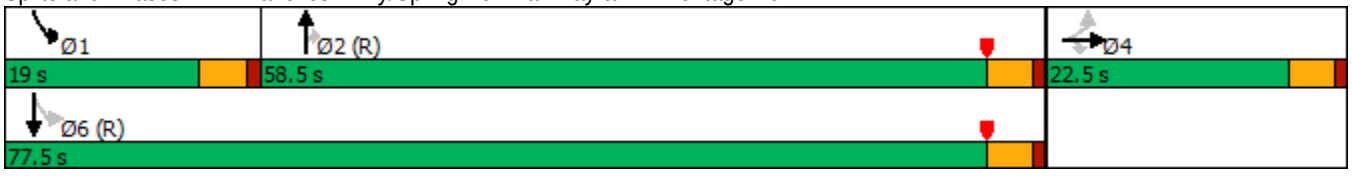
Timer - Assigned Phs		2			5	6	8
Phs Duration (G+Y+Rc), s		48.6			14.2	34.4	11.4
Change Period (Y+Rc), s		4.5			4.5	4.5	4.5
Max Green Setting (Gmax), s		33.0			10.5	18.0	18.0
Max Q Clear Time (g_c+I1), s		3.9			9.5	5.3	7.1
Green Ext Time (p_c), s		1.1			0.2	0.7	0.3

Intersection Summary		
HCM 6th Ctrl Delay		9.2
HCM 6th LOS		A

Lane Group	EBL	EBT	EBR	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	96	412	232	288	1783	768	737
Future Volume (vph)	96	412	232	288	1783	768	737
Turn Type	Perm	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases		4		2		1	6
Permitted Phases	4		4		2	6	
Detector Phase	4	4	4	2	2	1	6
Switch Phase							
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	9.5	22.5
Total Split (s)	22.5	22.5	22.5	58.5	58.5	19.0	77.5
Total Split (%)	22.5%	22.5%	22.5%	58.5%	58.5%	19.0%	77.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag				Lag	Lag	Lead	
Lead-Lag Optimize?				Yes	Yes	Yes	
Recall Mode	None	None	None	C-Max	C-Max	None	C-Max
Act Effct Green (s)	16.8	16.8	16.8	54.0	54.0	74.2	74.2
Actuated g/C Ratio	0.17	0.17	0.17	0.54	0.54	0.74	0.74
v/c Ratio	0.35	0.75	0.53	0.16	1.24	0.99	0.31
Control Delay	39.9	48.2	9.2	11.9	138.6	48.7	5.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	36.7	0.2
Total Delay	39.9	48.2	9.2	11.9	138.6	85.4	5.4
LOS	D	D	A	B	F	F	A
Approach Delay		34.9		121.0			46.2
Approach LOS		C		F			D

Intersection Summary	
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBTL, Start of Yellow	
Natural Cycle: 150	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.24	
Intersection Signal Delay: 80.1	Intersection LOS: F
Intersection Capacity Utilization 117.3%	ICU Level of Service H
Analysis Period (min) 15	

Splits and Phases: 1: Ranches Pkwy/Spring Run Parkway & EB Frontage Rd

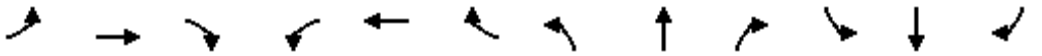


Lane Group	EBL	EBT	EBR	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	104	448	252	313	1938	835	801
v/c Ratio	0.35	0.75	0.53	0.16	1.24	0.99	0.31
Control Delay	39.9	48.2	9.2	11.9	138.6	48.7	5.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	36.7	0.2
Total Delay	39.9	48.2	9.2	11.9	138.6	85.4	5.4
Queue Length 50th (ft)	58	142	0	50	~863	~313	117
Queue Length 95th (ft)	109	197	66	73	#1016	#436	124
Internal Link Dist (ft)		935		699			287
Turn Bay Length (ft)			500				
Base Capacity (vph)	318	637	491	1911	1558	841	2625
Starvation Cap Reductn	0	0	0	0	0	120	971
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.33	0.70	0.51	0.16	1.24	1.16	0.48

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	96	412	232	0	0	0	0	288	1783	768	737	0
Future Volume (veh/h)	96	412	232	0	0	0	0	288	1783	768	737	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870				0	1870	1870	1870	1870	0
Adj Flow Rate, veh/h	104	448	88				0	313	1841	835	801	0
Peak Hour Factor	0.92	0.92	0.92				0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2				0	2	2	2	2	0
Cap, veh/h	274	547	244				0	2011	1579	427	2686	0
Arrive On Green	0.15	0.15	0.15				0.00	0.57	0.57	0.24	1.00	0.00
Sat Flow, veh/h	1781	3554	1585				0	3647	2790	1781	3647	0
Grp Volume(v), veh/h	104	448	88				0	313	1841	835	801	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1585				0	1777	1395	1781	1777	0
Q Serve(g_s), s	5.2	12.2	5.0				0.0	4.2	56.6	14.5	0.0	0.0
Cycle Q Clear(g_c), s	5.2	12.2	5.0				0.0	4.2	56.6	14.5	0.0	0.0
Prop In Lane	1.00		1.00				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	274	547	244				0	2011	1579	427	2686	0
V/C Ratio(X)	0.38	0.82	0.36				0.00	0.16	1.17	1.95	0.30	0.00
Avail Cap(c_a), veh/h	321	640	285				0	2011	1579	427	2686	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	1.67	1.67	1.00
Upstream Filter(I)	1.00	1.00	1.00				0.00	1.00	1.00	0.84	0.84	0.00
Uniform Delay (d), s/veh	38.0	40.9	37.9				0.0	10.3	21.7	18.4	0.0	0.0
Incr Delay (d2), s/veh	0.9	7.2	0.9				0.0	0.2	82.0	436.6	0.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	5.7	1.9				0.0	1.6	34.3	60.0	0.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	38.9	48.2	38.8				0.0	10.5	103.7	455.0	0.2	0.0
LnGrp LOS	D	D	D				A	B	F	F	A	A
Approach Vol, veh/h		640						2154			1636	
Approach Delay, s/veh		45.4						90.2			232.4	
Approach LOS		D						F			F	

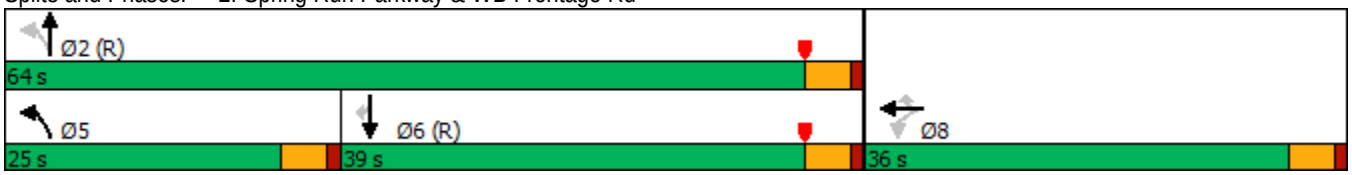
Timer - Assigned Phs	1	2		4		6						
Phs Duration (G+Y+Rc), s	19.0	61.1		19.9		80.1						
Change Period (Y+Rc), s	4.5	4.5		4.5		4.5						
Max Green Setting (Gmax), s	14.5	54.0		18.0		73.0						
Max Q Clear Time (g_c+I1), s	16.5	58.6		14.2		2.0						
Green Ext Time (p_c), s	0.0	0.0		1.2		6.6						

Intersection Summary												
HCM 6th Ctrl Delay			136.2									
HCM 6th LOS			F									

Lane Group	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Configurations							
Traffic Volume (vph)	591	154	318	208	176	915	167
Future Volume (vph)	591	154	318	208	176	915	167
Turn Type	Perm	NA	Perm	pm+pt	NA	NA	Perm
Protected Phases		8		5	2	6	
Permitted Phases	8		8	2			6
Detector Phase	8	8	8	5	2	6	6
Switch Phase							
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	9.5	22.5	22.5	22.5
Total Split (s)	36.0	36.0	36.0	25.0	64.0	39.0	39.0
Total Split (%)	36.0%	36.0%	36.0%	25.0%	64.0%	39.0%	39.0%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag				Lead		Lag	Lag
Lead-Lag Optimize?				Yes		Yes	Yes
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max
Act Effct Green (s)	26.5	26.5	26.5	64.5	64.5	48.7	48.7
Actuated g/C Ratio	0.26	0.26	0.26	0.64	0.64	0.49	0.49
v/c Ratio	0.71	0.18	0.51	0.56	0.16	0.40	0.21
Control Delay	37.3	27.6	5.8	18.3	8.0	18.4	3.7
Queue Delay	1.1	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	38.4	27.6	5.8	18.3	8.0	18.4	3.7
LOS	D	C	A	B	A	B	A
Approach Delay		27.1			13.6	16.1	
Approach LOS		C			B	B	

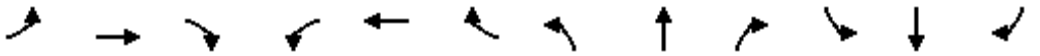
Intersection Summary	
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBT, Start of Yellow	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.71	
Intersection Signal Delay: 20.3	Intersection LOS: C
Intersection Capacity Utilization 117.3%	ICU Level of Service H
Analysis Period (min) 15	

Splits and Phases: 2: Spring Run Parkway & WB Frontage Rd



Lane Group	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	642	167	346	226	191	995	182
v/c Ratio	0.71	0.18	0.51	0.56	0.16	0.40	0.21
Control Delay	37.3	27.6	5.8	18.3	8.0	18.4	3.7
Queue Delay	1.1	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	38.4	27.6	5.8	18.3	8.0	18.4	3.7
Queue Length 50th (ft)	189	42	0	48	40	142	0
Queue Length 95th (ft)	234	65	62	71	62	216	42
Internal Link Dist (ft)		1316			287	201	
Turn Bay Length (ft)	500		400				150
Base Capacity (vph)	1081	1114	735	532	1201	2474	863
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	222	0	0	0	0	49	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.75	0.15	0.47	0.42	0.16	0.41	0.21

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	591	154	318	208	176	0	0	915	167
Future Volume (veh/h)	0	0	0	591	154	318	208	176	0	0	915	167
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach					No			No			No	
Adj Sat Flow, veh/h/ln				1870	1870	1870	1870	1870	0	0	1870	1870
Adj Flow Rate, veh/h				642	167	210	226	191	0	0	995	61
Peak Hour Factor				0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %				2	2	2	2	2	0	0	2	2
Cap, veh/h				792	815	363	451	1273	0	0	2852	885
Arrive On Green				0.23	0.23	0.23	0.13	1.00	0.00	0.00	0.56	0.56
Sat Flow, veh/h				3456	3554	1585	1781	1870	0	0	5274	1585
Grp Volume(v), veh/h				642	167	210	226	191	0	0	995	61
Grp Sat Flow(s),veh/h/ln				1728	1777	1585	1781	1870	0	0	1702	1585
Q Serve(g_s), s				17.6	3.8	11.8	5.2	0.0	0.0	0.0	10.7	1.8
Cycle Q Clear(g_c), s				17.6	3.8	11.8	5.2	0.0	0.0	0.0	10.7	1.8
Prop In Lane				1.00		1.00	1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h				792	815	363	451	1273	0	0	2852	885
V/C Ratio(X)				0.81	0.21	0.58	0.50	0.15	0.00	0.00	0.35	0.07
Avail Cap(c_a), veh/h				1089	1119	499	679	1273	0	0	2852	885
HCM Platoon Ratio				1.00	1.00	1.00	1.67	1.67	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	1.00	1.00	0.99	0.99	0.00	0.00	1.00	1.00
Uniform Delay (d), s/veh				36.5	31.2	34.2	7.7	0.0	0.0	0.0	12.1	10.1
Incr Delay (d2), s/veh				3.3	0.1	1.5	0.9	0.2	0.0	0.0	0.3	0.2
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				7.4	1.6	4.5	1.7	0.1	0.0	0.0	3.9	0.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				39.8	31.3	35.7	8.6	0.2	0.0	0.0	12.4	10.3
LnGrp LOS				D	C	D	A	A	A	A	B	B
Approach Vol, veh/h					1019			417			1056	
Approach Delay, s/veh					37.6			4.8			12.3	
Approach LOS					D			A			B	

Timer - Assigned Phs		2			5	6		8				
Phs Duration (G+Y+Rc), s		72.6			12.2	60.4		27.4				
Change Period (Y+Rc), s		4.5			4.5	4.5		4.5				
Max Green Setting (Gmax), s		59.5			20.5	34.5		31.5				
Max Q Clear Time (g_c+I1), s		2.0			7.2	12.7		19.6				
Green Ext Time (p_c), s		1.1			0.5	7.3		3.3				

Intersection Summary		
HCM 6th Ctrl Delay	21.4	
HCM 6th LOS	C	

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	51	0	496	1031	0
Future Vol, veh/h	0	51	0	496	1031	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	55	0	539	1121	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	561	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	471	0	-	-	0
Stage 1	0	-	0	-	-	0
Stage 2	0	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	-	471	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	13.7	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT
Capacity (veh/h)	-	471	-
HCM Lane V/C Ratio	-	0.118	-
HCM Control Delay (s)	-	13.7	-
HCM Lane LOS	-	B	-
HCM 95th %tile Q(veh)	-	0.4	-

Lane Group	EBL	EBR	NBL	NBT	SBT
Lane Configurations					
Traffic Volume (vph)	11	193	286	210	837
Future Volume (vph)	11	193	286	210	837
Turn Type	Prot	Prot	pm+pt	NA	NA
Protected Phases	4	4	5	2	6
Permitted Phases			2		
Detector Phase	4	4	5	2	6
Switch Phase					
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	9.5	22.5	22.5
Total Split (s)	22.5	22.5	10.0	37.5	27.5
Total Split (%)	37.5%	37.5%	16.7%	62.5%	45.8%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5
Lead/Lag			Lead		Lag
Lead-Lag Optimize?			Yes		Yes
Recall Mode	None	None	None	C-Max	C-Max
Act Effct Green (s)	7.2	7.2	43.8	43.8	25.0
Actuated g/C Ratio	0.12	0.12	0.73	0.73	0.42
v/c Ratio	0.06	0.56	0.57	0.17	1.20
Control Delay	22.1	10.3	13.1	3.3	123.1
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	22.1	10.3	13.1	3.3	123.1
LOS	C	B	B	A	F
Approach Delay	10.9			8.9	123.1
Approach LOS	B			A	F

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 60	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBT, Start of Yellow	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.20	
Intersection Signal Delay: 72.0	Intersection LOS: E
Intersection Capacity Utilization 76.4%	ICU Level of Service D
Analysis Period (min) 15	

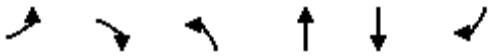
Splits and Phases: 4: Spring Run Pkwy & Site Entrance

Lane Group	EBL	EBR	NBL	NBT	SBT
Lane Group Flow (vph)	12	210	311	228	930
v/c Ratio	0.06	0.56	0.57	0.17	1.20
Control Delay	22.1	10.3	13.1	3.3	123.1
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	22.1	10.3	13.1	3.3	123.1
Queue Length 50th (ft)	4	0	39	16	~399
Queue Length 95th (ft)	15	48	#135	48	#659
Internal Link Dist (ft)	295			337	442
Turn Bay Length (ft)			200		
Base Capacity (vph)	531	621	543	1358	776
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.02	0.34	0.57	0.17	1.20

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	11	193	286	210	837	18
Future Volume (veh/h)	11	193	286	210	837	18
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	12	69	311	228	910	20
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	110	98	428	1474	1142	25
Arrive On Green	0.06	0.06	0.09	0.79	0.63	0.63
Sat Flow, veh/h	1781	1585	1781	1870	1823	40
Grp Volume(v), veh/h	12	69	311	228	0	930
Grp Sat Flow(s),veh/h/ln	1781	1585	1781	1870	0	1863
Q Serve(g_s), s	0.4	2.6	3.2	1.8	0.0	22.3
Cycle Q Clear(g_c), s	0.4	2.6	3.2	1.8	0.0	22.3
Prop In Lane	1.00	1.00	1.00			0.02
Lane Grp Cap(c), veh/h	110	98	428	1474	0	1167
V/C Ratio(X)	0.11	0.71	0.73	0.15	0.00	0.80
Avail Cap(c_a), veh/h	534	476	436	1474	0	1167
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	26.6	27.6	11.6	1.5	0.0	8.4
Incr Delay (d2), s/veh	0.4	8.9	5.9	0.2	0.0	5.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	2.5	3.1	0.2	0.0	7.7
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	27.0	36.5	17.5	1.8	0.0	14.1
LnGrp LOS	C	D	B	A	A	B
Approach Vol, veh/h	81			539	930	
Approach Delay, s/veh	35.1			10.9	14.1	
Approach LOS	D			B	B	

Timer - Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		51.8		8.2	9.7	42.1
Change Period (Y+Rc), s		4.5		4.5	4.5	4.5
Max Green Setting (Gmax), s		33.0		18.0	5.5	23.0
Max Q Clear Time (g_c+I1), s		3.8		4.6	5.2	24.3
Green Ext Time (p_c), s		1.3		0.1	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	14.1
HCM 6th LOS	B

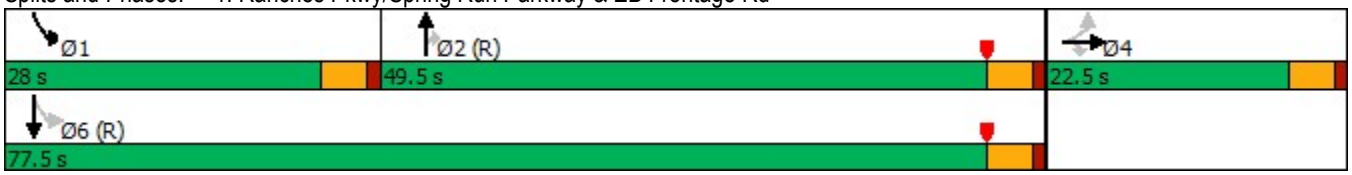
Notes

User approved pedestrian interval to be less than phase max green.

Lane Group	EBL	EBT	EBR	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	127	263	174	354	1015	566	2118
Future Volume (vph)	127	263	174	354	1015	566	2118
Turn Type	Perm	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases		4		2		1	6
Permitted Phases	4		4		2	6	
Detector Phase	4	4	4	2	2	1	6
Switch Phase							
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5	9.5	22.5
Total Split (s)	22.5	22.5	22.5	49.5	49.5	28.0	77.5
Total Split (%)	22.5%	22.5%	22.5%	49.5%	49.5%	28.0%	77.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag				Lag	Lag	Lead	
Lead-Lag Optimize?				Yes	Yes	Yes	
Recall Mode	None	None	None	C-Max	C-Max	None	C-Max
Act Effct Green (s)	14.2	14.2	14.2	54.4	54.4	76.8	76.8
Actuated g/C Ratio	0.14	0.14	0.14	0.54	0.54	0.77	0.77
v/c Ratio	0.55	0.57	0.68	0.20	0.67	0.74	0.85
Control Delay	47.8	44.2	38.3	13.5	15.1	9.2	13.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	3.4	46.8
Total Delay	47.8	44.2	38.3	13.5	15.1	12.5	60.3
LOS	D	D	D	B	B	B	E
Approach Delay		43.2		14.7			50.2
Approach LOS		D		B			D

Intersection Summary	
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBTL, Start of Yellow	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.85	
Intersection Signal Delay: 38.8	Intersection LOS: D
Intersection Capacity Utilization 119.0%	ICU Level of Service H
Analysis Period (min) 15	

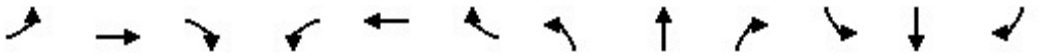
Splits and Phases: 1: Ranches Pkwy/Spring Run Parkway & EB Frontage Rd



Lane Group	EBL	EBT	EBR	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	138	286	189	385	1103	615	2302
v/c Ratio	0.55	0.57	0.68	0.20	0.67	0.74	0.85
Control Delay	47.8	44.2	38.3	13.5	15.1	9.2	13.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	3.4	46.8
Total Delay	47.8	44.2	38.3	13.5	15.1	12.5	60.3
Queue Length 50th (ft)	83	90	75	62	194	134	628
Queue Length 95th (ft)	139	127	144	109	339	m182	m707
Internal Link Dist (ft)		935		699			287
Turn Bay Length (ft)			500				
Base Capacity (vph)	318	637	338	1925	1656	884	2718
Starvation Cap Reductn	0	0	0	0	0	178	784
Spillback Cap Reductn	0	0	0	76	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.43	0.45	0.56	0.21	0.67	0.87	1.19

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	127	263	174	0	0	0	0	354	1015	566	2118	0
Future Volume (veh/h)	127	263	174	0	0	0	0	354	1015	566	2118	0
Initial Q (Qb), veh	0	0	0				0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00				1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No						No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870				0	1870	1870	1870	1870	0
Adj Flow Rate, veh/h	138	286	135				0	385	930	615	2302	0
Peak Hour Factor	0.92	0.92	0.92				0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2				0	2	2	2	2	0
Cap, veh/h	210	419	187				0	1921	1508	643	2815	0
Arrive On Green	0.12	0.12	0.12				0.00	0.54	0.54	0.27	1.00	0.00
Sat Flow, veh/h	1781	3554	1585				0	3647	2790	1781	3647	0
Grp Volume(v), veh/h	138	286	135				0	385	930	615	2302	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1585				0	1777	1395	1781	1777	0
Q Serve(g_s), s	7.4	7.7	8.2				0.0	5.6	23.0	17.8	0.0	0.0
Cycle Q Clear(g_c), s	7.4	7.7	8.2				0.0	5.6	23.0	17.8	0.0	0.0
Prop In Lane	1.00		1.00				0.00		1.00	1.00		0.00
Lane Grp Cap(c), veh/h	210	419	187				0	1921	1508	643	2815	0
V/C Ratio(X)	0.66	0.68	0.72				0.00	0.20	0.62	0.96	0.82	0.00
Avail Cap(c_a), veh/h	321	640	285				0	1921	1508	693	2815	0
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	1.33	1.33	1.00
Upstream Filter(I)	1.00	1.00	1.00				0.00	1.00	1.00	0.17	0.17	0.00
Uniform Delay (d), s/veh	42.2	42.3	42.5				0.0	11.8	15.8	12.9	0.0	0.0
Incr Delay (d2), s/veh	3.5	2.0	5.2				0.0	0.2	1.9	6.5	0.5	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.3	3.4	3.4				0.0	2.1	7.1	6.5	0.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	45.7	44.3	47.7				0.0	12.1	17.7	19.4	0.5	0.0
LnGrp LOS	D	D	D				A	B	B	B	A	A
Approach Vol, veh/h		559						1315			2917	
Approach Delay, s/veh		45.5						16.1			4.5	
Approach LOS		D						B			A	

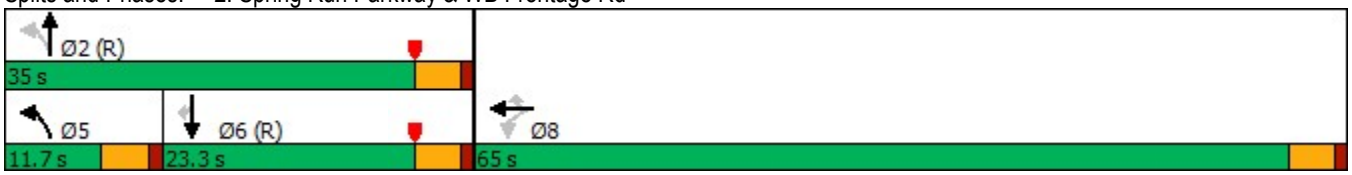
Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	25.2	58.6		16.3		83.7
Change Period (Y+Rc), s	4.5	4.5		4.5		4.5
Max Green Setting (Gmax), s	23.5	45.0		18.0		73.0
Max Q Clear Time (g_c+I1), s	19.8	25.0		10.2		2.0
Green Ext Time (p_c), s	0.9	6.8		1.6		44.0

Intersection Summary			
HCM 6th Ctrl Delay			12.4
HCM 6th LOS			B

Lane Group	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Configurations							
Traffic Volume (vph)	1921	425	744	174	306	764	125
Future Volume (vph)	1921	425	744	174	306	764	125
Turn Type	Perm	NA	Perm	pm+pt	NA	NA	Perm
Protected Phases		8		5	2	6	
Permitted Phases	8		8	2			6
Detector Phase	8	8	8	5	2	6	6
Switch Phase							
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	9.5	22.5	22.5	22.5
Total Split (s)	65.0	65.0	65.0	11.7	35.0	23.3	23.3
Total Split (%)	65.0%	65.0%	65.0%	11.7%	35.0%	23.3%	23.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag				Lead		Lag	Lag
Lead-Lag Optimize?				Yes		Yes	Yes
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max
Act Effct Green (s)	60.5	60.5	60.5	30.5	30.5	18.8	18.8
Actuated g/C Ratio	0.60	0.60	0.60	0.30	0.30	0.19	0.19
v/c Ratio	1.01	0.22	0.76	0.94	0.59	0.87	0.33
Control Delay	41.8	9.3	15.0	78.9	33.3	50.5	8.7
Queue Delay	36.0	0.0	0.0	0.0	1.0	0.0	0.0
Total Delay	77.9	9.3	15.0	78.9	34.3	50.5	8.7
LOS	E	A	B	E	C	D	A
Approach Delay		53.3			50.5	44.6	
Approach LOS		D			D	D	

Intersection Summary	
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBT, Start of Yellow	
Natural Cycle: 100	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.01	
Intersection Signal Delay: 51.3	Intersection LOS: D
Intersection Capacity Utilization 119.0%	ICU Level of Service H
Analysis Period (min) 15	

Splits and Phases: 2: Spring Run Parkway & WB Frontage Rd

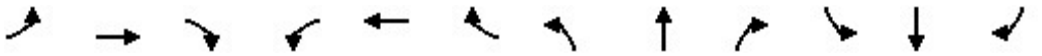


Lane Group	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	2088	462	809	189	333	830	136
v/c Ratio	1.01	0.22	0.76	0.94	0.59	0.87	0.33
Control Delay	41.8	9.3	15.0	78.9	33.3	50.5	8.7
Queue Delay	36.0	0.0	0.0	0.0	1.0	0.0	0.0
Total Delay	77.9	9.3	15.0	78.9	34.3	50.5	8.7
Queue Length 50th (ft)	~648	65	238	104	195	189	0
Queue Length 95th (ft)	#857	90	411	#210	288	#256	50
Internal Link Dist (ft)		1316			287	201	
Turn Bay Length (ft)	500		400				150
Base Capacity (vph)	2076	2141	1061	202	568	955	408
Starvation Cap Reductn	0	0	0	0	81	0	0
Spillback Cap Reductn	376	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	1.23	0.22	0.76	0.94	0.68	0.87	0.33

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	0	0	1921	425	744	174	306	0	0	764	125
Future Volume (veh/h)	0	0	0	1921	425	744	174	306	0	0	764	125
Initial Q (Qb), veh				0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)				1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach					No			No			No	
Adj Sat Flow, veh/h/ln				1870	1870	1870	1870	1870	0	0	1870	1870
Adj Flow Rate, veh/h				2088	462	709	189	333	0	0	830	22
Peak Hour Factor				0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %				2	2	2	2	2	0	0	2	2
Cap, veh/h				2091	2150	959	220	570	0	0	960	298
Arrive On Green				0.61	0.61	0.61	0.02	0.10	0.00	0.00	0.19	0.19
Sat Flow, veh/h				3456	3554	1585	1781	1870	0	0	5274	1585
Grp Volume(v), veh/h				2088	462	709	189	333	0	0	830	22
Grp Sat Flow(s),veh/h/ln				1728	1777	1585	1781	1870	0	0	1702	1585
Q Serve(g_s), s				60.3	5.9	32.0	7.2	17.0	0.0	0.0	15.8	1.1
Cycle Q Clear(g_c), s				60.3	5.9	32.0	7.2	17.0	0.0	0.0	15.8	1.1
Prop In Lane				1.00		1.00	1.00		0.00	0.00		1.00
Lane Grp Cap(c), veh/h				2091	2150	959	220	570	0	0	960	298
V/C Ratio(X)				1.00	0.21	0.74	0.86	0.58	0.00	0.00	0.86	0.07
Avail Cap(c_a), veh/h				2091	2150	959	220	570	0	0	960	298
HCM Platoon Ratio				1.00	1.00	1.00	0.33	0.33	1.00	1.00	1.00	1.00
Upstream Filter(I)				1.00	1.00	1.00	0.97	0.97	0.00	0.00	1.00	1.00
Uniform Delay (d), s/veh				19.7	9.0	14.1	34.6	38.9	0.0	0.0	39.4	33.4
Incr Delay (d2), s/veh				19.4	0.0	3.1	26.6	4.2	0.0	0.0	10.3	0.5
Initial Q Delay(d3),s/veh				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln				25.1	2.0	10.3	2.7	9.1	0.0	0.0	7.3	0.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh				39.1	9.0	17.2	61.2	43.1	0.0	0.0	49.6	33.9
LnGrp LOS				D	A	B	E	D	A	A	D	C
Approach Vol, veh/h					3259			522			852	
Approach Delay, s/veh					30.0			49.7			49.2	
Approach LOS					C			D			D	

Timer - Assigned Phs	2		5	6		8				
Phs Duration (G+Y+Rc), s	35.0		11.7	23.3		65.0				
Change Period (Y+Rc), s	4.5		4.5	4.5		4.5				
Max Green Setting (Gmax), s	30.5		7.2	18.8		60.5				
Max Q Clear Time (g_c+I1), s	19.0		9.2	17.8		62.3				
Green Ext Time (p_c), s	1.4		0.0	0.6		0.0				

Intersection Summary		
HCM 6th Ctrl Delay		35.8
HCM 6th LOS		D

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	102	0	1051	785	0
Future Vol, veh/h	0	102	0	1051	785	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	111	0	1142	853	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	427	-	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	576	0	-	-	0
Stage 1	0	-	0	-	-	0
Stage 2	0	-	0	-	-	0
Platoon blocked, %				-	-	
Mov Cap-1 Maneuver	-	576	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

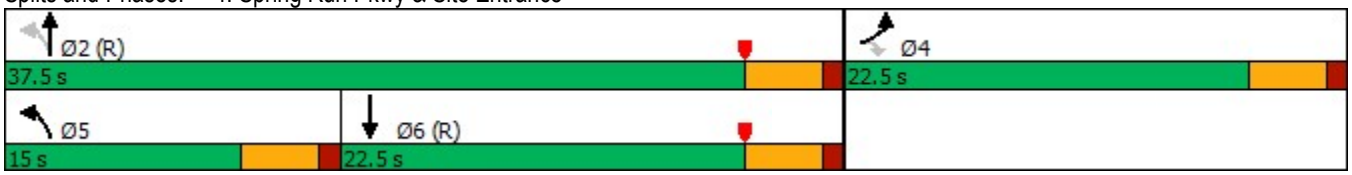
Approach	EB	NB	SB
HCM Control Delay, s	12.7	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT
Capacity (veh/h)	-	576	-
HCM Lane V/C Ratio	-	0.192	-
HCM Control Delay (s)	-	12.7	-
HCM Lane LOS	-	B	-
HCM 95th %tile Q(veh)	-	0.7	-

Lane Group	EBL	EBR	NBL	NBT	SBT
Lane Configurations					
Traffic Volume (vph)	24	386	474	577	399
Future Volume (vph)	24	386	474	577	399
Turn Type	Prot	Perm	pm+pt	NA	NA
Protected Phases	4		5	2	6
Permitted Phases		4	2		
Detector Phase	4	4	5	2	6
Switch Phase					
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	9.5	22.5	22.5
Total Split (s)	22.5	22.5	15.0	37.5	22.5
Total Split (%)	37.5%	37.5%	25.0%	62.5%	37.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5
Lead/Lag			Lead		Lag
Lead-Lag Optimize?			Yes		Yes
Recall Mode	None	None	None	C-Max	C-Max
Act Effct Green (s)	8.5	8.5	42.5	42.5	18.0
Actuated g/C Ratio	0.14	0.14	0.71	0.71	0.30
v/c Ratio	0.10	0.72	0.72	0.48	0.83
Control Delay	20.8	10.2	19.5	6.3	34.9
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	20.8	10.2	19.5	6.3	34.9
LOS	C	B	B	A	C
Approach Delay	10.9			12.2	34.9
Approach LOS	B			B	C

Intersection Summary	
Cycle Length: 60	
Actuated Cycle Length: 60	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBT, Start of Yellow	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.83	
Intersection Signal Delay: 17.1	Intersection LOS: B
Intersection Capacity Utilization 64.3%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 4: Spring Run Pkwy & Site Entrance



Lane Group	EBL	EBR	NBL	NBT	SBT
Lane Group Flow (vph)	26	420	515	627	463
v/c Ratio	0.10	0.72	0.72	0.48	0.83
Control Delay	20.8	10.2	19.5	6.3	34.9
Queue Delay	0.0	0.0	0.0	0.0	0.0
Total Delay	20.8	10.2	19.5	6.3	34.9
Queue Length 50th (ft)	9	0	87	61	152
Queue Length 95th (ft)	23	59	#321	202	#300
Internal Link Dist (ft)	295			337	442
Turn Bay Length (ft)			200		
Base Capacity (vph)	531	768	714	1318	558
Starvation Cap Reductn	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.05	0.55	0.72	0.48	0.83

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	24	386	474	577	399	27
Future Volume (veh/h)	24	386	474	577	399	27
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	26	161	515	627	434	29
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	235	209	697	1343	825	55
Arrive On Green	0.13	0.13	0.17	0.72	0.48	0.48
Sat Flow, veh/h	1781	1585	1781	1870	1734	116
Grp Volume(v), veh/h	26	161	515	627	0	463
Grp Sat Flow(s),veh/h/ln	1781	1585	1781	1870	0	1850
Q Serve(g_s), s	0.8	5.9	7.9	8.5	0.0	10.5
Cycle Q Clear(g_c), s	0.8	5.9	7.9	8.5	0.0	10.5
Prop In Lane	1.00	1.00	1.00			0.06
Lane Grp Cap(c), veh/h	235	209	697	1343	0	880
V/C Ratio(X)	0.11	0.77	0.74	0.47	0.00	0.53
Avail Cap(c_a), veh/h	534	476	712	1343	0	880
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	22.9	25.2	7.3	3.6	0.0	11.0
Incr Delay (d2), s/veh	0.2	5.9	4.0	1.2	0.0	2.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	5.4	2.4	2.0	0.0	4.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	23.2	31.1	11.3	4.8	0.0	13.2
LnGrp LOS	C	C	B	A	A	B
Approach Vol, veh/h	187			1142	463	
Approach Delay, s/veh	30.0			7.7	13.2	
Approach LOS	C			A	B	

Timer - Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		47.6		12.4	14.5	33.1
Change Period (Y+Rc), s		4.5		4.5	4.5	4.5
Max Green Setting (Gmax), s		33.0		18.0	10.5	18.0
Max Q Clear Time (g_c+I1), s		10.5		7.9	9.9	12.5
Green Ext Time (p_c), s		4.2		0.4	0.1	1.3

Intersection Summary	
HCM 6th Ctrl Delay	11.5
HCM 6th LOS	B

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Eagle Mountain Retail Development Agreement with Armstrong Commercial Services.
ITEM TYPE:	Resolution
FISCAL IMPACT:	N/A
APPLICANT:	Caleb Beck, ARCO Murray

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
David Stroud, Planning

PRESENTED BY:
David Stroud

RECOMMENDATION:
Staff recommends the City Council enter into a development agreement, as shown as an exhibit, and amended accordingly at the discretion of the City Council, and authorize the Mayor to sign the agreement.

BACKGROUND:
Please see the General Plan Amendment/Rezone staff report for information on the development agreement.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

RES--Eagle Mountain Retail Development Agreement
Development Agreement
Development Agreement - Exhibits

RESOLUTION NO. R- -2023

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING THE EAGLE MOUNTAIN RETAIL DEVELOPMENT AGREEMENT

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the Eagle Mountain Retail Development Agreement, as set forth more specifically in Exhibit A.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the Eagle Mountain Retail Development Agreement, as set forth in Exhibit A.

2. The Eagle Mountain Retail Development Agreement is hereby approved, as set forth more specifically in Exhibit A.

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

ADOPTED by the City Council of Eagle Mountain City, Utah, this 18th day of July, 2023.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 18th day of July, 2023.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

DEVELOPMENT AGREEMENT

This *Development Agreement* (this "**Agreement**") is entered into as of this _____day of _____, 2023 (the "**Effective Date**") between Armstrong Commercial Services, LLC, a Delaware limited liability company ("**Developer**") and Eagle Mountain City, a Utah municipal corporation ("**City**" or "**Eagle Mountain**").

RECITALS

A. Developer owns or has the right to acquire certain real property within the City's boundaries that is legally described in Exhibit A ("**Property**").

B. Developer intends to develop the Property as a big box retail development ("**Project**"). On _____, the Eagle Mountain City Council approved the rezone of the Property.

C. The parties desire to enter into this Agreement to specify some of Developer's rights and responsibilities with regard to development of the Project, and to specify some of the rights and responsibilities of City to allow and regulate such development.

D. Acting pursuant to its authority under the Utah Municipal Land Use and Development Management Act, Utah Code § 10-9a-101, *et seq.*, the City Council of Eagle Mountain City, in exercising its legislative discretion, has determined that entering into this Agreement generally furthers the purposes of the Utah Municipal Land Development and Management Act, the City's General Plan, and Eagle Mountain City.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

1. DEFINITIONS. As used in this Agreement, the words and phrases specified below shall have the following meanings:

1.1. **Act** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 (2023), *et seq*.

1.2. **Applicant** means a person or entity submitting a Development Application.

1.3. **Buildout** means the completion of all of the development on the entire Project.

1.4. **Council** means the elected City Council of Eagle Mountain.

1.5. **Default** means a breach of this Agreement as specified herein.

1.6. **Development** means the development of a portion of the Property pursuant to an approved Development Application.

1.7. **Development Application** means an application to Eagle Mountain for development of a portion of the Project or any other permit, certificate or other authorization from Eagle Mountain required for development of the Project.

1.8. **Eagle Mountain** means Eagle Mountain City, a political subdivision of the State of Utah.

1.9. **Eagle Mountain's Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this Agreement.

1.10. **Eagle Mountain's Vested Laws** means the ordinances, policies, standards and procedures of Eagle Mountain in effect as of the date of this Agreement.

1.11 **Developer** means Armstrong Commercial Services, LLC, a Delaware limited liability company, and its successors in interest or assignees as permitted by this Agreement.

1.12. **Agreement** means this Development Agreement including all of its Exhibits.

1.13. **Notice** means any notice to or from any Party to this Agreement that is either required or permitted to be given to another party.

1.14. **Party/Parties** means, in the singular, Developer or Eagle Mountain; in the plural Developer and Eagle Mountain.

1.15. **Property** means the approximately 20.28 acres of real property owned by and to be developed by Developer, more fully described in Exhibit A.

2. CONDITION PRECEDENT. As a condition precedent to the obligations of the Parties hereunder, this Agreement is contingent upon and shall only become effective at such time, and in the event that, Developer closes on the purchase of the Property. In the event that the purchase fails to close, this Agreement shall be of no further force and effect and the Property shall revert to the pre-existing, underlying zoning district in which the Property was located immediately prior to the Effective Date of this Agreement.

3. ZONING. As of the Effective Date, the Property is zoned by the City as Commercial Regional and Open Space Improved.

4. TERM OF AGREEMENT. This Agreement shall expire and terminate three (3) years from the Effective Date. This Agreement shall also terminate automatically at Buildout. Notwithstanding the foregoing, any obligations of the Developer for which the Developer has provided a bond or other form of completion assurance, shall survive termination of this Agreement. Developer acknowledges and agrees that upon termination of this Agreement, any vesting of the zoning in this Agreement shall terminate, and the City shall be entitled to rezone any undeveloped portion of the Project.

5. VESTED RIGHTS.

5.1. **General Vesting**. The Parties intend that this Agreement grants to Developer all rights to develop the Project in fulfillment of this Agreement and Eagle Mountain's Vested Laws, except as specifically provided herein. The Parties specifically intend that this Agreement grants to Developer the "vested rights" identified herein as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2023), which is incorporated into this Agreement.

5.2. **Exceptions.** The vested rights set forth in Section 4.1, and restrictions on the applicability of Eagle Mountain's Future Laws to the Project, are subject to the following exceptions:

5.2.1 Developer Agreement. Eagle Mountain's Future Laws or other regulations to which the Developer agrees in writing;

5.2.2. State and Federal Compliance. Eagle Mountain's Future Laws or other regulations which are generally applicable to all properties in Eagle Mountain and which are required to comply with State and Federal laws and regulations affecting the Project;

5.2.3. Codes. Any of Eagle Mountain's Future Laws that are updates or amendments to existing building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

5.2.4 Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by Eagle Mountain to all properties, applications, persons and entities similarly situated;

5.2.5. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within Eagle Mountain (or a portion of Eagle Mountain as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;

5.2.6 Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by Eagle Mountain pursuant to Utah Code Ann. Section 11-36a-101 (2021) *et seq*;

5.2.7. Compelling, Countervailing Interest. Laws, rules or regulations that Eagle Mountain's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i) (2023).

6. DEVELOPMENT OF THE PROJECT.

6.1 **General Development.** Development of the Project shall be in accordance with

Eagle Mountain's Vested Laws, Eagle Mountain's Future Laws (to the extent they are applicable as specified in this Agreement), and this Agreement.

6.2 **Access to Project.**

6.2.1 Developer shall make such modifications to North Spring Run Parkway, inclusive of necessary additional dedications, so as to accommodate two dedicated left turn lanes to access the Project from North Spring Run Parkway substantially in accordance with the plans (the "**Site Plan**") attached hereto as Exhibit B at Developer's sole cost and expense.

6.2.2 Developer shall provide access to the Project from North Spring Run Parkway substantially at the access points depicted in the Site Plan.

6.2.3 Developer consents to the creation of an additional right-in/right-out access point to and from the future frontage road improvement contemplated by the Utah Department of Transportation at the approximate location depicted on Exhibit B attached hereto (the "**Additional Access**"). The City acknowledges that Developer does not currently possess the rights to develop the Additional Access and that Developer has no obligation to expend any funds to either achieve approval for, or install, the Additional Access, but the Developer will allow such access if the City can receive the necessary approvals. The Parties agree to work together in good faith to come to an agreement regarding the specific plans, cost allocations, and rights and responsibilities of the Parties in relation to the access point. Subject to paragraph 10, this section 6.2.3 shall survive the expiration of this Agreement.

6.3 **Buffering**. Developer shall provide buffering between the Project and the residential parcels adjacent to the Project to the west substantially in accordance with the buffering plan attached hereto as Exhibit C. The foregoing buffering shall include a retaining wall to accommodate the grade differential between the Project and the adjacent lands, a screen wall (masonry or concrete) on top of the retaining wall at a height of 8' on the West boundary of the Project and not less than 6' on the North boundary of the Project, together with landscaping within 20 lineal feet of the Western boundary of the Project, all generally as depicted on Exhibit C attached hereto.

6.4 **Requirements Related to Operations**. Developer agrees to the following operating requirements of the Project:

i. No overnight occupants (RVs) shall be permitted within the parking areas of the Property;

ii. No video surveillance associated with the operations on the Property shall extend beyond the western boundary of the Project;

iii. No retail sales to the public shall be conducted in the Project between the hours of 11 p.m. to 6 a.m.; and

iv. All site and exterior building lighting shall comply with the City's Vested Laws, and lighting fixtures and/or spread shall be reduced on the western and northern sides of the building/site to limit light trespass and negative impact of lighting to

neighboring residential properties.

6.5 **Architectural Requirements**. The principal retailer operating in the Project shall: (a) incorporate in its building facades an earth tone color scheme using the color palette reflected in Exhibit D attached hereto, (b) incorporate non-structural pitched roof elements, (c) incorporate columns and stone features in the front (east-facing) and side (south-facing) façades of the building, and (d) introduce surface architectural elements to the southern portion of the rear portion of the building to break up and otherwise make such surface more attractive. The foregoing elements shall be approved by the City if they are substantially as set forth on Exhibit D attached hereto, and in any event, the City shall not unreasonably withhold, condition or delay its consent of any exterior elements that reasonably comply with the foregoing requirements.

6.6 **Standard for Approval**. All Development Applications for the Project must be approved in accordance with Eagle Mountain City Code and must conform to applicable requirements of Eagle Mountain's Vested Laws, State and Federal Law, and this Agreement.

6.7 **Site Preparation**. Developer shall not commence construction of any Project improvement on the Property until such time as the appropriate land use application has been approved by City in accordance with the terms and conditions of this Agreement.

6.8 **Time of Approval**. Any approval required by this Agreement shall not be unreasonably withheld or delayed and shall be made in accordance with applicable procedures set forth in Eagle Mountain's Vested Laws.

6.9 **Agreement to Cooperate**. Developer and the City agree to cooperate in good faith with respect to this Agreement and the development of the Project.

7. [INTENTIONALLY OMITTED]

8. DEFAULT.

8.1. **Notice.** If Developer or Eagle Mountain fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Party.

8.2 **Contents of the Notice of Default**. The Notice of Default shall:

8.2.1 Specific Claim. Specify the claimed event of Default;

8.2.2 Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default; and

8.2.3 Optional Cure. If Eagle Mountain chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) days duration.

8.3 **Mediation.** Upon the issuance of a Notice of Default the parties may engage a mediation or other dispute resolution process. Neither side shall be obligated to mediate if doing so would delay or otherwise prejudice any remedy available at law.

8.4 **Public Meeting.** Before any remedy in Section 10 may be imposed by Eagle Mountain the party allegedly in Default shall be afforded the right to attend a public meeting before the Eagle Mountain City Council and address the Eagle Mountain City Council regarding the claimed Default.

8.5 **Default of Assignee.** A default of any obligations expressly assumed by an assignee shall not be deemed a default of Developer.

9. DEVELOPER'S EXCLUSIVE REMEDY. Developer's sole and exclusive remedy under this Agreement shall be specific performance of the rights granted in this Agreement and Eagle Mountain's obligations under this Agreement. IN NO EVENT SHALL EAGLE MOUNTAIN CITY BE LIABLE TO DEVELOPER, ITS SUCCESSORS OR ASSIGNS, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.

10. EAGLE MOUNTAIN'S REMEDIES UPON DEFAULT. Eagle Mountain shall have the right to withhold all further reviews, approvals, licenses, building permits and other permits for development of the Property in the case of a Default by Developer until the Default has been cured. Eagle Mountain shall further have the right to draw on any security posted or provided in connection with the Property and relating to remedying of the particular Default. For the avoidance of doubt, Developer shall have no obligation to elect to proceed with the construction of the Project, and unless Developer elects to proceed with the construction of the Project, Developer shall have no obligation under this Agreement.

11. ASSIGNABILITY. Developer may assign its obligations hereunder, in whole or in part, to other parties with the consent of Eagle Mountain as provided herein, which consent shall not be unreasonably withheld, conditioned or delayed.

11.1 **Notice.** Developer shall give Notice to Eagle Mountain of any proposed assignment and provide such information regarding the proposed assignee that Eagle Mountain may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing Eagle Mountain with all necessary contact information for the proposed assignee.

11.2. **Partial Assignment.** If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds.

11.3. **Assignees Bound by Agreement.** Except as contemplated in section 11.1, above,

Developer's assignees shall be bound by the terms of this Agreement.

12. RECORDING OF AGREEMENT. This Agreement shall constitute real covenants, contracts and property rights, and equitable servitudes which shall run with all of the land subject to this Agreement. The burdens and benefits hereof shall bind and inure to the benefit of each of the Parties hereto and all successors in interest to the Parties hereto. This Agreement (without exhibits), or a notice concerning this Agreement, shall be recorded as a covenant running with the Property herein described to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.

13. SEVERABILITY. Except as specifically stated herein, any provision of this Agreement, or portion thereof, that is declared by a court of competent jurisdiction to be invalid or unenforceable shall not affect the validity of the remainder of this Agreement and each paragraph of this Agreement will be valid and enforceable to the fullest extent permitted by law.

14. TIME OF PERFORMANCE. Time shall be of the essence with respect to the duties imposed on the parties under this Agreement. Unless a time limit is specified for the performance of such duties each party shall commence and perform its duties in a diligent manner in order to complete the same as soon as reasonably practicable.

15. CONSTRUCTION OF AGREEMENT. This Agreement shall be construed so as to effectuate its public purpose of ensuring the Property is developed as set forth herein to protect health, safety, and welfare of the citizens of City. This Agreement has been reviewed and revised by legal counsel for each of the Parties and no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

16. STATE AND FEDERAL LAW. The parties agree, intend and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of the Agreement shall remain in full force and effect. If City's approval of the Project is held invalid by a court of competent jurisdiction, this agreement shall be null and void.

17. NO WAIVER. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. The provisions may be waived only in writing by the party intended to be benefited by the provisions.

18. ENTIRE AGREEMENT. This Agreement shall supersede all prior agreements with respect to the subject matter herein, and all prior agreements and understandings are merged herein. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the parties.

19. APPLICABLE LAW. This Agreement and the construction thereof, and the rights,

remedies, duties, and obligations of the parties which arise hereunder, are to be construed and enforced in accordance with the laws of the State of Utah.

20. NOTICES. Any notices required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been sufficiently given or served for all purposes when presented personally, or four (4) days after being sent by registered or certified mail, properly addressed to the parties as follows:

To the Developer:

c/o Armstrong Capital Development, LLC
4643 S. Ulster Street, Suite 240
Denver, Colorado 80237
Attention: Josh Katzer
Telephone: (303) 799-4030
Email: jkatzer@acd-co.com

with a copy to:

Spierer, Woodward, Corbalis & Goldberg, P.C.
5050 South Syracuse St., Suite 900
Denver, Colorado 80237
Attention: Christopher Sharp
Telephone: (303) 792-3456
Email: christopher.sharp@practicallawyer.com

To the City:

City Recorder
Eagle Mountain City
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

21. EXECUTION OF AGREEMENT. This Agreement may be executed in multiple parts as originals or by facsimile copies of executed originals; provided, however, if executed and evidence of execution is made by facsimile copy, then an original shall be provided to the other party within seven (7) days of receipt of said facsimile copy.

22. HOLD HARMLESS. Developer shall hold City, its officers, agents, employees, consultants, special counsel, and representatives harmless from liability for damages or equitable relief arising out of claims for personal injury or property damage arising from direct or indirect operations of Developer or its contractors, subcontractors, agents, employees or other persons acting on its behalf, in connection with the Project.

23. RELATIONSHIP OF PARTIES. This Agreement is not intended to create any partnership, joint venture or other arrangement between City and Developer. This Agreement is

not intended to create any third party beneficiary rights for any person or entity not a party to this Agreement. It is specifically understood by the parties that: (i) all rights of action and enforcement of the terms and conditions of this Agreement shall be reserved to City and Developer, (ii) the Project is a private development; (iii) City has no interest in or responsibilities for or duty to third parties concerning any improvements to the Property; and (iv) Developer shall have the full power and exclusive control of the Property subject to the obligations of Developer set forth in this Agreement.

24. CERTIFICATE OF COMPLIANCE. Upon fifteen (15) business clays prior written request by Developer, the City will execute a certificate of compliance to any third party seeking to purchase all or a portion of the Property or lend funds against the same, certifying that Developer is not in default of the terms of this Agreement.

25. TITLE AND AUTHORITY. Developer expressly warrants and represents to City that it is a limited liability company in good standing and that such company owns or controls all right, title and interest in and to the Property and that no portion of the Property, or any right, title or interest therein has been sold, assigned or otherwise transferred to any other entity or individual. Developer further warrants and represents that no portion of the Property is subject to any lawsuit or pending legal claim of any kind. Developer warrants that the undersigned individual has full power and authority to enter into this Agreement on behalf of Developer. Developer understands that City is relying on such representations and warranties in executing this Agreement.

26. FURTHER ASSURANCES, DOCUMENTS, AND ACTS. Each of the Parties agrees to cooperate in good faith with the other and to execute and deliver such further documents, and to take all further acts reasonably necessary in order to carry out the intent and purposes of this Agreement and the actions contemplated hereby. All provisions and requirements of this Agreement shall be carried out by each party as allowed by law.

27. ELECTRONIC TRANSMISSION AND COUNTERPARTS. Electronic transmission (including email and fax) of a signed copy of this Agreement, any addenda, and any exhibits, and the retransmission of any signed electronic transmission, shall be the same as delivery of an original. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original but only all of which together shall constitute one instrument and execution.

28. ACKNOWLEDGMENT OF COMPLIANCE WITH 10-9A-532 AND WAIVER OF RIGHT TO CHALLENGE. The Parties agree that this Development Agreement does not restrict Developer's rights under clearly established state law. Developer has retained or has had the opportunity to retain the advice of counsel regarding this Agreement to determine whether it restricts any rights under clearly established state law and acknowledges that it does not. Developer waives any right to challenge any provision of this Agreement on the basis that the City failed to disclose in writing any rights under clearly established state law that this Agreement may restrict. The Parties agree that this paragraph is an essential term of this Agreement and not severable. If this paragraph is found to be unlawful, invalid, or unenforceable by any court of competent jurisdiction, the remaining agreement and any rezoning of the Property associated with the Project shall be rendered void ab initio.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

DATED this _____ day of _____, 2023.

DEVELOPER

By: _____

Print Name: _____

Title: _____

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF _____)

On the _____ day of _____, 2023, personally appeared before me _____, who being by me duly sworn, did say that (s)he is the _____ of _____, a ____ limited liability company, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

_____
NOTARY PUBLIC

DATED this _____ day of _____, 2023.

EAGLE MOUNTAIN CITY

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

Approved as to form:

_____
Marcus Draper, City Attorney

Exhibit List

Exhibit A – Legal Description
Exhibit B – Site Plan
Exhibit C – Buffering Elements
Exhibit D – Design Elements

Exhibit A

Legal Description

Legal Description

Beginning at a point which is South 88°53'50" East 1320.09 feet along the Mid-Section line from the West quarter corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 88°53'50" East 1362.63 feet along said Mid-Section line to the center of Section; thence South 88°53'50" East 1307.01 feet along said Mid-Section line; thence South 00°33'59" West 821.88 feet to the North right of way line of Highway 73; thence South 8°12'35" West 1184.28 feet along said North line; thence with a curve turning to the right with an arc length of 1516.13 feet, with a radius of 6191.82 feet, with a chord bearing of South 83°12'22" West, with a chord length of 1512.35 feet to the East boundary line of Meadow Ranch Subdivision, Plat 1; thence North 1293.95 feet along said East line to the point of beginning.

Less and Excepting Spring Run Parkway, by that Dedication recorded July 20, 2015, as Entry No. 64938:2015, Map Filing No. 14685, Arm 159, of Official Records.

Also less and excepting from above, all land lying East of said Spring Run Parkway.

Also less and excepting that property conveyed in that Special Warranty Deed to Utah Department of Transportation, recorded October 9, 2015, as Entry No. 92628:2015, of Official Records, described as follows:

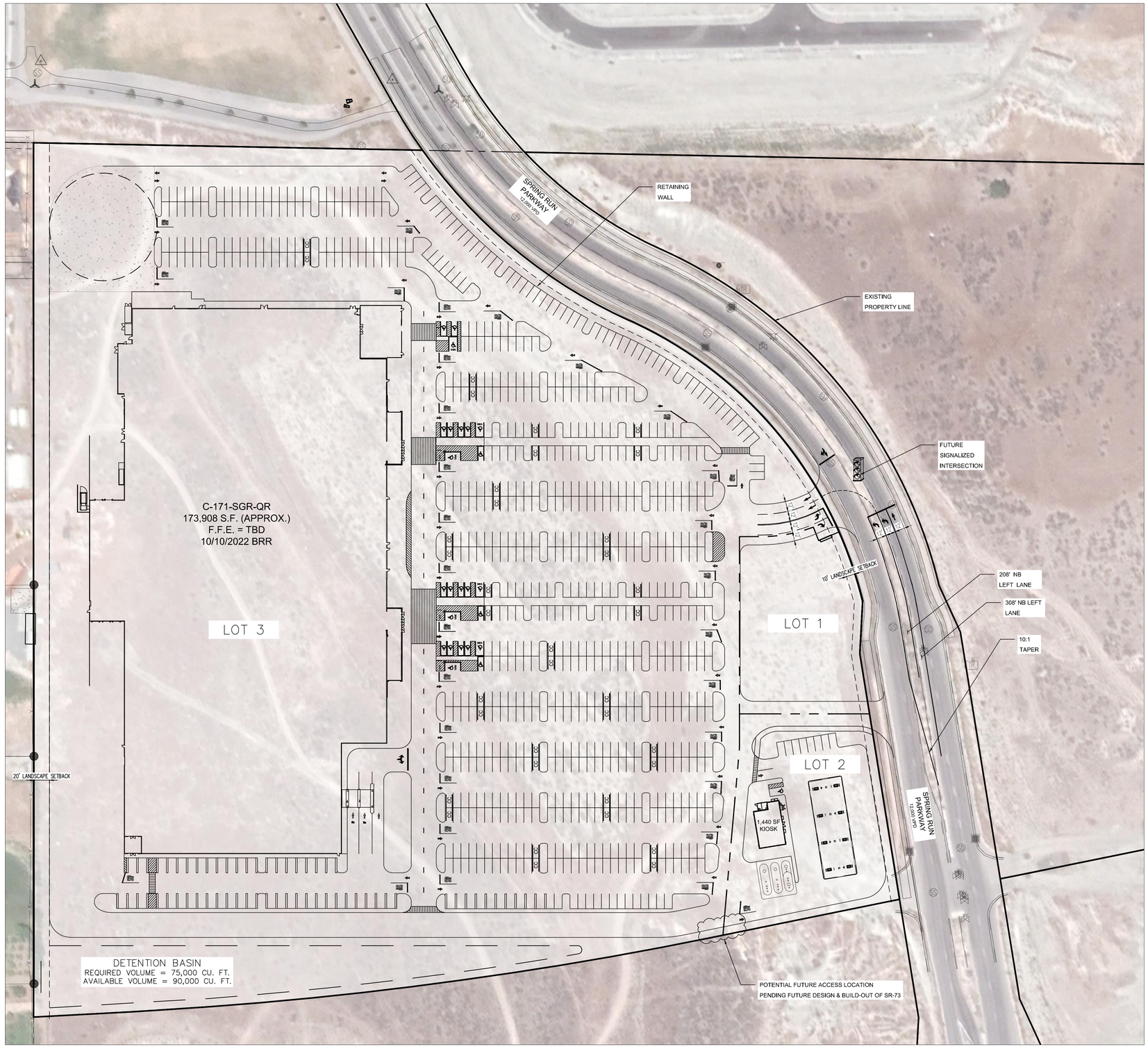
A parcel of land in fee for Corridor Preservation, known as UDOT Project S-0073(29)0, being part of entire tract of property, situate in the NE1/4 SW1/4 and NW1/4 SE1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning in the existing Northerly right of way line of SR-73 of UDOT Project S-0073(20)33 at the Southwest corner of said entire tract which point is 1320.00 feet South 88°53'47" East along the section line and 1295.08 feet South 0°36'41" West from the West quarter corner of said Section 17 (Note: said point is also the Southeast corner of Meadow Ranch Plat 1, recorded May 27, 1998, as Entry No. 52732 Map Filing No. 7551 in the office of the Utah County Recorder); and running thence North 0°36'41" East 238.76 feet (Deed=North) along the East boundary line of said Meadow Ranch Plat 1 to a point designated as Point "A" which point is 312.41 feet perpendicularly distant Northerly from the control line of State Route 73 of said Project No. S-0073(20)33 at Engineer Station 113+17.37; thence North 86°54'12" East 131.10 feet; thence Easterly 28.40 feet along the arc of a 4800.00-foot radius tangent curve to the left (Note: Chord to said curve bears North 86°44'02" East for a distance of 28.40 feet) to a point designated as Point "B" which point is 318.83 feet radially distant Northerly from said control line at Engineer Station 114+78.95; thence continuing Easterly 66.00 feet along the arc of a 4800.00-foot radius tangent curve to the left (Note: Chord to said curve bears North 86°10'14" East for a distance of 66.00 feet) to a point designated as Point "C" which point is 321.52 feet radially distant Northerly from the said control line at Engineer Station 115+48.54; thence continuing Easterly 608.40 feet along the arc of a 4800.00-foot radius tangent curve to the left (Note: Chord to said curve bears North 82°08'44" East for a distance of 607.99 feet) to a point of tangency which is 353.58 feet radially distant Northerly from said control line at Engineer Station 121+91.49; thence North 78°30'52" East 216.69 feet to a point designated as Point "D" which point is 363.25

feet radially distant Northerly from said control line at Engineer Station 124+21.47; thence continuing North 78°30'52" East 160.00 feet to a point designated as Point "E" which point is 365.15 feet radially distant Northerly from said control line at Engineer Station 125+91.60; thence continuing North 78°30'52" East 628.84 feet to a point designated as Point "F" which point is 362.10 feet perpendicularly distant Northerly from said control line at Engineer Station 132+21.48; thence continuing North 78°30'52" East 66.00 feet to a point designated as Point "G" which point is 361.77 feet perpendicularly distant Northerly from said control line at Engineer Station 132+87.48; thence continuing North 78°30'52" East 781.01 feet to a point designated as Point "H" which point is 357.95 feet perpendicularly distant Northerly from said control line at Engineer Station 140+68.48; thence continuing North 78°30'52" East 33.00 feet to the Easterly boundary line of said entire tract as determined by Boundary Line Agreement recorded 30 July, 2014 as Entry No. 52400:2014 in the office of the Utah County Recorder at a point which is 357.79 feet perpendicularly distant Northerly from said control line at Engineer Station 141+01.48; thence South 0°33'59" West 287.48 feet along said Easterly boundary line to said northerly right of way line; thence along said Northerly right of way line the following three (3) courses and distances: (1) South 78°12'02" West 1476.65 feet; thence (2) Westerly 1085.62 feet along the arc of a 5654.70-foot radius tangent curve to the right (Note: Chord to said curve bears South 83°42'02" West for a distance of 1083.96 feet); thence (3) South 89°14'01" West 152.04 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Exhibit B

Site Plan



N

SCALE: 1" = 60'

SITE DATA:

ZONE

EXISTING	CN (COMMERCIAL NEIGHBORHOOD)
PROPOSED	CR (COMMERCIAL REGIONAL)

SITE AREA

LOT 1:	0.72 ACRE
LOT 2:	1.04 ACRES
LOT 3:	18.53 ACRES

BUILDING AREA

LOT 1 (COMMERCIAL)	– S.F.
LOT 2	1,440 S.F.
LOT 3 (BIG BOX STORE)	210,348 S.F.

PARKING COUNT

	RATIO	REQUIRED / PROVIDED
LOT 1	–	–
LOT 2	1/300 S.F.	5/9
LOT 3	1/300 S.F.	580/830

SETBACKS:

FRONT:	10'
SIDE:	NONE
REAR:	20'

Galloway
172 N. East Promontory, Suite 274
Farmington, UT 84025
801.953.1357
GallowayUS.com

Project No:
Drawn By: AA
Checked By: DJS
Date: 7/7/2023
JOB#

EAGLE MOUNTAIN
SITE CONCEPT PLAN
HIGHWAY 73 & SPRING RUN PARKWAY

ARMSTRONG CAPITAL DEVELOPMENT

Exhibit C

Buffering Elements

Wall Section Options to be Added

Walmart

Spring Run Parkway & Highway 73
Eagle Mountain, Utah

Note: Location and Quantity of Trees are Conceptual and Shall be Determined During the Design Phase. Quantity and Location Shall Meet the Minimum City Landscape Requirements.

Exhibit D

Design Elements

Building Elevations & Renderings to be Added

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving an Amendment to the General Plan Future Land Use Map from Agriculture/Rural Density 1 to Agriculture/Rural Density 2, and Rezoning Certain Lands Known as Eagle Mountain Benches from RA2 and AG to RD1.
ITEM TYPE:	General Plan Amendment and Rezone
FISCAL IMPACT:	
APPLICANT:	Jeff and Karen Scott, Dan Landon representing

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
Agricultural/Rural Density 1	Residential	101.68	

PUBLIC HEARING:
Yes

PREPARED BY:
Robert Hobbs, Planning

PRESENTED BY:
Planning Manager -- Robert Hobbs

RECOMMENDATION:
Staff had recommended last time this matter came before the City Council that the General Plan Future Land Use Map necessary to support the proposed rezoning of the entirety of the Applicants' land, and, the requested Rezone be approved. Specifically, Staff recommended that the RD1 Zone be applied to parcels 59:006:0054 and 59:006:0042 as well as a previously not considered portion of parcels 59:006:0046 and 59:006:0055 that lie west of the powerline corridor and to parcels 59:006:0046, 59:006:0047 and formerly considered portions of parcels 59:006:0046 and 59:006:0055. <u>While the Planning Commission took no action on the Future Land Use Map Amendment request, Staff still recommends that the Council modify the same to set the property within the Agricultural/Rural Density 2 category to harmonize with, and support as proper, the RD1 Zone being sought.</u>

Of principle concern [still] to the City Council at this juncture (and a primary reason this matter was remanded) is a minimum required building lot average for future build-out of the Applicants' overall property. Obviously, the Applicants would prefer the number to be as close to 1.0 as possible. As already noted, the numbers 1.5 and 1.75 were floated by Council during their May 16th meeting. Council sought the Planning Commission's recommendation

respecting the issue. The Planning Commission has returned a recommendation that the entirety of the property be rezoned from Residential to RD1 (setting the minimum building lot size at one-acre), with no minimum building lot average.

Staff recommends that the requested waiver of a Conceptual Master Development Plan (MDP) be granted given the nature of this application.

And, as to the Lake Mountain land dedication proposal voiced in writing by their representative (as stated elsewhere in this report), Staff withholds any opinion regarding that offering as the road may be one that would be acquired by forced dedication and improvement anyway in the future (at such point in time as the Applicants' land is proposed for platting, development and build-out). An illustration of an east/west connection has been provided by the Applicants (see exhibit).

BACKGROUND:
June 09, 2015 -- PC Meeting: Rezone including residential & commercial. Planning Commission recommended approval of the residential and denial of the commercial proposals.
June 16, 2015 -- CC Meeting: Rezone denied by Council. Concerns were expressed regarding proposed lot sizes, use of septic tanks, road traffic and a commercial storage component.
August 25, 2015 -- PC Meeting: Rezone tabled to research the future of Lake Mountain Road.
October 27, 2015 -- PC Meeting: Rezone recommended for approval with minimum 1-acre lots.
November 17, 2015 -- CC Meeting: Rezone denied
January 26, 2016 -- PC Meeting: Recommended rezone approval with minimum 1-acre lots.
February 16, 2016 -- CC Meeting: Rezone denied
August 23, 2016 -- PC Meeting: Preliminary plat for 5-acre lots recommended for approval.
? 16, 2016 -- CC Meeting: Preliminary plat for 5-acre lots approved. (Expired)
April 10, 2018 -- PC Meeting: Planning Commission recommended denying the application for a revised plat design.
June 05, 2018 -- CC Meeting: Item tabled.

On June 19th, 2018, the Eagle Mountain Benches development was considered by the Eagle Mountain City Council. During that meeting the application was then tabled pending resolution of site development concerns. Apparently, efforts to redesign the project's layout between work-session and policy session at the meeting was not agreeable.

On July 17th of 2018, the item returned for renewed Council review. At such time the Council again considered the project proposal, apparently with the following proposed conditions by the Applicants:

1. That the entire subdivision be serviced by sewer (vs. septic tanks);
2. That Lake Mountain Road be finished (paved) to the north up to the point where it reaches Glenmar Ranches;
3. That a 150' wide buffer be included along the southern edge of the project;
4. That [lots along the property's southern boundary] be kept to 1-acre in size at a minimum;
5. That lots not infringe in the main powerline corridor [that traverses across some of the property] to discourage trying to build under the same and to provide an open space, trail corridor area therein. However, land under the small powerline stretch could be made a part of future building lots;
6. That each lot would have a minimum of 20,000 sq. ft. of buildable area;
7. That 1/2 acre lots [would] be permitted in an area north [and west] of the powerline corridor;
8. That 1/3 acres lots [would] be also allowed in and area north and west of the powerline corridor;
9. That 1-acre lots be approved for development on the east, southeast side of the powerline corridor;

The Council voted [2018] to approve the rezone request, contingent upon Applicant/project compliance with the following conditions relating to any residential subdivision developed within the confines of the subject property:

1. The area east of the powerline corridor shall have a minimum lot size of 2.5 acres, with the lots to be served by septic systems.
2. The area west of the powerline corridor shall have a minimum lot size of one acre, without a stipulation in this motion as to whether septic systems would be permitted west of the corridor.

3. The main powerline corridor shall be preserved as open space for a possible future regional trail.
4. A 150' wide buffer shall be required along the south side of the property.
5. The applicant shall install raptor nesting boxes on the property, in consultation with Hawk Watch and the Eagle Mountain Kestrel Project.
6. Each lot shall have a minimum 1/2 acre building envelope.
7. A note shall be recorded against the plat stating that there are agricultural uses in the area.

Now in 2023, a General Plan Future Land Use Map and an associated Rezone application set have been filed (effectually as a request to change zoning to effectually amend some of the prior rezone's conditions) with conceptual drawings for a fresh review this year. Also connected to that package request (as of June 13, 2023) is a request for a waiver to the need to submit a Master Development Plan (MDP).

The Planning Commission, on April 25, 2023, voted to forward a recommendation to the City Council that the requested General Plan Future Land Use Map Amendment and associated Rezone should denied.

However, the Council were more receptive to the applications. Following input during their May 16, 2023 hearing on the matter, the City Council voted to remand the matter for Planning Commission review to be able to [now] consider all of the applicants' land, and, for the stated purpose of obtaining a recommendation regarding what the minimum average lot size (suggested between 1.1 – 1.9 dwelling units/acre) should be for the entire property in anticipation of potential, future residential build-out with detached residences thereon.

Subsequently, the Planning Commission, during their regularly scheduled public hearing of June 13, 2023, voted to recommend to the City Council that:
1. No property that is within the utility easement shall be included in a residential lot;
2. No septic tanks shall be permitted on any property within the Eagle Mountain Benches; and,
3. That a waiver of the requirement to submit to the City a conceptual

Master Development Plan shall be granted.
Commissioner Bergener seconded the motion. The motion passed.

Commissioner Everett then withdrew the motion to address the General Plan Future Land Use Map amendment prior to the Rezone [as no change thereto was recommended] and it was again favorably voted upon.

ITEMS FOR CONSIDERATION:
Note: The following information is from prior reports until the "update" heading.

Surrounding Zoning:
North: BLM Government Land
East: BLM Government Land
South: Ag
West: Eagle Quest development (various zones)/Ag

Current General Plan Future Land Use Map Designation:
Agricultural/Rural Density 1

Proposed General Plan Future Land Use Map Designation:
Agricultural/Rural Density 2

General Plan Future Land Use Map Findings/Conclusions
The requested RD1 future land use change from Agricultural/Rural Density 1 to Agricultural/Rural Density 2 designation may be considered appropriate given that:

1. The proposed future land use category is deemed by City code as compatible with Ag/RD1, Parks and Open Space and Foothills Residential future land use categories per EMC § 17.60.160 Table 1. The [proposed Ag/RD2 designation lies abutting or adjacent to each of those settings.

2. The proposed future land use category would harmonize with the residential land use zone proposed to be overlaid the property.

3. Single-family detached residential homes are proposed for build-out across the property within the Ag/RD2 General Plan setting.

4. The Foothills Residential General Plan Future Land Use setting

could also be overlaid on the property given its description; however, it may not be the best choice given the zone regulations pertaining to its companion FR Zone. That said, see comments below.

If the afore-noted General Plan Map Amendment is approved, then the new zoning district proposed may be considered harmonious with, and supported by, the new City's Future Land Use Map. If the City Council determines a modification to the proposed Rezone designation is necessary, the proposed General Plan Future Land Use category/setting should be first approved to support the preferred zone.

Note also that the pattern of General Plan categories working north to south starting in the area of Glenmar Ranches is Ag/Rural Density 2 (which supports the RD1 and RD2 Zones with 1-acre and 1/2-acre minimum sized lots), then, Ag/Rural Density 1 (supports the RA1 and RA2 Zones with 5+ and 2.5 acre lots), then, back to the Ag/Rural Density 2 setting [south of the Applicants' lands and the 5-acre parcels "below" them], then, to Foothill Residential (supports the Foothill Residential Zone (coincides with the FR Zone with 1/4-acre lots being allowed), then south of Pole Canyon Boulevard extended, the future plan changes to facilitate Ag/RD2 density again.

Summarily, the Plan's pattern causes the Applicants' lands and those immediately south to take the brunt of lower density housing provision while those properties north and south of the same all along the same range area with similar topography are entitled to enjoy higher density housing -- even the East Bench area.

Opinion: The preservation of lands for lower density development [if truly desired] may require a revamping down the road of the General Plan's Future Land Use Map for that area east of Lake Mountain Road generally spanning some 7.5 miles north (Glenmar area) to south (and that's not to mention the miles of Foothill Residential area southeast of the Applicants' property in the area of the "East Bench" that is slated to accommodate 1/4-acre properties). That said, perhaps some or all of the owners of the larger properties in the vicinity, pre-development growth pressure, favor preservation of something of an island, per se, of rural sized parcels? (see attachment)

Rezone Findings

Proposed Zone(s) Compatibility:
EMC § 17.60.160 Table (see attachment) establishes the appropriate zone transitions and compatible adjacencies. Given the requested General Plan Future Land Use Map Amendment and existing future land use category patterning shown in the area surrounding and adjoining the property, plus, the currently developed and entitled residential and open space land uses also in, and abutting, the Applicants' land, Staff does not believe the Applicant's request to constitute a "spot zone" of the extent readily challenged via legal proceedings. The proposed RD1 Zone is noted as an agreeable transition to/from the Ag, RA2, RD2, OS-I and OS-N Zones. The federal lands abutting the property are considered as Ag ground, the Applicants' property across (to the west) of, and abutting against, the other lands they own being proposed for rezoning are currently zoned RD2, and the Eagle Quest development has established RD1, RD2 and R1 zoning against the Benches' western frontier.

City Utility and Emergency Services Issues:
1. Applicants are aware that whoever develops the property will be tasked with installing utilities for homesites.

2. Septic vs. sewer: In 2018, the City had been working with a hydrogeologist to identify priority areas for future well sites. A map provided to the City Council the last time this matter was considered showed a potential well site identified in the City's Impact Fee Facilities Plan (IFFP) near the project. That map is attached to this report ("see Figure 3 Well Map"). Septic systems, if used, would have a possible impact on the well's future installation given minimum separation distances required between septic systems and wells regardless of which comes first. The area in red-cross hatching on that map as pointed to by arrows would not be able to accommodate a well if septic systems were allowed within a future Benches Subdivision.

3. Note that the Eagle Quest was just approved by the City Council on 4/18 which would bring sewer and water utilities to a point where connection to the Benches is possible. Zoning Staff is not aware yet whether there would be any capacity or pressure issues etc. with such an endeavor however. The availability of water should be one of the factors well understood as part of the review and approval of the Applicants' request.

4. Utility Corridor/Easement: A pair of parallel running and abutting utility easement corridors bisect the property. On the west side of the corridor is a 75' wide gas line easement with two pipes therein; on the east side is a 320' powerline easement. The two easements slightly overlap. The area within the scope of the easements is considered unbuildable with any permanent, primary structures. Minor "non-constructed' encroachments [kept under 12' tall per RMP] into the corridor should/would not necessarily interfere with the corridor's easement protections or the City's ability to get a trailway developed therein were the trail area delineated and cordoned.

An email received from a concerned citizen alleges further that there is a fiber-optic line with an associated easement within the easement and also comments on the above-mentioned power and gas easement situation. Note it is believed that the outlying powerline east of the main transmission lines is within the scope of the 320' easement.

5. Emergency services are available to the site.

Transportation/Traffic Issues:
Expected trip generation for future homes built within the Eagle Benches development is circa 9.55 trips/day. City Engineering finds that such traffic generation is acceptable predicated on any streets within the project and Lake Mountain Road are paved and built in conformance with currently adopted City standards. Specifically, the City Council previously designated Lake Mountain Road as a "Rural Residential" road. As development along Lake Mountain Road occurs, each development will be required to pave its frontage portion of that right-of-way. Interplan Transportation Planning was hired years ago to provide a traffic analysis of the road. Interplan concluded that:

1. Paving is/will be necessary if and as development continues.
2. Any increase in traffic volume on/along the road will likely result from mainly local traffic.
3. Cut-through traffic is expected to be, and remain, minimal.
4. An incomplete roadway network forestalls Lake Mountain Road being used for regional trips.
5. Traffic calming on the road would produce undesirable adverse effects.
6. Future roadway networking will expectedly address volume and

speed concerns.

An improved (including paving) Lake Mountain Road will be required of any subdivision that develops fronting and using the same for project access, including Eagle Mountain Benches.

Property Values:
Approval of the applications will expectedly make the Applicant's land more marketable and buildable in the current housing market in our area. Accordingly, we presume the property value of the Applicant's land will increase. No value decrease of consequence is predicted for adjoining lands.

Miscellaneous:
1. Unbuildable Land: Due to this project's location, there are portions of the same that may be [considered] "unbuildable". Eagle Mountain City Code § 17.75.120: "In considering the layout of any development in the city, the developer shall conform to the following restrictions with respect to unbuildable lands. No construction may occur in areas that have slopes in excess of 25 percent, land restricted by power lines, high volume floodplains, alluvial discharge areas, floodplains and floodways, and wetlands. Land in excess of 15 percent is ineligible for inclusion in improved open space requirements unless the planning commission recommends and the city council approves specific improvements on land in excess of 15 percent which these bodies have determined to be an approved entity. In this case, only the acreage of unbuildable land in excess of 15 percent which is improved will be considered towards the improved open space requirements." [Ord. O-27-2020 § 2 (Exh. A)].

2. Trailway: The 2018 Council decision reserved the powerline corridor/easement area as open space for a future regional trail. The easement bisects an area of the Applicants' parcels. Such a trail has been deemed desirable by City Parks but it's scope and precise location [footprint] has not yet been defined.

3. Development Codes: Approval of a Rezone request [and in this matter a corresponding General Plan Map Amendment request also] does not guarantee the ability to develop the rezoned land. A developer/project must still comply with all requisite zoning, engineering, fire codes pertinent to development of said land. Subdivision plans submitted in conjunction with the applications addressed by this report is for visioning purposes only at this time

and is to be considered as conceptual.

4. Prior Conditions:

It is primarily condition number 1 which is proposed for modification by the Applicants via submittal of a new rezone request. The Applicants seek City approval to have 1-acre lots east of the utility corridor instead of 2.5 acre lots. The concept plat plan the Applicants have provided show an average building lot size in excess of 1-acre.

Condition 3's preservation of the "powerline" corridor" as open space for a possible future regional trail" could be re-evaluated as noted above. Its propriety, its scope/size/dimension, its reasonableness, etc. Note that the City Parks Department understandably favors development of a regional trail within/under the corridor. Competing with that interest is the Applicants' desire to maintain all or part of the ground within the corridor that cuts through their land as countable lot [*sans* buildings] area. The Applicants' position in this regard seems to be reversed from their proposed compromise conditions used to negotiate during their 2018 Council proceedings as noted in the Staff report from that era.

Condition 4's 150' buffer requirement could be evaluated in terms of its propriety (i.e., its extent/depth) given that the land south of, and abutting the Applicant's ground may presently, per the adopted Future Land Use Map be developed with homesites too.

Citizen/Agency/Intra-Departmental Correspondence:
Any written correspondence received by Staff respecting this matter prior to the time this report was published is hereto attached.

Update (June 05, 2023):

During their May 16, 2023, hearing on this matter, the City Council voted to remand this matter back to the Planning Commission in order to:

1. Include parcels 59:006:0054 and 59:006:0042 as well as a previously not considered portion of parcels 59:006:0046 and 59:006:0055 into a new, over-arching rezone proposal for the Applicants' entire property (101.68 acres); and,

2. Obtain the Planning Commission's recommendation on a minimum average building lot size for that 101.68 acres.

The Council expressed, in the majority, if not unanimously, that they were open to entertaining 1-acre lots for of the Applicants' parcels, and, to establishing an overall future building lot minimum average size for the Applicants entire property.

Regarding an overall minimum building lot average, the Council voiced 1.5 and 1.75 dwelling units per acre as possibilities. Also, note that the Council seemed disposed to allowing some amount of lot platting underneath a portion of the powerline easement that clips an area of the Applicants' land.

Of note is that the Applicants' representative has stated in a letter that, "After talking to many builders they suggested diving Lake Mountain Road down the middle and adding more space to the 1 acre lots. Now [the Applicants have] come up with a compromise that they think will work better[.]...if the city will agree to [the] 1 acre lots for the entire property then they would be willing to donate Lake Mountain Road which they own and donate it to the city, which is 5 or 6 acres of land." That said, Staff is not prepared to issue an opinion respecting that proposal as the road may be claimed as having been prescriptively established and any future subdivision of the land(s) abutting the same would trigger a requirement for its dedication and improvement anyway.

Also note that the Applicants' representative has provided (copy hereto attached) a formal letter of request to waive the requirement to submit a MDP for the reasons stated therein.

Update (July 10, 2023):

In concluding action on the Planning Commission's June 13th review of the remanded project, Commissioner Everett moved to recommend approval to the City Council of a request to rezone certain lands, known as the Eagle Mountain Benches, to the RD1 Zone contingent upon Applicant/project compliance the following condition(s):

1. No property that is within the utility easement shall be included in a residential lot;

2. No septic tanks shall be permitted on any property within the Eagle Mountain Benches; and,
3. That a waiver of the requirement to submit to the City a conceptual Master Development Plan shall be granted.
Commissioner Bergener seconded the motion. The motion passed as a redo.

Commissioner Everett then withdrew the motion to address the General Plan Future Land Use Map amendment prior to the Rezone [as no change thereto was recommended].

With that action, the Planning Commission communicated their reluctance to establish a minimum lot average outside of the City's existing code standards in 17.25.040 (even via use of a Development Agreement) and supported 1-acre minimum sized properties across the board. (Perhaps a concession based on recommending that no building lots, or portions thereof, to be in the powerline corridor just as mandated in 2018?)

The Applicants have provided an illustration of an east/west connection to the project to help alleviate concerns about an improved Lake Mountain Road connection. They have also provided a lengthy support petition for their cause (see exhibit).

The matter is now back to the City Council for final consideration.

REQUIRED FINDINGS:
General Plan Map Amendments and Rezones are legislative decisions and are considered valid if reasonably debatable and not illegal (i.e., the decisions do not require the City Planning Commission or City Council to take action based on findings of facts). Eagle Mountain does not have any code standards to govern General Plan [Map] Amendments. The Council should consider the health, safety, and welfare of the community.

The criteria for approval for a Rezone are listed in EMMC § 17.90.060 and are commented upon within the "Items of Consideration" section above.

Master Development Plan (MDP) approvals, per EMMC § 16.10.020, are required, "...for any development in excess of 50 acres

in size." Further, in conjunction with a MDP, per EMMC § 16.10.060, a master development agreement is also required to be created. Section 16.10.050 allows the city to entertain requests for waivers to the master plan submittal requirement. Such requests are handled in a hearing environment -- the Applicants are submitting their request as "part and parcel" to their Future Land Use Map Amendment and associated Rezone request. The criteria for evaluating a MDP waiver request are listed in subsection C of 16.10.050.

They specify that "the city council may approve a request for a waiver of [a Master Development Plan] upon finding [concluding] one or more of the following justifications is pertinent-- that:

1. The project's concept plan review (pursuant to Chapter 16.15 EMMC) received feedback from the planning commission and/or city council [respecting] reduced master development application requirements;
2. The project will not require modification or additions to existing conditions (zoning designation, land use designation, roadways);
3. The project involves limited development requirements for infrastructure; or,
4. The strict application of this chapter would result in peculiar or exceptional difficulties, or exceptional and undue hardship, or the buildable area of the property is significantly reduced by topography or preexisting easement restrictions. [Ord. O-32-2020 § 2 (Exh. A)].

PLANNING COMMISSION ACTION/RECOMMENDATION:
Commissioner Everett moved to recommend approval to the City Council of a request to rezone certain lands, known as the Eagle Mountain Benches, to the RD1 Zone contingent upon Applicant/project compliance the following condition(s):

1. No property that is within the utility easement shall be included in a residential lot;
2. No septic tanks shall be permitted on any property within the Eagle Mountain Benches; and,
3. That a waiver of the requirement to submit to the City a conceptual Master Development Plan shall be granted.

Commissioner Bergener seconded the motion. The motion passed.

Commissioner Everett then withdrew the motion to address the General Plan Future Land Use Map amendment prior to the Rezone [as no change thereto was recommended] and it was again voted favorably upon.

ATTACHMENTS:

ORD--Eagle Mountain Benches General Plan Amendment & Rezone
Vicinity Map
Proposed Future Land Use and Zoning Maps
Eagle Quest Zoning & Location
New Connector Road Illustration
Petition in Support
06.13.2023 Planning Commission Minutes
Master Development Requirement Waiver Request

ORDINANCE NO. O- -2023

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE GENERAL PLAN FUTURE LAND USE MAP AND REZONING CERTAIN LANDS KNOWN AS EAGLE MOUNTAIN BENCHES

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the General Plan Future Land Use Map and rezone certain lands known as Eagle Mountain Benches, as set forth more specifically in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider and approve an amendment to the General Plan Future Land Use Map and the rezone of certain lands known as Eagle Mountain Benches, as set forth in Exhibit A.

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

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

ADOPTED by the City Council of Eagle Mountain City this 18th day of July, 2023.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 18th day of July, 2023.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

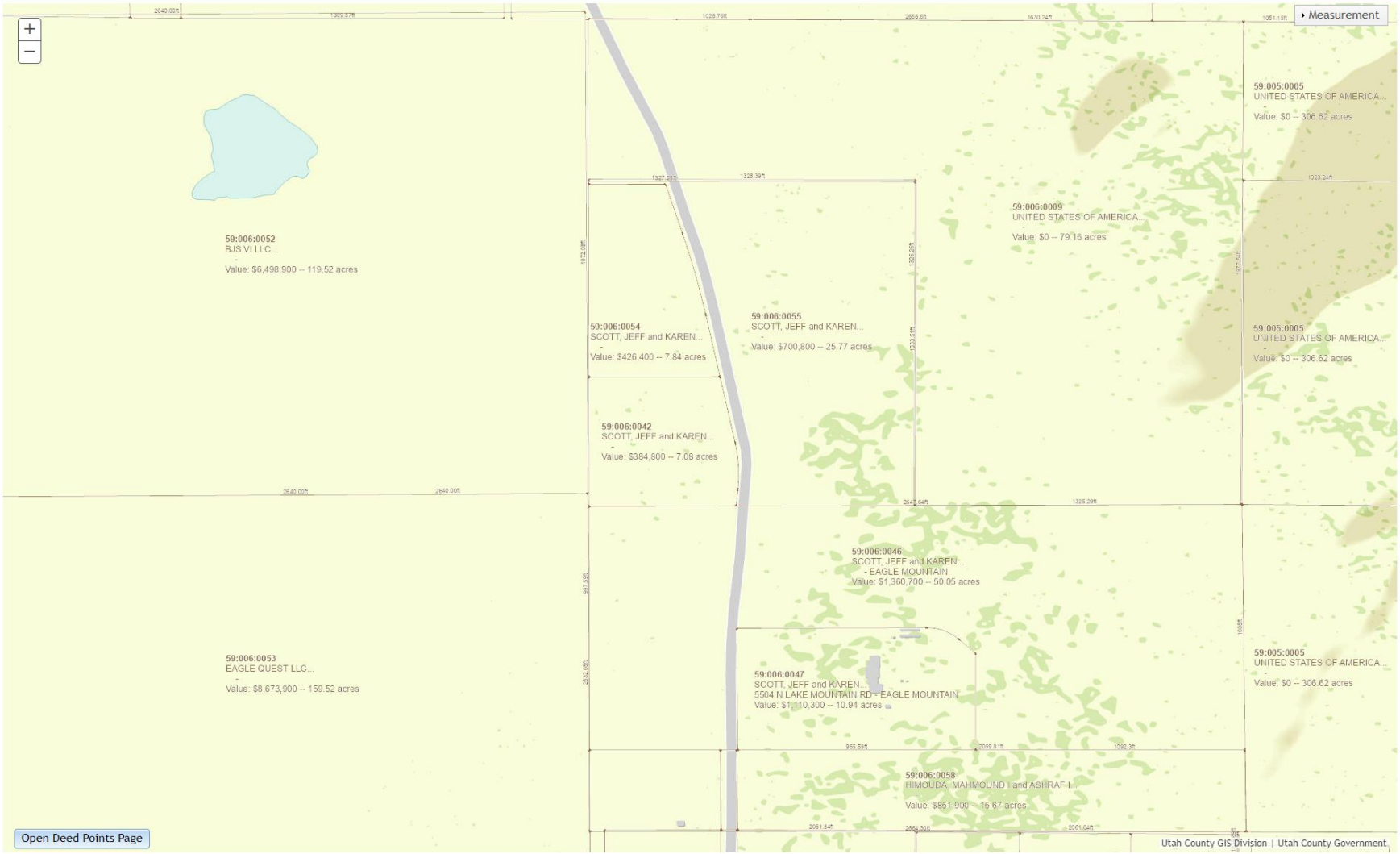
_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

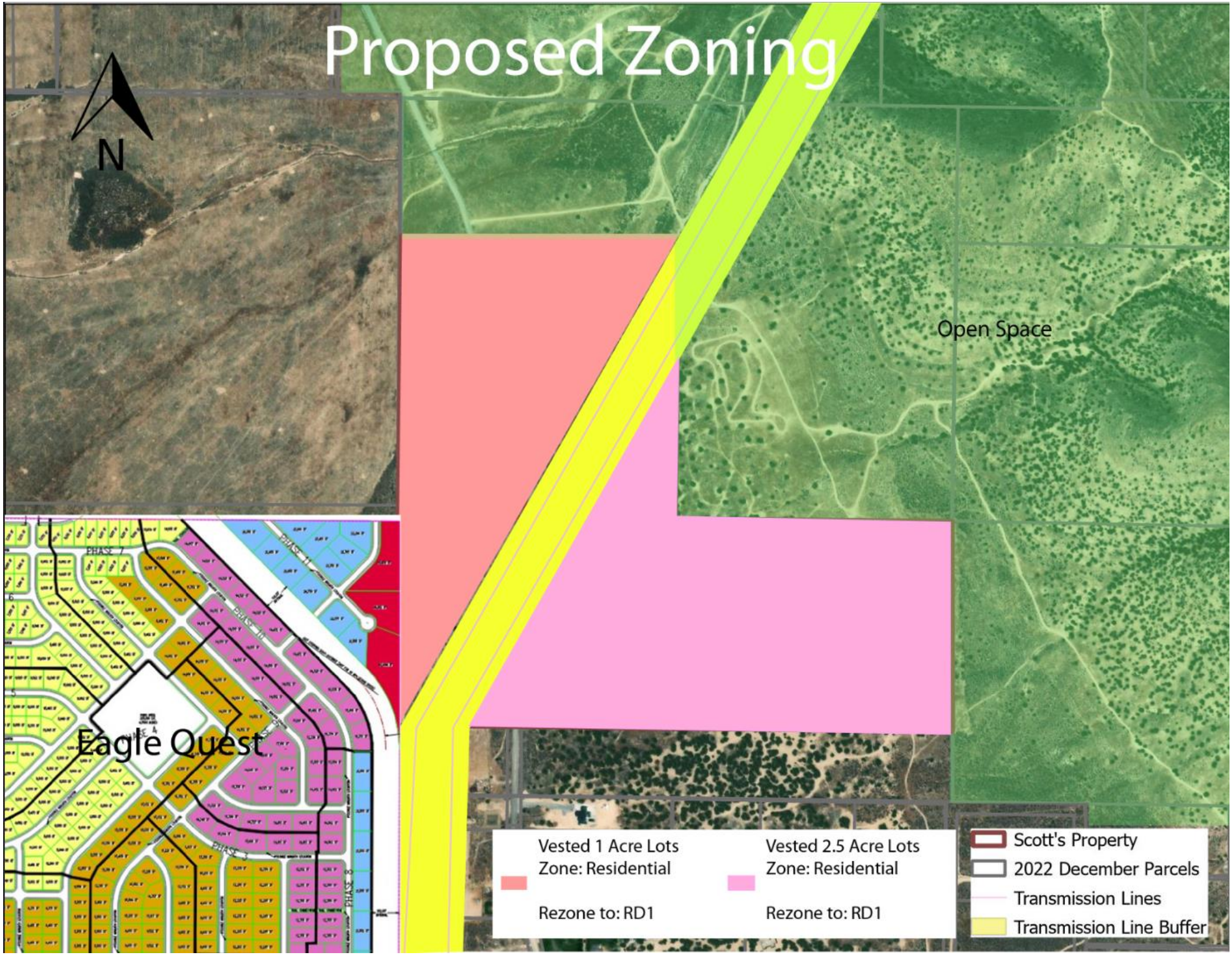
Exhibit A

Vicinity Map – County Assessor Parcel Viewer Map



Future Land Use Map Extracted Exhibit

(Land Use Categories/Settings) and Applicant Proposal Illustrated

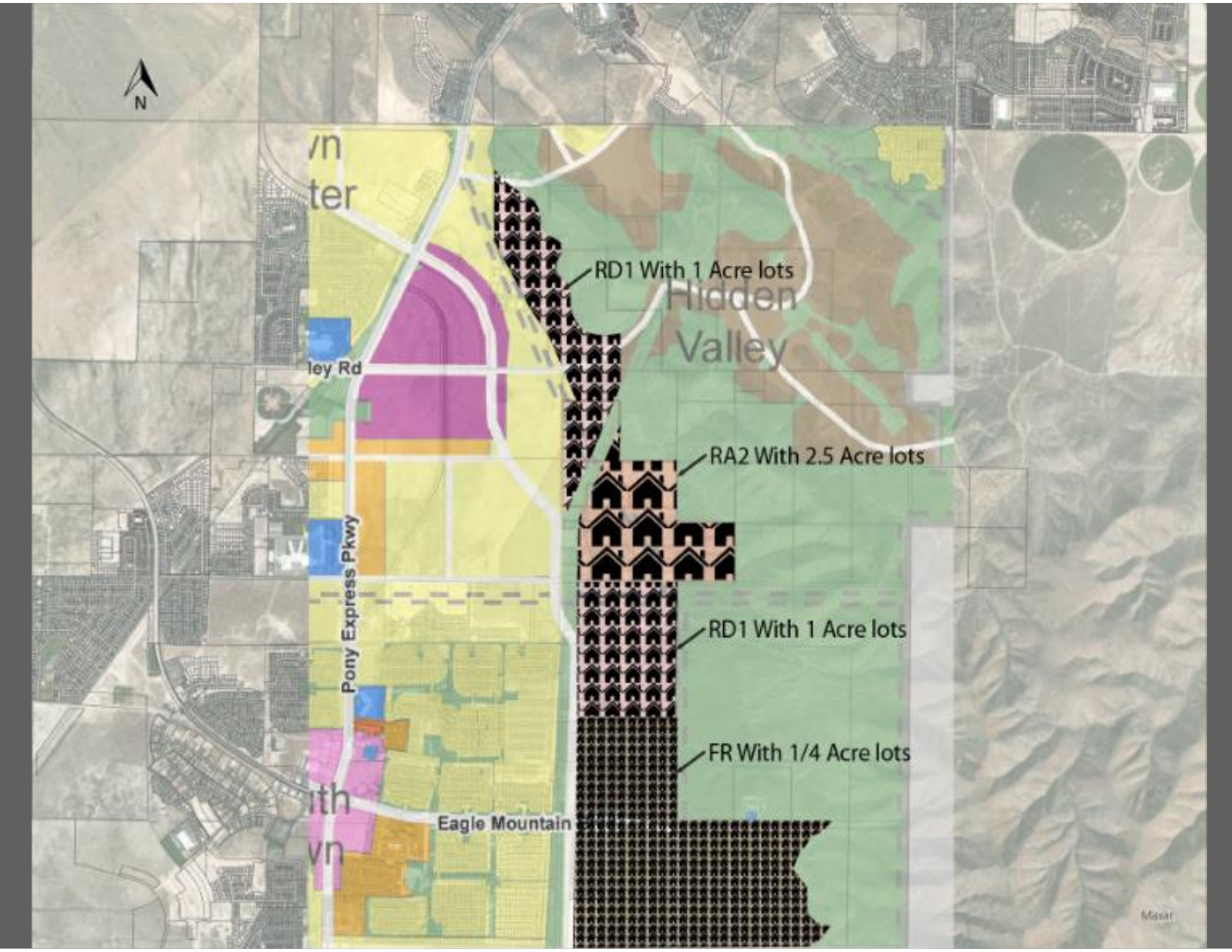

Proposed Zoning
N
Open Space
Eagle Quest
Vested 1 Acre Lots
Zone: Residential
Rezone to: RD1
Vested 2.5 Acre Lots
Zone: Residential
Rezone to: RD1
Scott's Property
2022 December Parcels
Transmission Lines
Transmission Line Buffer

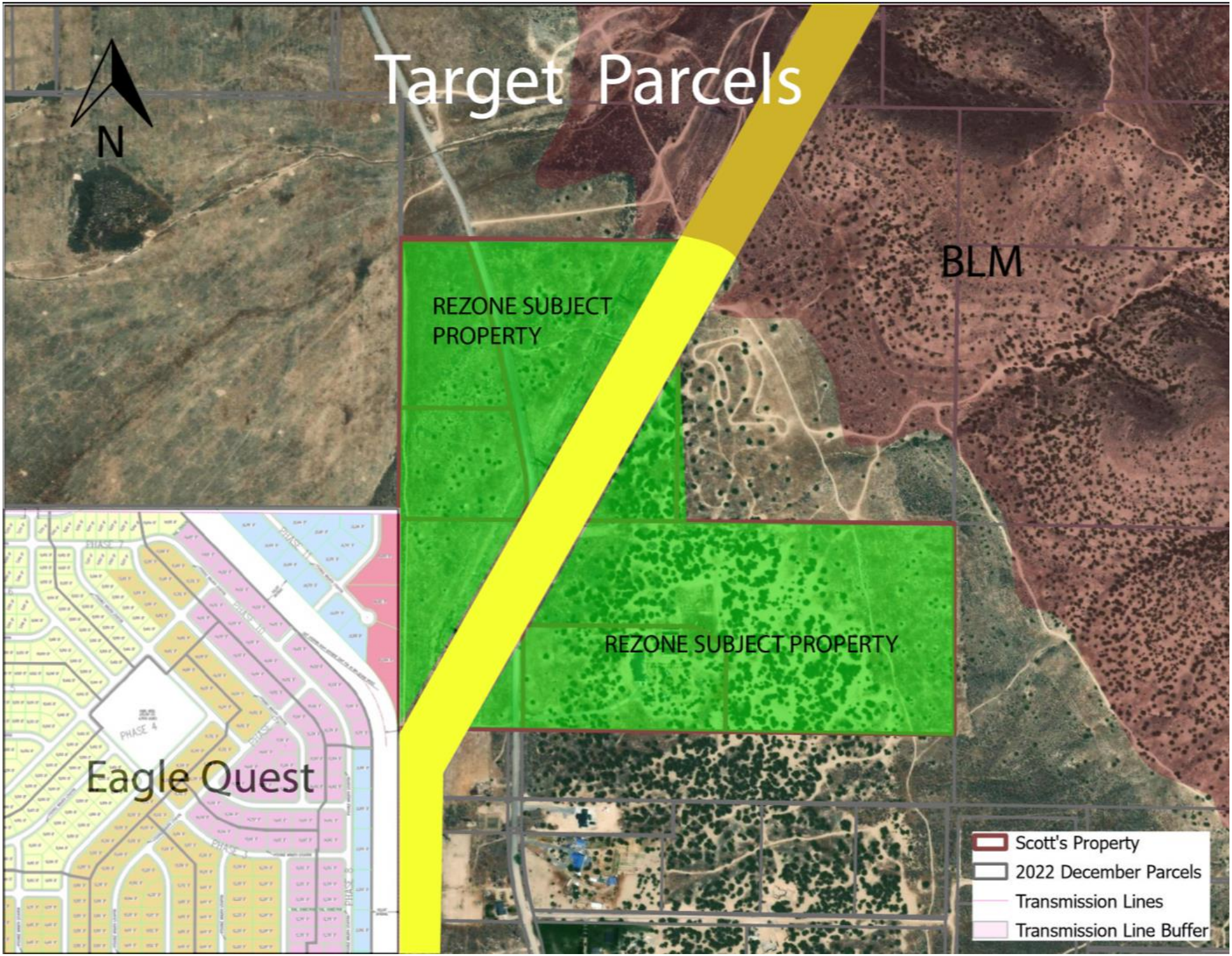
Future Land Use Map Extracted Exhibit

Build Out Density Allowance Illustrated

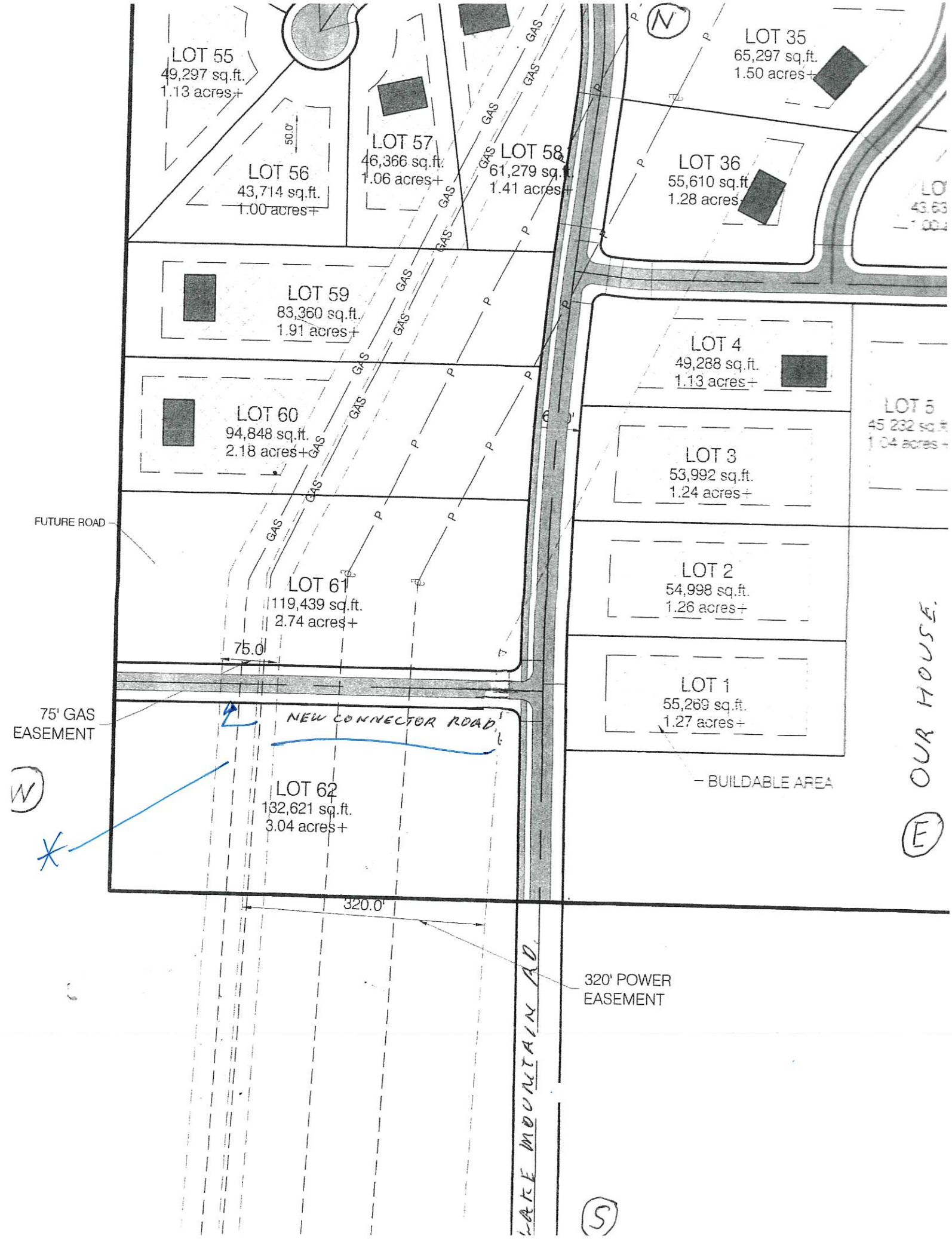
Based on Future Land Use Map Categories/Settings

Already Established in the Area




Target Parcels
N
BLM
REZONE SUBJECT PROPERTY
REZONE SUBJECT PROPERTY
Eagle Quest
Scott's Property
2022 December Parcels
Transmission Lines
Transmission Line Buffer

Eagle Quest MDP and MDA Approved Project Layout/Zoning


LOT 55
49,297 sq.ft.
1.13 acres+
50.0'
LOT 56
43,714 sq.ft.
1.00 acres+
LOT 57
46,366 sq.ft.
1.06 acres+
LOT 58
61,279 sq.ft.
1.41 acres+
LOT 35
65,297 sq.ft.
1.50 acres+
LOT 36
55,610 sq.ft.
1.28 acres+
LOT 59
83,360 sq.ft.
1.91 acres+
LOT 60
94,848 sq.ft.
2.18 acres+
LOT 4
49,288 sq.ft.
1.13 acres+
LOT 5
45,232 sq.ft.
1.04 acres+
LOT 3
53,992 sq.ft.
1.24 acres+
LOT 2
54,998 sq.ft.
1.26 acres+
LOT 1
55,269 sq.ft.
1.27 acres+
LOT 61
119,439 sq.ft.
2.74 acres+
LOT 62
132,621 sq.ft.
3.04 acres+
GAS
P
FUTURE ROAD
75.0'
75' GAS EASEMENT
NEW CONNECTOR ROAD
BUILDABLE AREA
320.0'
320' POWER EASEMENT
LAKE MOUNTAIN RD.
OUR HOUSE
N
W
E
S

These signatures are the 4 subdivisions that live off of or on Lake Mt Road.
O'Quirrh Mt Ranch, Eagle Point, Eagle Point & Glenmar

184 homes were surveyed

169 We had yes votes
7 no votes
1 maybe
8 needed more information

* Most households have 2 adults
We only collected 1 vote from each house

Hi, We are Jeff & Karen Scott and we live at 5504 N. Lake Mountain Rd and have appx 100 acres. We know people are trying to become more self sufficient in these trying times and so we are trying to create small farms with our land and make 1 acre lots for people who would like a little farm with orchards, gardens and some livestock or a space for a larger home for their children and family.

If you could support us with this idea would you please sign the form below and then when we go to the city council and ask for our rezone of our land, we can show the support we have received from the nearby neighbors.

We will also be paving appx. 1/2 mile Lake Mountain Road!

	NAME.	ADDRESS.	PHONE	SIGNATURE.
1.	Eric Jacobson	7082 N. Slick Rock Way Eagle Mtn, 84505	801 857 1656	
2.	Alexandra Jacobson	7082 N SLICK ROCK WAY	801 874 7664	Alexandra Jacobson
3.	Paul Redpath	2014 E Telegraph RD	801-856 5833	Paul Redpath
4	JAKED PETERSON	2024 E TELEGRAPH ROAD, EAGLE MTN, UT 84005	801.506.5818	

	Name	Address	Phone	Signature
5	Jody	2056 E Harkers Way	435 660 1944	
6	Florencia	2026 E Harkers Way	385-630-3252	
7	Brian Sorenson	2026 E Harkers way	385-775-6682	
8	Kim Emrich	2016 E Harker's Way	479-276-4835	
9	Jason Corbridge	2068 Bald Eagle Way	435-830-5506	
10	Tiffany Corbridge	2068 E. Bald Eagle Way	435-881-6432	
11	Josh Randall	2048 E Bald Eagle Way	801 960 0451	
12	Sarah Taylor	2020 E Bald Eagle Mtn 84005	435 565 0325	
13	Jamie Adams	2005 E. Bald Eagle Eagle Mtn. UT 84005	801-310-7532	

	Name	Address	Phone	Signature
14	David Sonchat	7127 N. Slick Rock Way	801-897-2481	
15				
16				
17				
18				
19				
20				
21				
22				

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We will also be paving appx. 1/2 mile Lake Mountain Road!

If you could attend the city council meeting at 7pm May 16th we would LOVE YOUR SUPPORT!

	NAME	ADDRESS	PHONE	SIGNATURE
1.	Randy + Diane Peck	2275 E Unity Way	801-419-9417	Diane Peck
2.	Jake & Courtney Gosling	2291 E Unity Way	801-347-5511	
3.	Greg Parr	6023 N Unity Way	801-828-8433	
4.				

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	Name	Address	Phone	Signature
5.	Mike Smith	2898 E. Cedar View Ln.	801-661-9392	Mike Smith
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				

	Name	Address	Phone	Signature
5.	Melanie mumme	6499 N. Glenmar Way Eagle Mtn, UT. 84005	801-918-2907	
6.	JD & Sage Clark	2335 E Glenmar Cir	801 310 3508	
7.	McKay & Lyndi Litterwood	6399 N Glenmar Way	208-830-5773	
8.	Tim + Kim Garner	6396 N Glenn Ct Eagle Mtn UT	801-673-5772	
9.	Trent + Lindy Isaacson	6377 N. Glenmar Way	801-209-9046	
10.	Britt Goodell	6291 N. Glenmar Way	801-541-0319	
11.	Ben Porter	2312 E Flat Top View Rd	801-477-0634	
12.	Emily Malzer	2282 Flat Top View Eagle Mountain UT	801-404-4179	
13.	Karen Hansen	2268 E Flat Top View Road Eagle Mtn	801-440-5360	

	Name	Address	Phone	Signature
5	Jay Johnson	2212 E Lone Mtn Circle	8014402507	
6	Cory & Abby Isaacson	2250 UNITY WAY	385. 201. 3836	
7	Jason & Darcey Williams	6626 N. Unity Way Eagle Mtn, UT	801-362-6613	Darcey Williams
8	Chad & Jennifer Dinning	6586 N. Unity Way	210.793.4413	
9	Kory & Lacie Meyers	2256 E. Unity Way	801.717.5549	Lacie Meyers
10				
11				
12				
13				

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If you could attend the city council meeting at 7pm May 16th we would LOVE YOUR SUPPORT!

	NAME	ADDRESS	PHONE	Signature
1.	~~Michael Woodward~~ Michael Woodward	4224 N Lake Mountain Rd Eagle Mountain UT 84005	801-602-0849	Michael Woodward
2.	MARCUS PAIZ	4198 N LAKE MOUNTAIN RD	801-737-2618	
3.	Sarah Paiz	4198 N Lake Mt Rd	801-300-8234	
4.		~~4180 Lake Mtn~~		

	Name	Address	Phone	Signature
5.		~~4106 Lake Mtn Rd.~~		
6.	Taylor Lucero	4106 N. Lake Mtn Rd.	801-647-3507	
7.	Brian Wiscombe	~~4046 Lake Mtn Rd~~ 4094 North Lake Mountain RD	801 885 9728	
8.	Braxen Bingham	4078 N Lake mountain RD 22	801-400-9437	
9.	Jake Jessop	2784 E carriage hill dr	406 360 2564	
10.	PATRICK STAUFFER	2796 E CARRIAGE HILL DR	801-787-7818	
11.	Diane Hawkins	2848 E Carriage Hill Drive		
12.	Brittany WOOD	2888 E. Carriage Hill Dr.	385-207-8096	
13.		~~2436 Carriage~~ HILL DR		

	Name	Address	Phone	Signature
14.	Brayton Best	4166 N Mercur Dr	801-857-8187	Brayton
15.	STEPHEN CHATELAIN	4089 N MERCUR DR	801-458 6302	
16.	Courtney Chatelain	4089 N Mercur Dr	801 664-7855	Courtney Chatelain
17.	Rabab Dkhissi	4073 N. Mercur Dr.	(801) 472-5143	
18.	Chanthorn Touch	4062 N CEDAR VALLEY DRIVE	909 838-2056	
19.	Rachel Forbush	4069 Mercur Dr. 2818 E carriage hill	801-615-1226	Rachel Forbush
20.	4052 Mercur Dr			
21.	2807 E Carriage Hill Dr			
22.	~~2816 Carriage Hill Drive~~			

	Name	Address	Phone	Signature
23.	Jane Crofts	4088 N Cedar Valley Drive Eagle Mtn.	385-225-5919	
24.	Dustin Taylor	4098 N Cedar Valley Dr	702-232-5359	
25.	Paul Johnston	4122 N Cedar Valley Drive	801 404 9130	
26.	Brier Gordon	4134 N Cedar valley Drive	801-367-3766	
27.	~~BEN CRABTREE~~	4144 N CEDAR VALLEY DR	801-473-4154	
28.	~~4178 Cedar valley Dr~~			
29.	~~4166~~ Cedar valley Dr.			
30.	~~4108~~ Cedar Valley Dr.			
31.	~~4072 Cedar Valley Dr.~~			

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We will also be paving appx. 1 1/2 mile Lake Mountain Road!

If you could attend the city council meeting at 7pm May 16th we would LOVE YOUR SUPPORT!

85

	NAME	ADDRESS	PHONE	Signature
1.	DAVID [illegible]	5194 N LAKE MTN EAGLE MOUNTAIN UT	801 823 [illegible]	[illegible]
2.	Tyler Woodward	5224 N LAKE MTN EAGLE MTN UT	801-792-0585	[illegible]
3.	LARRY KEELE	2853 E. CEDAR VIEW LN EAGLE MTN. UT	801-310-1807	[illegible]
4.	Jesus Ortega	5505 LAKE Mountain RD	801-793-2264	Jesus Ortega

	Name	Address	Phone	Signature
32.		7937 Carriage Hill Dr.		
33.		4292 Carriage Hill Dr.		
34.	Elz Snodgress	4212 N. Cedar Hills	385-216-2444	Elizabeth Snodgress
35.		4236 Cedar Hills		
36.		4227 Cedar Hills		
37.	Brenton Lucas	4207 N Fairfield Dr	801 631 1217	
38.	Travis Hardman	2806 E. Crimson CT	801-831-9224	
39.	MICHAEL PECK	2794 crimson ct	385-227-7460	
40.	Christian Eyebretsen	2774 Crimson CT.		

	Name	Address	Phone	Signature
41.	Aubrey Jack	4187 Crimson CT	801-472-7755	Aubrey Jack
42.	Camille Hammond	4213 N. Crimson Ct	801-709-9287	
43.	Justin Hammond	4213 N. Crimson Ct	801-898-2058	
44.	Parker Kemp	4236 N crimson ct	801 864 2846	Parker Kemp
45.	Florencia Kemp	4236 N crimson Ct	801 821 7184	
46.	Austin Heap	4216 N. Crimson CT	801-360-5341	
47.	Hannah Hook	4206 N Crimson CT 84005	801-919 4850	
48.	Kurtis Hook	4206 N Crimson CT 84005	801-427-9791	
49.	Bryson C.	4163 N fairfield dr	801 856 5091	

	Name	Address	Phone	Signature
50.	LAURA WHITNEY	4133 N. Fairfield	801-368-4829	
51.	Robert Whitney	4133 N Fairfield Dr	801 368 4828	
52.	Michael sands	4132 n Mercur Dr		
53.	Jaden Gaudin	4063 N fairfield dr	801 884 3549	
54.	JEFF TEBBS	4237 N. Mercur Dr	702-277-0761	
55.	Shannetebbs	4237 N Mercur Dr.	702277 0761	
56.	Aaron Sawyer	4213 N Mercer Dr	651-245-8140	
57.	Oscar Grajeda	4168 N Mercur Dr	8019071377	
58.	Russell Petrich	4212 N Mercur	559-666 2654	

	Name	Address	Phone	Signature
59.	Cory Hampton	4176 N Fairfield Dr, Eagle Mtn, UT	801-358-2148	Cory Hampton
60.	Eric Rooney	2731 N. Clarkstone Dr Eagle Mtn		Eric R
61.	Alyssa Wright	2741 E Clarkstone Dr Eagle mtn	480-244-5463	Alyssa Wright
62.	Tanner McMillan	2767 E Clarkstone Dr Eagle Mt.	385-312-2499	
63.	Debra Whitney	2813 E. Clarkstone Dr, Eagle mtn.	801-318-1852	
64.	JACOB MOORE	2146 E FRONTIER ST EAGLE MTN	801-953-5945	
65.	DAWN MOORE	2146 E FRONTIER ST EAGLE MTN	801-~~953~~ ~~5945~~ 864-3685	Dawn
66.	Carrie Fisher	3941 E Clarkson Eagle Mt 84005	602-570-5013	
67.	Jason Taylor	11217 N Cedar Valley dr. Eagle Mt UT 84005	801-995-3673	

Name	Address	Phone	Signature
Kortni Labrum	4197 N. Cedar Valley Dr.	435 671 5867	Kortni Labrum
Britting Ekenrode	4188 N Cedar Valley Dr	903-267-3752	Britting Ekenrode
Tyler Butler	4097 N Cedar Valley Dr Eagle Mt, UT 84005	801-739-3911	
Annika Luera	4087 N. Cedar Valley Dr Eagle Mnt, UT 84005	801.636.3459	
Derrick Luera	4087 N. Cedar Valley Dr Eagle Mnt, UT 84005	801.602.3174	

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	NAME	ADDRESS	PHONE	Signature
1.	Paul Moore	4209 Lake Mtn		Paul Moore
2.		4197		
3.		4187		
4.		4175		

	Name	Address	Phone	Signature
5	Mckenzie Jeffries	4163 N. Lake Mountain Rd Eagle Mountain UT 84005	913-593-3467	Mckenzie Jeffries
6		4141		
7		4131		
8	Farrel Francom	4119 N. LMR	801-856-1740	Farrel Francom
9	Janine Allred	4107 N Lake Mountain Rd	(85) 208-3878	
10		4095		
11		4089		
12		4071		
13				

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9

	NAME.	ADDRESS.	PHONE	SIGNATURE.
1.	Brent Morrill	7091 N Equine Ranch Pkwy	801 310 - 6411	Brent Morrill
2.	TRAVIS HUTCHINGS	2069 E HARKERS WAY	801 369 2570	
3.	Tom Spalding	2059 E Harkers Way	801-367-9615	Tom Spalding
4	Amy Haff	2049 E Harkers Way	801-888-0645	

	Name	Address	Phone	Signature
5	Michael Hart	2649 E Hackers Way	801-888-0493	Michael Hart
6	THERESA CASTRO	2081 E Bald Eagle Way	385-539-7270	Theresa Castro
7	John Castro	2081 E Bald Eagle Way	^ SAME	John Castro
8	Alyson Gay	2061 E Bald Eagle Way	801-955-3434	Alyson Gay
9	Morgan Snyder	7177 E Slick Rock Way	253 226 1258	Morgan Snyder
10.				
11.				
12.				
131				

R.

Hi, We are Jeff & Karen Scott and we live at 5504 N. Lake Mountain Rd and have appx 100 acres. We know people are trying to become more self sufficient in these trying times and so we are trying to create small farms with our land and make 1 acre lots for people who would like a little farm with orchards, gardens and some livestock or a space for a larger home for their children and family.

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62 names

	NAME.	ADDRESS.	PHONE	SIGNATURE.
1.	Brandon and Heidi Morton	2319 Hitching Post Drive	801-360-2139	Heidi Morton
2.	Tatiana Troskie	2664 E. Carriage Hill Dr.	385-789-5067	~~Tatiana~~ Troskie
3.	Anna Mangum	2614 E. Carriage Hill Dr	385 439 2380	Amangum
	David Garcia	4055 Sleepy Hollow	385-215-4735	

	Name	Address	Phone	Signature
41.	Chris Roberts	3929 N. Oak Blvd #B	801-870-8652	Chris Roberts
42.	Matera Santiago	3929 N. Oak Blvd #A	(385) 497-4426	Matera
43.	James Holcomb	3909 N Oak Blvd Unit #A	832 596 6992	
44.	Roger Evans	3889 N. Oak Blvd #A		
45.	Ashley Tobin	3869 N. Oak Blvd unit B	501 834 1116	
46.	CARLOS REYES	3839 Oak Blvd #G Eagle Mountain, UT	(504) 510-6139	
47.	Jessica Zamudio	3839 N Oak Blvd #A Eagle Mountain, UT 84005	801-358 4718	
48.	Lindsey Neumann	3848 N Oak Blvd Unit B Eagle Mountain UT 84005	801-652-0280	
49.	R. Merton	3848 A Oak	801 830 2586	

	Name	Address	Phone	Signature
* 23.	Stacey Petersen	3116 N Stallion #B Eagle Mtn. 84005	8019152246	Stacey Petersen
24.	Michelle Laney	3756 N. Stallion St #B Eagle Mountain		Michelle Laney
25.	Tawny Arias	3816 N Stallion St Eagle Mountain		Tawny Arias
* 26.	Davi Nachtigall	3816 North Stallion St #A Eagle Mountain	385 368 8650	
27.	Kortney Witlamp	3044 N Stallion Unit A	385 404 1724	
28.	Tony Miller	3074 N Stallion St. Unit A	801 787 5768	
29.	Cynthia Fields	3894 N Stallion St Unit A	480-625 8990	
30.	Emma Porter	3897 N Stallion St Unit B	801 833-4552	
31.	Mark			

	Name	Address	Phone	Signature
50.	Monica P...	3945 N Eagle Meadows Dr Eagle Mountain	801-368-6222	
51.	Aubrey Brown	Dr E. Mnt	385 400 4609	
52.	Megan Beddoes	3925 B N Eagle Meadows Dr Eagle Mnt	405-740-2553	
53.	Gabe Hoopes	3925 N Eagle Meadows Dr. Unit A	856-357-0274	
54.	Brynlee Lattin	3925 N Eagle Meadow Dr #A	214 608 6279	
55.	Chanelle Orlandi	[illegible]	[illegible] 0578	
* 56.	Karen Pratt	3905 N Eagle Meadows Dr #B, Eagle Mountain 84005	385 210 1026	
57.	Calise Rhone	3902 N. Eagle Meadows Dr #A Eagle Mountain UT 84005	8016357291	
58.	Jessica Powers	3905 N Eagle Meadows Dr. Unit A Eagle Mtn UT 84005	385-414-7473	

	Name	Address	Phone	Signature
4	Cody Childs	2606 E Carriage Hill	801 854 0222	
5	Meghan Childs	2606 E Carriage Hill Dr.	818524. 9506	
6	Jason Lappin	4663 Sleeping Hollow Dr Eagle Mountain	801-691-3290	
7	Katie Troff	4097 N. Sleeping Hollow Dr.	801-651-8139	
8	Dancey Zittrauer	4124 N. Sleeping Hollow Dr.	801-989-7951	Dancey Zittrauer
9	Christy Hensley	4133 N Sleeping Hollow Dr	352-531-4308	
10	Russell Hensley	4133 N Sleeping Hollow	352531 4310	
11	Danae Browne	4158 N Sleeping Hollow		
12	Stephan Towns	4158 N Sleeping Hollow		
13	Codey Hardman	4185 N Sleeping Hollow		

	Name	Address	Phone	Signature
68.	Karen Torres	3863 oak Rd Eagle Mtn UT	801-500-6966	Karen Torres
* 69.	Suzi West	3888N. OAK BLVD. Eagle Mtn. UT.	801 637 2734	Suzi West
70.				
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	Name	Address	Phone	Signature
* 14.	Cassie Hancock	4199 N. Sleeping Hollow Dr. Eagle Mt Utah	801-949-5700	Cassie Hancock
* 15.	Josh Hancock	4195 N Sleeping Hollow Dr Eagle MT Utah	801-709-2166	
16.	Avchys Ortega	4208 N Sleeping Hollow Dr. EM	385-236-7781	Avchys Ortega
17.	AMMON FOX	2094 E GRANITE EM, UT 84004	385-482-5360	
Overly Lane Start here 18.	Alfredo	3892 N. Eagle Meadows DR		
19.	Carly	3789 N Eagle Meadows EM, UT 84005	702-808-4132	
20.	Ciara Hickey	3789 N Eagle Meadows Dr #A EM, UT 84005	385-625-7598	
21.	Laura Parker	3754 N. Eagle Mdw. Dr. EM, UT 84005	385 857 7413	
22.	Zenda Rawlings	3769 N. Eagle Meadows Dr. Unit A. Eagle Mtn		Zenda Rawlings

	Name	Address	Phone	Signature
77.	Skylar Ray	3712 N oak Blvd	[illegible]	
78.	Paige Adams	3732 N oak blvd	646-8290	Paige
79.	Alex Peterson	3755 N oak Blvd	260-1736	
80.	Jasikes	3775 N oak Blvd	535-77[illegible]	
81.	Nelson	3[illegible] N. oak Blv		
82.	Mirrin	3790 N Oak Blvd		
83.				
84.				
85.				

	Name	Address	Phone	Signature
59.	Re Nay Coombs	3592 N. Eagle Meadows Dr. #B Eagle MT 59605	(801) 417-7839	Renay R. Coombs
60.	Elizabeth Wentzel	3582 N. Eagle Meadows drive Unit B	801-789-4962	
61.				
62.				
63.				
64.				
65.				
66.				
67.				

	Name	Address	Phone	Signature
32.	Brent Wilson	3767 N Stallion B	702-257-5635	Brent Wilson
33.				
34.				
35.				
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6.A. ACTION ITEM – ORDINANCE/PUBLIC HEARING: AN ORDINANCE APPROVING AN AMENDMENT TO THE CITY'S GENERAL PLAN FUTURE LAND USE MAP AND REZONING OF CERTAIN LANDS KNOWN AS THE EAGLE MOUNTAIN BENCHES

Planning Manager Robert Hobbs presented and reviewed the history of the item. On April 25, 2023, the Planning Commission voted to recommend denial to the City Council on an amended request for a General Plan Future Land Use Map amendment and associated rezone for the eastern portion of their property. However, following input during their May 16, 2023 hearing on the matter, the City Council voted to remand the item to the Planning Commission to consider all the applicants' land equaling about 107.68 acres, including the property to the west that already has an approval for one-acre lot sizes, for a recommendation with a minimum average lot size of between 1.1 to 1.9 acres. Staff suggests the following conditions of approval:

1. As the new addition to the applicants' original application already has a vestiture of 1-acre minimum-sized building lots and the "Residential" Zone is no longer a codified district, Staff recommends that the RD1 Zone be applied to parcels 59:006:0054 and 59:006:0042 as well as a previously not considered portion of parcels 59:006:0046 and 59:006:0055 that lie west of the powerline corridor and to parcels 59:006:0046, 59:006:0047 and formerly considered portions of parcels 59:006:0046 and 59:006:0055.
2. Of primary concern to the City Council is a minimum required building lot average for future build-out of the applicants' overall property. The applicants would prefer the number to be as close to 1.0 as possible. A lot size average of between 1.5 and 1.75 were considered by Council during their May 16th meeting. Council seeks the Planning Commission's recommendation respecting this issue.
3. Staff recommends that the requested waiver of a Conceptual Master Development Plan (MDP) be granted given the nature of this application.
4. Staff withholds any opinion regarding the Lake Mountain land dedication proposal voiced in writing by their representative as the road may be one that would be acquired by forced dedication and improvement anyway in the future at such point in time as the applicants' land is proposed for platting, development, and build-out.

Mr. Hobbs stated that Rocky Mountain Power informed him that they allow structures within the utility corridor that are under 12 feet in height. The applicants have been in communication with City staff regarding plans for a trail through the utility corridor. The property is impacted by a 320-foot-wide powerline corridor easement, additional powerlines to the east, and the Kerns gas lines partially located outside of the originally contemplated utility easement. He believes that the applicants desire to connect the project to the sewer system rather than installing septic tanks.

Applicant Karen Scott spoke about her history with the City and their family's personal struggles that impacted their need to sell the property. The companies they have spoken with are only interested in developing one-acre or smaller parcels.

Applicant representative Dan Landon spoke in support of the Scotts' request and the recommendations presented in the staff report.

Commissioner Everett opened the public hearing at 7:17 p.m.

Commissioner Everett noted that the Planning Commission received emails from Nate Brusik and Nathan Polatis in favor of the item.

Greg Jepson advocated for the land to be developed with five-acre lots in a way that preserves the plant life and wildlife habitat in the area and is in harmony with existing homes. He expressed concern about allowing septic tanks that could endanger the City's water supply.

Commissioner Everett closed the public hearing at 7:24 p.m.

Discussion considered the zoning of adjacent properties, the intent of the City Councils' remanding the item to the Planning Commission, and the restrictions applied to other developments impacted by the powerline corridor easement.

Deputy City Administrator/Community Development Director Steve Mumford stated that the current approval for a one-acre lot minimum on the property west of the powerline corridor combined with the 2.5-acre lot minimum on the property east of the powerline corridor would result in an average lot size for the entire project of approximately 1.76 acres.

Commissioner Everett stated that he has a major concern with the way the application was sent back to the Planning Commission. The responsibility of the Planning Commission is to apply Municipal Code as currently written. At present, the standards lack a zone with an average lot size of 1.1 to 1.9 acres. The zones for lots of one acre or larger exclude an average lot size and those with minimum lot sizes under an acre have average lot sizes of ¾-acres or lower. He is adamantly opposed to writing code during a meeting at anyone's request whether it be an applicant, the City Council, or staff. He is unable to find Municipal Code standards that meet the objective of recommending an average lot size of 1.1 to 1.9 acres. The closest applicable zoning would be the RD1 Zone with a minimum lot size of 1 acre and no average lot size or the RD2 Zone with a minimum lot size of ½ acre and an average lot size of ¾ acre.

Mr. Hobbs noted that EMMC 17.90.070, "In order to ensure that future development is compatible with surrounding neighborhoods, and to provide notice to property owners of limitations and requirements for development of property, conditions may be attached to any rezone application approval which restrict or specifically designate the land uses, dwelling unit density, building square footage, lot sizes, or height of structures. The approved conditions will be on record at the city recorder's office. Any deletion of or change to a zoning condition shall be considered a rezone application and shall be subject to the requirements of this chapter," allows some flexibility with approvals.

Mr. Draper explained that where EMMC 17.90.070 does not specify minimum lot sizes, it could be interpreted to allow setting a lot size averages or median.

Commissioner Everett said he is uncomfortable sending a recommendation with a lot size average and would be more comfortable recommending an existing zone. He agrees with concerns regarding septic tank usage and advocated for remaining consistent with the approved General Plan future land use designations. He recommended the RD1 Zone with a restriction that the

powerline corridor easement not be included in any lot parcels to maintain the integrity and usability of the full lot.

Mr. Draper explained that septic systems are generally prohibited and only the City Council or the Chief Building Official can allow them. Nevertheless, the Planning Commission can include their recommendation on whether the approval bodies should allow septic tanks.

Commissioner Bergener said the way the item has come back to the Commission has caused him confusion and he is unsure if they should recommend the RD1 Zone with a lot size average of around 1.76 acres or if they should again recommend denial.

Commissioner Pengra said that while he acknowledges and has compassion for the challenges faced by and impacts of the land use decision on the applicants, the situation has not changed since the previous approvals by the City for the property and he feels that zoning is appropriate. The Planning Commission is tasked with making recommendations based on existent standards in Municipal Code.

Commissioner Allen agreed that nothing has really changed with the application but he would be willing to consider RD1 for the entire parcel and a lot size average around 1.76 acres.

MOTION: ***Commissioner Everett moved to recommend approval to the City Council of a rezone of certain lands known as the Eagle Mountain Benches to the RD1 Zone with the following conditions:***

1. ***No property that is within the utility easement shall be included in a residential lot;***
2. ***No septic tanks shall be permitted on any property within the Eagle Mountain Benches; and***
3. ***A waiver of the conceptual master development plan shall be granted.***

Commissioner Bergener seconded the motion.

Commissioner Everett withdrew the motion to address the General Plan Future Land Use Map amendment prior to the rezone.

MOTION: ***Commissioner Everett moved to recommend approval to the City Council of the City's General Plan Future Land Use Map amendment for certain lands known as the Eagle Mountain Benches to Agricultural/Rural Density Two. Commissioner Bergener seconded the motion.***

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

The motion passed with a vote of 3:2.

MOTION: ***Commissioner Everett moved to recommend approval to the City Council of a rezone of certain lands known as the Eagle Mountain Benches to the RD1 Zone with the following conditions:***

1. ***No property that is within the utility easement shall be included in a residential lot;***
2. ***No septic tanks shall be permitted on any property within the Eagle Mountain Benches; and***
3. ***A waiver of the conceptual master development plan shall be granted.***

Commissioner Bergener seconded the motion.

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

The motion passed with a vote of 3:2.

6.B. ACTION ITEM – PUBLIC HEARING: AMENDING VARIOUS SECTIONS OF TITLE 16, SUBDIVISIONS

Senior Planner David Stroud and Mr. Hobbs reviewed proposed amendments to Eagle Mountain Municipal Code Title 16. Recent State Code changes, including SB 174, require cities to amend their code, if applicable, to remove preliminary plat approval from the review by the City Council. This recent State Code change is only applicable to single-family, two-family, and townhome subdivision plats. Staff is proposing, due to the administrative nature of plats, that all preliminary plats be approved by the Planning Commission. Staff will continue to approve final plats. The changes mandated by State Code have an implementation date of February 1, 2024. The current public hearing held by the Planning Commission is also proposed to be eliminated. If a preliminary plat meets the platting and zoning standards, it must be approved by the City. State code states, "If a preliminary subdivision application complies with the applicable municipal ordinances and the requirements of this section, [10.9a.604.1] the administrative land use authority shall approve the preliminary subdivision application." State Code does not require a public hearing regarding preliminary plat approval.

Staff confirmed that the proposed amendments incorporate legislative changes in SB 174 and HB 406.

Commissioner Pengra stated that where the City is implementing State changes, he is comfortable recommending approval based on staff's proposal.

Jeff & Karen Scott,
Eagle Mountain Benches

June 8, 2023

Robert Hobbs
Planning Manager
City of Eagle Mountain

Dear Mr. Hobbs:

This letter is a request by Jeff and Karen Scott for a Waiver of Requirement for Master Development Approval for the Eagle Mountain Benches project located at 5500 Lake Mountain Road.

During their meeting of May 16, 2023, this project's concept plan received feedback from the City Council. In the materials provided for that meeting, City staff noted that the proposed RD1 Zone is an agreeable transition to/from the Ag, RA2, RD2, OS-I and OS-N Zones. Further, the federal lands abutting the property are considered as Ag ground, the nearby Eagle Quest development has RD1, RD2and R1 zoning against the Eagle Mountain Benches' western frontier.

The Eagle Benches property is bisected by a pair of parallel running and abutting utility easement corridors. On the west side of the corridor is a 75' wide gas line easement with two pipes in it; on the east side is a 320' powerline easement. These two easements overlap and reduce the buildable area of parcels within the project. Also, due to this property's location, there are some portions that may be considered unbuildable. Further, a 2018 action by the City Council reserved the powerline easement as open space for a future trail, but the scope and precise location of this reservation has not yet been determined.

Based on the information presented above, the strict application of Chapter 16.10 of the Eagle Mountain Municipal Code would significantly reduce the buildable area of the property.

Please submit this waiver request to the Planning Commission and City Council.

Thank you, prepared by:

Daniel Landon, on behalf of Jeff and Karen Scott

5500 N LAKE MOUNTAIN ROAD, EAGLE MOUNTAIN UT 84005
T (801) 750-2777

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**

TITLE:	MOTION/PUBLIC HEARING - Request for the Waiver of the Master Development Approval Requirement for Eagle Mountain Benches.
ITEM TYPE:	Motion
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
Yes

PREPARED BY:
Robert Hobbs, Planning

PRESENTED BY:
Planning Manager Robert Hobbs

RECOMMENDATION:

BACKGROUND:
Please see the General Plan Amendment/Rezone staff report for details on the waiver request.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.75 Standards for Special Uses, and Sections 17.20.050 Conditional Uses (Agriculture Zone), 17.35.030 Land Use Table (Commercial Zones), and 17.40.040 Conditional Uses (Industrial Zone) Regarding Automobile Sales, Kennels, Racetracks, and Communication Facility Generators.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
N/A	N/A	N/A	N/A

PUBLIC HEARING:
Yes

PREPARED BY:
Steven Lehmitz, Planning

PRESENTED BY:
Steven Lehmitz

RECOMMENDATION:
Approve with any revisions deemed warranted by the City Council.

BACKGROUND:
EMMC 6.05.270 states that kennels are Conditional Uses in the Agriculture and Industrial Zones. This code amendment adds kennels to the conditional use list in those respective zones.

While working on providing information to an applicant for a concept plan, it was discovered that Automobile Sales and/or Minor Service, listed in EMMC 17.35.030 needed to have specific standards set forth and approved in Chapter 17.75. Further review of 17.35.030 revealed that all superscript 5s should be deleted from the table, as those uses had special use standards approved already. Special use standards have not been approved for motorized vehicle racetracks, so those are being presented for approval at this time. Adding racetracks as a conditional use in the Industrial Zone would be practical as those uses can be considered using the special uses standards.

In reviewing recent site plans for cell phone towers, exceptions were granted for generators. Now it is proposed that generators be allowed so far as they are in conformance with the Code.

ITEMS FOR CONSIDERATION:
As noted elsewhere, the attached proposed ordinance set adds kennels as a type of Conditional Use in the Agriculture and Industrial Zones, adds racetracks as a Conditional Use in the Industrial Zone, outlines Special Use standards for automobile sales and racetrack uses, and permits generators in conjunction with [the installation of] communication towers and related facilities. The amendment also removes superscript "5" from the Commercial Zone Land Use Table; the footnote stating, "These special uses are considered prohibited until special use standards specific to these uses are approved and included in Chapter 17.75 EMMC."

The addition of kennels was deemed a needed addition to code, as also the racetrack and automobile sales standards -- given recent interest in vehicle sales lots. Some months ago, the City Council approved a new cell tower at Cedar Valley High School. Mentioned in discussions regarding the same (and since) has been the need to allow for emergency backup generators in conjunction with cell towers' installation(s).

REQUIRED FINDINGS:
Ordinances pertaining to Zoning Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission recommends 5-0 that the City Council approve the request to amend Chapter 17.75 Standards for Special Uses and Sections 17.20.050 Conditional Uses (Agriculture Zone), 17.35.030 Land Use Table (Commercial Zones), 17.40.040 Conditional Uses (Industrial Zone) regarding automobile sales, kennels, racetracks, and communication facility generators with the following changes:

- 17.75.073(C)(1): “They will not cause traffic hazards or undue traffic congestion. This includes all loading and unloading of

vehicles, which should occur on-site or within a designated area offsite which prevents unsafe interaction with traffic;"

- 17.75.073(C)(2): "Spray painting of vehicles shall not be conducted outside. Spray painting of parts shall occur inside a fully enclosed building;"
- 17.75.073(C)(4): "Temporary canopy tents shall not be permitted when the tents are visible from the street except for special events associated with the subject business. Such events shall not be permitted for more than three days;" and
- 17.75.073(C)(7): "Automobiles being repaired shall be stored on-site behind a screened enclosure."

ATTACHMENTS:

ORD--EMMC Title 17 Changes - Automobile Sales, Kennels, Racetracks, & Communication Facility Generators

EMMC 17.20.050, 17.35.030, 17.40.040, and 17.75 - Redlines

ORDINANCE NO. O- -2023

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE CHAPTER 17.75 STANDARDS FOR SPECIAL USES, AND SECTIONS 17.20.050 CONDITIONAL USES (AGRICULTURE ZONE), 17.35.030 LAND USE TABLE (COMMERCIAL ZONES), 17.40.040 CONDITIONAL USES (INDUSTRIAL ZONE) ***(AUTOMOBILE SALES, KENNELS, RACETRACKS, & COMMUNICATION FACILITY GENERATORS)***

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Chapter 17.75 Standards for Special Uses, and Sections 17.20.050 Conditional Uses (Agriculture Zone), 17.35.030 Land Use Table (Commercial Zones), and 17.40.040 Conditional Uses (Industrial Zone), as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code, Chapter 17.75 Standards for Special Uses, and Sections 17.20.050 Conditional Uses (Agriculture Zone), 17.35.030 Land Use Table (Commercial Zones), and 17.40.040 Conditional Uses (Industrial Zone).

2. The amendment described in Exhibit A is hereby approved.

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

ADOPTED by the City Council of Eagle Mountain City this 18th day of July, 2023.

EAGLE MOUNTAIN CITY, UTAH

_____

Tom Westmoreland, Mayor

ATTEST:

_____

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 18th day of July, 2023.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

Chapter 17.20 AGRICULTURE ZONE

17.20.050 Conditional uses.

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered:

A. Limited processing of agricultural products.

B. Radio, microwave or other transmission towers.

C. Home businesses (as allowed by this title).

D. Accessory dwelling units (ADUs) in accordance with the standards contained in this title.

E. Commercial hunting areas as a temporary land use with no long-term vesting.

F. Stables.

G. Commercial riding arena.

H. Equestrian center.

I. Equine assisted therapy center.

J. Kennels.

Chapter 17.35 COMMERCIAL ZONES

17.35.030 Land use table.

This land use table contains the various land uses that are permitted, special, and prohibited uses in the commercial zones. Uses that are not listed in this table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters.)

S = Special (Special uses are permitted uses that must also comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use.)

BLANK = Prohibited

Land Use Table			
LAND USE	**ZONING DISTRICT**		
	Commercial Neighborhood (CN)	**Commercial Community (CC)**	**Commercial Regional (CR)**
RESIDENTIAL USES			
Assisted Living Facility (12+ residents)		S	
Assisted Living Facility (up to 12 residents)	P	P	
Bed and Breakfast	P	P	
Caretaker/Security Guard Dwelling Unit			
Residential Juvenile Group Home; Residential Facility for Persons with a Disability; Residential Rehabilitation and Treatment Facility		S	
Skilled Nursing Facility; Transitional Care Facility		P	
CIVIC/INSTITUTIONAL			
Cultural and Entertainment Uses (theaters, museums, galleries, libraries, performing arts		P	P

studios, movies, etc.)			
Schools (Public/Charter/Private)	S	S	
Public/Civic Buildings and Facilities (city owned)	P	P	P
Public Parks, Plazas, Trails, and Open Space	P	P	P
Religious or Cultural Meeting Halls	P	P	P
Sports Facilities/Arenas/Fields (indoor)		P	P
Transit Stop (bus, light-rail)	P	P	P
COMMUNICATION AND UTILITIES			
Communication Facilities and Towers	S[5]	S[5]	S[5]
Electrical Substations and Power Transmission Lines		S[5]	S[5]
Public and Private (with franchise agreement) Utility Underground Lines, Utility Buildings, and	S[5]	S[5]	S[5]

Other Above Ground Structures			
Public and Private Utility Equipment and Inventory Storage, Fenced or Enclosed	S[5]	S[5]	S[5]
COMMERCIAL/NONRESIDENTIAL USES			
Adult Group Care Facility (nonresidential)		P	
Animal Care Service		S[5]	S[5]
Athletic Instruction, Including Dance, Gymnastics, Martial Arts, etc.	P	P	P
Automobile Gas/Service Stations	S	S	S
Automobile Sales and/or Minor Service		S	S
Automobile Service and Repair (minor)		P	P
Automobile Service and Repair (including auto body)		P	P
Banks and Credit Unions	P	P	P
Brewery (ancillary to a restaurant)		P	P

Car Wash		P	P
Car Wash (ancillary to a gas/service station)	S[5]	P	P
Check Cashing and Deferred Deposit Lenders[3]			S[5]
Child Day Care Center or Preschool	P	P	P
Construction and Equipment Sales/Rental			P
Convenience Store; Corner Market	P	P	P
Dialysis Center		P	P
Fitness Center	P	P	P
Flex Office/Retail/Warehouse			P
Grocery Store, Small/Neighborhood (generally < 30,000 sq. ft.)	P	P	P
Grocery Store, Medium/Community (generally 30,000 – 75,000 sq. ft.)		P	P
Grocery Store, Large/Regional (generally > 75,000 sq. ft.)			P

Hospital			P
Hotel[4]		P	P
Indoor Shooting Range		S	S
Laundry Services (no on-site dry cleaning)	P	P	P
Mortuary		P	P
Office (medical, health care, professional)	P	P	P
Outdoor Sales and Display (including storage of materials, products, and equipment incidental to an allowed use)	S[5]	S[5]	S[5]
Parking Garage		S[5]	P
Pawn Shop			P
Pharmacy (retail)	P	P	P
Plant and Tree Nursery/Garden Center (with outside display; min. 1 acre lot)	S[5]	P	P
Plasma, Blood Collection			P
Race Tracks for Go-Carts, ATVs, and Other Motorized			S[5]

Sports Recreational Facilities			
Reception/Conference/Meeting Center	S[5]	S[5]	S[5]
Recreation (indoor)		P	P
Recreational Vehicle Sales/Rentals		P	P
Restaurant or Bakery	P	P	P
Retail Sales, General[1]		P	P
Retail Sales, Neighborhood (generally < 5,000 sq. ft.)[2]	P	P	P
Retail Sales, Regional (generally > 55,000 sq. ft.)			P
Salon (hair, nails, etc.)	P	P	P
State Liquor Store		P	P
Temporary Sales (Christmas tree lots, farmers market or fruit/vegetable stands, fireworks, food trucks, snow cones, etc.)	S[5]	S[5]	S[5]
Tobacco Specialty Business		S[5]	S[5]

[1] Includes arts and crafts sales, body art facility, electronic media rental and sales, hardware and home improvement, pet store, and uses deemed similar or appropriate by the city.

[2] Includes bookstore, copy center or postal center, floral sales, ice cream or dessert shop, and uses deemed similar or appropriate by the city.

[3] Check cashing and deferred deposit lenders include any business that must register in accordance with Section 7-23-101 et seq., Utah Code Annotated.

[4] Hotels offering extended stay must include a mix of extended stay and standard rooms (maximum 70 percent extended stay).

[5] These special uses are considered prohibited until special use standards specific to these uses are approved and included in Chapter 17.75 EMMC.

Chapter 17.40 INDUSTRIAL ZONE

17.40.040 Conditional uses.

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area and special uses as defined in Chapter 17.75 EMMC will be considered:

A. Automobile gas/service stations;

B. Automobile sales and/or service;

C. Auto and truck repair, including auto body;

D. Convenience store;

E. Motels and hotels;

F. Restaurants and banks (with drive-through service facilities);

G. Printing, lithography and publishing establishments;

H. Wholesale trade, warehousing, distribution and other operations characterized by the need for large truck and shipping establishments;

I. Laundry and dry cleaning establishments;

J. Contract construction services establishments;

K. Commercial and industrial laundries;

L. Self-storage or mini-storage units;

M. Light manufacturing of finished products or parts, including processing, fabrication, assembly, treatment, packaging, and incidental storage of such products. Such uses include, but are not limited to, food, beverages, apparel, textiles, pharmaceuticals, household appliances and plastics;

N. Recycling facilities;

O. Other businesses retailing goods and services or rendering personal services for a fee, except as otherwise regulated by the city's ordinances;

P. Other manufacturing businesses;

Q. Sexually oriented businesses;

R. Moving and storage facilities and businesses;

S. Indoor shooting range – special use~~.~~;

T. Kennels;

U. Racetracks for go-Karts, ATVs, and other motorized sports recreational facilities.

Chapter 17.75 STANDARDS FOR SPECIAL USES

17.75.073 Automobile sales and/or minor service

Automobile sales and/or minor service operations may be permitted only where:

A. Nuisance. They will not be a nuisance to residences and other surrounding uses.

B. Automobile Display Areas. Automobile displays are subject to the following restrictions:

1. Display areas shall not be permitted in rights-of-ways, walkways, sidewalks, park strips, and required landscape buffers;
2. Display areas shall be designated through the site plan approval process;
3. Display areas shall be of concrete, asphalt, or another impervious surface;
4. Display areas shall be a minimum of ten feet inside the back of the sidewalk;

5. Display areas shall comply with the clear vision triangle setbacks;
6. Vehicles in the display area shall not exceed a maximum height of ten feet, such height including both the vehicle and display surface as measured from the height of the nearest sidewalk to the highest point of the vehicle.

C. Operating Conditions.

1. They will not cause traffic hazards or undue traffic congestion. This includes all loading and unloading of vehicles, which should occur on-site;
2. Spray painting of vehicles shall not be conducted. Spray painting of parts shall occur inside a fully enclosed building;
3. Accessory sales activities (i.e., tires, parts, seat covers, floor mats, window tinting, sound systems, etc.) shall not occur outside a fully enclosed building;
4. Temporary canopy tents shall not be permitted when the tents are visible from the street;
5. All signage shall conform to the standards in Chapter 17.80 EMMC;
6. Junkyard or automobile dismantling activities shall not be conducted;
7. Automobiles being repaired shall be stored on-site.

Chapter 17.75 STANDARDS FOR SPECIAL USES

17.75.074 Racetracks for go-karts, ATVs, and other motorized sports recreational facilities

Racetracks for go-karts, ATVs, and other motorized sports recreational facilities may be permitted only where:

A. Nuisance. They will not be a nuisance to residences and other surrounding uses:

1. Noise shall comply with Chapter 8.15 EMMC;
2. Lighting shall comply with Chapter 17.56 EMMC.

B. Fencing. Racetracks and associated facilities that are not located within a building shall be contained within a continuous solid fence no less than six feet in height for public safety purposes.

C. Operating Conditions.

1. During non-operating hours, all motorized vehicles shall be kept within a locked enclosure.

Chapter 17.75 STANDARDS FOR SPECIAL USES

17.75.091 Communication facilities and towers

This section is inclusive of wireless telecommunication, radio, microwave, and other transmission towers.

Communication facilities and towers may be permitted only where:

A. General. The following development standards shall be applicable to all facilities regardless of the facility type or zone within which the facility is proposed to be located:

1. The proposed facility shall be located on an approved structure and/or site in conformance with this code. If a proposed facility site does not conform to this code, the carrier shall submit and have approved a plan to bring the structure and/or site into conformance with the code prior to completion and operation of the proposed facility.

2. Any associated mechanical or electrical equipment shall be completely screened from view, from rights-of-way, on-site parking areas and adjacent properties, with a solid fence or wall.

3. The proposed facility, including associated mechanical and electrical equipment, shall not be located within a public right-of-way.

4. The proposed facility shall conform to the requirements of this title, this code, and other laws, including pertinent federal regulations of the Federal Communications Commission (FCC) and the Federal Aviation Administration (FAA).

5. Copies of required permits from pertinent federal agencies establishing compliance with applicable federal regulations shall be filed with the city prior to the issuance of any permit for a proposed facility.

6. The proposed facility shall conform to applicable development standards set forth in this section.

7. Lightning rods shall not be included in the height calculation for any facility.

8. Antennas and equipment boxes on the utility poles shall be painted to match the pole to which it is attached to minimize visual impacts.

9. ~~Generators or n~~Noise producing venting systems shall not be used.

10. Lighting for aircraft is prohibited except where required by federal law.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 18, 2023**		
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.10 Definitions, Chapter 17.38 Commercial Storage Zone, and Chapter 17.40 Industrial Zone, Regarding Caretaker Dwellings.		
ITEM TYPE:	Development Code Amendment		
FISCAL IMPACT:	N/A		
APPLICANT:	City-initiated		
GENERAL PLAN DESIGNATION N/A	**CURRENT ZONE** N/A	**ACREAGE** N/A	**COMMUNITY** N/A

PUBLIC HEARING:
Yes

PREPARED BY:
David Stroud, Planning

PRESENTED BY:
David Stroud

RECOMMENDATION:
Approve with any revisions as deemed warranted by the City Council.

BACKGROUND:
This item was originally scheduled on the June 20, 2023, City Council. Due to time constraints of that meeting, this item was continued to the July 18, 2023, City Council meeting.

The City Council directed Staff to look at the potential of permitting a caretaker dwelling in certain zones. Staff has drafted a code amendment to define a caretaker dwelling and provide standards of permitting such as a Conditional Use (CUP) in the Commercial Storage and Industrial Zones. Base standards are proposed, and additional standards may be imposed on a Conditional Use. Such additional standards, if any, are to be used to mitigate any impacts a use may be expected to produce.

ITEMS FOR CONSIDERATION:
UCA 10-9a-507 states that municipalities *shall approve a Conditional Use if reasonable conditions are proposed, or can be*

imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. The requirement to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require the elimination of the detrimental effects.

In the instance of a proposed caretaker dwelling use, Staff does not anticipate additional conditions to reduce any detrimental effects. However, this will be determined on a case-by-case basis as any caretaker dwelling request is considered. Other uses certainly have a much greater impact than a caretaker dwelling. City Council has the option to locate a caretaker dwelling use in Chapter 17.75 Standards for Special Uses (as a permitted use with conditions instead of a Conditional Use) and indicate such in Chapter 17.38 and Chapter 17.40, accordingly.

EMMC 17.05.200(b) states the Planning Commission is the land use authority of any Conditional Use. The City Council does have the right to become the land use authority by requesting the item be scheduled for review and action by the Council within 15 days of the Planning Commission's action on a CUP.

REQUIRED FINDINGS:

Ordinances pertaining to zoning code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission recommends 5-0 approval to the City Council regarding the proposed amendments to Chapters 17.10, 17.38 and 17.40, as it relates to caretaker dwellings.

ATTACHMENTS:

ORD--EMMC Title 17 Changes - Caretaker Dwellings

EMMC 17.10, 17.38, & 17.40 Caretaker Dwellings - Redlines

ORDINANCE NO. O- -2023

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE
CHAPTERS 17.10 DEFINITIONS, 17.38 COMMERCIAL STORAGE ZONE,
AND 17.40 INDUSTRIAL ZONE
*(CARETAKER DWELLINGS)***

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Chapters 17.10 Definitions, 17.38 Commercial Storage Zone, and 17.40 Industrial Zone, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code, Chapters 17.10 Definitions, 17.38 Commercial Storage Zone, and 17.40 Industrial Zone.

2. The amendment described in Exhibit A is hereby approved.

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

ADOPTED by the City Council of Eagle Mountain City this 18th day of July, 2023.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 18th day of July, 2023.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

17.10.030 Definitions.

"Caretaker Dwelling" shall mean an accessory use where a caretaker is permitted to reside on-site at the place of business for which they are charged to look after. The caretaker dwelling shall include cooking, sleeping, and sanitation facilities.

17.38 COMMERCIAL STORAGE ZONE

17.38.040. Conditional Uses.

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered:

A. Fenced or unfenced outdoor storage of commercial equipment and inventory;

B. Outdoor storage/parking of recreational vehicles, trailers, boats, and similar vehicles;

C. Self-storage or mini-storage units;

D. Caretaker Dwelling that complies with the following:

1. A single caretaker dwelling shall be incidental and accessory to the primary use of the property;

2. Shall not be larger than 1,200 square feet;

3. Be located within or attached to the principal structure utilizing complimentary and code compliant architectural materials;

4. Have a minimum of two parking stalls in a garage or carport dedicated to the caretaker dwelling;

5. One caretaker dwelling is allowed per principal use;

6. Occupied or rented only by a single employee or subcontractor (with or without family members) of the legal entity which owns the principal use being cared for. The caretaker shall be employed at least fifty percent of the time as an employee or subcontractor of the legal entity which occupies main building on the subject property; and

7. Any person occupying shall submit evidence of compliance with this Section upon request of the City.

~~D~~E. Small office uses associated with storage;

~~E~~F. Moving and storage facilities and businesses.

17.40 INDUSTRIAL ZONE

17.40.040 Conditional uses.

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area and special uses as defined in Chapter 17.75 EMMC will be considered:

A. Automobile gas/service stations;

B. Automobile sales and/or service;

C. Auto and truck repair, including auto body;

D. Convenience store;

E. Motels and hotels;

F. Restaurants and banks (with drive-through service facilities);

G. Printing, lithography and publishing establishments;

H. Wholesale trade, warehousing, distribution and other operations characterized by the need for large truck and shipping establishments;

I. Laundry and dry cleaning establishments;

J. Contract construction services establishments;

K. Commercial and industrial laundries;

L. Self-storage or mini-storage units;

M. Caretaker Dwelling that complies with the following;

1. A single caretaker dwelling shall be incidental and accessory to the primary use of the property;

2. Shall not be larger than 1,200 square feet;

3. Be located within or attached to the principal structure utilizing complimentary and code compliant architectural materials;

4. Have a minimum of two parking stalls in a garage or carport dedicated to the caretaker dwelling;

5. One caretaker dwelling is allowed per principal use;

6. Occupied or rented only by a single employee or subcontractor (with or without family members) of the legal entity which owns the principal use being cared for. The caretaker shall be employed at least fifty percent of the time as an employee or subcontractor of the legal entity which occupies main building on the subject property; and

7. Any person occupying shall submit evidence of compliance with this Section upon request of the City.

~~M~~N. Light manufacturing of finished products or parts, including processing, fabrication, assembly, treatment, packaging, and incidental storage of such products. Such uses include, but are not limited to, food, beverages, apparel, textiles, pharmaceuticals, household appliances and plastics;

~~N~~O. Recycling facilities;

~~O~~P. Other businesses retailing goods and services or rendering personal services for a fee, except as otherwise regulated by the city's ordinances;

~~P~~Q. Other manufacturing businesses;

~~Q~~R. Sexually oriented businesses;

~~R~~S. Moving and storage facilities and businesses;

~~S~~T. Indoor shooting range – special use.

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**		
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 17.10 Definitions, 17.25 Residential Zones, 17.72 Commercial and Multifamily Design Standards, and 17.55 Off-street Parking Regarding Alleys and Service Drives, Fire Department-related Access Standards, and ADA Parking Standards.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:	City of Eagle Mountain		
GENERAL PLAN DESIGNATION n/a	**CURRENT ZONE** n/a	**ACREAGE** n/a	**COMMUNITY** n/a

PUBLIC HEARING:
Yes

PREPARED BY:
Robert Hobbs, Planning

PRESENTED BY:
Robert Hobbs -- Planning Manager

RECOMMENDATION:
Approve -- conditioned with any requisite revisions being made post City Council review of this matter.

BACKGROUND:
Some months ago, the Planning Commission sought Staff assistance in drafting code a small group of code amendments to address fire apparatus access to rear-loaded (off an alley, service drive, or street) residential units. Since a code amendment writing effort involving other matters was already then in the making, it was subsequently decided to add those few other amendments into the mix -- including new rights-of-way vacation procedures, parameters for ADA parking, and, rules regarding drive-thru escape lanes. Following Staff, legal counsel and prior (February) Planning Commission work-session review of that omnibus document, it was finalized and presented to the Planning Commission as a package(d) hearing item. For purposes of motion making, the codes accompanying this report have been set on the Council's agenda as a separate set of amendments from the ROW vacation language which now is its own hearing item.

The Planning Commission voted unanimously to recommend approval of *all* proposed code revisions -- minus the section

pertaining to drive-thru bypass lanes. That section has been temporarily redacted for further refinements and will be taken off the table and again presented to the Planning Commission at a future date.

ITEMS FOR CONSIDERATION:

Refer to the "What this chapter does" and "Purpose" section opening paragraphs for each of the amendments for an idea of what is proposed to be accomplished by the code language additions or revisions. A verbal Staff report will be provided to the City Council during the public hearing for this request.

The addition of a definition for [public] alleys and [private] service drives (e.g., the lanes that are found throughout multi-family, commercial, industrial, institutional, medical, etc. parking lot areas, etc.) sets them apart from streets. Provisions for minimum service drive widths -- where such do not have parking spaces tying into them -- is now regulated -- including those of interest to the Fire Department. Rather than specifying turnaround designs allowed by the Fire Department along or at the end of drives exceeding 150' in length, the code defaults to having an interested party (e.g., an architect, engineer, etc.) contact the Fire Department -- or look in fire code -- to discover those standards.

Eagle Mountain codified ADA codified requirements are tapped to get a few clarifications -- especially the insertion of a new column B in Table 17.55.120(b) to note the number of "van-accessible" spaces required in conjunction with creation of a parking lot or facility. The requirements come straight from federal regulations. Use of Table B for a plans designer might be exemplified thus: if a parking lot were proposed to have 100 spaces, four of those would need to be ADA styled; and of those four, one would be required to be "van-accessible".

REQUIRED FINDINGS:

Ordinances pertaining to zoning code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501. Ordinance enactment is a legislative process and left to the discretion of the City's Council whether to, ultimately, approve such or not in a given format.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission, during their regularly scheduled public meeting of May 23, 2023, voted unanimously to recommend approval of all proposed code revisions minus the section pertaining to drive-thru escape lanes with a minimal of minor corrections. The drive-thru bypass lane section of the original amendment that went to the Planning Commission has been temporarily redacted for further refinements and will be taken off the table and again presented to the Planning Commission at a future date.

ATTACHMENTS:

ORD--EMMC Title 17 Changes - Alleys & Service Drives, Fire Department-related Access, ADA Parking

EMMC Title 17 Alleys and Service Drives, Fire Department Related Access, ADA Parking - Redlines

ORDINANCE NO. O- -2023

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE CHAPTERS 17.10 DEFINITIONS, 17.25 RESIDENTIAL ZONES, 17.72 COMMERCIAL AND MULTIFAMILY DESIGN STANDARDS, AND 17.55 OFF-STREET PARKING *(ALLEYS AND SERVICE DRIVES, FIRE DEPARTMENT-RELATED ACCESS STANDARDS, AND ADA PARKING STANDARDS)*

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Chapters 17.10 Definitions, 17.25 Residential Zones, 17.72 Commercial and Multifamily Design Standards, and 17.55 Off-street Parking, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code, Chapters 17.10 Definitions, 17.25 Residential Zones, 17.72 Commercial and Multifamily Design Standards, and 17.55 Off-street Parking.

2. The amendment described in Exhibit A is hereby approved.

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

ADOPTED by the City Council of Eagle Mountain City this 20th day of June, 2023.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 20th day of June, 2023.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

17.10.030 Definitions.

"Alley(way)" means a publicly dedicated and platted public thoroughfare not classified as a street, typically used to provide access to the rear or side yards of a property. The allowed or required dimension(s) for an alley is provided in this code.

"Service drive" means a non-dedicated privately owned and maintained thoroughfare that functions like a driveway by providing an improved vehicular circulation path on a site as well as access to (a) parking area(s) and public rights-of-way. The allowed or required dimension(s) for a service drive (one-way or two-way) shall be as per requirements in EMMC Section 17.55.120.

17.25.050 Generally applicable provisions.

...

M. Fire Access for Exclusively Rear-Loaded Only Homes.

a. Access off of a minimum 26' wide over-sized alley or service drive (functioning in such case as a "fire-access road"). The 26' wide drive fire access roadway, when used, shall be restricted to having parking along only one-side (those sides which adjoin fire hydrants), and, shall have "No Parking" signs posted along those same sides. In cases where a roadway is at least 35' wide, parking may be allowed along both sides of a "fire-access road" and no parking restriction will be required; and,

b. When rear-loaded, homes shall be provided with a paved walkway to be installed at each end of the building leading from the garage end roadway to the main access door at the other, "green space" end; and,

c. Address numbering shall be provided above the garage bay door as well as the main access door to any rear-loaded home.

17.55.040 General provisions for nonresidential and multifamily off-street parking facilities.

...

I. Service Drives. Service drives shall comply with the following design standards:

1. Service drives in setback areas. Service drives shall be allowed to cross over and/or through required setback areas when they provide linkage between a parking area and a street or alley or between parking areas or properties.

2. Service drive width requirements. Service drives, or sections thereof, lacking parking spaces to either side shall be at least 12 feet wide when designed to move traffic in a one-way direction and at least 20 feet wide when designed to move traffic in two ways. Where such service drives abut one or more parking stalls, the service drive shall instead be sized the same as the required back up area of the adjoining stall(s) as per EMMC 17.55.120(a). For example, a service drive being accessed by parking spaces oriented 90 degrees to the drive shall not be but 20' wide; rather, it shall be at least 24' wide at the point(s) where the parking stalls abut the drive.

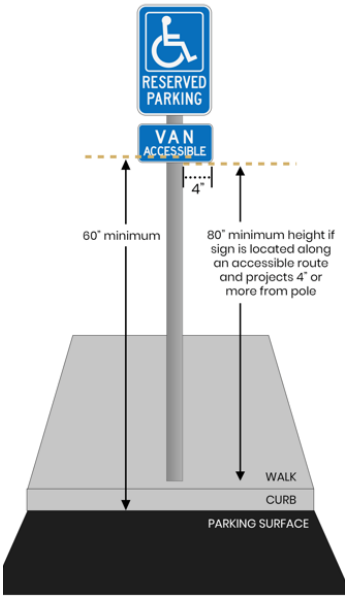
3. Service Drives longer than 150 feet. Service drives longer than 150 feet shall have a turnaround acceptable to the fire department in type/design, layout and dimensions.

17.55.070 Handicapped accessible parking.

A. Stalls Count Toward Minimum Number Required. Handicapped parking stalls shall be provided in off-street parking areas and shall count towards fulfilling the minimum requirements for automobile parking space count.

B. Location. Handicapped parking stalls shall be located as close ~~nearly~~ to a primary building entrance as practical, with access ramps available for equipment used in assisting handicapped persons.

C. Signage. A permanently affixed reflective sign and/or surface identification depicting the standard symbol for handicapped parking shall identify each handicapped parking stall as depicted below.



D. Number of Stalls. The number of handicapped parking stalls provided shall conform to the minimum requirements of the Americans with Disabilities Act (ADA) listed in Table 17.55.120(b), ADA Parking Requirements as represented in Table 17.55.120(b) below.

E. Dimensions of Stalls. The dimensions of standard handicapped parking stalls shall be a minimum of 10-feet wide by ~~20~~ 18-feet deep, with ~~a five~~ an adjoining 5-foot wide access aisle alongside the same (two handicapped parking spaces may share an access aisle between them), ~~or such standard as may be required by the~~ in accordance with ADA requirements. Van-accessible spaces shall be at least 11-feet wide with a 5-foot access aisle alongside. [Ord. O-23-2005 § 3 (Exh. 1(1) § 11.7)].

Table 17.55.120(b)

Total Parking Stalls in Lot	Minimum Handicapped Accessible Stalls
1 – 25	1
26 – 50	2
51 – 75	3
76 – 100	4
101 – 150	5
151 – 200	6
201 – 300	7
301 – 400	8
401 – 500	9
501 – 999	2% of total stalls
Over 1,000	20 stalls plus 1 stall for every 100 stalls thereof over 1,000

Table 17.55.120(b)

Total Number of Parking Spaces Provided in Parking Facility/Lot	Column A Associated Minimum Total Number of Accessible Parking Spaces	Column B Minimum Number of Van-Accessible Parking Spaces (1st ADA space and then 1 out of every 6 accessible spaces provided thereafter)
1 to 25	1	1
26 to 50	2	1
51 to 75	3	1
76 to 100	4	1
101 to 150	5	1
151 to 200	6	1
201 to 300	7	2
301 to 400	8	2
401 to 500	9	2
500 to 1000	2% of total parking provided in each lot or structure	1/6 of Column A*
1001 and over	20 plus 1 for each 100 spaces over 1000	1/6 of Column A*
*one out of every 6 accessible spaces		

17.72.030 Site design.

...

C. Multifamily Parking/Garages. Garages and parking areas should be placed to the rear of buildings, accessed by a service drive. ~~Service drives must meet all fire access requirements found in the fire code, or as required by the fire marshal. Units accessed via rear service drive shall have a man door on the garage side of the unit, and be addressed off the service drive.~~ If garages are placed on the front facade, they shall be staggered and set back so as to minimize their appearance from the street. Garages shall never dominate the street-facing facade of a building.

1. Fire Access. In conformance to fire authority requirements, all multi-family buildings -- whether front or rear loaded – shall feature:

    a. Access off of a minimum 26-foot wide over-sized alley or service drive (functioning in such case as a “fire-access road”). The 26-foot wide drive fire access, when used, shall be restricted to having parking along only one-side (those sides which adjoin fire hydrants), and, shall have “No Parking” signs posted along those same sides. In cases where a roadway is at least 35-feet wide, parking may be allowed along both sides of a “fire-access road” and no parking restriction will be required.

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code Chapter 16.56 Vacation of Rights-of-Way.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	
APPLICANT:	City of Eagle Mountain

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

PUBLIC HEARING:
Yes

PREPARED BY:
Lianne Pengra, Planning

PRESENTED BY:
Robert Hobbs -- Planning Manager

RECOMMENDATION:
Approve -- conditioned with any requisite revisions being made post City Council review of this matter.

BACKGROUND:
The review and approval process to vacate a platted, non-developed street within Scarlet Ridge Subdivision to make space for a charter school revealed the need to introduce a process into City code to allow for any future, proposed public street or alley vacations to be executed without having to amend a subdivision plat within which the particular right-of-way might happen to be located or traverse through.

Also, some months ago, the Planning Commission sought Staff assistance in drafting code a small group of code amendments to address fire apparatus access to rear-loaded (off an alley, service drive, or street) residential units. Since a code amendment writing effort involving other matters was already then in the making, it was subsequently decided to add those few other amendments into the mix -- including new rights-of-way vacation procedures, parameters for ADA parking, and, rules regarding drive-thru escape lanes. Following Staff, legal counsel and prior (February) Planning Commission work-session review of that omnibus document, it was finalized and presented to the Planning Commission as a package(d) hearing item. For purposes of motion making, the codes

accompanying this report have been set on the Council's agenda as a separate set of amendments from the ROW vacation language which now is its own hearing item.

The Planning Commission voted unanimously to recommend approval of *all* proposed code revisions -- minus the section pertaining to drive-thru bypass lanes. That section has been temporarily redacted for further refinements and will be taken off the table and again presented to the Planning Commission at a future date.

ITEMS FOR CONSIDERATION:

Refer to the "What this chapter does" and "Purpose" section opening paragraphs for each of the amendments for an idea of what is proposed to be accomplished by the code language additions or revisions. A verbal Staff report will be provided to the City Council during the public hearing for this request.

The vacation language is drawn from state code and cleaned up to be more readable. It is proposed to provide the City with a more expedited, cleaner process (one hearing before Council) to vacate public right-of-way vs. having to amend a plat. Amending a plat is less of an ordeal when it is newly platted and not built out. With development, however, comes the possible need to have multiple applicants signing off on such an action. This matter was brought to the forefront of Staff's attention when dealing with the Scarlet Ridge Subdivision No. 1 where a charter school was allowed to be inserted but first required the deletion of Taylee Lane.

REQUIRED FINDINGS:

Ordinances pertaining to zoning code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501. Ordinance enactment is a legislative process and left to the discretion of the City's Council whether to, ultimately, approve such or not in a

given format.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission, during their regularly scheduled public meeting of May 23, 2023, voted unanimously to recommend approval of the rights--of-way vacation draft amendment language.

ATTACHMENTS:

ORD--EMMC 16.56 Vacation of Rights-of-Way
EMMC 16.56 Vacation of Rights-of-Way - Redlines

ORDINANCE NO. O- -2023

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, ENACTING EAGLE MOUNTAIN MUNICIPAL CODE CHAPTER 16.56 VACATION OF RIGHTS-OF-WAY

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to enact Eagle Mountain Municipal Code Chapter 16.56 Vacation of Rights-of-Way, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider enacting Eagle Mountain Municipal Code Chapter 16.56 Vacation of Rights-of-Way.

2. The amendment described in Exhibit A is hereby approved.

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

ADOPTED by the City Council of Eagle Mountain City this 18th day of July, 2023.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 18th day of July, 2023.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

Chapter 16.56

Vacation of Right(s)-of-Way

16.56.020. What this chapter does.

This chapter facilitates petition for, review and approval of right-of-way vacation requests outside the plat amendment process.

16.56.030. Purpose.

This chapter authorizes and defines a process whereby the city council and other interested parties may apply for vacation of a right-of-way or portion thereof where no plat amendment is intended and/or the right-of-way is in a developed area of the city. A recorded ordinance to vacate a public street shall have the same legal effect as vacating a public street through a plat amendment process.

16.56.040. Application.

A petition (application) to vacate some or all of a public street or municipal utility easement shall require submittal of an application to the City. The application shall include the following:

A. The name and address of each owner of record of land that is:

1. Adjacent to the public street or municipal utility easement between the two nearest public street intersections; or,

2. Accessed exclusively by, or within, 300-feet of the public street or municipal utility easement.

B. Proof of written notice to operators of utilities and culinary water or sanitary sewer facilities located within the bounds of the public street or municipal utility easement sought to be vacated.

C. The signature of each owner under EMMC subsection 16.56.040(A) who consents to the vacation.

16.56.050. Petition to vacate a public street.

In lieu of vacating some or all of a public street through recording of a plat or amended plat in accordance with Section 16.55, the city council may approve a petition to vacate a public street in accordance with this chapter.

16.56.60. Public hearing required.

If a petition is submitted containing a request to vacate some or all of a public street or municipal utility easement, the city council shall hold a public hearing and determine whether good cause exists for the vacation, and, the public interest or any person will be materially injured by the proposed vacation.

16.56.070. Required findings.

The city council may adopt an ordinance granting a petition to vacate some, or all of, a public street or municipal utility easement if it finds that:

A. Qualifying Reason(s). Good cause exists for the vacation.

B. Harmless: Neither the public interest nor any person will be materially injured by the vacation, including having property land locked from public street access.

16.56.080. Conditions of approval(s).

If the city council adopts an ordinance vacating some, or all, of a public street or municipal utility easement, the city council shall ensure that:

A. One or both of the following is recorded in the office of the recorder of the county in which the land is located:

1. Plat: A plat or an amended plat reflecting the vacation, or

2. An ordinance described in EMMC 16.56.070 with an attached legal description of the public street and/or utility area being vacated.

B. Easement Preservation. The city council may not approve a petition to vacate a public street under this chapter unless the vacation identifies and preserves any easements owned by a culinary water authority and sanitary sewer authority for existing facilities located within the public street. Further, easement conservation for entities that provide power, gas, fiber-optic, storm drain services, etc. may be required by the City.

16.56.090. Vacation effect.

A. The action of the city council in vacating some, or all, of a public street or municipal utility easement that has been dedicated to public use:

1. Operates to the extent to which it is vacated, upon the effective date of the recorded plat or ordinance, as a revocation of the acceptance of, and the relinquishment of, the municipality's fee in the vacated public street or municipal utility easement; and,

2. Shall not be construed to impair:

a. Any right-of-way or easement of any parcel or lot owner; and/or,

b. The rights of any public utility; and/or,

c. The rights of a culinary water authority or sanitary sewer authority.

16.56.100. City may initiate.

The city may initiate and complete a process to vacate some, or all of a public street.

A. Process: In accordance with process and requirements stated in this chapter for non-city applications to vacate public right-of-way or a public utility easement.

Exception: A vacation action may not apply to, or be allowed to affect, a public utility easement except to the extent that:

1. The easement is not a protected utility easement as defined in UCA § 54-3-27;

2. The easement is included within a public street; and

3. A notice to vacate a public street also contains a notice to vacate such an easement.

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**		
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Section 17.60.120 General Fencing Provisions, Regarding Golf Course Netting.		
ITEM TYPE:	Development Code Amendment		
FISCAL IMPACT:	N/A		
APPLICANT:	City-initiated		
GENERAL PLAN DESIGNATION N/A	**CURRENT ZONE** N/A	**ACREAGE** N/A	**COMMUNITY** N/A

PUBLIC HEARING:
Yes

PREPARED BY:
David Stroud, Planning

PRESENTED BY:
David Stroud

RECOMMENDATION:
Approve with any revisions as warranted by the City Council.

BACKGROUND:
The City has been approached by commercial and residential property owners wishing to construct netting on their property adjacent to the golf course. This is to protect personal property as well as reducing conflict of golf balls and people. Some property owners have already installed netting to provide a measure of protection but the City does not have a current ordinance to regulate such use.

ITEMS FOR CONSIDERATION:
The construction of homes adjacent to a golf course will always lead to a conflict between structures and errant golf balls. Several factors come into play to create such conflict. Among these are proximity of the structure to the golf course, layout of the course, and skill of the golfer. Standard policy with golf courses is the golfer and not the course owner is the responsible party for any private property damage.

Municipalities with golf course netting standards is very limited. Palm Springs, California, is known for the high number of courses in

the area (100+) with many existing side by side with residential development. Staff contacted a planner in Palm Springs and was informed the City does not have a specific code to regulate netting. St. George has a netting regulation that is minimal in scope by only requiring any netting over 6 feet high to be approved through a building permit. The extent of St. George's standard is as follows: *Safety nets are permitted along the side and rear property lines, where a property is adjacent to a golf course. Safety nets that exceed six feet (6') in height require a permit issued by the building department.*

Staff visited with a property owner on Clubhouse Lane (Highlands on the Green 3A) who has netting up to 30 feet high and still finds golf balls in their yard. The solar panels on their house have been hit several times and are now inoperable. Netting code can be viewed as similar to other zoning codes to protect the value and enjoyment of one's property. From the Utah State Ombudsman Office: *All property is subject to reasonable control and regulation by government entities. Local governments regulate the uses and improvements of property to protect and promote the health, safety, and welfare of the public. Proper zoning ordinances promote economic growth and help maintain strong and vibrant communities.*

REQUIRED FINDINGS:
Ordinances pertaining to development code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission recommends 5-0 approval to the City Council of the proposed code amendment to adopt netting standards applicable to properties adjacent to a golf course, with the following condition:
1. Adding "*...by the owner*" to item #5 to read as follows: Shall be maintained in a safe condition by the owner.

ATTACHMENTS:

ORD--EMMC 17.60.120 General Fencing Provisions - Golf Course Netting

EMMC 17.60.120 General Fencing Provisions - Redlines
Netting Examples

ORDINANCE NO. O- -2023

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE SECTION 17.60.120 GENERAL FENCING PROVISIONS *(GOLF COURSE NETTING)*

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Section 17.60.120 General Fencing Provisions, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code, Section 17.60.120 General Fencing Provisions.

2. The amendment described in Exhibit A is hereby approved.

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

ADOPTED by the City Council of Eagle Mountain City this 18th day of July, 2023.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 18th day of July, 2023.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

17.60.120 General fencing provisions.

The following fencing provisions shall be adhered to:

A. Property Lines. Property owners should only install fencing on their property. If the property lines are not clearly marked, the property owner shall have a surveyor determine and mark the property lines.

B. Residential Fence Height. No residential sight-obscuring fence shall be higher than four feet between the front wall of the home and the street. Residential fencing cannot exceed six feet in height.

C. Residential Alley Fencing. Fences along alleys or residential service drives may be no higher than six feet and must follow the clear vision triangle regulations (see Diagram 17.60.170(c)).

D. Commercial Fence Height. Fencing in commercial areas shall not exceed eight feet in height. See EMMC 17.60.130 for chain link fencing regulations.

E. Industrial Fence Height. Fencing in industrial areas shall not exceed eight feet in height. See EMMC 17.60.130 for chain link fencing regulations.

F. Miscellaneous Properties/Uses. Fencing height and setbacks for other uses shall be determined by the planning director based on compatibility with the neighborhood and adjacent uses. Security fencing for public facilities, such as power substations, may exceed height and material restrictions, based on compatibility and safety.

G. Public View. Finished side slats shall be on the street side or public view side of the fence railing.

H. Fire Hydrants and Utility Boxes. Fire hydrants and utility boxes shall not be fenced into a yard. A three-foot clear space shall be maintained around the circumference of all fire hydrants and utility boxes. Some utility boxes are not visible above ground. Blue Stakes should always be contacted and appropriate staking/marking should occur prior to installing a fence.

I. Retaining Walls. Retaining walls that are over four feet in height shall obtain a building permit in accordance with the International Building Code or the International Residential Code. All retaining walls shall comply with hillside site development standards found in Chapter 15.80 EMMC.

J. Sport Courts. Fencing for sport court (tennis, basketball, etc.) may be chain link, and is exempt from the height restrictions of this chapter. Sport Court fencing may not be used as exterior property-line fencing.

K. Golf Course Netting. Netting along a golf course to reduce conflict of golf balls and personal property or residents may be constructed with the following standards:

1. Maximum height shall be 75 feet in commercial zones and 50 feet in residential zones.

2. Netting shall have the ability to be removed or lowered during the non-playable winter months.

3. Issuance of a building permit prior to construction.

4. Shall not be located in a Public Utility Easement.

5. Shall be maintained in a safe condition.

6. Permitted on property when next to a golf course and placed within 20 feet of the common property line of the golf course and the adjacent property.

7. May extend 50 feet along a side property line as measured from the rear property netting location.

~~K~~L. Public Utility Easement. Fencing may be installed over a public utility easement, but retaining walls shall not.

~~L~~M. Meters. Fencing shall not obstruct access to gas and electric meters. If meters are in a fenced area, there must be an unlocked entrance to access these meters.

~~M~~N. Clear Vision Triangles. All clear vision triangles as described in this chapter shall be preserved. Diagram 17.60.170(c), Alleyway Fencing, also gives additional information for maintaining the clear vision triangles with fencing. All property owners shall maintain a clear vision triangle for neighboring driveways as depicted in Diagram 17.60.170(a).

~~N~~O. Barbed Wire. Barbed wire or wire fences shall be allowed only in conjunction with approved animal uses, unless otherwise approved by the planning commission.

~~O~~P. Razor Fences. Razor fences shall be prohibited.

~~P~~Q. Additional Restrictions. Many of the covenants, conditions, and restrictions (CC&Rs) recorded with property contain restrictions on fencing. Property owners shall refer to these standards and discuss the proposed fencing with the appropriate architectural review committee, as applicable, prior to installation.

~~Q~~R. Refuse Areas. All refuse areas shall be screened by approved solid fencing materials. Chain link fences and fencing with vinyl slats are prohibited.

~~R~~S. Collector and Arterial Fencing. All fencing adjacent to a collector or arterial road shall comply with standards in EMMC 16.35.090, Privacy fencing.

~~S~~T. Collector and Arterial Fencing Standards. It shall be the responsibility of the property owner and/or developer to build and the responsibility of the property owner or HOA to maintain at their own expense a wall or fence consistent with the standards found in this chapter and EMMC 16.35.090 for side and rear property lines along collector and arterial roadways.

1. Residential developments designed with rear or side lot lines abutting an arterial road or collector road right-of-way shall install privacy fencing consistent with the Eagle Mountain collector and arterial fencing standards found in this title and EMMC 16.35.090 along the rear and/or side lot lines abutting an arterial or collector road. Developer applicants are required to install privacy fencing prior to any building permits being issued in that phase of development. After fencing is installed it shall be maintained in good repair and a consistent manner by the property owner.

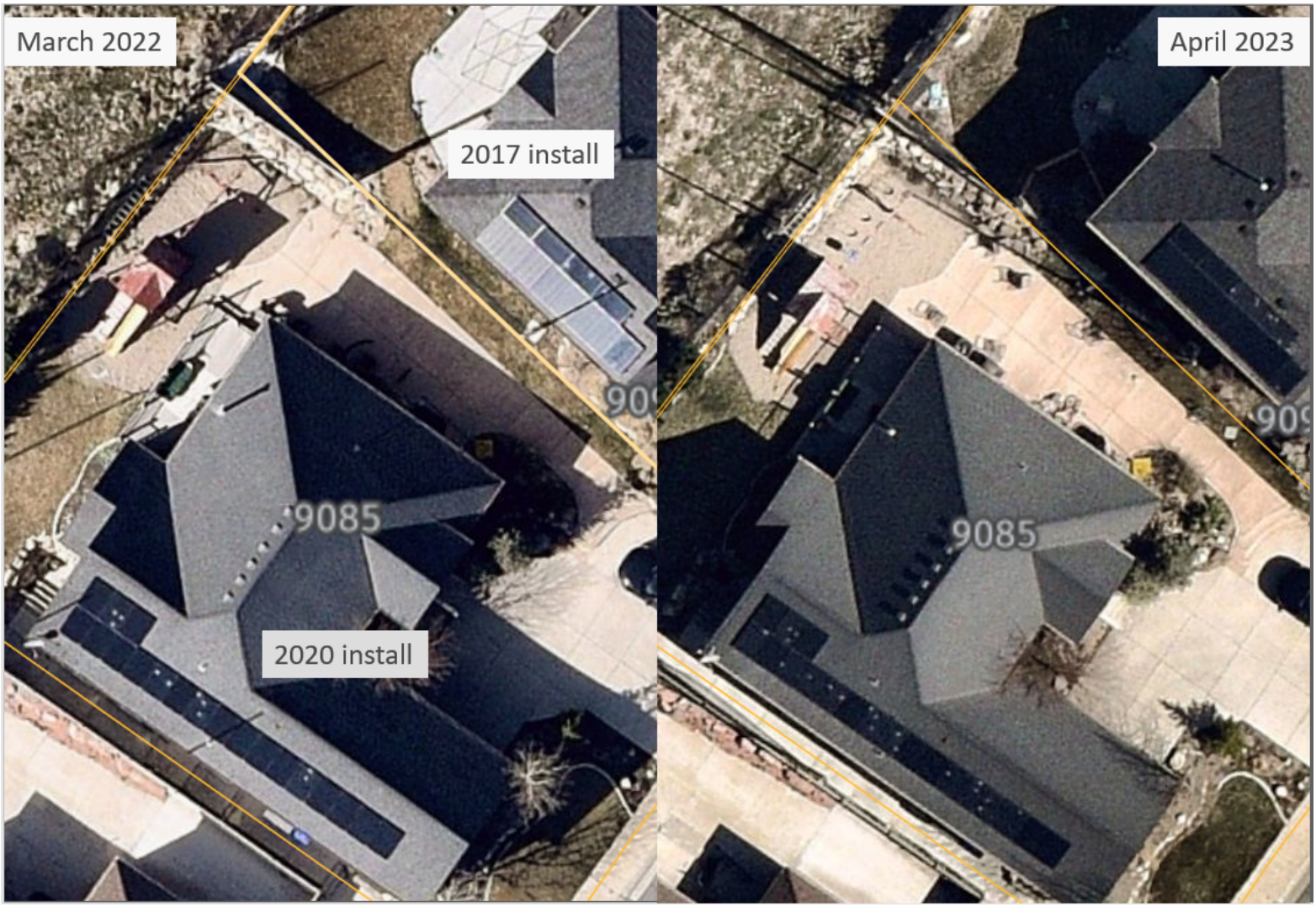
2. Commercial or industrial developments with rear or side lot lines abutting an arterial or collector road right-of-way shall install privacy fencing or a privacy wall of consistent height (no less than six feet), material, color, and durable quality as defined by EMMC 16.35.090. Developer applicants are required to install privacy fencing prior to a final inspection for the project. The city council shall be authorized to require a specific material and color for the fencing/wall in a site plan approval. After fencing is installed it shall be maintained in good repair and a consistent manner by the property owner.

3. Residential Arterial and Collector Road Fencing Standards. All arterial and collector road residential fencing shall be built with a durable quality fence/wall as defined by EMMC 16.35.090. Acceptable material and design examples are outlined in EMMC 17.60.110(B).

4. Nonconforming existing fencing may be maintained in current styles and configurations as legal nonconforming fencing. Legal nonconforming fencing that becomes damaged or destroyed may be rebuilt or repaired within six months of the damage occurring without having to comply with this standard. Existing homes or lots without fencing shall also be classified as legal nonconforming and thus not required to install fencing. [Ord. O-33-2020 § 2 (Exh. A); Ord. O-22-2018 § 2 (Exh. A); Ord. O-18-2017 § 2 (Exh. A); Ord. O-05-2008 § 2 (Exh. A § 12.12); Ord. O-23-2005 § 3 (Exh. 1(1) § 12.12)].

Non-EM examples

EM Clubhouse Lane homes


March 2022
2017 install
9085
2020 install
April 2023
9085

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Redevelopment Agency of Eagle Mountain City, Utah, and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater Industrial Park Community Reinvestment Area #3.
ITEM TYPE:	Resolution/Public Hearing
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Evan Berrett, Admin

PRESENTED BY:
Evan Berrett, Economic Development Director

RECOMMENDATION:
Staff recommends the City Council approve a resolution approving an Interlocal Cooperation Agreement between the Redevelopment Agency of Eagle Mountain City and Eagle Mountain City for the collection and remittance of incremental property taxes collected from property within the Sweetwater Industrial Park Community Reinvestment Area #3, and authorize the Mayor to sign the agreement.

BACKGROUND:

QTS is a datacenter developer/operator with locations both nationwide and internationally. In 2022, the company approached The Ritchie Group who owns lands immediately west of the Meta property, for the purpose of purchasing up to 200 acres of land to construct at least 2.5 million square feet of collocation datacenter space. QTS was attracted to Eagle Mountain City due to its site readiness, the RTI overlay zone, and a positive relationship that developed with The Ritchie Group.

The City was approached for incentives through tax increment financing due to the nature of this datacenter product. QTS plans to

build a collocation datacenter which means that data from multiple users will pass through this datacenter. In contrast from an enterprise level single-user datacenter such as the Meta datacenter, QTS must be able to offer leases at affordable rates otherwise potential customers will look elsewhere. City staff negotiated with QTS for some time and landed at a TIF participation rate of 61% of Real Property and 74% of Personal Property tax revenues. Per State law, 10% of any increment owed to the company would be pulled out and retained for affordable housing. 2.5% would also be retained for administrative costs.

There are several reasons why the QTS datacenter campus would be a good addition to Eagle Mountain City. QTS has drawn up designs for 6 buildings of varying sizes but similar configurations per each 100 acres. This datacenter campus would be unique among datacenters under construction or planned for Eagle Mountain City in that it would use no water for cooling. Overall, the campus would require about 500 on-site temporary workers daily throughout construction. Permanent jobs would equate to about 150-200 jobs.

Completion of the first 6 buildings of the QTS datacenter campus will result in approximately $2 billion in investment, approximately $100,000/year/building toward affordable housing, $35,000/year/building in property tax revenues during incentive periods, and $1 million/year in Municipal Energy Tax revenue. At the end of the incentive period, Eagle Mountain City will see on average $90,000/year/building in property tax revenue.

ITEMS FOR CONSIDERATION:

Currently the properties are generating an annual property tax revenue of approximately $1,281. The base year value has been established as $13,355,671. Tax Increment Financing is triggered per building and upon completion of that building as reported by the company.

TIF participation rates for previous datacenters were 80% RP/100% PP for Facebook/Meta, and 67.5% RP/100% PP for Google.

The current interlocal agreement language does not include a cap, but as other taxing entities have requested, we can add a cap that utilizes the project area budget to determine the amounts. A cap would help to ensure that with rising property costs, the City does not commit more to the company than desired. A recommended cap per phase would be 10% above the estimated total project area 20-year budget total. This would equate to a cap of $1,405,473 in tax increment per phase and $8,432,838 for all phases.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

RES--Interlocal Agreement with RDA for Sweetwater Industrial Project Area #3

Interlocal Agreement - Redevelopment Agency of Eagle Mountain City

City_QTSInterlocalStaffReport.docx

RESOLUTION NO. R-____-2023

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN AND EAGLE MOUNTAIN CITY FOR THE COLLECTION AND REMITTANCE OF INCREMENTAL PROPERTY TAXES COLLECTED FROM PROPERTY WITHIN THE SWEETWATER INDUSTRIAL PARK COMMUNITY REINVESTMENT PROJECT AREA NUMBER 3.

PREAMBLE

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended (the "Interlocal Act"), and the provisions of the Community Reinvestment Agency Act, Title 17C, Utah Code Annotated 1953, as amended (the "CRA Act"), public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into mutually advantageous agreements for joint and cooperative actions, including the sharing of tax and other revenues; and

WHEREAS, the Redevelopment Agency of Eagle Mountain City (the "Agency") and Eagle Mountain City (the "City") are "public agencies" for purposes of the Act; and

WHEREAS, after careful analysis and consideration of relevant information, the City desires to enter into an Interlocal Agreement with the Agency whereby the City would remit to the Agency a portion of the property tax increment generated within the Sweetwater Industrial Park Community Reinvestment Project Area #3, (the "Project Area") which would otherwise flow to the City, for the purpose of encouraging development activities through the payment for certain public infrastructure and other uses that directly benefit the Project Area; and

WHEREAS, Section 11-13-202.5 of the Interlocal Act requires that certain interlocal agreements be approved by resolution of the legislative body of a public agency.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF EAGLE MOUNTAIN CITY as follows:

1. The Interlocal Cooperation Agreement between the Agency and the City, substantially in the form attached hereto as Exhibit A (the "Agreement"), is approved in final form.

2. Pursuant to Section 11-13-202.5 of the Interlocal Act, the Agreement has been submitted to legal counsel of the City for review and approval as to form and legality.

3. Pursuant to Section 11-13-209 of the Interlocal Act, a duly executed original counterpart of the Agreement shall be filed immediately with the City Recorder, the keeper of records of the City.

4. As provided in Utah Code Ann. § 17C-5-205(3), the Agreement shall be effective on the day on which the Agency publishes notice of the Agreement pursuant to Utah Code Ann. § 11-13-219 of the Interlocal Act.

5. This Resolution shall take effect upon adoption.

APPROVED AND ADOPTED by the City Council of Eagle Mountain City this 18th day of July, 2023.

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 18th day of July, 2023.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

EXHIBIT A

INTERLOCAL COOPERATION AGREEMENT

INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT is made and entered into this _____ day of _____, 2023, by and between the **EAGLE MOUNTAIN REDEVELOPMENT AGENCY**, a community reinvestment agency and political subdivision of the State of Utah (the "Agency"), and **EAGLE MOUNTAIN CITY**, a political subdivision of the State of Utah (the "City") in contemplation of the following facts and circumstances:

A. **WHEREAS,** the Agency was created and organized pursuant to the provisions of the Utah Neighborhood Development Act, Utah Code Annotated (**"UCA"**) §17A-2-1201 *et seq.* (2000), and continues to operate under the provisions of its extant successor statute, the Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the UCA (the **"Act"**), and is authorized and empowered under the Act to undertake, among other things, various community development activities pursuant to the Act, including, among other things, assisting the City in development activities that are likely to advance the policies, goals and objectives of the City's general plan, contributing to capital improvements which substantially benefit the City, creating economic benefits to the City, and improving the public health, safety and welfare of its citizens; and

B. **WHEREAS,** this Agreement is made pursuant to the provisions of the Act and the Interlocal Cooperation Act (UCA Title 11, Chapter 13) (the "Cooperation Act"); and

C. **WHEREAS,** the Agency will create the Sweet Water Industrial Park Community Reinvestment Project Area # 3 (the "Project Area"), through the adoption of the Sweet Water Industrial Park #3 Plan (the "Project Area Plan"), located within the City, which Project Area is described in Exhibit "A" attached hereto and incorporated herein by this reference; and

D. **WHEREAS,** the Project Area contains vacant and underutilized land, which is anticipated to be developed, with encouragement and planning by the Agency, as a data center complex consisting of real and personal property including a building or group of buildings for the construction, maintenance, use and/or operation of a data center, including ancillary buildings consisting of office buildings, utility buildings and temporary and/or prefabricated construction management buildings (each a "Building" and collectively the "Buildings"). The Agency has not entered into any participation or development agreements with developers but anticipates that prior to development of the Project Area, the City and/or the Agency may enter into one or more participation agreements with one or more developer(s) which will provide certain terms and conditions upon which the Project Area will be developed using, in part, "Tax Increment" (as that term is defined in the Act), generated from the Project Area; and

E. **WHEREAS,** historically, the Project Area has generated a total of $1,281 per year in property taxes for the various taxing entities, including the City, Utah County (the "County"), Alpine School District (the "School District"), and other taxing entities; and

F. **WHEREAS,** upon full development as contemplated in the Project Area Plan, property taxes produced by the Project Area for the City, the County, the School District, and other taxing entities are projected to total approximately $8,440,333 per year at the end of the Project Area; and

G. **WHEREAS,** the Agency has requested the City, the County, the School District, and other taxing entities to participate in the promotion of development in the Project Area by agreeing to remit to the Agency for a specified period of time specified portions of the increased real and personal property tax (i.e., Tax Increment,) which will be generated by the Project Area; and

H. **WHEREAS,** it is in the best interest of the citizens of the City for the City to remit such payments to the Agency to permit the Agency to leverage private development of the Project Area; and

I. **WHEREAS,** the Agency has retained Lewis Young Robertson & Burningham, Inc., an independent financial consulting firm with substantial experience regarding community reinvestment projects and tax increment funding across the State of Utah, to prepare the Project Area Plan and to provide a report regarding the need and justification for investment of Tax Increment revenues from and within the Project Area. A copy of the report is included in the Draft Project Area Plan attached as Exhibit "B"; and

J. **WHEREAS,** the Agency will create the Sweet Water Industrial Park Community Reinvestment Project Area #3 Budget (the "Project Area Budget"), a draft copy of which is attached as Exhibit "C", which Project Area Budget, generally speaking, outlines the anticipated generation, payment and use of Tax Increment within the Project Area;

K. **WHEREAS,** the parties desire to set forth in writing their agreements regarding the nature and timing of such assistance;

NOW, THEREFORE, the parties agree as follows:

1. **Additional Tax Revenue.** The City has determined that significant additional Tax Increment will likely be generated by the development of the Project Area as described in further detail in the Project Area Plan and Project Area Budget. Each of the parties acknowledge, however, that the development activity required for the generation of the Tax Increment is not likely to occur within the foreseeable future or to the degree possible or desired without Tax Increment participation in order to induce and encourage such development activity.

2. **Offset of Development Costs and Expenses.** The City has determined that it is in the best interests of its citizens to pay specified portions of its portion of Tax Increment to the Agency in order for the Agency to offset costs and expenses which will be incurred by Agency or participants in Project Area development, including, without limitation, the construction and installation of Buildings, infrastructure improvements, personal property and other development related costs needed to serve the Project Area, to the extent permitted by the Act, the Project Area Plan, and the Project Area Budget, each as adopted and amended from time to time.

3. **Base Year and Base Year Value.** The base year, for purposes of calculation of the Base Taxable Value (as that term is defined in the Act), shall be 2022, meaning the Base Taxable Value shall, to the extent and in the manner defined by the Act, be equal to the equalized taxable value shown on the 2022 Utah County assessment rolls for all anticipated developable property located within the Project Area (which is currently estimated to be $13,355,671, but is subject to final adjustment and verification by the County and Agency).

4. **Agreement(s) with Developer(s).** The Agency is authorized to enter into one or more participation agreements with one or more participants which may provide for the payment of certain amounts of Tax Increment (to the extent such Tax Increment is actually paid to and received by the Agency from year to year) to the participant(s) conditional upon the participant (s)'s meeting of certain performance measures as outlined in said agreement. Such agreement shall be consistent with the terms and conditions of this Agreement, shall require as a condition of the payment to the participant(s) that the respective participant or its approved successors in title as owners of all current and subsequent parcels within the Project Area, as outlined in Exhibit "A" (the "Property"), shall pay any and all taxes and assessments which shall be assessed against the Property in accordance with levies made by applicable municipal entities in accordance with the laws of the state of Utah applicable to such levies, and such other performance measures as the Agency may deem appropriate.

5. **Payment Trigger.** The Property may be developed in Phases. A "Phase" means each phase of the development of the Property as designated by a participant, which Phase may include all or one (1) Building or multiple buildings and any associated real property identified and designated by a participant. A Phase may or may not be a legally subdivided parcel of real property. The first year of payment of Tax Increment from the City to the Agency shall be determined by the Agency. The Agency may trigger the collection of Tax Increment for a Phase by delivering a letter or other written request to the Utah County Auditor's office identifying such Phase (the "Trigger Notice"). The Agency shall be entitled to receive Tax Increment for each Phase for an initial period of twenty (20) full calendar years per Phase not to exceed 40 years for all Phases commencing with the year after the Agency delivers a Trigger Notice for such Phase (each, an "Increment Period").

6. **Total Payment to Agency.** The City shall authorize the County to remit to the Agency, beginning with property tax receipts during each Incremental Period for each Phase, 74% of the annual Tax Increment generated from the personal property tax within the Project Area and 61% of the annual Tax Increment generated from the real (*i.e.*, building, land, and fixtures) and centrally assessed property within the Project Area.

7. **Property Tax Increase.** This Agreement provides for the payment of the increase in real, personal property, and centrally assessed property taxes collected from the Project Area by the County acting as the tax collection agency for the City. Without limiting the foregoing, this Agreement includes Tax Increment resulting from an increase in the tax rate of the City, which is hereby expressly approved as being included in Tax Increment as required by Section 17C-1-407 of the Act. It is expressly understood that the Property Taxes which are the subject of this Agreement are only those Property Taxes actually collected by the County from the Project Area.

8. **Future Increment Period Conditions.** The Agency may receive the same participation and level of tax increment received during the initial Increment Period for each additional Phase conditional upon the Agency amending the Project Area Plan and Project Area Budget for each additional Phase and providing notice to the City of such amendments.

9. **No Independent Duty.** The City shall be responsible to remit to the Agency only Tax Increment actually received by the County acting as the tax collecting agency for the City. The City shall have no independent duty to pay any amount to the Agency other than the Tax Increment actually received by the County, on behalf of the City on an annual basis during each Increment Period for each Phase.

10. **Authority to Bind.** Each individual executing this Agreement represents and warrants that such person is authorized to do so, and, that upon executing this Agreement, this Agreement shall be binding and enforceable in accordance with its terms upon the party for whom such person is acting.

11. **Further Documents and Acts.** Each of the parties hereto agrees to cooperate in good faith with the others, and to execute and deliver such further documents and perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Agreement.

12. **Notices.** Any notice, request, demand, consent, approval or other communication required or permitted hereunder or by law shall be validly given or made only if in writing and delivered to an officer or duly authorized representative of the other party in person or by Federal Express, private commercial delivery or courier service for next business day delivery, or by United States mail, duly certified or registered (return receipt requested), postage prepaid, and addressed to the party for whom intended, as follows:

If to City:
Eagle Mountain City
Attn: City Council

1650 E. Stagecoach Run
Eagle Mountain, UT 84005
Phone: (801) 789-6603

If to Agency:
Eagle Mountain Redevelopment Agency
Attn: Agency Board
1650 E. Stagecoach Run
Eagle Mountain, UT 84005
Phone: (801) 789-6603

Any party may from time to time, by written notice to the others as provided above, designate a different address which shall be substituted for that specified above. Notice sent by mail shall be deemed served or delivered seventy-two (72) hours after mailing. Notice by any other method shall be deemed served or delivered upon actual receipt at the address or facsimile number listed above. Delivery of courtesy copies noted above shall be as a courtesy only and failure of any party to give or receive a courtesy copy shall not be deemed to be a failure to provide notice otherwise properly delivered to a party to this Agreement.

13. **Entire Agreement.** This Agreement is the final expression of and contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto. This Agreement may not be modified, changed, supplemented or terminated, nor may any obligations hereunder be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein. This Agreement and its exhibits constitute the entire agreement between the parties hereto pertaining to the subject matter hereof, and the final, complete and exclusive expression of the terms and conditions thereof. All prior agreements, representations, negotiations and understandings of the parties hereto, oral or written, express or implied, are hereby superseded and merged herein.

14. **No Third-Party Benefit.** The parties do not intend to confer any benefit hereunder on any person, firm or corporation other than the parties hereto. There are no intended third-party beneficiaries to this Agreement.

15. **Construction.** Headings at the beginning of each paragraph and subparagraph are solely for the convenience of the parties and are not a part of the Agreement. Whenever required by the context of this Agreement, the singular shall include the plural and the masculine shall include the feminine and vice versa. Unless otherwise indicated, all references to paragraphs and subparagraphs are to this Agreement. In the event the date on which any of the parties is required to take any action under the terms of this Agreement is not a business day, the action shall be taken on the next succeeding business day.

16. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Agreement shall be valid and shall be enforced to the fullest extent permitted by law.

17. **Amendments.** No addition to or modification of any provision contained in this Agreement shall be effective unless fully set forth in writing executed by each of the parties hereto.

18. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

19. **Waivers.** No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof or of any other covenant or provision

herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.

20. **Governing Law.** This Agreement and the exhibits attached hereto shall be governed by and construed under the laws of the State of Utah. In the event of any dispute hereunder, it is agreed that the sole and exclusive venue shall be in a court of competent jurisdiction in Utah County, Utah, and the parties hereto agree to submit to the jurisdiction of such court.

21. **Declaration of Invalidity**. In the event that a court of competent jurisdiction declares that the County or the City cannot pay and/or that the Agency cannot receive payments of the Tax Increment, declares that the Agency cannot pay the Tax Increment to developers, or takes any other action which has the effect of eliminating or reducing the payments of Tax Increment received by the Agency, the Agency's obligation to pay the Tax Increment to developers shall be reduced or eliminated accordingly, the Agency, and the City shall take such steps as are reasonably required to not permit the payment and/or receipt of the Tax Increment to be declared invalid.

22. **No Separate Legal Entity.** No separate legal entity is created by this Agreement.

23. **Duration.** This Agreement shall terminate with respect to a particular Phase upon the expiration of each Tax Increment Period for such Phase but shall continue for all undeveloped Phases. Notwithstanding, this Agreement shall terminate after the fortieth year following the trigger year of the first Phase.

24. **Assignment.** No party may assign its rights, duties or obligations under this Agreement without the prior written consent first being obtained from all parties. Notwithstanding the foregoing, such consent shall not be unreasonably withheld or delayed so long as the assignee thereof shall be reasonably expected to be able to perform the duties and obligations being assigned.

25. **Termination.** Upon any termination of this Agreement resulting from the uncured default of any party, the order of any court of competent jurisdiction or termination as a result of any legislative action requiring such termination, then any funds held by the Agency and for which the Agency shall not be required to disburse to developers in accordance with the agreements which govern such disbursement, then such funds shall be returned to the party originally remitting same to the Agency and upon such return this Agreement shall be deemed terminated and of no further force or effect.

26. **Interlocal Cooperation Act.** In satisfaction of the requirements of the Cooperation Act in connection with this Agreement, the Parties agree as follows:

a. This Agreement has been, on or prior to the date hereof, authorized and adopted by resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Cooperation Act;

b. This Agreement has been, on or prior to the date hereof, reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5(3) of the Cooperation Act;

c. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209 of the Cooperation Act;

d. The Chair of the Agency is hereby designated the administrator for all purposes of the Cooperation Act, pursuant to Section 11-13-207 of the Cooperation Act; and

e. Should a party to this Agreement desire to terminate this Agreement, in part or in whole, each party to the Agreement must adopt, by resolution, an amended Interlocal Cooperation Agreement stating the reasons for such termination. Any such amended Interlocal Cooperation Agreement must be in harmony with any development/participation agreement(s) entered into by the Agency as described in this Agreement.

f. Immediately after execution of this Agreement by both Parties, the Agency shall, on behalf of both parties, cause to be published notice regarding this Agreement pursuant to Section 11-13-219 of the Cooperation Act.

g. This Agreement makes no provision for the parties acquiring, holding and disposing of real and personal property used in the joint undertaking as such action is not contemplated as part of this Agreement nor part of the undertaking. Any such provision would be outside the parameters of the current undertaking. However, to the extent that this Agreement may be construed as providing for the acquisition, holding or disposing of real and/or personal property, all such property shall be owned by the Agency upon termination of this Agreement.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties have executed this Agreement on the day specified above.

City: EAGLE MOUNTAIN CITY

Attest: By: _____

Its: Mayor

_____
City Recorder

Approved as to form:

_____
Attorney for City

Agency: EAGLE MOUNTAIN REDEVELOPMENT AGENCY

Attest: By: _____

Its: Chair

_____
Secretary

Approved as to form:

_____
Attorney for Agency

EXHIBIT "A
to
INTERLOCAL AGREEMENT

Legal Description of Project

Parcel: *59:058:0005*
Legal Description: *COM AT E 1/4 COR. SEC. 26, T6S, R2W, SLB&M.; S 0 DEG 16' 2" W 2672.43 FT; N 89 DEG 46' 24" W 1629.18 FT; N 0 DEG 16' 2" E 2675.07 FT; S 89 DEG 40' 50" E 1629.19 FT TO BEG. AREA 99.945 AC.*
Contains 4,353,386.4 square feet or 99.94 acres, more or less.

Parcel: *59:058:0006*
Legal Description: *COM AT NW COR. SEC. 26, T6S, R2W, SLB&M.; S 89 DEG 44' 36" E 2667.1 FT; S 0 DEG 18' 56" W 2662.33 FT; S 89 DEG 40' 50" E 1027.86 FT; S 0 DEG 16' 2" W 2675.07 FT; N 89 DEG 46' 24" W 1030.11 FT; N 89 DEG 44' 18" W 2671.51 FT; N 0 DEG 26' 41" E 2679.42 FT; N 0 DEG 16' 50" E 2659.41 FT TO BEG. AREA 389.921 AC.*
Contains 16,984,915.2 square feet or 389.92 acres, more or less.

EXHIBIT "B"
To
INTERLOCAL AGREEMENT

Project Area Plan

PROJECT AREA PLAN

SWEETWATER INDUSTRIAL PARK
COMMUNITY REINVESTMENT AREA (CRA) #3

EAGLE MOUNTAIN REDEVELOPMENT AGENCY, UTAH

MARCH 2023

LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.
GATEWAY PLAZA BUILDING - 41 N. RIO GRANDE, STE 101 - SALT LAKE CITY, UT 84101
(P) 801-596-0700 - (TF) 800-581-1100 - (F) 801-596-2800 - WWW.LEWISYOUNG.COM

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Definitions

As used in this Community Reinvestment Project Area Plan, the term:

"**Act**" shall mean and include the Limited Purpose Local Government Entities – Community Reinvestment Agency Act in Title 17C, Chapters 1 through 5, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

"Agency" shall mean the Eagle Mountain Redevelopment Agency, which is a separate body corporate and politic created by the City pursuant to the Act.

"**Base taxable value**" shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-1-102(8) from which tax increment will be collected.

"Base year" shall mean the agreed upon year for which the base taxable value is established and shall be incorporated into the interlocal agreements with participating taxing entities.

"City" or "Community" shall mean the City of Eagle Mountain.

"Legislative body" shall mean the City Council of Eagle Mountain which is the legislative body of the City.

"Plan Hearing" shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-1-102 (42) and 17C-5-104(3)(e).

"Project Area" shall mean the geographic area described in the Project Area Plan or draft Project Area Plan where the community development set forth in this Project Area Plan or draft Project Area Plan takes place or is proposed to take place (**Exhibit A** & **Exhibit B**).

"Net Present Value (NPV)" shall mean the discounted value of a cash flow. The NPV illustrates the total value of a stream of revenue over a number of years in today's dollars.

"Project Area Budget" shall mean (as further described under 17-C-5-303 of the Act) the multi-year projection of annual or cumulative revenues, other expenses and other fiscal matters pertaining to the Project Area that includes:

- the base taxable value of property in the Project Area;
- the projected tax increment expected to be generated within the Project Area;
- the amount of tax increment expected to be shared with other taxing entities;
- the amount of tax increment expected to be used to implement the Project Area plan;
- if the area from which tax increment is to be collected is less than the entire Project Area:
    - the tax identification number of the parcels from which tax increment will be collected; or

- a legal description of the portion of the Project Area from which tax increment will be collected; and

- for property that the Agency owns and expects to sell, the expected total cost of the property to the Agency and the expected selling price.

"Project Area Plan" or **"Plan"** shall mean the written plan (outlined by 17C-5-105 of the Act) that, after its effective date, guides and controls the community reinvestment activities within the Project Area. Project Area Plan refers to this document and all of the attachments to this document, which attachments are incorporated by this reference. It is anticipated that the SWEETWATER INDUSTRIAL PARK #3 PLAN will be subject to an interlocal agreement process with the taxing entities within the Project Area.

"Taxes" includes all levies on an ad valorem basis upon land, local and centrally assessed real property, personal property, or any other property, tangible or intangible**.**

"Taxing Entity" shall mean any public entity that levies a tax on any property within the Project Area.

"Tax Increment" shall mean the difference between the amount of property tax revenues generated each tax year by all taxing entities from the Project Area using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the base taxable value of the property.

"Tax Increment Period" shall mean the period in which the taxing entities from the Project Area consent that a portion of their tax increment from the Project Area be used to fund the objectives outlined in the Project Area Plan.

"Tax Year" shall mean the 12-month period between sequential tax roll equalizations (November 1st - October 31st) of the following year, e.g., the November 1, 2022 - October 31, 2023 tax year.

Introduction

The Eagle Mountain Redevelopment Agency (the "Agency"), following thorough consideration of the needs and desires of Eagle Mountain City (the "City") and its residents, as well as the City's capacity for new development, has carefully crafted this draft Project Area Plan (the "Plan") for the Sweetwater Industrial Park Community Reinvestment Project Area #3 (the "Project Area"). This Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which lies within the southern portion of the City, generally to the west of Magnolia Road, east of 2000 East, and to the north of 1000 North. The Plan is intended to define the method and means of the Project Area from its current state to a higher and better use.

The City has determined it is in the best interest of its citizens to assist in the development of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of development, scope, financing mechanism, and value to the residents of the City and other taxing entities within the Project Area.

The Project Area is being undertaken as a community reinvestment project area pursuant to certain provisions of Chapters 1 and 5 of the Utah Limited Purpose Local Governmental Entities -- Community Reinvestment Agency Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have been observed at all times throughout the establishment of the Project Area. The realization of the Plan is subject to interlocal agreements between the taxing entities individually and the Agency.

Resolution Authorizing the Preparation of a Draft Community Reinvestment Project Area Plan

Pursuant to the provisions of §17C-5-103 of the Act, the governing body of the Agency adopted a resolution authorizing the preparation of a draft Community Reinvestment Project Area Plan on **May 3, 2022**.

Utah Code §17C-5-104

Recitals of Prerequisites for Adopting a Community Reinvestment Project Area Plan

In order to adopt a community reinvestment project area plan, the Agency shall;

- Pursuant to the provisions of §17C-5-104(1)(a) and (b) of the Act, the City has a planning commission and general plan as required by law;

- Pursuant to the provisions of §17C-5-104 of the Act, the Agency has conducted or will conduct one or more public hearings for the purpose of informing the public about the Project Area, and allowing public input into the Agency's deliberations and considerations regarding the Project Area; and

    - Pursuant to the provisions of §17C-5-104 of the Act, the Agency has allowed opportunity for input on the draft Project Area Plan and has made a draft Project Area Plan available to the public at the Agency's offices during normal business hours, provided notice of the plan hearing, sent copies of the draft Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback.

UTAH CODE §17C-5-105(1)

Description of the Boundaries of the Proposed Project Area

A legal description of the Project Area along with a detailed map of the Project Area is attached respectively as **Exhibit A** and **Exhibit B** and incorporated herein. The Project Area lies within the southern portion of the City, generally to the west of Magnolia Road, east of 2000 East, and to the north of 1000 North. All the land use in the project area is currently vacant. The Project Area is comprised of approximately 489.86 acres of property.

As delineated in the office of the Utah County Recorder, the Project Area encompasses all of the parcels detailed in **Table 1.**

TABLE 1: PARCEL LIST

Parcel Id	Parcel Owner	Acres
59:058:0006	Eagle Mountain Data Center CAM	389.92
59:058:0005	QTS Eagle Mountain I LLC	99.94
Total		**489.86**

UTAH CODE §17C-5-105(2)

General Statement of Land Uses, Layout of Principal Streets, Population Densities, Building Densities and How They Will be Affected by the Project Area

General Land Uses

The property within the Project Area is currently classified as vacant property. The majority of the property surrounding the Project Area to the west is also vacant greenbelt. The Facebook Data Center Complex is immediately east of the Project Area.

Table 2 summarizes the approximate acreage of existing land uses by land use type.

TABLE 2: LAND USES

Type	Acres	% of Area
Vacant	489.86	100%
Total	**489.86**	**100%**

This Project Area Plan is consistent with the General Plan of the City and promotes economic activity by virtue of the land uses contemplated. Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Project Area Plan shall be undertaken in accordance with the requirements of the City's Code and all other applicable laws including all goals and objectives in the City's General Plan.

Layout of Principal Streets

There are currently no paved streets within the Project Area, 1000 N., an unpaved road runs along the southern periphery of the Project Area. Magnolia Road has been paved in the portions east of the Project Area.

Population Densities

There are no residences within the Project Area, therefore the estimated population density is 0.0 residents per acre.

Building Densities

Building densities will increase as development occurs. The intent of this plan is to promote greater economic utilization of the land area.

Impact of Community Reinvestment on Land Use, Layout of Principal Streets, and Population Densities

Community reinvestment activities within the Project Area will primarily consist of development and economic enhancement of an underutilized area of the City. The types of land uses will include a data center and affiliated office space.

Land Use – It is anticipated that future development within the Project Area will create space for a data center complex. Other supplementary development may take place during future phases of the development.

Layout of Principal Streets – It is anticipated that the community reinvestment of the Project Area will not alter the layout of principal streets in the area. It is anticipated that access roads will be constructed within the Project Area.

Population Densities – The Project Area does not include any residential components. The population density will not be affected by the Project Area. The daytime population of the City will slightly increase as the Project Area is anticipated to create approximately 120-150 new jobs.

UTAH CODE §17C-5-105(3)

Standards Guiding the Community Reinvestment

In order to provide maximum flexibility in the development and economic promotion of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in the Project Area will be subject to appropriate elements of the City's proposed General Plan; the Zoning Ordinance of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the Agency, other applicable building codes and ordinances of the City; and, as required by ordinance or agreement, review and recommendation of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or a developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of proposed development, including land coverage, setbacks, height and massing of buildings, off-street parking and loading, use of public transportation, and any other data determined to be necessary or requested by the Agency or the City.

UTAH CODE §17C-5-105(4)

How the Purposes of this Title Will Be Attained by Community Development

EAGLE MOUNTAIN

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate the development within the Project Area.

UTAH CODE §17C-5-105(5)

Conformance of the Proposed Development to the Community's General Plan

The proposed Community Reinvestment Project Area Plan and the development contemplated are consistent with the City's proposed General Plan and land use regulations.

UTAH CODE §17C-5-105(7)

Describe any Specific Project or Projects that are the Object of the Proposed Community Reinvestment

The Project Area is being created in order to assist with the construction of a future colocation data center complex.

UTAH CODE §17C-5-105(8)

Method of Selection of Private Developers to Undertake the Community Reinvestment and Identification of Developers Currently Involved in the Process

The City and Agency will select or approve such development as solicited or presented to the Agency and City that meets the development objectives set forth in this plan. The City and Agency retain the right to approve or reject any such development plan(s) that in their judgment do not meet the development intent for the Project Area. The City and Agency may choose to solicit development through an RFP or RFQ process, through targeted solicitation to specific industries, from inquiries to the City, EDC Utah, and/or from other such references.

The City and Agency will ensure that all development conforms to this plan and is approved by the City. All potential developers may need to provide a detailed development plan including sufficient financial information to provide the City and Agency with confidence in the sustainability of the development and the developer. Such a review may include a series of studies and reviews including reviews of the Developer's financial statements, third-party verification of benefit of the development to the City, appraisal reports, etc.

Any participation between the Agency, developers and property owners shall be by an approved agreement.

UTAH CODE §17C-5-105(9)

Reason for Selection of the Project Area

The Project Area is currently classified as greenbelt and is collecting relatively no tax revenue for the taxing entities. The creation of the Project Area will create a significant economic benefit to all taxing entities as this underutilized area will be developed to a higher and greater use.

UTAH CODE §17C-5-105(10)

Description of Physical, Social and Economic Conditions Existing in the Project Area

Physical Conditions

The Project Area consists of approximately 489.86 acres of relatively flat, privately owned land as shown on the Project Area map.

Social Conditions

The Project Area experiences a lack of connectivity and vitality. There are no residential units and no parks, libraries, or other social gathering places in the Project Area. This is in line with the contemplated uses of the area surrounding the Project Area which is currently under the greenbelt classification or used for similar types of development as contemplated in the Project Area.

Economic Conditions

The Project Area is currently under greenbelt classification. The Agency desires to encourage development within the Project Area that will directly benefit the existing economic base of the City, Utah County and other taxing entities.

UTAH CODE §17C-5-105(11)

Description of any Tax Incentives Offered Private Entities for Facilities Located in the Project Area

Tax increment arising from the development within the Project Area shall be used for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land and job-oriented incentives, desirable Project Area improvements, and other items as approved by the Agency. Subject to provisions of the Act, the Agency may agree to pay for eligible costs and other items from taxes during the tax increment period which the Agency deems appropriate under the circumstances. A cost benefit analysis will assist the Agency in making decisions about offering assistance.

In general, tax incentives may be offered to achieve the community reinvestment goals and objectives of this plan, specifically to:

- Foster and accelerate economic development;
- Stimulate job development;
- Make needed infrastructure improvements to roads, street lighting, water, storm water, sewer, and parks and open space; and
- Provide attractive development for high-quality tenants.

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity. Furthermore, a resolution and interlocal agreement will formally establish the participation percentage and tax increment period for each taxing entity.

UTAH CODE §17C-5-105(12)

Anticipated Public Benefit to be Derived from the Community Development

The Beneficial Influences upon the Tax Base of the Community

The beneficial influences upon the tax base of the City and the other taxing entities will include increased property tax revenues, job growth, and affordable housing opportunities in the community. The increased revenues will come from the property values associated with new construction in the area, as well as increased land values as the property within the Project Area will no longer be classified as greenbelt. Property values include land, buildings and personal property (machines, equipment, etc.).

Job growth in the Project Area will result in increased wages, increasing local purchases and benefiting existing businesses in the area. Job growth will also result in increased income taxes paid. Additionally, business growth will generate corporate income taxes.

There will also be a beneficial impact on the community through increased construction activity within the Project Area. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

The Associated Business and Economic Activity Likely to be Stimulated

Other business and economic activity likely to be stimulated includes increased spending by new and existing residents within the City and employees in the Project Area and in surrounding areas. This includes both direct and indirect purchases that are stimulated by the spending of the additional employees in the area.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity of the workplace (assuming the services are available). The City also envisions this area as a future industrial park, this development will further attract new businesses to the area.

Efforts to Maximize Private Investment

The agency has formed a partnership with the developers to realize the vision of this Project Area. It is anticipated that the development will require over $2 billion of private capital. Creating a CRA will act as a catalyst for the development.

"But For" Analysis

The anticipated development includes numerous costs, including land purchase, infrastructure, and over personal property. "But-for" the creation of the CRA and public participation, the costs associated with the development would be too high, and the Project Area would remain in its underutilized state.

Cost/Benefit Analysis

Based on the land use assumptions and tax increment participation levels, the following tables outline the benefits anticipated in the Project Area. As shown below, the proposed community reinvestment will create a net benefit to the City and the other taxing entities that participate in the Project Area. The cost/benefit analysis only includes the tax increment projections on the first phase of the development. The Agency may be allowed to receive 20 years of tax increment for each phase that is undertaken, not to exceed 40 years for all phases beginning with the first-year increment is remitted to the Agency. Additional 20-year periods will be outlined in an amended Project Area Plan, as necessary.

TABLE 3: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Total	NPV at 4%
Utah County	74% Personal Property 61% Real Property	20 Years	$1,561,112	$1,058,036
Alpine School District	74% Personal Property 61% Real Property	20 Years	13,518,614	9,162,172
Eagle Mountain City	74% Personal Property 61% Real Property	20 Years	1,277,703	865,957
Central Utah Water Conservancy District	74% Personal Property 61% Real Property	20 Years	944,697	640,264
Unified Fire District – Salt Lake County	74% Personal Property 61% Real Property	20 Years	3,117,500	2,112,870
Total Sources of Tax Increment Funds			**$20,419,625**	**$13,839,298**

TABLE 4: PROJECT AREA REVENUES

Entity	Property Tax	Franchise Tax	Total Tax Increment Revenues
Utah County	$2,414,246	-	$2,414,246
Alpine School District	20,906,417	-	20,906,417
Eagle Mountain City	1,975,956	1,630,772	3,606,728
Central Utah Water Conservancy District	1,460,966	-	1,460,966
Unified Fire District – Salt Lake County	4,821,186	-	4,821,186
Total Revenues	**$31,578,770**	**$1,630,772**	**$33,209,541**

TABLE 5: PROJECT AREA EXPENDITURES

Entity	CRA Budget	General Government	Public Safety	Public Works	Total Expenditures
Utah County	$1,561,112	$129,409	-	-	$1,690,521
Alpine School District	13,518,614	258,128	-	-	13,776,741
Eagle Mountain City	1,277,703	199,426	241,579	30,748	1,749,456
Central Utah Water Conservancy District	944,697	29,705	-	-	974,402
Unified Fire District – Salt Lake County	3,117,500	1,332,728	-	-	4,450,228
Total Expenditures	**$20,419,625**	**$1,949,396**	**$241,579**	**$30,748**	**$22,641,348**

The total net benefit to the taxing entities of participating in the Project Area is Project Area is $10,568,193 with the City's net benefit being $1,857,272[1].

[1] The net benefit does not include the $2,041,962 million housing portion of tax increment that will be reinvested into the City.

EXHIBIT A: Legal Description of Sweetwater Industrial Park CRA #3

Parcel: *59:058:0005*
Legal Description: *COM AT E 1/4 COR. SEC. 26, T6S, R2W, SLB&M.; S 0 DEG 16' 2" W 2672.43 FT; N 89 DEG 46' 24" W 1629.18 FT; N 0 DEG 16' 2" E 2675.07 FT; S 89 DEG 40' 50" E 1629.19 FT TO BEG. AREA 99.945 AC.*
Contains 4,353,386.4 square feet or 99.94 acres, more or less.

Parcel: *59:058:0006*
Legal Description: *COM AT NW COR. SEC. 26, T6S, R2W, SLB&M.; S 89 DEG 44' 36" E 2667.1 FT; S 0 DEG 18' 56" W 2662.33 FT; S 89 DEG 40' 50" E 1027.86 FT; S 0 DEG 16' 2" W 2675.07 FT; N 89 DEG 46' 24" W 1030.11 FT; N 89 DEG 44' 18" W 2671.51 FT; N 0 DEG 26' 41" E 2679.42 FT; N 0 DEG 16' 50" E 2659.41 FT TO BEG. AREA 389.921 AC.*
Contains 16,984,915.2 square feet or 389.92 acres, more or less.

EXHIBIT B: Project Area Map

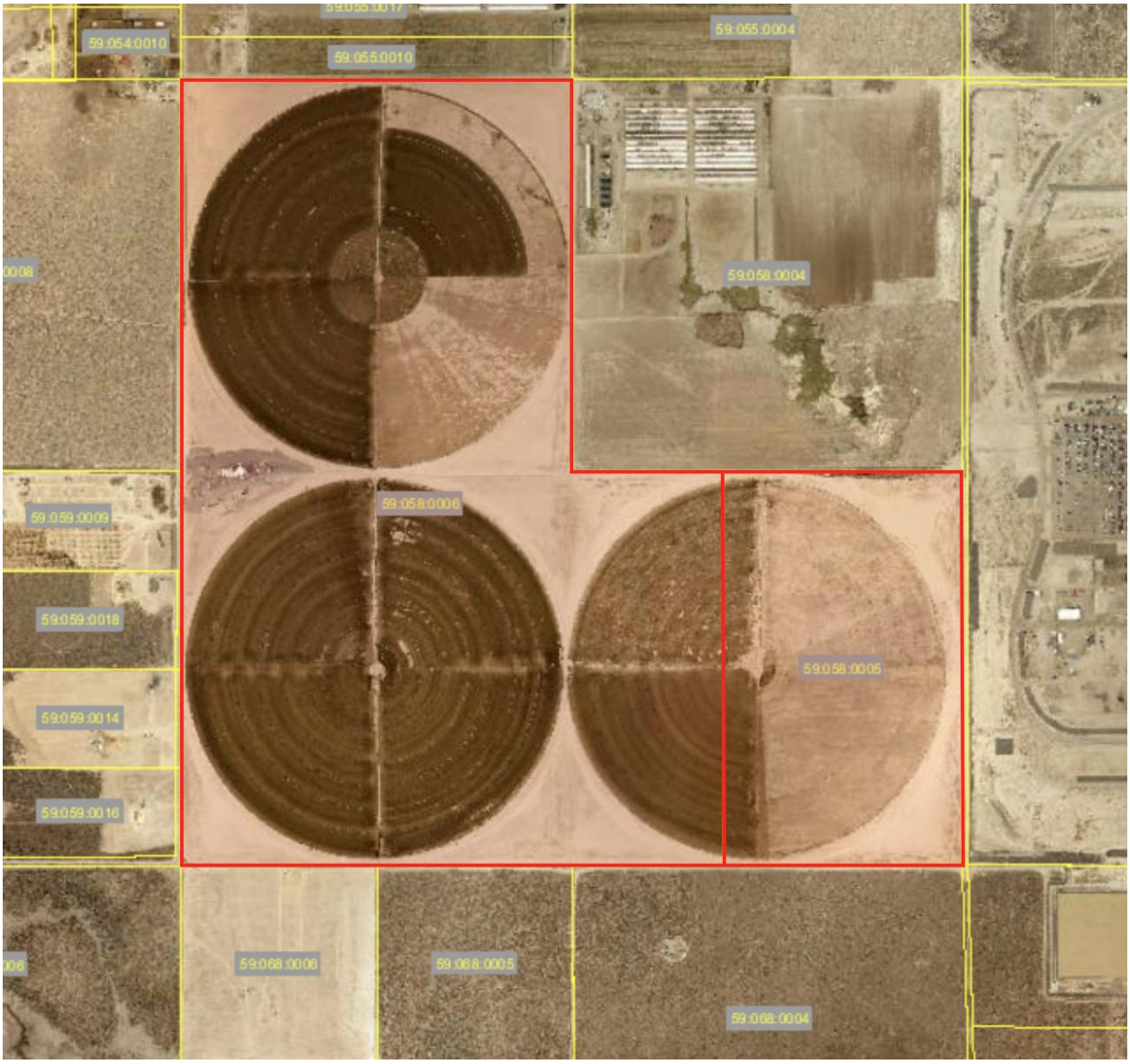

EXHIBIT "C"
To
INTERLOCAL AGREEMENT

Project Area Budget

PROJECT AREA BUDGET

SWEETWATER INDUSTRIAL PARK
COMMUNITY REINVESTMENT AREA (CRA) #3

EAGLE MOUNTAIN REDEVELOPMENT AGENCY, UTAH

MARCH 2022

LEWIS YOUNG
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Section 1: Introduction

The Eagle Mountain Redevelopment Agency (the "Agency"), following thorough consideration of the needs and desires of the City of Eagle Mountain (the "City") and its residents, as well as understanding the City's capacity for new development, has carefully crafted the Project Area Plan (the "Plan") for the Sweetwater Industrial Park Community Reinvestment Project Area #3 (the "Project Area"). The Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development opportunities for the land encompassed by the Project Area which lies within the southern portion of the City, generally to the west of Magnolia Road, east of 2000 East, and to the north of 1000 North.

The Plan is envisioned to define the method and means of development for the Project Area from its current state to a higher and better use. The City has determined it is in the best interest of its citizens to assist in the development of the Project Area. This **Project Area Budget** document (the "Budget") is predicated upon certain elements, objectives and conditions outlined in the Plan and intended to be used as a financing tool to assist the Agency in meeting Plan objectives discussed herein and more specifically referenced and identified in the Plan.

The creation of the Project Area is being undertaken as a community reinvestment project pursuant to certain provisions of Chapters 1 and 5 of the Utah Community Reinvestment Agency Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have been observed at all times throughout the establishment of the Project Area.

Section 2: Description of Community Development Project Area

The Project Area lies west of Magnolia Road, east of 2000 East, and to the north of 1000 North, and is located within the City's southern boundaries. The property encompasses approximately 489.86 acres of vacant/greenbelt land.

A map of the Project Area is attached hereto in **EXHIBIT A**.

Section 3: General Overview of Project Area Budget

The purpose of the Project Area Budget is to provide the financial framework necessary to implement the Project Area Plan vision and objectives. The Project Area Plan has identified that tax increment financing is essential in order to meet the objectives of the CRA Project Area. The following information will detail the sources and uses of tax increment and other necessary details needed for public officials, interested parties, and the public in general to understand the mechanics of the Project Area Budget.

Base Year Value

The Agency has determined that the Base Year Value for the Project Area will be equal to taxable value for the tax year immediately prior to the triggering of the Project Area and the individual phases. As the trigger year(s) have not been determined, the 2022 tax year has been used to estimate the Base Year Value. The Base Year Value is estimated to be $13,355,671. Using the tax rates established within the Project Area, the property taxes levied equate to $115,473 annually. Accordingly, this amount will continue to flow through to each taxing entity proportional to the amount of their respective tax rates being levied.

Payment Trigger

Each phase will have a twenty (20)-year duration from the date of the first tax increment received by the Agency. The first year for collection of tax increment will be determined by the Agency. The Agency will provide a trigger notice to Utah County before each first year of collection.

Projected Tax Increment Revenue – Total Generation

Development within the Project Area will commence upon favorable market conditions which will include both horizontal and vertical infrastructure and development. The Agency anticipates that new development will begin in the Project Area in the next two to three years. The contemplated development will generate significant additional property tax revenue as well as incremental sales and use tax above what is currently generated within the Project Area.

Property Tax Increment will begin to be generated in the tax year (ending Dec 1st) following construction completion and Tax Increment will actually be paid to the Agency in March or April after collection. It is projected that property Tax Increment generation within the Project Area could begin as early as 2024, though there is no requirement under this agreement that mandates the beginning date and it can be later. It is currently estimated that during the 20-year life of the Project Area Budget, property Tax Increment could be generated within the Project Area in the approximate amount of $31.58 million or at a net present value (NPV)[1] of $21.41 million. This amount is over and above the $2.31M of base taxes that the property would generate over 20 years at the $115,473 annual amount it currently generates as shown in Table 4.1 below.

[1] Net Present Value of future cash flows assumes a 4% discount rate. The same 4% discount rate is used in all remaining NPV calculations. This total is prior to accounting for the flow-through of tax increment to the respective taxing entities.

Section 4: Property Tax Increment

Base Year Property Tax Revenue

The taxing entities are currently receiving - and will continue to receive - property tax revenue from the current assessed value of the property within the Project Area ("Base Taxes"). The current assessed value is estimated to be $13,355,671. Based upon the tax rates in the area, the collective taxing entities are receiving $115,473 in property tax annually from this Project Area. This equates to approximately $2.31M over the 20-year life of the first phase of the Project Area.

TABLE 4.1: TOTAL BASE YEAR TO TAXING ENTITIES (OVER 20 YEARS)

Entity	Total	NPV at 4%
Utah County	$176,562	$119,977
Alpine School District	1,528,957	1,038,951
Eagle Mountain City	144,508	98,196
Central Utah Water Conservancy District	106,845	72,603
Unified Fire Service Area – Salt Lake County	352,590	239,590
Total Revenue	**$2,309,463**	**$1,569,318**

Property Tax Increment Shared with RDA

All taxing entities that receive property tax generated within the Project Area, as detailed above, will share at least a portion of that increment generation with the Agency. All taxing entities will contribute 74% of their respective tax increment off of the personal property within the Project Area and 61% of their respective tax increment off of the real property for 20 years. The State will not contribute any portion of their incremental sales tax to implement the Project Area Plan. The assumptions in this analysis only include the tax increment projections on the first phase of the development. The Agency may be allowed to receive 20 years of tax increment for each phase that is undertaken, not to exceed 40 years for all phases beginning with the first year increment is remitted to the Agency. Each additional 20-year period will be outlined in an amended Project Area Budget, as necessary. Table 4.2 shows the amount of Tax Increment shared with the Agency assuming the participation levels discussed above.

TABLE 4.2: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Total	NPV at 4%
Utah County	74% Personal Property 61% Real Property	20 Years	$1,561,112	$1,058,036
Alpine School District	74% Personal Property 61% Real Property	20 Years	13,518,614	9,162,172
Eagle Mountain City	74% Personal Property 61% Real Property	20 Years	1,277,703	865,957
Central Utah Water Conservancy District	74% Personal Property 61% Real Property	20 Years	944,697	640,264
Unified Fire Service Area – Salt Lake County	74% Personal Property 61% Real Property	20 Years	3,117,500	2,112,870
Total Sources of Tax Increment Funds			**$20,419,625**	**$13,839,298**

Uses of Tax Increment

The anticipated development includes numerous costs, including land purchase, infrastructure and over $100 million of personal property. "But-for" the creation of the CRA and public participation, the costs associated with the development would be too high, and the Project Area would remain in its underutilized state.

The Agency will take an annual percentage of 5% to administer the CRA. The majority of the remaining Tax Increment collected by the Agency will be used to overcome the obstacles outlined above (85%). Including: offsetting certain on-site public infrastructure costs, development incentives, Agency requested improvements and upgrades, desirable Project Area improvements, and other redevelopment activities as approved by the Agency. The remaining 10% will go towards affordable housing, as required by the Act.

TABLE 4.3: USES OF TAX INCREMENT

Uses	Total	NPV at 4%
Redevelopment Activities	$17,367,172	$11,769,627
CRA Housing Requirement	2,041,962	1,383,930
Project Area Administration	510,491	345,982
School District Pilot Program @ $25,000 annually/building	500,000	339,758
Total Uses of Tax Increment Funds	**$20,419,625**	**$13,839,298**

A multi-year projection of tax increment is included in **EXHIBIT B**.

Total Annual Property Tax Revenue for Taxing Entities at Conclusion of Project

As described above, the collective taxing entities are currently receiving approximately $115,473 in property taxes annually from this Project Area. At the end of 20 years an additional $1,869,012 in property taxes annually is anticipated, totaling approximately $2,152,039 in property taxes annually for the area. "But for" the assistance provided by the RDA through tax increment revenues, this 1,619% increase in property taxes generated for the taxing entities would not be possible.

TABLE 4.4: TOTAL BASE YEAR AND END OF PROJECT LIFE ANNUAL PROPERTY TAXES

Entity	Annual Base Year Property Taxes	Annual Property Tax Increment at Conclusion of Project	Total Annual Property Taxes
Utah County	$8,828	$142,889	151,717
Alpine School District	76,448	1,237,361	1,313,809
Eagle Mountain City	7,225	116,948	124,174
Central Utah Water Conservancy District	5,342	86,468	91,811
Unified Fire Service Area – Salt Lake County	17,629	285,345	302,975
Total Revenue	**$115,473**	**$1,869,012**	**$1,984,485**

Section 5: Cost/Benefit Analysis

Additional Revenues

Other Tax Revenues

The development within the Project Area will also generate sales taxes, energy sales and use taxes for natural gas and telecommunications.

Table 5.1 shows the total revenues generated by the Project Area. This total includes the anticipated property tax increment and energy sales and use tax.

TABLE 5.1 TOTAL REVENUES

Entity	Property Tax	Franchise Tax	Total Incremental Revenues
Utah County	$2,414,246	-	$2,414,246
Alpine School District	20,906,417	-	20,906,417
Eagle Mountain City	1,975,956	1,630,772	3,606,728
Central Utah Water Conservancy District	1,460,966	-	1,460,966
Unified Fire Service Area – Salt Lake County	4,821,186	-	4,821,186
Total Revenue	**$31,578,770**	**$1,630,772**	**$33,209,541**

Additional Costs

The development anticipated within the Project Area will also likely result in additional general government, public works, and public safety costs. These costs, along with the estimated budget to implement the Project Area Plan, are identified below.

TABLE 5.2 TOTAL EXPENDITURES

Entity	CRA Budget	General Government	Public Works	Public Safety	Total Incremental Expenditures
Utah County	$1,561,112	$129,409	-	-	$1,690,521
Alpine School District	13,518,614	258,128	-	-	13,776,741
Eagle Mountain City	1,277,703	199,426	241,579	30,748	1,749,456
Central Utah Water Conservancy District	944,697	29,705	-	-	974,402
Unified Fire Service Area – Salt Lake County	3,117,500	1,332,728	-	-	4,450,228
Total Expenditures	**$20,419,625**	**$1,949,396**	**$241,579**	**$30,748**	**$22,641,348**

The total net benefit to the taxing entities of participating in the Project Area is $10,568,193 with the City's net benefit being $1,857,272[2].

[2] The net benefit does not include the $2,041,692 housing portion of tax increment that will be reinvested into the City.

Exhibit A: Project Area Map

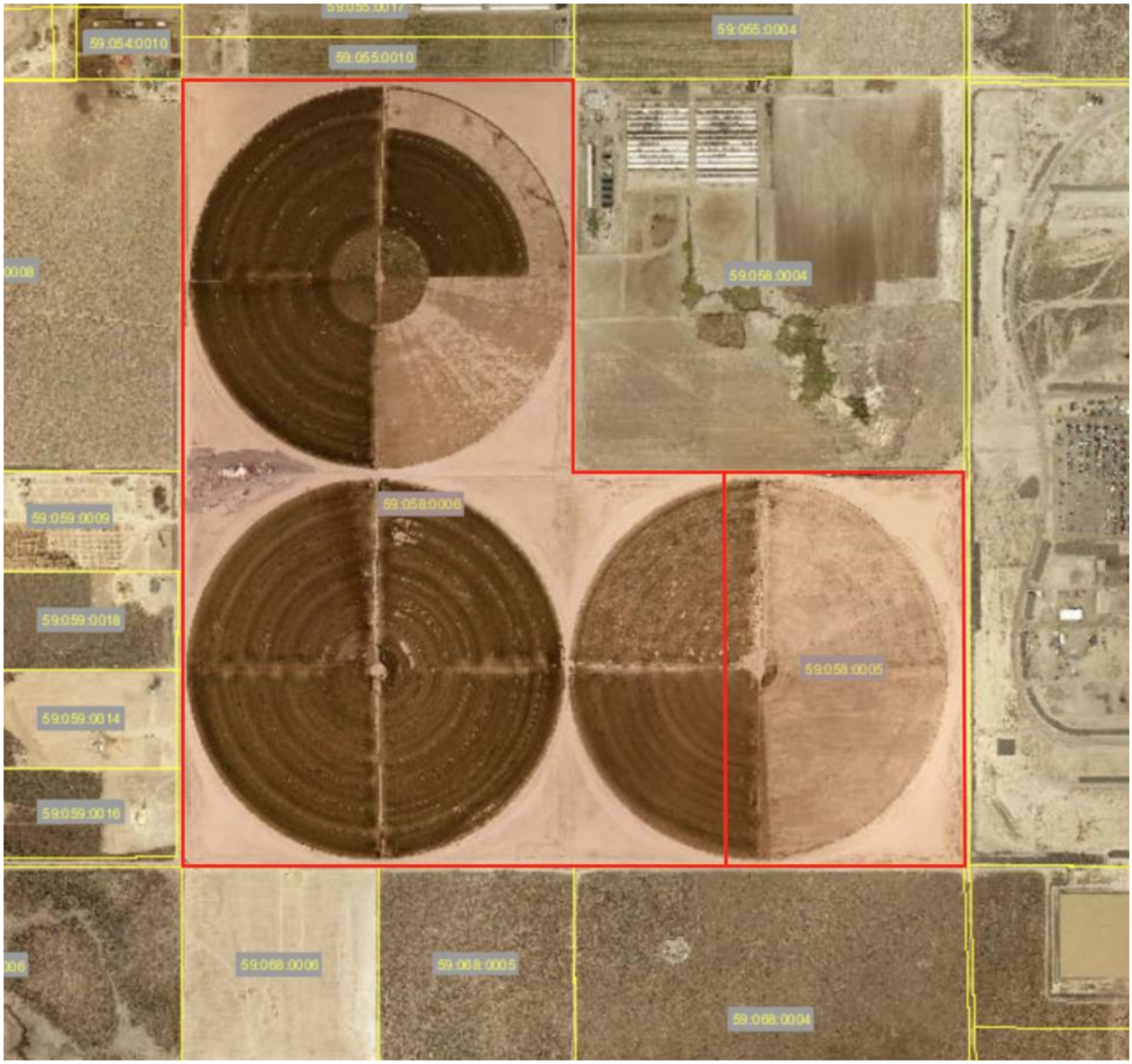

Exhibit B: Multi-Year Budget

Eagle Mountain Redevelopment Agency

Sweet Water Industrial Park CRA #3

Increment and Budget Analysis

ASSUMPTIONS:	
Discount Rate	4.0%
Inflation Rate	0.0%

INCREMENTAL TAX ANALYSIS:	Tax Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044		
Cumulative Taxable Value	*Year*	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20		
360,000 Sq. Ft. Building		$131,170,690	$131,170,690	$131,170,690	$131,170,690	$131,170,690	$131,170,690	$131,170,690	$131,170,690	$131,170,690	$131,170,690	$131,170,690	$131,170,690	$131,170,690	$131,170,690	$131,170,690	$131,170,690	$131,170,690	$131,170,690	$131,170,690	$131,170,690		
Personal Property Value		$0	$85,000,000	$69,000,000	$52,000,000	$34,000,000	$23,000,000	$85,000,000	$69,000,000	$52,000,000	$34,000,000	$23,000,000	$85,000,000	$69,000,000	$52,000,000	$34,000,000	$23,000,000	$85,000,000	$69,000,000	$52,000,000	$34,000,000		
Total Assessed Value:		**$131,170,690**	**$216,170,690**	**$200,170,690**	**$183,170,690**	**$165,170,690**	**$154,170,690**	**$216,170,690**	**$200,170,690**	**$183,170,690**	**$165,170,690**	**$154,170,690**	**$216,170,690**	**$200,170,690**	**$183,170,690**	**$165,170,690**	**$154,170,690**	**$216,170,690**	**$200,170,690**	**$183,170,690**	**$165,170,690**		
Value of Current Property		$13,355,671	$13,355,671	$13,355,671	$13,355,671	$13,355,671	$13,355,671	$13,355,671	$13,355,671	$13,355,671	$13,355,671	$13,355,671	$13,355,671	$13,355,671	$13,355,671	$13,355,671	$13,355,671	$13,355,671	$13,355,671	$13,355,671	$13,355,671		
Less Base Year Value		($13,355,671)	($13,355,671)	($13,355,671)	($13,355,671)	($13,355,671)	($13,355,671)	($13,355,671)	($13,355,671)	($13,355,671)	($13,355,671)	($13,355,671)	($13,355,671)	($13,355,671)	($13,355,671)	($13,355,671)	($13,355,671)	($13,355,671)	($13,355,671)	($13,355,671)	($13,355,671)		
TOTAL INCREMENTAL VALUE:		**$131,170,690**	**$216,170,690**	**$200,170,690**	**$183,170,690**	**$165,170,690**	**$154,170,690**	**$216,170,690**	**$200,170,690**	**$183,170,690**	**$165,170,690**	**$154,170,690**	**$216,170,690**	**$200,170,690**	**$183,170,690**	**$165,170,690**	**$154,170,690**	**$216,170,690**	**$200,170,690**	**$183,170,690**	**$165,170,690**		
TAX RATE & INCREMENT ANALYSIS:	2022 Rates																						
Utah County	0.000661	86,704	142,889	132,313	121,076	109,178	101,907	142,889	132,313	121,076	109,178	101,907	142,889	132,313	121,076	109,178	101,907	142,889	132,313	121,076	109,178	2,414,246	1,636,782
Alpine School District	0.005724	750,821	1,237,361	1,145,777	1,048,469	945,437	882,473	1,237,361	1,145,777	1,048,469	945,437	882,473	1,237,361	1,145,777	1,048,469	945,437	882,473	1,237,361	1,145,777	1,048,469	945,437	20,906,417	14,173,891
Eagle Mountain City	0.000541	70,963	116,948	108,292	99,095	89,357	83,406	116,948	108,292	99,095	89,357	83,406	116,948	108,292	99,095	89,357	83,406	116,948	108,292	99,095	89,357	1,975,956	1,339,636
Central Utah Water Conservancy District	0.000400	52,468	86,468	80,068	73,268	66,068	61,668	86,468	80,068	73,268	66,068	61,668	86,468	80,068	73,268	66,068	61,668	86,468	80,068	73,268	66,068	1,460,966	990,489
Unified Fire Service Area - Salt Lake County	0.001320	173,145	285,345	264,225	241,785	218,025	203,505	285,345	264,225	241,785	218,025	203,505	285,345	264,225	241,785	218,025	203,505	285,345	264,225	241,785	218,025	4,821,186	3,268,612
TOTAL INCREMENTAL REVENUE IN PROJECT AREA:	0.008646	$1,134,102	$1,869,012	$1,730,676	$1,583,694	$1,428,066	$1,332,960	$1,869,012	$1,730,676	$1,583,694	$1,428,066	$1,332,960	$1,869,012	$1,730,676	$1,583,694	$1,428,066	$1,332,960	$1,869,012	$1,730,676	$1,583,694	$1,428,066	**$31,578,770**	**$21,409,410**
PROJECT AREA BUDGET																							
Sources of Funds:	*Year*	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	TOTALS	NPV
Property Tax Participation Rate for Budget																							
Real Property Value (Building & Land)		61.0%	61.0%	61.0%	61.0%	61.0%	61.0%	61.0%	61.0%	61.0%	61.0%	61.0%	61.0%	61.0%	61.0%	61.0%	61.0%	61.0%	61.0%	61.0%	61.0%		
Personal Property Value		74%	74%	74%	74%	74%	74%	74%	74%	74%	74%	74%	74%	74%	74%	74%	74%	74%	74%	74%	74%		
Property Tax Increment for Budget																							
Utah County		$52,889	$94,466	$86,640	$78,325	$69,520	$64,140	$94,466	$86,640	$78,325	$69,520	$64,140	$94,466	$86,640	$78,325	$69,520	$64,140	$94,466	$86,640	$78,325	$69,520	**$1,561,112**	**$1,058,036**
Alpine School District		$458,001	$818,040	$750,268	$678,260	$602,017	$555,423	$818,040	$750,268	$678,260	$602,017	$555,423	$818,040	$750,268	$678,260	$602,017	$555,423	$818,040	$750,268	$678,260	$602,017	**$13,518,614**	**$9,162,172**
Eagle Mountain City		$43,288	$77,317	$70,911	$64,105	$56,899	$52,495	$77,317	$70,911	$64,105	$56,899	$52,495	$77,317	$70,911	$64,105	$56,899	$52,495	$77,317	$70,911	$64,105	$56,899	**$1,277,703**	**$865,957**
Central Utah Water Conservancy District		$32,006	$57,166	$52,430	$47,398	$42,070	$38,814	$57,166	$52,430	$47,398	$42,070	$38,814	$57,166	$52,430	$47,398	$42,070	$38,814	$57,166	$52,430	$47,398	$42,070	**$944,697**	**$640,264**
Unified Fire Service Area - Salt Lake County		$105,619	$188,647	$173,018	$156,412	$138,830	$128,085	$188,647	$173,018	$156,412	$138,830	$128,085	$188,647	$173,018	$156,412	$138,830	$128,085	$188,647	$173,018	$156,412	$138,830	**$3,117,500**	**$2,112,870**
Total Property Tax Increment for Budget:		**$691,802**	**$1,235,635**	**$1,133,267**	**$1,024,500**	**$909,335**	**$838,957**	**$1,235,635**	**$1,133,267**	**$1,024,500**	**$909,335**	**$838,957**	**$1,235,635**	**$1,133,267**	**$1,024,500**	**$909,335**	**$838,957**	**$1,235,635**	**$1,133,267**	**$1,024,500**	**$909,335**	**$20,419,625**	**$13,839,298**
Uses of Tax Increment Funds:		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	**TOTALS**	**NPV**
Redevelopment Activities (Infrastructure, Incentives, etc.)	87.5%	$580,327	$1,056,181	$966,608	$871,438	$770,669	$709,087	$1,056,181	$966,608	$871,438	$770,669	$709,087	$1,056,181	$966,608	$871,438	$770,669	$709,087	$1,056,181	$966,608	$871,438	$770,669	**$17,367,172**	**$11,769,627**
CRA Housing Requirement	10.0%	$69,180	$123,564	$113,327	$102,450	$90,934	$83,896	$123,564	$113,327	$102,450	$90,934	$83,896	$123,564	$113,327	$102,450	$90,934	$83,896	$123,564	$113,327	$102,450	$90,934	**$2,041,962**	**$1,383,930**
Alpine School District Pilot Payment ($25,000/Building)		$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	**$500,000**	**$339,758**
RDA Administration (2.5%)	2.5%	$17,295	$30,891	$28,332	$25,613	$22,733	$20,974	$30,891	$28,332	$25,613	$22,733	$20,974	$30,891	$28,332	$25,613	$22,733	$20,974	$30,891	$28,332	$25,613	$22,733	**$510,491**	**$345,982**
Total Uses		$691,802	$1,235,635	$1,133,267	$1,024,500	$909,335	$838,957	$1,235,635	$1,133,267	$1,024,500	$909,335	$838,957	$1,235,635	$1,133,267	$1,024,500	$909,335	$838,957	$1,235,635	$1,133,267	$1,024,500	$909,335	**$20,419,625**	**$13,839,298**
REMAINING TAX REVENUES FOR TAXING ENTITIES		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	**TOTALS**	**NPV**
Utah County		$33,814	$48,423	$45,673	$42,751	$39,658	$37,767	$48,423	$45,673	$42,751	$39,658	$37,767	$48,423	$45,673	$42,751	$39,658	$37,767	$48,423	$45,673	$42,751	$39,658	**$853,134**	**$578,747**
Alpine School District		$292,820	$419,321	$395,509	$370,209	$343,420	$327,050	$419,321	$395,509	$370,209	$343,420	$327,050	$419,321	$395,509	$370,209	$343,420	$327,050	$419,321	$395,509	$370,209	$343,420	**$7,387,803**	**$5,011,719**
Eagle Mountain City		$27,676	$39,632	$37,381	$34,990	$32,458	$30,911	$39,632	$37,381	$34,990	$32,458	$30,911	$39,632	$37,381	$34,990	$32,458	$30,911	$39,632	$37,381	$34,990	$32,458	**$698,253**	**$473,679**
Central Utah Water Conservancy District		$20,463	$29,303	$27,639	$25,871	$23,999	$22,855	$29,303	$27,639	$25,871	$23,999	$22,855	$29,303	$27,639	$25,871	$23,999	$22,855	$29,303	$27,639	$25,871	$23,999	**$516,269**	**$350,225**
Unified Fire Service Area - Salt Lake County		$67,527	$96,699	$91,207	$85,373	$79,195	$75,420	$96,699	$91,207	$85,373	$79,195	$75,420	$96,699	$91,207	$85,373	$79,195	$75,420	$96,699	$91,207	$85,373	$79,195	**$1,703,686**	**$1,155,742**
Total		$442,300	$633,376	$597,409	$559,194	$518,730	$494,003	$633,376	$597,409	$559,194	$518,730	$494,003	$633,376	$597,409	$559,194	$518,730	$494,003	$633,376	$597,409	$559,194	$518,730	**$11,159,145**	**$7,570,112**

Notes: The values, calculated increments, and years are estimates only.

This projected model does not take into account the phasing and triggering of future phases as the phasing and timing data has not been provided.

QTS INTERLOCAL AGREEMENT STAFF REPORT
CITY COUNCIL MEETING: JULY 18, 2023

Background

QTS is a datacenter developer/operator with locations both nationwide and internationally. In 2022, the company approached The Ritchie Group who owns lands immediately west of the Meta property, for the purpose of purchasing up to 200 acres of land to construct at least 2.5 million square feet of collocation datacenter space. QTS was attracted to Eagle Mountain City due to its site readiness, the RTI overlay zone, and a positive relationship that developed with The Ritchie Group.

The City was approached for incentives through tax increment financing due to the nature of this datacenter product. QTS plans to build a collocation datacenter which means that data from multiple users will pass through this datacenter. In contrast from an enterprise level single-user datacenter such as the Meta datacenter, QTS must be able to offer leases at affordable rates otherwise potential customers will look elsewhere. City staff negotiated with QTS for some time and landed at a TIF participation rate of 61% of Real Property and 74% of Personal Property tax revenues. Per State law, 10% of any increment owed to the company would be pulled out and retained for affordable housing. 2.5% would also be retained for administrative costs.

There are several reasons why the QTS datacenter campus would be a good addition to Eagle Mountain City. QTS has drawn up designs for 6 buildings of varying sizes but similar configurations per each 100 acres. This datacenter campus would be unique among datacenters under construction or planned for Eagle Mountain City in that it would use no water for cooling. Overall, the campus would require about 500 on-site temporary workers daily throughout construction. Permanent jobs would equate to about 150-200 jobs.

Completion of the first 6 buildings of the QTS datacenter campus will result in approximately $2 billion in investment, approximately $100,000/year/building toward affordable housing, $35,000/year/building in property tax revenues during incentive

periods, and $1 million/year in Municipal Energy Tax revenue. At the end of the incentive period, Eagle Mountain City will see on average $90,000/year/building in property tax revenue.

Recommendation

Staff recommends approval of the interlocal agreement with QTS for tax incentives to support the development of a collocation datacenter in Eagle Mountain.

Items for Consideration

Currently the properties are generating an annual property tax revenue of approximately $1,281. The base year value has been established as $13,355,671. Tax Increment Financing is triggered per building and upon completion of that building as reported by the company.

TIF participation rates for previous datacenters were 80% RP/100% PP for Facebook/Meta, and 67.5% RP/100% PP for Google.

The current interlocal agreement language does not include a cap, but as other taxing entities have requested, we can add a cap that utilizes the project area budget to determine the amounts. A cap would help to ensure that with rising property costs, the City does not commit more to the company than desired. A recommended cap per phase would be 10% above the estimated total project area 20-year budget total. This would equate to a cap of $1,405,473 in tax increment per phase and $8,432,838 for all phases.

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**		
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the QTS Eagle Mountain I, LLC Development Agreement.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
No

PREPARED BY:
Evan Berrett, Admin

PRESENTED BY:
Evan Berrett

RECOMMENDATION:

Staff recommends approval of the Development Agreement with QTS for tax incentives to support the development of a collocation datacenter in Eagle Mountain.

BACKGROUND:

QTS is a datacenter developer/operator with locations both nationwide and internationally. In 2022, the company approached The Ritchie Group who owns lands immediately west of the Meta property, for the purpose of purchasing up to 200 acres of land to construct at least 2.5 million square feet of collocation datacenter space. QTS was attracted to Eagle Mountain City due to its site readiness, the RTI overlay zone, and a positive relationship that developed with The Ritchie Group.

The City was approached for incentives through tax increment financing due to the nature of this datacenter product. QTS plans to build a collocation datacenter which means that data from multiple users will pass through this datacenter. In contrast from an enterprise level single-user datacenter such as the Meta datacenter, QTS must be able to offer leases at affordable rates otherwise potential

customers will look elsewhere. City staff negotiated with QTS for some time and landed at a TIF participation rate of 61% of Real Property and 74% of Personal Property tax revenues. Per State law, 10% of any increment owed to the company would be pulled out and retained for affordable housing. 2.5% would also be retained for administrative costs.

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Completion of the first 6 buildings of the QTS datacenter campus will result in approximately $2 billion in investment, approximately $100,000/year/building toward affordable housing, $35,000/year/building in property tax revenues during incentive periods, and $1 million/year in Municipal Energy Tax revenue. At the end of the incentive period, Eagle Mountain City will see on average $90,000/year/building in property tax revenue.

ITEMS FOR CONSIDERATION:

The QTS development agreement is largely consistent with previous development agreements with approved datacenter operators in Eagle Mountain. There are a couple of unique characteristics of this development agreement.

- Company anticipates construction to start no later than the third quarter of 2024, with the first Phase completed in the final quarter of 2025. They commit to beginning the first phase within three years of the agreement. If they cannot begin construction in that time, notification will be given to the City and the company and City will need to revisit the development agreement.

- Infrastructure improvements will be required, but The Ritchie Group will be making the improvements. Because the City currently does not have a development agreement with The Ritchie Group, QTS will be assuming responsibility (holding The Ritchie Group accountable through an agreement they have between them), until a development agreement between the City and The Ritchie Group is completed. At that time, the City will amend its Development Agreement with QTS to remove responsibility from QTS.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

RES--QTS Eagle Mountain Development Agreement
QTS Development Agreement
City_QTSDAStaffReport.docx
QTS Development Agreement - Exhibits

RESOLUTION NO. R- -2023

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING THE QTS EAGLE MOUNTAIN DEVELOPMENT AGREEMENT

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the QTS Eagle Mountain Development Agreement, as set forth more specifically in Exhibit A.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the QTS Eagle Mountain Development Agreement, as set forth in Exhibit A.

2. The QTS Eagle Mountain Development Agreement is hereby approved, as set forth more specifically in Exhibit A.

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

ADOPTED by the City Council of Eagle Mountain City, Utah, this 18th day of July, 2023.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 18th day of July, 2023.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "Agreement") is made and entered into as of _____ __, 2023 (the "Effective Date") by and between EAGLE MOUNTAIN CITY, a municipal corporation of the State of Utah (the "City") and QTS Eagle Mountain I, LLC a Delaware limited liability company (together with its affiliates and their respective successors and assigns, the "Company"). The City and the Company are sometimes referred to herein collectively as the "Parties" and each individually as a "Party".

RECITALS

A. Company has the right to acquire certain real property; consisting of approximately 99.94 acres and 389.92 acres of undeveloped land located in the City of Eagle Mountain, County of Utah, State of Utah, as more particularly described on Exhibit A hereto (the "Property").

B. Assuming Company's acquisition of the Property, Company proposes to establish on the Property a multi-year, large-scale project, that may include multiple Phases extending over a period of years. The Project's uses are anticipated to contain one or more data centers and ancillary uses and/or other facilities used to house said facility. It is expected that such facilities will be the location in which the data centers' equipment is operated, maintained and replaced from time to time. Such equipment is anticipated to consist of computer systems and associated components, such as telecommunications and storage systems, cooling systems, power supplies and systems for managing the Property's performance (including generators), and equipment used for the transformation, transmission, distribution and management of electricity (including substations), internet-related equipment, data communications connections, environmental controls and security devices, structures and site features, as well as certain accessory uses or buildings located on the Property and other related or associated uses, buildings or structures such as utility buildings, structures, improvements and appurtenances located on, adjacent or near the Property that are reasonably related to the data center(s) (collectively, the "Project").

C. City finds developments such as Company's Project to be in the public interest of the citizens of City, and thus desires to encourage and support Company's Project.

D. Company anticipates that the Project will require a substantial, long-term commitment of capital and resources by the Company, as well as the careful integration of public capital facilities, construction schedules and the phasing of the development of the Project, in order for the Project to be successful, both for the Company and the City. Company is unwilling to risk such capital and resources without sufficient assurances from the City that, among other things, (i) the Property has been adequately entitled and zoned to permit the development and operation of the Project, (ii) all required approvals and entitlements for the Project have been granted, (iii) the City Zoning Ordinance, including the development standards set forth therein, in existence as of the Effective Date of this Agreement, and the other corresponding documents referenced herein, which are applicable to the Project will remain unchanged with respect to the Property and the Project during the Term (as defined below), and (iv) the City is committed to facilitate and assist Company in the development and operation of the Project.

E. Additionally, the Parties to this Agreement expressly note that Company's strong incentive to advance the Project, as defined and outlined hereafter, is at least in part due to City's willingness to assure City's commitment to perform *regardless of the current elected officials*. As such the Parties wish to incorporate their understandings, and the City's assurances, with respect to the Project into this

Agreement. It is therefore emphasized that the enforceability of this Agreement, its provisions, terms and conditions, are paramount to Company's incentive.

F. The City's commitment to Company allows for the full enforcement of this Agreement. Emphasizing this fact, and to protect Company's significant economic investment, City agrees to honor any permit it issues in connection with the Project, unless ***both*** of the following conditions are met: (1) the permit is erroneously issued, and (2) the work to be performed pursuant to the permit creates an objectively verifiable, substantial and unjustified risk to human health or safety. The terms and conditions of this recital are more fully set forth in section 3.5(a)(iv) below.

G. City and Company, in recognition of the scope, magnitude, and investment of this project intend that both Parties to this Agreement shall be bound by the terms of this Agreement, including the future performances that are outlined, inferred, or defined herein.

NOW, THEREFORE, in consideration of the foregoing recitals, mutual covenants, and agreements as contained herein; and in exchange for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and the Company hereby agree as follows:

ARTICLE I
DEFINITIONS

1.1 "Act" means the Limited Purpose Local Government Entities – Community Reinvestment Agency Act in Title 17C, Chapters 1 through 5, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

1.2 "Applicable Rules" means all of the rules, regulations, ordinances and official policies of the City in force and effect as of the Effective Date, including the Code and the restrictions set forth in the Project Approvals, except as may be modified pursuant to Section 5.2.

1.3 "City Council" means the City Council and the legislative body of the City.

1.4 "Code" means the Eagle Mountain Municipal Code (or any subsequent recodification of such ordinance).

1.5 "Control" means possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of the Company by contract or otherwise.

1.6 "Controlling Entity" means any entity or one of a group of entities directly or indirectly having Control of any entities or group of entities affiliated with the Company.

1.7 "Existing Roadway" means the Existing Roadway as of the Effective Date and located within the municipal limits of the City.

1.8 "Existing Zoning" means the City's Agricultural Zone, with an overlay of the City's Regional Technology and Industry Overlay Zone.

1.9 "Force Majeure Event" means a matter beyond the reasonable Control of the Party to perform (excluding unfavorable economic conditions), including: acts of God, including earthquakes, fire,

floods, tornados, hurricanes and extreme weather conditions; acts of terrorism; financial and/or banking crises that limit normal extensions of credit; civil disturbances; discovery of hazardous materials; and acts of the United States of America or the State of Utah.

1.10 "General Plan" means that certain Eagle Mountain City, General Plan, January 2023, or successor General Plan and Future Land Use and Transportation Map, dated as of January 18, 2022, as amended.

1.11 "GFA" means gross floor area.

1.12 "Maximum Height" means one hundred feet (100').

1.13 "Mortgage" means a mortgage, deed of trust, sale and leaseback or other form of secured financing.

1.14 "Mortgagee" means the holder of a Mortgage.

1.15 "Official Records" means the Official Records of Utah County, Utah.

1.16 "Parking Ratio" means (i) at least one (1) space for each two thousand (2,000) square feet of GFA for regular employee use areas (i.e. office space, kitchens, training areas, employee circulation, etc.) and one (1) space for each eleven thousand (11,000) square feet of GFA for data halls (not including penthouses used for mechanical equipment or air circulation) or (ii) the reasonable number of parking stalls, as determined by the Company and approved by the Design Review Committee of the City, to meet the requirements of the Project.

1.17 "Participation Agreement" means a written agreement by and between the City and the Company that includes a description of the project area development that the Company will undertake, the amount of project area funds the Company may receive, and the terms and conditions under which the Company may receive project area funds; and approved by resolution of the board.

1.18 "Phase" means any data center building.

1.19 "Project Approvals" means the permits, approvals, reviews, and any other governmental approvals needed for the development of the project.

1.20 "Project Area" mean the geographic area for the Project as described in the Project Area Plan.

1.21 "Project Area Budget" means the definition for "Project Area Budget" as listed within the Project Area Plan.

1.22 "Project Area Plan" means the Project's written plan (outlined by 17C-5-105 of the Act) that, after its effective date, guides and Controls the community reinvestment activities within the Project Area.

1.23 "Taxes" means any and all taxes, special taxes, assessments, levies, impositions, duties, deductions, withholding, charges and fees, including those imposed with respect to any assessment districts,

infrastructure financing, community facilities districts, community taxing districts, maintenance districts or other similar districts. Taxes do not include Impact Fees (as defined below).

1.24 "Tax Increment" means the definition for "Tax Increment" as listed within the Project Area Plan.

1.25 "Zoning Ordinance" means that certain Title 17 of the Code.

ARTICLE II
CITY PROCEDURES AND ACTIONS

The City Council, after conducting a duly-noticed public meeting, adopted Resolution No. _____ on _____, effective immediately upon adoption; which resolution (i) confirmed the City Council's approval of this Agreement and the City Council's finding that the provisions of this Agreement are consistent with the General Plan and the Applicable Rules and (ii) authorized the execution of this Agreement. The City represents and warrants to the Company that (a) the City has the full power and authority to enter into this Agreement and to perform its obligations hereunder, (b) this Agreement is a valid and binding obligation, enforceable against the City in accordance with the terms hereof and (c) the execution and delivery of this Agreement has been validly authorized by all necessary governmental or other action and does not conflict with any other agreements entered into by the City.

ARTICLE III
TAXES AND FEES

3.1 Right to Oppose. The Company shall have the right, to the extent permitted by law, to protest, oppose and vote against any and all Taxes.

3.2 New Taxes. The City shall not, during the Term of this Agreement, recommend or support any new Taxes that are applicable solely and exclusively to the Project, the Property or the data center industry; or with the express or inferred intent to specifically or inequitably target the Project, the Property or the data center industry.

3.3 Impact Fees.

(a) The Company acknowledges that the City may impose impact fees in connection with development activity on the Property to the extent required and calculated in accordance with this Agreement and the Applicable Rules. The City shall impose any impact fees in connection with the Property only in amounts in place pursuant to the Applicable Rules as of the Effective Date of this Agreement (collectively, the "Impact Fees").

(b) The Parties acknowledge and agree that there may be certain of the Infrastructure Improvements to be required by the City, and paid by the Company, in accordance with this Agreement that represent "oversizing" required by the City or otherwise constitute improvements considered to be in the nature of "System Improvements", as defined in the Utah Impact Fees Act, Utah Code Ann., § 11-36a-101, et seq. (collectively, the "System Improvements"). In the event the City requires Company to construct System Improvements, City shall reimburse Company for any and all construction costs paid by the Company for the System Improvements (collectively, the "System Reimbursement"). In the event City

requires Company to construct System Improvements, the City shall pay the System Reimbursement to the Company in the manner agreed upon by the Parties in a separate agreement.

3.4 Building Permit and Inspection Fees. The Company acknowledges that the City will impose application fees, building permit and inspection fees, and plan check fees (together, "Building Fees") in connection with development activity on the Property to the extent required and calculated in accordance with this Agreement and the Applicable Rules.

3.5 Real and Personal Property Tax Reimbursement.

(a) If the Company is required to pay a real or personal property tax ("Property Tax") imposed by the City, the City agrees to reimburse the Company the amount of Property Tax paid by the Company ("Property Tax Reimbursement") as follows:

(i) For each Phase of the Project, the total real property tax ("RPT") imposed by the City shall be reimbursed to Company at a rate of sixty-one percent (61%) for a period of up to twenty (20) years from the date of the first Tax Increment received by the Company subject to Paragraph 3.5Notwithstanding the foregoing, the total reimbursement period for all Phases of the Project shall not extend longer than forty (40) years from the date that the first reimbursement is received■; and

(ii) For each Phase of the Project, the total personal property tax ("PPT") imposed by the City shall be reimbursed to Company at a rate of seventy-four percent (74%) for a period of up to twenty (20) years from the date of the first Tax Increment received by the Company subject to Paragraph 3.5. Notwithstanding the foregoing, the total reimbursement period for all Phases of the Project shall not extend longer than forty (40) years from the date that the first reimbursement is received; and

(iii) The Eagle Mountain Redevelopment Agency will take an annual percentage of 2.5% to administer the Community Reinvestment Agency. An annual percentage of 10% will be allocated to affordable housing, as required by the Utah Community Reinvestment Agency Act. The remaining 87.5% of the Property Tax Reimbursement will be reimbursed to the Company;

The following hypothetical is offered by way of example and to demonstrate the manner in which §3.5(a)()-(iii) generate a *Gross* and *Net* reimbursement:

■ §3.5(a)(i) is intended to mean that 61% of all (RPT) paid will be reimbursed. Hypothetically speaking, if $100.00 were paid in RPT Company would be reimbursed a total of $61.00. This amount constitutes the *Gross* reimbursement amount.

■ Similarly, §3.5(a)(ii) is intended to demonstrate that 74% of all PPT will be reimbursed to company. Thus, if $100.00 were paid in PPT, Company would be reimbursed $74.00, which is a *Net* reimbursement amount as it pertains to PPT.

■ Additionally, the Parties wish to make plain the intent and scope of §3.5(a)(iii). The language of that section is intended to demonstrate that 87.5% of the *Gross* amount that is to be reimbursed to Company for amounts paid in RPT shall be the amount Company actually receives as a final *Net* reimbursement.

The way in which the *Net* reimbursement is calculated is illustrated hereafter: If $100.00 were spent in RPT by Company, Company would receive a reimbursement, pursuant to §3.5(a)(i), of $61.00 as a *Gross* reimbursement. However, pursuant to §3.5(a)(iii) the following adjustments to that *Gross* amount will be made. From the $61.00 *Gross* reimbursement 10% will be allocated to Affordable Housing, meaning $6.10 would be subtracted from the G*ross* reimbursement. Additionally, 2.5% would be subtracted from the G*ross* reimbursement, meaning $1.52 would be subtracted, and delivered to Community Reinvestment Agency. These reductions result in a *Net* reimbursement to Company, based on the above hypothetical, of $53.38. This amount constitutes 87.5% of the 61% of the paid RPT and is the *Net* reimbursement amount.

(iv) The Eagle Mountain Redevelopment Agency and City acknowledge that this Agreement is entered into with the understanding that each Project Area Budget, for each Phase of the Project, will receive the necessary approvals as outlined within the Act, the Participation Agreement, the Project Area Plan, the Interlocal Corporation Agreements, and the Inducement Resolution. The enforceability of all of the referenced approvals is a primary and material inducement to Company. Accordingly, and for that reason the City has agreed to honor even erroneously issued permits, unless the work to be performed pursuant to those permits creates an objectively substantial danger to human health or safety. Accordingly, Company is specifically entitled to rely on ***any*** permit, certificate, impact fee, or other document executed, issued and delivered to Company, whether by an elected official or employee of the City. City shall not be allowed to retract any such document once issued under the guise that the issuance was in error, as a result of negligence, or by someone other than the City Council, because City by this representation affirms that Company is, or will be, expending significant resources in reliance on such documents and is entitled to rely on those representations, permits, impact fees, plat approvals, and agreements issued by City.

(b) For each Phase, Property Tax Reimbursement will begin to be generated in the tax year (ending Dec 1st) following construction completion. The Property Tax Reimbursement will actually be paid to the Company in March or April after collection. The Company understands that the City's obligations hereunder are limited by the total amount of Property Tax actually collected by the City, and the City shall not be required to reimburse the Company from any of the City's funds other than those constituting Property Tax collected by the City for the Project.

(c) The foregoing shall not in any way limit the Company's right to claim any exemption for the obligation to pay Property Tax pursuant to applicable law.

ARTICLE IV
ENTITLEMENTS

4.1 Entitlement to Develop. The City represents to the Company that as of the Effective Date: (i) the Existing Zoning, the Parking Ratio and the Maximum Height apply to the Property pursuant to the Applicable Rules; (ii) electronic data management businesses, corporate campuses, offices, and research and development uses are expressly listed in the Zoning Ordinance as permitted uses under the Existing Zoning; and (iii) no Applicable Rule prohibits, prevents or encumbers the development, completion, operation or occupancy of the Project or any portion thereof in compliance with the use, density, design, height, set back, parking and signage regulations and requirements and other development entitlements incorporated in the Project Approvals. The Company has the vested right to develop and operate the Project, including the right to maintain, remodel, renovate, rehabilitate, rebuild, replenish or replace the Project or any portion thereof (including any equipment used in operating the Project) throughout the Term

for any reason, including in the event of damage, destruction or obsolescence of the Project or any portion thereof (including any equipment used in operating the Project), subject only to the Applicable Rules.

4.2 Changes in Applicable Rules. Subject to Section 4.9 below, no addition to, or modification of, the Applicable Rules, including any zoning, land use or building regulation, adopted or effective after the Effective Date, shall be applied to the Project or the Property, except changes to the Applicable Rules that are generally applicable on a City-wide basis and are updates or amendments to building, plumbing, mechanical, electrical, drainage or similar construction or safety related Codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization or by the state or federal governments. The Company may elect in its sole discretion, and upon written notice to the City, to have any other changes to the Applicable Rules apply to the Project or the Property or any portion thereof, in which case such addition or modification shall be deemed incorporated into the Applicable Rules with respect to the Project or the Property or such portion thereof, as applicable. The City represents to the Company that no Applicable Rule conflicts with the provisions of this Agreement. If applicable state or federal laws or regulations prevent or preclude compliance with one or more provisions of this Agreement, such provisions of this Agreement shall be modified or suspended as necessary to comply with such state or federal laws or regulations. The City shall not add or modify any Applicable Rule, including any zoning, land use or building regulation, with the express or inferred intent to specifically or inequitably target the Project, the Property or the data center industry or in a manner that adversely affects the Project, the Property or the data center industry. City staff shall not support or initiate any zoning application or change to the Applicable Rules to rezone any property adjacent to the Property to residential, unless such rezone is expressly conditioned on the recognition of the vested right to develop the Project and contains protections to assure that the Project is not required to eliminate or reduce the level of noise, light, traffic or other activity on or in the vicinity of the Property.

4.3 Project Approvals. The City represents to the Company that the Project Approvals are the only permits, approvals, reviews and actions of the City (including any agencies, departments or other approving bodies thereof) that are required to commence and complete the development of the Project and the Infrastructure Improvements under the Applicable Rules. Nothing herein shall prohibit the Company from seeking other or further permits, approvals, reviews or other actions in connection with the Project or the Infrastructure Improvements as may be deemed necessary or desirable by the Company in its sole discretion. The City has taken all of the actions with respect to the Project Approvals indicated on Exhibit B and shall process any and all remaining Project Approvals in accordance with the timeframes set forth on Exhibit B.

4.4 Moratoria or Interim Control Ordinances. No ordinance, resolution, policy or other measure enacted after the Effective Date that relates directly or indirectly to the Project or to fees associated with or the timing, sequencing or phasing of the development or construction of the Project shall apply to the Property or this Agreement, unless it is (i) reasonably found by the City to be necessary to the public health and safety of the residents of the City and (ii) generally applicable on a City-wide basis (except to the extent necessary in the event of a natural disaster).

4.5 Timeframes and Staffing for Processing and Review. To the extent reasonably possible, the City shall expedite processing of all Project Approvals (including staff review and processing and actions by any boards and commissions) and any other approvals or actions requested by the Company in connection with the Project or the Infrastructure Improvements, provided that the Company shall be responsible for payment of any third-party fees or charges to facilitate the expedited processing of Project Approvals. The City shall assign a building inspector or contracted third-party dedicated to the prompt

review of any and all plans and the prompt performance of any and all inspections required for the design, construction, development and occupancy of the Project or the Infrastructure Improvements. The City acknowledges and agrees that the Project is of sufficient size to meet the minimum requirements set forth in Section 17.48.030 of the Zoning Ordinance and confirms that the City will review the Project in accordance with the special approval process set forth in Section 17.48.030 of the Zoning Ordinance.

4.6 Other Approvals. The City shall assist and cooperate in good faith with the Company in connection with obtaining any (i) approvals and permits from other governmental or quasi-governmental agencies having jurisdiction over the Property, the Project or the Infrastructure Improvements and (ii) similar documents and instruments from third parties, as may be necessary or desirable in connection with the development or operation of the Project or the Infrastructure Improvements. Except for actions that require public hearings or noticing periods pursuant to state law (which actions the City shall take within the minimum time periods required pursuant to state law), if City action is required in connection with obtaining any such approvals, permits, documents or instruments, the City shall take final action within ten (10) Business Days (as defined below) following its receipt of each such request; provided that such period shall be tolled for any period during which the City is awaiting revisions or additional information from the Company that are necessary to complete the City process.

4.7 Timing and Rate of Development. The Project may include multiple Phases extending over a period of years. The City acknowledges that as of the Effective Date, the Company cannot predict when or at what rate the development of the Project will occur, which will depend upon numerous factors, including factors outside of the Control of the Company, such as market orientation and demand, competition, availability of qualified laborers and weather conditions. Subject to the Project Approvals, the Company may develop the Project in such order and at such rate and times as the Company deems appropriate in its sole and absolute discretion, which the City agrees is consistent with the intent, purpose and understanding of the Parties. Notwithstanding the foregoing, Company anticipates commencing construction on the Project during the third quarter of 2024 and completion of the first Phase in the final quarter of 2025. These dates are conceptual and not binding. Nevertheless, Company commits to beginning construction on the first Phase within three (3) years of the Effective Date. In the event that it becomes apparent to Company that Company will be unable to begin construction within three (3) years of the Effective Date, Company shall provide notice to the City in a manner compliant with Section 10.3 of this Agreement. After delivery and receipt of notice, the Parties shall meet to confer in good faith as to how to amend this provision of the Agreement in a manner that fulfills the intent of the Parties.

4.8 Additional Property. This Agreement is hereby adopted and approved by the City to apply to any real property within the municipal limits of the City that is adjacent and contiguous to the Property (or that is separated from the Property only by roads, public rights of way, easements or similar land rights or uses) that the Company or an affiliate of the Company may from time to time acquire following the Effective Date (whether in one or more parcels, "Additional Property"), subject to the Zoning Ordinance in effect at the time of such acquisition, including any setback or buffering requirements in the Zoning Ordinance. If the Company or an affiliate of the Company acquires Additional Property, then automatically upon notice thereof to the City, this Agreement shall apply with respect to, and the definition of "Property" hereunder shall include, such Additional Property regardless of whether the legal description of such Additional Property is actually attached hereto.

4.9 Vested Rights Doctrine. Nothing in this Agreement shall limit the future exercise of the police power by the City in enacting zoning, subdivision, development, transportation, environmental, open space and related land use plans, policies, ordinances and regulations after the Effective Date. Notwithstanding the retained power of the City to enact such legislation under its police power, such

legislation shall not modify the Company's vested right as set forth herein unless facts and circumstances are present which meet the exceptions to the vested rights doctrine as set forth in *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah, 1980), its progeny or any other exception to the doctrine of vested rights recognized under state or federal law, including laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann., §10-9a-509(1)(a)(ii)(A).

4.10 Amended and Restated. Recently, City informed all Parties to this Agreement that documents incident to, and incorporated by reference herein, to this Agreement are in the process of being amended by Third-Party entities. Because Company has no representation in that process, and because the amendments could materially impact Company's rights, obligations, duties, and opportunities under this Agreement, and because the amendments will not be completed prior to the need for this Agreement's execution, City and Company agree, that following the completion of the agreements, which agreements must be accepted by City, that City and Company will negotiate in good faith to amend this Agreement and fully restate the same so that the original intention of this Agreement can be properly completed.

ARTICLE V
INFRASTRUCTURE IMPROVEMENTS

5.1 Sewer Improvements. The City acknowledges that sewer infrastructure capable of meeting the needs of the Project must exist and remain operational to allow for the successful development and operation of the Project, without which the Company would be unable to locate the Project on the Property. Specifically, a sewer lift station is necessary to develop the Project. As a result, the Company shall commence and thereafter use diligent efforts to complete the design and construction of certain improvements to the City's existing sewer infrastructure (as more particularly described on Exhibit C, the "Sewer Improvements") in accordance with this Agreement. Company is currently contemplating using a third party to complete these improvements. Nevertheless, the Parties agree that Company is ultimately responsible for ensuring that these Sewer Improvements are completed. Upon completion, Sewer Improvements will be transferred to City ownership as public infrastructure.

5.2 Roadway Expansion.

(a) The Parties acknowledge that public roadways providing direct access to the Project must exist and remain adequately maintained to allow for the successful development and operation of the Project, without which the Company would be unable to locate the Project on the Property. Company shall commence and thereafter use diligent efforts to complete the design and construction of an expansion and extension of the Existing Roadway and any existing municipal utilities located therein (as more particularly described and shown on Exhibit D, the "Roadway Expansion", and collectively with the Sewer Improvements, the "Infrastructure Improvements") in accordance with this Agreement. The Roadway Expansion shall extend the Existing Roadway on Virtual Drive (shown on Google Maps as Magnolia Road) from its current southern terminus through the Property, to the southern boundary of the Property at 1000 North, along the eastern boundary of the Property, as depicted on Exhibit D. The Roadway Expansion shall also extend west from Virtual Drive along the northern boundary to the western boundary of the Property and extend south along the western boundary to the southern boundary of the property at 1000 North, as depicted on Exhibit D. For these Roadway Expansions, Company shall construct a half road width plus ten (10) feet up to a total of twenty-four (24) feet of asphalt. Company is currently contemplating using a third party to complete this Roadway Expansion. Nevertheless, the Parties agree that Company is ultimately responsible for ensuring that this Roadway Expansion is completed in accordance with City standards.

Upon completion, Roadway Expansion Improvements will be transferred to City ownership as public infrastructure.

(b) The Parties recognize that Company may acquire additional real property that may become subject to this Agreement in accordance with paragraph 4.8 or through amendment. If Company acquires additional real property that becomes subject to this Agreement, City may require additional Roadway Expansion in accordance with its duly adopted Transportation Master Plan.

(c) The City acknowledges that the Company will need to rely solely on the Existing Roadway and the Roadway Expansion for access to the Property, including during construction of the Project, and without such access, the Company would be unable to locate the Project on the Property. The City shall not abandon, vacate, or close any existing City roadways necessary to provide access to the Property, unless the City first provides reasonable alternative access to the Property. In addition, the City shall make reasonable efforts to ensure that routine maintenance and construction on roadways that serve as the only public access to the Property are done in a manner as to not unreasonably restrict or delay access to the Property.

5.3 Power. The Company may, or cause Rocky Mountain Power to, construct and maintain above-ground distribution power lines and structures in connection with the development of the Project (collectively, the "Overhead Power Lines"), without obtaining any variance or further documentation from the City. The City acknowledges and agrees that no variance is required for the Overhead Power Lines because the Overhead Power Lines are permitted under the Applicable Rules due to the temporary nature of the Overhead Power Lines.

ARTICLE VI
MORTGAGES

6.1 Mortgages. This Agreement shall not prevent or limit the Company from encumbering the Property or any estate or interest therein, portion thereof, or any improvement thereon, in any manner whatsoever by one or more Mortgages with respect to the construction, development, use or operation of the Project or any portion thereof. The City acknowledges that Mortgagees may require certain interpretations and modifications of this Agreement. Upon the Company's request from time to time, the City shall meet with the Company and such Mortgagees to negotiate in good faith any such requests for interpretation or modification. The City shall not unreasonably withhold its consent to any such requested interpretation or modification that is consistent with the intent and purposes of this Agreement.

6.2 Mortgagee Not Obligated. A Mortgagee shall not have any obligation or duty to perform pursuant to the terms set forth in this Agreement.

6.3 Mortgagee Notice and Cure Rights. If requested in writing by a Mortgagee, the City shall deliver to such Mortgagee any notice of default delivered to the Company hereunder. A Mortgagee shall have the right, but not the obligation, to cure such default within thirty (30) days after such Mortgagee receives such notice, during which period the City shall not exercise any remedies hereunder.

6.4 Disaffirmation. If this Agreement is terminated with respect to a portion of the Property by reason of any default by the Company or as a result of a bankruptcy proceeding of the Company, or if this Agreement is disaffirmed by a receiver, liquidator or trustee for the Company or its property, then the City, if requested by a Mortgagee, shall negotiate in good faith, with the most senior requesting Mortgagee,

a new development agreement for the Project as to such portion of the Property. This Agreement does not require any Mortgagee or the City to enter into a new development agreement pursuant to this Section 7.4.

ARTICLE VII
TERM

The term of this Agreement (the "Term") shall commence on the Effective Date and continue for a period of forty (40) years. The Company may at any time and for any reason terminate this Agreement automatically upon notice thereof to the City.

ARTICLE VII
THIRD PARTY TRANSACTIONS

8.1 Estoppel Certificate. At any time, and from time to time, either Party may deliver written notice to the other Party requesting that such other Party certify in writing, to the knowledge of the certifying Party: (i) that this Agreement is in full force and effect and a binding obligation of the Parties; (ii) that this Agreement has not been amended or modified, or if amended or modified, a description of each such amendment or modification; (iii) that the requesting Party is not then in breach of this Agreement, or if in breach, a description of each such breach; (iv) that the Infrastructure Improvements have been completed, or if not completed, a description of each component of the Infrastructure Improvements that has not been completed; (v) that all Construction Costs have been incurred and paid by the City (if true), and the amount of all Construction Costs incurred and paid by the City; (vi) that all Construction Costs have been reimbursed by the Company to the City (if true), and the amount of any and all Construction Costs reimbursed by the Company to the City (and any other amounts paid by the Company to the City for the Infrastructure Improvements); (vii) the matters required to be recorded by the City; and (viii) any other factual matters reasonably requested (an "Estoppel Certificate"). The City Administrator, or such other person(s) authorized by the City Council may execute, on behalf of the City, any Estoppel Certificate requested by the Company that is consistent with this Section 8.1. The City acknowledges that an Estoppel Certificate may be relied upon by transferees or successors in interest to the Company and by Mortgagees holding an interest in the Property.

8.2 No Third-Party Beneficiaries. The only parties to this Agreement are the City and the Company. There are no third-party beneficiaries under this Agreement, and except for assignees and successors-in-interests to either Party, this Agreement shall not be construed to benefit or be enforceable by any other party whatsoever.

ARTICLE IX
DEFAULT AND REMEDIES

9.1 Generally. In the event of a default of this Agreement, the non-defaulting Party may provide written notice of the default to the defaulting Party and specify a period of not less than sixty (60) days during which the defaulting Party shall have the right to cure such default; provided, however, that such cure period may be extended if (i) the default cannot reasonably be cured within the cure period provided in such notice, (ii) the curing Party notifies the non-defaulting Party of such fact by no later than the end of the cure period provided in the notice, (iii) the curing Party has theretofore been diligent in pursuing the cure and (iv) the curing Party in such extension notice covenants to (and thereafter actually does) diligently pursue the cure to completion. Without limiting Section 6.3, if the defaulting Party fails to cure the default within such cure period, the non-defaulting Party may either (a) terminate this Agreement or (b) enforce this Agreement by the additional remedies set forth below.

9.2 Company's Additional Remedies Upon Default by City. The Company's sole and exclusive remedy under this Agreement for a default by the City shall be specific performance of the rights granted in this Agreement and City's obligations under this Agreement.

9.3 CONSEQUENTIAL DAMAGES. IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY, ITS SUCCESSORS OR ASSIGNS, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.

ARTICLE X
MISCELLANEOUS

10.1 Force Majeure. If due to the occurrence of a Force Majeure Event a Party is unable to meet any obligation hereunder, then the deadline for performing such obligation shall be automatically extended by one (1) day for each day of such Force Majeure Event; provided that such Party shall diligently and in good faith Act to the extent within its power to remedy the circumstances of such Force Majeure Event affecting its performance or to complete performance in as timely a manner as is reasonably possible. The occurrence of a Force Majeure Event shall not cause any change to or extension of the Construction Schedule, or any portion thereof, or extend the deadlines, milestones or other dates set forth therein.

10.2 Recitals. The recitals of this Agreement are material terms hereof and shall be binding upon the Parties.

10.3 Notice. Whenever any notice is required or permitted under this Agreement, it shall be in writing and shall be delivered personally, with acknowledgment of receipt being obtained by the delivering Party, or by U.S. Certified Mail, return receipt requested, or by overnight delivery service by a reliable company, such as Federal Express or United States Parcel Service. Until further notification by written notice in the manner required by this Section 10.3, notices to the Parties shall be delivered as follows:

City: Eagle Mountain City
Attn: City Recorder
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

Company: QTS Eagle Mountain I, LLC
Attn: Legal Real Estate
12851 Foster Street
Overland Park, Kansas 66213

If notice is given by U.S. Certified Mail, then the notice shall be deemed to have been given on the second (2nd) Business Day after the date the envelope containing the notice is deposited in the U.S. Mail, properly addressed to the Party to whom it is directed, postage prepaid. Notice made by personal delivery or overnight delivery shall be deemed given when received.

10.4 Assignment. The Company may assign its rights and obligations under this Agreement to any (i) affiliate Controlling Entity that Controls, is Controlled by or is under common Control with the Company (and upon such assignment the assigning entity shall be relieved of its covenants, commitments,

and obligations hereunder) or (ii) subsequent owner of all or any portion of the Property. If the Company sells the Property in its entirety and assigns its rights and obligations hereunder to its successor in title to the Property, then the assignee shall assume those rights and obligations and the Company shall be relieved of all its covenants, commitments and obligations hereunder.

10.5 Run with the Land. This Agreement shall run with the Property and any portion thereof as it may be subdivided or recombined. The Company shall record in the Official Records a memorandum of this Agreement in a form acceptable to the City and the Company setting forth the existence of this Agreement.

10.6 Entire Agreement. This Agreement, including all Exhibits attached hereto, (i.e. interlocal agreements, participation agreements, etc.) contains the entire agreement between the Parties regarding the subject matter hereof, and all prior or contemporaneous communications or agreements between the Parties or their respective representatives with respect to the subject matter herein, whether oral or written, are merged into this Agreement and extinguished. Except for the Company's right to modify the description of the Property from time to time as set forth herein no agreement, representation or inducement shall be effective to change, modify or terminate this Agreement, in whole or in part, unless in writing and signed by the Party or Parties to be bound by such change, modification or termination. If any term or provision of this Agreement or any application thereof shall be unenforceable, the remainder of this Agreement and any other application of any such term or provision shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. The Parties acknowledge and agree that this Agreement represents a negotiated agreement, having been drafted, negotiated and agreed upon by the Parties and their respective legal counsel. Therefore, the Parties agree that the fact that one Party or the other Party may have been primarily responsible for drafting or editing this Agreement shall not, in any dispute over the terms of this Agreement, cause this Agreement to be interpreted against such Party. It is the Parties' collective intention to encourage, promote and aid the Project so that the opportunities and positive community impacts of the Project are fully realized by the City, its citizens and the Company.

10.7 Waivers. Neither Party may waive any condition or breach of any representation, term, covenant or condition of this Agreement, except in a writing signed by the waiving Party and specifically describing the condition or breach waived. The waiver by either Party of any condition or breach of any representation, term, condition or covenant contained in this Agreement shall not be deemed to be a waiver of any other representation, term, condition or covenant or of any subsequent breach of the same or of any other representation, term, condition or covenant of this Agreement.

10.8 Governing Law. This Agreement is governed by and shall be construed in accordance with the laws of the State of Utah.

10.9 Interpretation. The section headings of this Agreement are for convenience of reference only and shall not be deemed to modify, explain, restrict, alter or affect the meaning or interpretation of any provision hereof. Whenever the singular number is used, and when required by the context, the same includes the plural, and the masculine gender includes the feminine and neuter genders. All references herein to "Section" or "Exhibit" reference the applicable Section of this Agreement or Exhibit attached hereto; and all Exhibits attached hereto are incorporated herein and made a part hereof to the same extent as if they were included in the body of this Agreement. The use in this Agreement of the words "including", "such as" or words of similar import when used with reference to any general term, statement or matter shall not be construed to limit such term, statement or matter to the specific terms, statements or matters, unless language of limitation, such as "and limited to" or words of similar import are used with reference

thereto. Rather, such terms shall be deemed to refer to all other items or matters that could reasonably fall within the broadest possible scope of such term, statement or matter.

10.10 Counterparts. This Agreement may be executed in as many counterparts as may be deemed necessary and convenient, and by the Parties in separate counterparts, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument. A scanned or photocopy signature on this Agreement, any amendment hereto or any notice delivered hereunder shall have the same legal effect as an original signature.

10.11 Business Days. As used herein, the term "Business Day" shall mean a day that is not a Saturday, Sunday or legal holiday in the State of Utah. All other references to "days" hereunder shall mean calendar days. If the date for the performance of any covenant or obligation under this Agreement shall fall on a Saturday, Sunday or legal holiday in the State of Utah, then the date for performance thereof shall be extended to the next Business Day.

10.12 Effect on Other Vested Rights. This Agreement does not abrogate any rights established or preserved by any applicable law, or by the Water and Sewer Agreement or by any other agreement or contract executed by the City and the Company in connection with the Project, or that have vested or may vest pursuant to common law or otherwise.

10.13 Confidential Information. The Company may designate any trade secrets or confidential business information included in any report or other writing delivered to the City pursuant to or in connection with this Agreement by any method intended to clearly set apart the specific material that the Company claims to be either its trade secrets or confidential business information that, if released, would give an advantage to competitors or result in unfair competitive injury to the Company (such information, collectively, "Confidential Business Information"). For the avoidance of doubt, all building plans shall be deemed Confidential Business Information. The City shall redact or delete any Confidential Business Information from any records it makes available for inspection or of which it provides copies. Within two (2) Business Days following the City's receipt of any request to inspect or obtain copies of public records relating to this Agreement or the Project, the City shall provide written notice of the same to the Company, which notice shall include a copy of such request. The City shall not allow inspection or provide copies of any such records until the Company shall have had not less than ten (10) Business Days (following and excluding the day on which the Company receives such notice) to determine whether to contest the right of any party to inspect or receive copies of such records. Any such action to enjoin the release of Confidential Business Information may be brought in the name of the Company or the City. The costs, damages, if any, and attorneys' fees in any proceeding commenced by the Company or at its request by the City to prevent or enjoin the release of Confidential Business Information in any public records relating to this Agreement or the Project shall be borne by the Company.

10.14 Attorneys' Fees. If any action is brought by either Party against the other Party, relating to or arising out of this Agreement or the enforcement hereof, the prevailing Party shall be entitled to recover from the other Party the reasonable attorneys' fees, costs and expenses incurred in connection with the prosecution or defense of such action, including the costs and fees incurred in connection with the enforcement or collection of any judgment obtained in any such proceeding. The provisions of this Section 10.14 shall survive the termination of this Agreement and the entry of any judgment and shall not merge, or be deemed to have merged, into any judgment.

10.15 Further Assurances. Upon the request of the other Party, each Party agrees to (i) furnish to the other Party such requested information, (ii) execute and deliver to the other Party such requested

documents and (iii) do such other acts and things reasonably required for the purpose of carrying out the intent of this Agreement.

10.16 Waiver of Jury Trial. EACH PARTY HEREBY WAIVES, TO THE FULLEST EXTENT PERMITTED BY LAW, ANY RIGHT TO TRIAL BY JURY OF ANY CLAIM, DEMAND, ACTION OR CAUSE OF ACTION (I) ARISING UNDER THIS AGREEMENT OR (II) IN ANY WAY CONNECTED WITH OR RELATED OR INCIDENTAL TO THIS AGREEMENT OR ANY OF THE TRANSACTIONS RELATED HERETO. EACH PARTY HEREBY AGREES AND CONSENTS THAT ANY SUCH CLAIM, DEMAND, ACTION OR CAUSE OF ACTION SHALL BE DECIDED BY A BENCH TRIAL WITHOUT A JURY AND THAT EITHER PARTY MAY FILE A COPY OF THIS AGREEMENT WITH ANY COURT AS EVIDENCE OF SUCH WAIVER.

[Signatures appear on following page]

CITY:

EAGLE MOUNTAIN CITY,
a municipal corporation of the State of Utah

_____
Tom Westmoreland, Mayor

ATTEST:

_____
City Recorder

APPROVED TO FORM:

_____
City Attorney

COMPANY:

QTS Eagle Mountain I, LLC,
a limited liability company

By: _____
Name: David Robey
Title: Chief Operating Officer

EXHIBIT A

PROPERTY

Parcel: 59:058:0005
Legal Description: COM AT E 1/4 COR. SEC. 26, T6S, R2W, SLB&M.; S 0 DEG 16' 2" W 2672.43 FT; N 89 DEG 46' 24" W 1629.18 FT; N 0 DEG 16' 2" E 2675.07 FT; S 89 DEG 40' 50" E 1629.19 FT TO BEG. AREA 99.945 AC.
Contains 4,353,386.4 square feet or 99.94 acres, more or less.

Parcel: 59:058:0006
Legal Description: COM AT NW COR. SEC. 26, T6S, R2W, SLB&M.; S 89 DEG 44' 36" E 2667.1 FT; S 0 DEG 18' 56" W 2662.33 FT; S 89 DEG 40' 50" E 1027.86 FT; S 0 DEG 16' 2" W 2675.07 FT; N 89 DEG 46' 24" W 1030.11 FT; N 89 DEG 44' 18" W 2671.51 FT; N 0 DEG 26' 41" E 2679.42 FT; N 0 DEG 16' 50" E 2659.41 FT TO BEG. AREA 389.921 AC.
Contains 16,984,915.2 square feet or 389.92 acres, more or less.

EXHIBIT B

PROJECT AGREEMENTS/APPROVALS

PROJECT AGREEMENTS

Project Area Plan & Budget

- Sweetwater CRA #3 Project Area Budget – Agreement approved April 18, 2023
- Sweetwater CRA #3 Project Area Plan – Agreement approved April 18, 2023

Interlocal Agreements

- Central Utah Water Conservancy District – Interlocal Agreement approved April 26, 2023
- United Fire Service Area (UFSA) – Interlocal Agreement approved May 16, 2023
- Alpine School District – Interlocal Agreement approved July 11, 2023
- Utah County Commissioners – Interlocal Agreement approved July 12, 2023
- Eagle Mountain City Council – Interlocal Agreement approved July 18, 2023

Development Agreement

- Development Agreement – Agreement approved July 18, 2023

Participation Agreement

- Participation Agreement – Agreement approved July 18, 2023

PROJECT APPROVALS

Subdivision Plat

- Each Data Center and Substation will be subdivided into its own parcel as development progresses.
- Subdivision Plat process administrative staff review approval process.
- RTI overlay zone enables expedited review. 10-day initial review turnaround, 5-day subsequent review turnaround.

Site Plan Approval

- Site Plan Entitlement approval will be obtained for entire 200-acre campus.
- RTI overlay zone enables expedited review. 10-day initial review turnaround, 5-day subsequent review turnaround.

Excavation Permit Approval

- Site work permit can be obtained prior to Site Plan Approval to allow excavation and site work to commence prior to project approvals.

Building Permit Approval

- Building construction documents are reviewed and approved by 3rd party reviewers. Building Permit review fees are paid directly to Eagle Mountain City.
- RTI overlay zone enables expedited review. 10-day initial review turnaround, 5-day subsequent review turnaround.

EXHIBIT C

INFRASTRUCTURE IMPROVEMENTS - SEWER

EXHIBIT D

INFRASTRUCTURE IMPROVEMENTS - ROADWAY

EXHIBIT E

CONCEPTUAL SITE & SUBDIVISION PLAN

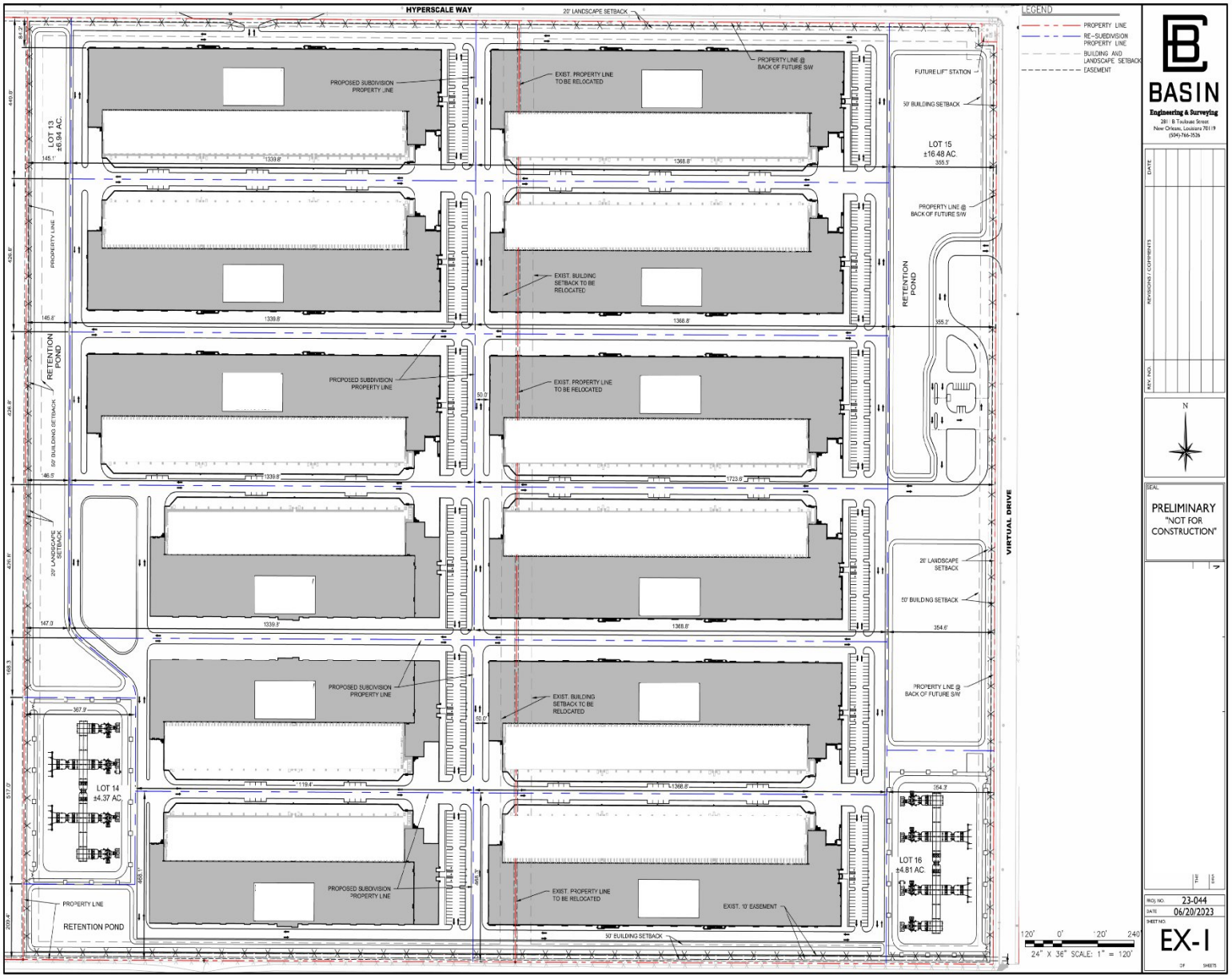

EXHIBIT F

BULK DEVELOPMENT STANDARDS

Building/Site Design Standards and Requirements:

Maximum Building Height:	• 100 ft maximum height (measured to top of deck structure)
Front Setback Requirement	• 25 ft front setback requirement.
Side Setback Requirement	• 50 ft side lot setback requirement where adjacent to residential or agricultural zone. • Lots adjoining within the industrial and/or Technology Overlay Zone require no side lot setbacks.
Rear Setback Requirement	• 20 ft rear setback requirement.
Interior Lot Lines	• Interior lot lines to subdivide buildings, substations, retention ponds, etc. into individual parcels shall be in drive aisles and landscape areas. Screening, Setback, and Landscape Buffer requirements shall not apply to interior lot lines.
Minimum Parking Ratio	• One (1) space for each 2,000 sf of GFA for office area • One (1) space for each 11,000 sf of GFA for data halls
Screening Requirements	• A wall, fence and/or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot, which abuts residential use. Such wall, fence or landscaping shall be at least six feet in height. Such wall, fence or landscaping shall be maintained in good condition with no advertising thereon, except as permitted by the city's signage regulations.
Notes:	• Substation(s) are not required to comply w/ setback or screening requirements and shall be located in coordination with Rocky Mountain Power Transmission Planning. • Adjustments to Bulk Development Standards shall be approved administratively by City Administrator or Community Development Director if in its judgment the reduction does not interfere with the use, enjoyment and character of adjacent properties.

QTS DEVELOPMENT AGREEMENT STAFF REPORT
CITY COUNCIL MEETING: JULY 18, 2023

Background

QTS is a datacenter developer/operator with locations both nationwide and internationally. In 2022, the company approached The Ritchie Group who owns lands immediately west of the Meta property, for the purpose of purchasing up to 200 acres of land to construct at least 2.5 million square feet of collocation datacenter space. QTS was attracted to Eagle Mountain City due to its site readiness, the RTI overlay zone, and a positive relationship that developed with The Ritchie Group.

The City was approached for incentives through tax increment financing due to the nature of this datacenter product. QTS plans to build a collocation datacenter which means that data from multiple users will pass through this datacenter. In contrast from an enterprise level single-user datacenter such as the Meta datacenter, QTS must be able to offer leases at affordable rates otherwise potential customers will look elsewhere. City staff negotiated with QTS for some time and landed at a TIF participation rate of 61% of Real Property and 74% of Personal Property tax revenues. Per State law, 10% of any increment owed to the company would be pulled out and retained for affordable housing. 2.5% would also be retained for administrative costs.

There are several reasons why the QTS datacenter campus would be a good addition to Eagle Mountain City. QTS has drawn up designs for 6 buildings of varying sizes but similar configurations per each 100 acres. This datacenter campus would be unique among datacenters under construction or planned for Eagle Mountain City in that it would use no water for cooling. Overall, the campus would require about 500 on-site temporary workers daily throughout construction. Permanent jobs would equate to about 150-200 jobs.

Completion of the first 6 buildings of the QTS datacenter campus will result in approximately $2 billion in investment, approximately $100,000/year/building toward affordable housing, $35,000/year/building in property tax revenues during incentive

periods, and $1 million/year in Municipal Energy Tax revenue. At the end of the incentive period, Eagle Mountain City will see on average $90,000/year/building in property tax revenue.

Recommendation

Staff recommends approval of the Development Agreement with QTS for tax incentives to support the development of a collocation datacenter in Eagle Mountain.

Items for Consideration

The QTS development agreement is largely consistent with previous development agreements with approved datacenter operators in Eagle Mountain. There are a couple of unique characteristics of this development agreement.

- Company anticipates construction to start no later than the third quarter of 2024, with the first Phase completed in the final quarter of 2025. They commit to beginning the first phase within three years of the agreement. If they cannot begin construction in that time, notification will be given to the City and the company and City will need to revisit the development agreement.
- Infrastructure improvements will be required, but The Ritchie Group will be making the improvements. Because the City currently does not have a development agreement with The Ritchie Group, QTS will be assuming responsibility (holding The Ritchie Group accountable through an agreement they have between them), until a development agreement between the City and The Ritchie Group is completed. At that time, the City will amend its Development Agreement with QTS to remove responsibility from QTS.

EXHIBIT A

PROPERTY

Parcel: 38:707:0001
Legal Description: COM AT E 1/4 COR. SEC. 26, T6S, R2W, SLB&M.; S 0 DEG 16' 2" W 2672.43 FT; N 89 DEG 46' 24" W 1629.18 FT; N 0 DEG 16' 2" E 2675.07 FT; S 89 DEG 40' 50" E 1629.19 FT TO BEG. AREA 99.945 AC.
Contains 4,144,900 square feet or 95.153 acres, more or less.

Parcel: 38:707:0002
Legal Description: COM AT NW COR. SEC. 26, T6S, R2W, SLB&M.; S 89 DEG 44' 36" E 2667.1 FT; S 0 DEG 18' 56" W 2662.33 FT; S 89 DEG 40' 50" E 1027.86 FT; S 0 DEG 16' 2" W 2675.07 FT; N 89 DEG 46' 24" W 1030.11 FT; N 89 DEG 44' 18" W 2671.51 FT; N 0 DEG 26' 41" E 2679.42 FT; N 0 DEG 16' 50" E 2659.41 FT TO BEG. AREA 389.921 AC.
Contains 4,270,755 square feet or 98.043 acres, more or less.

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EXHIBIT C

INFRATRUCTURE IMPROVEMENTS - SEWER

ON-SITE CIVIL CONSTRUCTION DOCUMENTS

FOR

QTS LIFT STATION AND FORCE MAIN

A PORTION OF THE EAST SIDE OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 WEST OF THE SALT LAKE PRINCIPAL MERIDIAN TOWN OF EAGLE MOUNTAIN, COUNTY OF UTAH, STATE OF UTAH

OWNER/DEVELOPER

THE RITCHIE GROUP, LLC
1245 BRICKYARD RD #70
SALT LAKE CITY, UTAH 84106
CONTACT: COREY BERG

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
111 EAST BROADWAY, SUITE 600
SALT LAKE CITY, UT
CONTACT: WILL BOWMAN, PE
PHONE: (385) 210-0470

VICINITY MAP

N.T.S.

SHEET LIST TABLE	
SHEET NO.	SHEET TITLE
01	COVER SHEET
02	GENERAL NOTES
03	OVERALL LAYOUT
04	LIFT STATION SITE PLAN
05	LIFT STATION YARD PIPING
06	LIFT STATION PLAN AND SECTION
07	PLAN AND PROFILE STA 0+00 – 4+00
08	PLAN AND PROFILE STA 4+00 – 8+00
09	PLAN AND PROFILE STA 8+00 – 12+00
10	PLAN AND PROFILE STA 12+00 – 16+00
11	PLAN AND PROFILE STA 16+00 – 20+00
12	PLAN AND PROFILE STA 20+00 – 24+00
13	PLAN AND PROFILE STA 24+00 – 28+00
14	PLAN AND PROFILE STA 28+00 – 32+00
15	PLAN AND PROFILE STA 32+00 – 36+00
16	PLAN AND PROFILE STA 36+00 – 40+00
17	PLAN AND PROFILE STA 40+00 – 44+00
18	PLAN AND PROFILE STA 44+00 – 48+00
19	PLAN AND PROFILE STA 48+00 – 52+00
20	PLAN AND PROFILE STA 52+00 – 56+00
21	PLAN AND PROFILE STA 56+00 – 60+00
22	PLAN AND PROFILE STA 60+00 – END
23	LIFT STATION DETAILS I
24	LIFT STATION DETAILS II
25	LIFT STATION DETAILS III
26	LIFT STATION DETAILS IV
27	LIFT STATION DETAILS V
28	LIFT STATION DETAILS VI

⚠	DATE	DESCRIPTION

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH Utility Notification Center, Inc.
1-800-662-4111
www.bluestakes.org
Dig Safely.
811 Know what's below. Call before you dig.

QTS LIFT STATION AND FORCE MAIN

COVER SHEET

EAGLE MOUNTAIN, UTAH

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC

111 East Broadway, Suite 600 Salt Lake City, UT 84111
Tel. No. (385) 212-3176

PRELIMINARY	DRAWN	DESIGNED	CHECKED
FOR REVIEW ONLY NOT FOR CONSTRUCTION	RJF	RJF	WSB
Kimley»Horn Kimley-Horn and Associates, Inc.	SCALE (H): NOT TO SCALE SCALE (V):		
	DATE: 12/12/2022		SHEET NO. 01
	PROJECT NO: 193023000		OF 28 SHTS
	DWG TYPE: COVER SHEET		

Date: 12/12/2022 12:01 PM User: SMITH, EVAN
Path: K:\SLC_WATER-WASTEWATER\193023000_QTS LIFT STATION AND FORCE MAIN - EAGLE MOUNTAIN\CADD\PLANSHEETS\C01.00 COVER.DWG
The documents, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance of this document without written authorization by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES

1. PROJECT CONTROL/BENCHMARK: (SEE COVER SHEET). ALL ELEVATIONS SHOWN ON THESE PLANS ARE REFERENCED TO THE PROJECT BENCHMARK. HORIZONTAL CONTROL, INCLUDING THE BASIS OF BEARING, SHALL BE IN ACCORDANCE WITH THE FINAL SUBDIVISION PLAT FOR THIS PROJECT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFEGUARDING THE PROJECT BENCHMARK AND OTHER SURVEY MONUMENTS AND SHALL HAVE A REGISTERED LAND SURVEYOR TIE OUT AND RESET ANY PROPERTY CORNERS OR SECTION CORNERS PLANNED TO BE DISTURBED BY CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY INADVERTENTLY DISTURBED OR DAMAGED MONUMENTS AND SHALL HAVE THEM REESTABLISHED AND REPLACED BY A REGISTERED LAND SURVEYOR.

3. THE CONTRACTOR SHALL COMPLY, AND PERFORM WORK IN ACCORDANCE, WITH THE REQUIREMENTS OF THE GEOTECHNICAL (SOILS) REPORT(S) PREPARED FOR THIS PROJECT. GEOTECHNICAL INFORMATION FOR THIS PROJECT IS BASED ON THE PRELIMINARY GEOTECHNICAL INVESTIGATION, EDCU MEGASITE, PREPARED BY TERRACON ON OCT 2, 2019. IN THE EVENT OF A DISCREPANCY BETWEEN THE GEOTECHNICAL REQUIREMENTS AND JURISDICTIONAL REQUIREMENTS, THE MORE STRINGENT REQUIREMENT SHALL BE FOLLOWED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND GEOTECHNICAL ENGINEER IN THE EVENT THAT A DISCREPANCY OCCURS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A QUALIFIED TESTING LABORATORY TO PERFORM ALL COMPACTION TESTING, ASPHALT TESTING, CONCRETE TESTING, AND ANY OTHER TESTING AS MAY BE REQUIRED TO COMPLETE THE WORK. TESTING RESULTS MUST BE SUBMITTED FOR ALL PHASES OF THIS PROJECT PER THE APPLICABLE GOVERNING AGENCIES REQUIREMENTS. TESTING RESULTS SHOULD BE SUBMITTED TO THE ENGINEER AND OWNER.

5. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE (1) SET OF "REDLINED" PRINTS OF THE CONSTRUCTION THE "REDLINED" PRINTS SHALL BE KEPT CURRENT TO ACCURATELY REPRESENT THE DIMENSIONS AND LOCATIONS OF ALL WORK PERFORMED BY THE CONTRACTOR. THE CONTRACTOR MUST PRESENT THE "REDLINED" PRINTS TO THE ENGINEER (KIMLEY–HORN) TIMELY UPON COMPLETION OF EACH PHASE OF THE WORK.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY NOTIFYING THE ENGINEER OF ANY PROBLEMS OR POTENTIAL PROBLEMS IN CONFORMING TO THE DESIGN LINE AND GRADE FOR ANY ELEMENT OF THE CONSTRUCTION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY NOTIFYING THE ENGINEER OF SITE CONDITIONS THAT DIFFER FROM THOSE SHOWN ON THE APPROVED PLANS.

7. IN THE EVENT THE CONTRACTOR ALLOWS, AUTHORIZES, APPROVES OR CONSTRUCTS ITEMS THAT DIFFER FROM THE APPROVED PLANS, SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, WITHOUT WRITTEN APPROVAL BY THE ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY LIABILITY ARISING FROM SUCH CHANGES.

8. THE CONTRACTOR SHALL PERFORM ALL WORK ACCORDING TO ALL CITY, COUNTY, STATE, AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR, THE TRENCHING AND OPEN EXCAVATION OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, AND ANY OTHER NEEDED ACTION TO PROTECT THE LIFE, HEALTH AND SAFETY OF THE PUBLIC AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOB SITE CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROTECTION OF PROPERTY. SAID REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED ONLY TO WORKING HOURS. THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE OWNER, THE ENGINEER AND THE GOVERNING JURISDICTION HARMLESS FOR ANY AND ALL LIABILITY, IN CONNECTION WITH THE PERFORMANCE OF WORK, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ENGINEER OR THE GOVERNING JURISDICTION.

11. THE TYPE, SIZE, LOCATION, AND NUMBER OF UNDERGROUND UTILITIES ARE APPROXIMATE WHERE SHOWN ON THE PLANS AND WERE TAKEN FROM RECORDS OF THE CONTROLLING AGENCIES AND/OR FROM MARKINGS IN THE FIELD BY AN AGENCY AND/OR UTILITY LOCATING CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR COMPLETENESS OR ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK AND PARTICIPATE IN THE RESOLUTION OF ANY CONFLICTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

12. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF UTAH FOR THE LOCATION OF UNDERGROUND GAS, ELECTRIC AND COMMUNICATION UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION (CALL 811). THE CONTRACTOR SHALL ALSO NOTIFY OTHER APPLICABLE UTILITY COMPANIES TO OBTAIN FIELD LOCATES OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

13. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO COORDINATE SCHEDULES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANY.

14. TEMPORARY EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR DURING CONSTRUCTION AS IDENTIFIED IN THE EROSION CONTROL AND/OR STORMWATER MANAGEMENT PLANS. MAINTENANCE OF ONSITE DRAINAGE AND EROSION CONTROL FACILITIES DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. HOWEVER, REMOVALS SHALL NOT OCCUR UNTIL THE GOVERNING JURISDICTION HAS GIVEN APPROVAL TO REMOVE ANY OF THE MEASURES.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING NEARBY PUBLIC OR PRIVATE STREETS OF MUD AND DEBRIS, DUE TO CONSTRUCTION ACTIVITIES, ON A DAILY BASIS OR AS DIRECTED BY GOVERNING JURISDICTION PERSONNEL.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY DAMAGED EXISTING IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, PAVEMENT, CURB AND GUTTER, SIDEWALK, LANDSCAPING, IRRIGATION, SIGNAGE, STRIPING, AND UTILITIES.

17. IF DEWATERING IS TO BE USED TO INSTALL UTILITIES OR CONSTRUCT IMPROVEMENTS, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED IF DISCHARGE IS INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH, OR ANY WATERS OF THE UNITED STATES.

18. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES THE APPROPRIATE EDITION OF THE GOVERNING JURISDICTION DESIGN AND CONSTRUCTION STANDARDS, ONE SET OF APPROVED CONSTRUCTION PLANS, THE STORMWATER MANAGEMENT PLAN, AND ALL REQUIRED PERMITS.

19. ALL STREET, SANITARY SEWER, STORM SEWER AND WATERLINE CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE APPLICABLE GOVERNING LOCAL AGENCY CURRENT AT THE DATE OF CONSTRUCTION PLAN APPROVAL FOR ELEMENTS OF WORK NOT COVERED BY LOCAL AGENCY STANDARDS AND SPECIFICATIONS, ALL CONSTRUCTION SHALL CONFORM TO THE APPROPRIATE EDITION OF THE STANDARDS AND SPECIFICATIONS OF THE UTAH DEPARTMENT OF TRANSPORTATION, AND INDUSTRY STANDARDS AS APPLICABLE. REQUIREMENTS OF THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY, THE ENVIRONMENTAL PROTECTION AGENCY AND THE U.S. ARMY CORPS OF ENGINEERS, SHALL ALSO BE FOLLOWED AS THEY RELATE TO THE WORK.

20. THE CONTRACTOR SHALL PROVIDE AND IMPLEMENT A "TRAFFIC CONTROL PLAN" RELATED TO ALL CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ALL TRAFFIC CONTROL DEVICES, STRIPING, AND SIGNING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

21. ALL STATIONING IS ON CENTERLINE UNLESS OTHERWISE NOTED. CENTERLINE, RIGHTS–OF–WAY (R.O.W.), PROPERTY LINE, AND EASEMENT DIMENSIONS ARE FOR REFERENCE ONLY. REFER TO THE FINAL SUBDIVISION PLAT FOR PROJECT HORIZONTAL CONTROL.

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES.

23. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.

24. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.

25. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.

26. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED EQUIPMENT SHALL GENERALLY BE LIMITED TO THE PERIOD BETWEEN 6:00 A.M. AND 8:00 P.M. EVERYDAY UNLESS OTHERWISE APPROVED BY THE OWNER AND THE CITY.

27. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTOR'S SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

28. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL TEMPORARY POWER, TELEPHONE AND WATER TO THE SITE, PAYING ALL FEES EXCLUDING TAP FEES AND SYSTEM DEVELOPMENT FEES.

29. CONTRACTOR TO MAINTAIN ALL SHRUB AND GROUND COVER AREAS FREE FROM WEEDS AND UNDESIRABLE VEGETATION THROUGH MAINTENANCE PERIOD.

30. ABBREVIATIONS USED THROUGHOUT THESE PLANS ARE AS FOLLOWS:
- 30.1. HDPE: HIGH–DENSITY POLYETHYLENE PIPE
- 30.2. DIP: DUCTILE IRON PIPE
- 30.3. ELEV: ELEVATION
- 30.4. PI: POINT OF INFLECTION
- 30.5. STA: STATION
- 30.6. CL: CENTERLINE
- 30.7. TYP: TYPICAL
- 30.8. DN: DOWN
- 30.9. INV: INVERT

ENGINEERING GENERAL CONSTRUCTION NOTES

1. ALL DISTANCES AND DATA SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. IN THE CASE OF ANY CONFLICTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT CLARIFICATION MAY BE MADE PRIOR TO THE START OF WORK.
2. THE CONTRACTOR SHALL PROTECT IN PLACE ALL EXISTING LANDSCAPING, TREES, DITCHES CULVERTS, SIGNS, MAILBOXES, UTILITIES, SIDEWALKS AND ANY OTHER MISCELLANEOUS ITEMS ONSITE. ANY DAMAGE TO THESE ITEMS BY THE CONTRACTOR SHALL BE REPAIRED TO THE SATISFACTION OF THE PRIVATE OWNER WITHOUT ANY EXPENSE TO THE OWNERS.
3. WHERE WORK IS PERFORMED ON EASEMENTS, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO ELIMINATE ANY ADVERSE IMPACTS TO THE ADJACENT PROPERTY AND RESTORE THE EASEMENT TO ITS ORIGINAL CONDITION. ALL BACKFILL SHALL BE COMPACTED TO 95% OF MAX DENSITY AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST (ASTM D698).
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL WATER REQUIRED FOR DUST ABATEMENT, COMPACTION ETC. THROUGH THE COMPLETION OF THE PROJECT.
5. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN ON THE PROJECT PLANS. THEY ARE TO BE USED FOR GENERAL INFORMATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE APPROPRIATE UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO HAVE THE UTILITIES MARKED/LOCATED IN THE FIELD BY THE APPROPRIATE AGENCIES PRIOR TO THE START OF WORK. CONTACT "DIG–LINE" AT 811. ANY DAMAGE OR DISTURBANCE OF EXISTING UTILITIES AND THE COST FOR IMPACTS AND RESTORATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY CONFLICTS OR DISCREPANCIES WITH EXISTING UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

   DIGLINE: 811
   DOMINION ENERGY (GAS COMPANY): (801) 395–6702
   ROCKY MOUNTAIN POWER: (801) 543–3032
   CENTURYLINK: (801) 626–5380
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SOURCES FOR GRANULAR MATERIALS, WATER, WASTE SITES, AND ANY OTHER MATERIALS SOURCES AS REQUIRED FOR PROJECT COMPLETION.
7. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO ASSURE ADEQUATE INFORMATION ON SUBSURFACE CONDITIONS PRIOR TO BIDDING THE PROJECT AND SHALL CONDUCT WHATEVER SUBSURFACE INVESTIGATIONS ARE NECESSARY.
8. ANY WORK DONE WITHIN A PUBLIC RIGHT–OF–WAY SHALL BE COORDINATED WITH THE APPROPRIATE TRANSPORTATION AGENCY AND SHALL MEET THE REQUIREMENTS OF THAT AGENCY AND THE REQUIREMENTS OF ANY RIGHT–OF–WAY OR SPECIAL USE PERMITS.
9. THE CONTRACTOR IS RESPONSIBLE FOR DUST ABATEMENT AND ANY LIABILITY ISSUES RELATED TO DUST AT ANY LOCATION WHICH MAY BE CAUSED BY THIS PROJECT.
10. ALL CONSTRUCTION ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY AND EAGLE MOUNTAIN, UTAH STANDARDS.
11. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND WITH THE ENGINEER FOR ALL NECESSARY INSPECTIONS PRIOR TO BACKFILLING.
12. THE CONTRACTOR SHALL COORDINATE ALL INSPECTIONS WITH THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY.
13. ACCEPTANCE OF ALL IMPROVEMENTS BY THE OWNER SHALL CONSTITUTE SUBSTANTIAL COMPLETION OF THIS PROJECT.

CITY OF EAGLE MOUNTAIN GENERAL NOTES

SEWER:
1. PIPE BEDDING: ¾" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
2. DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
3. SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
4. SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
5. LATERAL STUBS: A) STUBS MUST EXTEND 12' INTO PROPERTY AND BE MARKED WITH 2"x2" BOARD AT THE END AND A 2–INCH "S" STAMPED ON THE FACE OF THE CURB AND GUTTER. B) ANY BEND IN A SERVICE LINE BETWEEN THE MAIN LINE AND PROPERTY LINE GREATER THAN 22.5° NEEDS TO HAVE A CLEAN–OUT. NO 90° BENDS ARE ALLOWED. C) ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
6. MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12"OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

WATER:
1. VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
2. BEDDING: SAND MUST MEET AASHTO (A–3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
3. DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION. MAX DEPTH 72" FROM FINISHED GRADE.
4. SERVICES & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
5. SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL, ALSO ¾" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
6. WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
7. WATER CAN: THE WATER CAN FOR ¾" & 1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND 21" INSIDE DIAMETER. WATER CAN FOR 1–1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATION.
8. HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
9. LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
10. TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
11. WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
12. VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES. □ WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS.
13. WATER MAIN LINE: NO DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED IN THE WATER LINES AND BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA–LUG FITTINGS.

FORCE MAIN AND LIFT STATION NOTES

1. DUCTILE IRON PIPE MARKINGS SHALL MEET THE MINIMUM REQUIREMENTS OF AWWA/ANSI C151/A21.51. MINIMUM PIPE MARKINGS SHALL BE AS FOLLOWS:
   - 1.1. "DI" OR "DUCTILE" SHALL BE CLEARLY LABELED ON EACH PIPE.
   - 1.2. WEIGHT, PRESSURE CLASS AND NOMINAL THICKNESS OF EACH PIPE.
   - 1.3. YEAR AND COUNTRY PIPE WAS CAST.
   - 1.4. MANUFACTURER'S MARK.
2. PIPE SHALL BE CLASSIFIED AS LISTED BELOW AND DESIGNED AND INSTALLED ACCORDING TO THE METHODS INDICATED IN THE FOLLOWING:
   - 2.1. FLANGED DUCTILE IRON PIPE: CLASS 53 PIPE WITH CLASS 150 FLANGES IN ACCORDANCE WITH AWWA/ANSI C115/A21.15, AWWA/ANSI C151/A21.51, AND AWWA M41.
   - 2.2. HIGH DENSITY POLYETHYLENE PIPE: PE 4710 HDPE DR 11 IN ACCORDANCE WITH AWWA C906, AWWA M55.
3. ALL BURIED DUCTILE IRON PIPE SHALL BE POLYETHYLENE ENCASED.
   - 3.1. POLYETHYLENE ENCASEMENT FOR USE WITH DUCTILE IRON PIPE SYSTEMS SHALL CONSIST OF THREE LAYERS OF CO–EXTRUDED LINEAR LOW–DENSITY POLYETHYLENE (LLDPE), FUSED INTO A SINGLE THICKNESS OF NOT LESS THAN EIGHT MILS.
   - 3.2. THE INSIDE SURFACE OF THE POLYETHYLENE WRAP TO BE IN CONTACT WITH THE PIPE EXTERIOR SHALL BE INFUSED WITH A BLEND OF ANTI–MICROBIAL BIOCIDE TO MITIGATE MICROBIOLOGICALLY INFLUENCED CORROSION AND A VOLATILE CORROSION INHIBITOR TO CONTROL GALVANIC CORROSION.
   - 3.3. MINIMUM WIDTH FOR POLYETHYLENE TUBE AND SHEET SIZES FOR PUSH–ON JOINT PIPES SHALL BE 41" FOR FLAT TUBE AND 82" FOR SHEET.
4. ALL DUCTILE IRON PIPES SHALL HAVE AN ASPHALTIC COATING, MINIMUM OF 1 MIL THICK, ON THE EXTERIOR, AND PROTECTO 401 CERAMIC EPOXY LINING ON THE INTERIOR.
5. DUCTILE IRON FITTINGS SHALL BE IN ACCORDANCE WITH AWWA/ANSI C110/A21.10, AWWA/ANSI C153/A21.53.
6. DUCTILE IRON FITTINGS, AT A MINIMUM, SHALL MEET OR EXCEED THE PRESSURES CLASSES OF THE PIPE WHICH THE FITTING IS CONNECTED, UNLESS SPECIFICALLY INDICATED IN THE DRAWINGS.
7. FITTINGS MARKINGS SHALL MEET THE MINIMUM REQUIREMENTS OF AWWA/ANSI C151/A21.51. MINIMUM MARKINGS SHALL INCLUDE:
   - 7.1. "DI" OR "DUCTILE" CAST OR METAL STAMPED ON EACH FITTING.
   - 7.2. APPLICABLE AWWA/ANSI STANDARD FOR THAT FITTING.
   - 7.3. PRESSURE RATING.
   - 7.4. NUMBER OF DEGREES FOR ALL BENDS.
   - 7.5. NOMINAL DIAMETER FOR ALL BENDS.
   - 7.6. YEAR AND COUNTRY FITTING WAS CAST.
   - 7.7. MANUFACTURER'S MARK.
8. ALL DUCTILE IRON FITTINGS SHALL HAVE AN ASPHALTIC COATING, MINIMUM OF 1 MIL THICK, ON THE EXTERIOR, AND PROTECTO 401 CERAMIC EPOXY LINING ON THE INTERIOR.
9. HDPE PIPE MARKINGS SHALL BE IN ACCORDANCE WITH ASTM D3350. PIPE MARKINGS SHALL BE AS FOLLOWS:
   - 9.1. INTERVALS UNIFORMLY AT 6–INCH.
   - 9.2. MANUFACTURER'S NAME OR TRADEMARK AND PRODUCTION RECORD.
   - 9.3. NOMINAL PIPE SIZE.
   - 9.4. ASTM OR DIMENSION RATIO (DR) DESIGNATION.
   - 9.5. CELL CLASSIFICATION.
   - 9.6. SEAL OF TESTING AGENCY THAT VERIFIED THE SUITABILITY OF THE PIPE.
10. THRUST AT BENDS, TEES, PLUGS OR OTHER FITTINGS SHALL BE MECHANICALLY RESTRAINED JOINTS IN ACCORDANCE WITH AWWA M55 AND WHEN REQUIRED BY THE DRAWINGS.
11. RESTRAINED JOINTS, WHEN REQUIRED PER THE DRAWINGS, SHALL BE USED FOR A SUFFICIENT DISTANCE FROM EACH SIDE OF THE BEND, TEE, PLUG, OR OTHER FITTING TO RESIST THRUST AND INSTALLED RE: 561/27. RESTRAINED JOINTS SHALL MEET THE DESIGN PRESSURE RATING AS INDICATED ON THE DRAWINGS.
12. MECHANICAL JOINTS WITH MECHANICAL RESTRAINT SHALL COMPLY WITH AWWA/ANSI C111/A21.11 AND APPLICABLE PARTS OF ANSI/AWWA C110/A21.10.
13. BUTT FUSION FITTINGS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D3261. FABRICATED BENDS, TEES, AND CAPS SHALL MEET THE REQUIREMENTS OF ASTM F2206.
14. ELECTROFUSION FITTINGS SHALL ONLY BE USED WHERE SPECIFIED ON THE PLANS OR WITH PRIOR OWNER OR ENGINEER APPROVAL. FITTINGS SHALL BE MANUFACTURED PER STANDARD ASTM F1055 AND HAVE AWWA APPROVAL.
15. MECHANICAL FITTINGS SHALL ONLY BE USED WHERE SPECIFIED ON THE PLANS OR WITH PRIOR OWNER OR ENGINEER APPROVAL. MECHANICAL FITTINGS SHALL BE DESIGNED AND BE COMPATIBLE WITH HDPE PIPE.
16. CAST–IN–PLACE CONCRETE FOR THRUST BLOCKS SHALL BE MINIMUM 3,000 PSI STRENGTH.
17. PROVIDE FULL MIX DESIGN FOR ANY CAST–IN–PLACE CONCRETE DURING SHOP DRAWING SUBMITTAL.
18. HYDROSTATIC TESTING ON THE ENTIRETY OF THE FORCE MAIN AND VAULT PIPING SHALL BE PERFORMED IN ACCORDANCE WITH AWWA STANDARD SPECIFICATIONS FOR DUCTILE IRON AND HDPE PIPE.

GRAVITY SEWER GENERAL NOTES

1. THE FOLLOWING SEWER LINE NOTES ARE INTENDED FOR GENERAL SANITARY SEWER STANDARDS ONLY AND ARE NOT ALL INCLUSIVE.
2. ALL WORK WITHIN EAGLE MOUNTAIN DATA CENTER CAMPUS SHALL CONFORM TO APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS AND SPECIFICATIONS AS REFERENCED BY THE PROJECT ENGINEER.
3. MINIMUM PIPE SIZE FOR SEWER LATERALS SHALL BE FOUR INCHES IN DIAMETER. MINIMUM PIPE SIZE FOR SEWER MAINS SHALL BE EIGHT INCHES IN DIAMETERS.
4. MANHOLES MAY BE PRE–CAST, INCLUDING THE BASE SECTION, STANDARD SECTIONS AND GRADE RINGS.
5. CEMENT FOR MANHOLES SHALL BE PORTLAND CEMENT, TYPE V, OR TYPE II–A COMPLYING WITH ASTM C–150.
6. MANHOLES SHALL BE WATERTIGHT BOTH IN THE FLOOR AND TO THE FULL HEIGHT OF THE WALLS.
7. JOINTS SHALL BE MADE TIGHT BY THE USE OF KENT–SEAL OR EQUAL AND THE INTERNAL PERIPHERY OF ALL JOINTS SHALL SHOW EVIDENCE OF 100 PERCENT SEAL AROUND THE JOINT.
8. THE MANHOLE RING AND COVER SHALL BE GRAY IRON CASTINGS CONFORMING TO ASTM A–48, CLASS 30, WITH NON–ROCKING, MACHINE BEARING SURFACES BETWEEN COVER AND FRAME.
9. THE MANHOLE COVER SHALL HAVE CAST–IN LETTERING OF "SEWER."
10. THE COVER SHALL BE A NOMINAL 30 INCHES IN DIAMETER AND SHALL CONFORM TO ASTM C–4781.
11. THE RING AND COVER SHALL HAVE A COMBINED WEIGHT OF NOT LESS THAN 350 POUNDS.
12. MANHOLE GRADE RINGS SHALL BE NOMINAL 30–INCH DIAMETER CONFORMING TO ASTM C–478 FOR CONCRETE SEWER MANHOLES.
13. CAST–IN–PLACE CONCRETE CEMENT SHALL BE TYPE II–A OR TYPE V COMPLYING WITH ASTM C–150.
14. COARSE AGGREGATES SHALL CONFORM TO ASTM C–33 USING 3/4–INCH COARSE AGGREGATE SIZE AND 3/8–INCH MINUS FINE AGGREGATE SIZE.
15. AIR ENTRAINING AGENT SHALL CONFORM TO ASTM C–175 AND ADDED AT THE MIXER.
16. CONCRETE MIX SHALL BE 6.5 SACKS PER CUBIC YARD, 4000 PSI 28–DAY COMPRESSIVE STRENGTH, 4–INCH MAXIMUM SLUMP AND 5 TO 6.5 PERCENT AIR ENTRAINMENT.
17. THE CAST–IN–PLACE COLLAR IN PAVED AREAS SHALL BE AN ANNULUS WITH A WIDTH OF AT LEAST 12 INCHES AND A THICKNESS OF AT LEAST 12 INCHES. THE UPPER SURFACE OF THE COLLAR SHALL BE ½ TO ⅝ INCH BELOW THE SURFACE OF THE PAVING.
18. INSTALL A TIGHT–FITTING PNEUMATIC OR MECHANICAL PLUG IN THE PIPE THAT CONNECTS TO THE IN–SERVICE MAIN LINE AND KEEP THIS PLUG IN PLACE UNTIL ALL CONSTRUCTION, CLEANING, VIDEO AND PRESSURE TESTING OPERATIONS HAVE BEEN COMPLETED.
19. TEMPORARILY INSTALL A TIGHT–FITTING, REINFORCED BASKET SCREEN IN THE LOWEST PIPE SECTION OF THE NEAREST EXISTING MANHOLE TO PREVENT DEBRIS FROM ENTERING THE EXISTING SEWER LINE. NO FLUSHING SHALL COMMENCE WITHOUT THIS SCREEN BEING IN PLACE.
20. IMMEDIATELY AFTER PLACEMENT, THOROUGHLY CLEAN PIPE LENGTHS OF ALL DEBRIS.
21. AT THE END OF THE DAY'S WORK, OR AT ANY TIME THE WORK IS CLOSED DOWN FOR ANY FOREIGN MATERIAL OF ANY KIND INTO THE PIPE.
22. AFTER ALL PIPING IN A SECTION IS LAID, THOROUGHLY CLEAN, FLUSH AND VACUUM ALL DEBRIS FROM THE NEW SEWER MAINS.
23. AFTER THE SEWER LINES HAVE BEEN CLEANED AND FLUSHED, THE CONTRACTOR SHALL ARRANGE FOR VIDEO INSPECTION AT THE CONTRACTOR'S EXPENSE.
24. JUST PRIOR TO VIDEO INSPECTION OF A SECTION OF LINE, WATER SHALL BE RUN INTO THE SECTION TO ENSURE THAT LOW SPOTS IN THE SECTION WILL BE REVEALED.
25. ALL NEW SECTIONS SHALL BE VIDEO INSPECTED AT A DISTANCE RESOLUTION AND ACCURACY OF NO WORSE THAN 1 FOOT.
26. THE VIDEO CAMERA SHALL PAUSE AT ALL LATERALS AND WIDE JOINTS AND BE ROTATED TO SCAN THE LATERALS AND JOINTS FOR DEFECTS.
27. IMPROPER LATERAL INSTALLATION, WIDE JOINTS, WATER POOLING GRATER THAN ONE–INCH DEPTH OR ANY NOTICEABLE BULGES IN THE PIPE WALL SHALL BE CAUSE FOR THE SECTION TO BE EXCAVATED, RE–BEDDED AND RE–INSPECTED BY VIDEO AT THE CONTRACTOR'S EXPENSE.
28. A COPY OF THE VIDEO AN DOCUMENTATION SHALL BE PROVIDED TO THE DISTRICT WITHIN ONE WEEK OF COMPLETION OF CONTINUOUS VIDEOING AND AT LEAST ONE WEEK PRIOR TO PLACING ASPHALT OVER THE NEW LINE.
29. MANHOLE TO MANHOLE SEGMENTS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE ASTM F 1417 STANDARD TO ENSURE THE INTEGR

LEGEND

- EXISTING MAJOR CONTOUR (4200)
- EXISTING MINOR CONTOUR (4201)
- FUTURE MAJOR CONTOUR (4200)
- FUTURE MINOR CONTOUR (4201)
- PROPOSED FORCEMAIN (FM)
- PROPOSED GRAVITY SEWER (SS)
- EXISTING FIBER OPTIC (FO)
- EXISTING STORM (SD)
- EXISTING WATER LINE (W)
- EXISTING FENCE (X)
- ROAD CENTERLINE
- PROPOSED GRAVEL
- PROPOSED CONCRETE
- PROPOSED ROAD (BY OTHERS)
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE (WV)

NOTES

1. CONTRACTOR TO VERIFY EXISTING GRADES SHOWN ON THE PLAN.
2. IF A CONFLICT OCCURS BETWEEN THESE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
3. ALL EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

NORTH

GRAPHIC SCALE IN FEET
0 125 250 500

⚠	DATE	DESCRIPTION

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QTS LIFT STATION AND FORCE MAIN

OVERALL LAYOUT

EAGLE MOUNTAIN, UTAH

Kimley»Horn

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111 East Broadway, Suite 600 Salt Lake City, UT 84111
Tel. No. (385) 212-3176

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWN	DESIGNED	CHECKED
RJF	RJF	WSB

SCALE (H): 1": 250'
SCALE (V): 1": 10'
DATE: 12/12/2022
PROJECT NO: 193023000
DWG TYPE: PLAN VIEW
SHEET NO. 03
OF 28 SHTS

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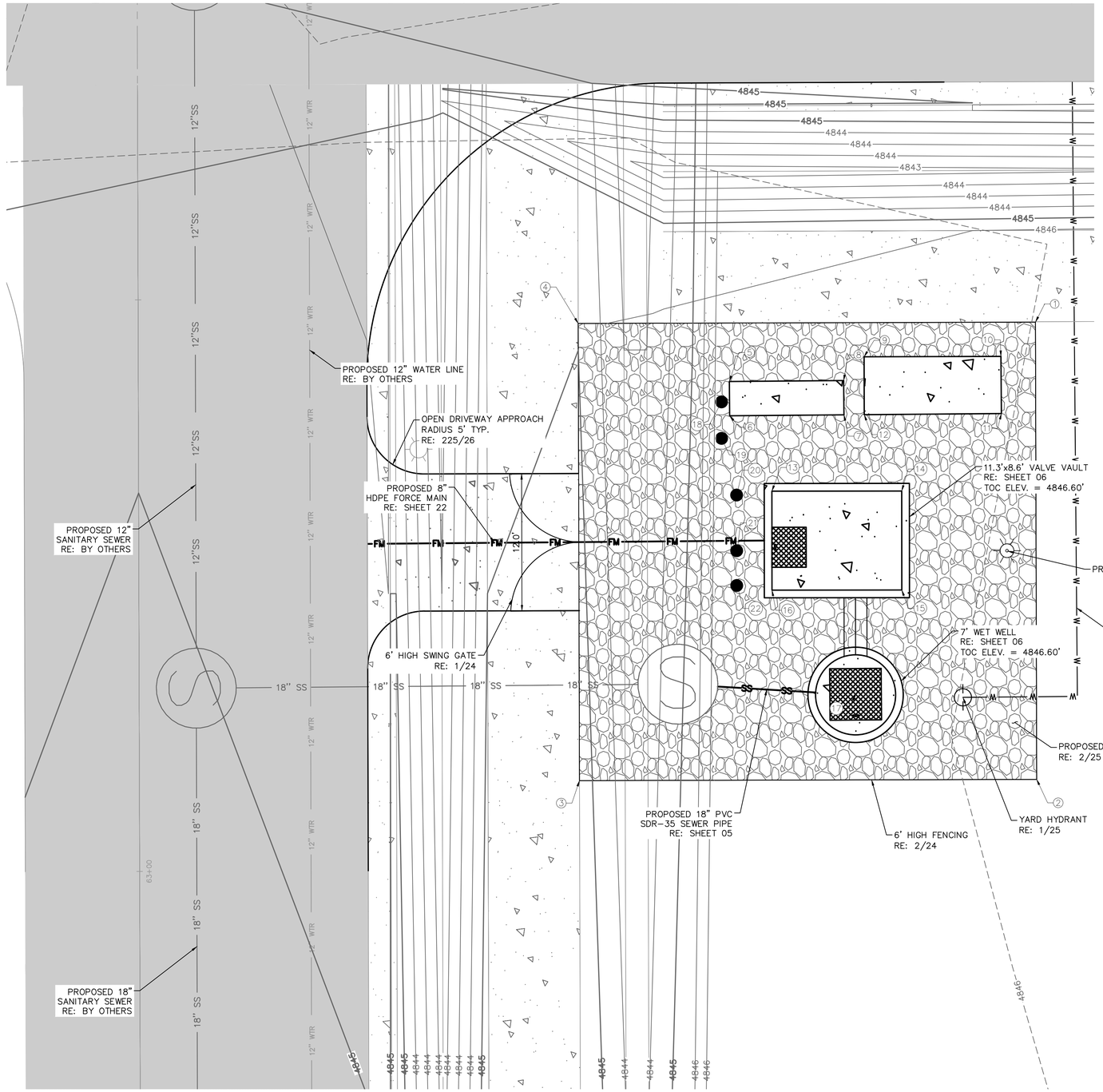

ELEVATION TABLE (FG UNLESS OTHERWISE NOTED)

POINT #	DESCRIPTION	ELEVATION	NOTED	NORTHING	EASTING
1	CORNER OF LIFT STATION FENCE	4845.99	EG	7267013.86	1493926.86
2	CORNER OF LIFT STATION FENCE	4845.92	EG	7267014.09	1493886.86
3	CORNER OF LIFT STATION FENCE	4845.28		7267054.09	1493887.08
4	CORNER OF LIFT STATION FENCE	4844.98		7267053.86	1493927.08
5	CORNER OF ELECTRICAL PANEL PAD	4846.05	EG	7267040.69	1493921.89
6	CORNER OF ELECTRICAL PANEL PAD	4846.05	EG	7267040.69	1493918.89
7	CORNER OF ELECTRICAL PANEL PAD	4846.05	EG	7267030.69	1493918.89
8	CORNER OF ELECTRICAL PANEL PAD	4846.04	EG	7267030.69	1493921.89
9	CORNER OF GENERATOR PAD	4846.03	EG	7267028.88	1493923.96
10	CORNER OF GENERATOR PAD	4846.03	EG	7267016.91	1493923.89
11	CORNER OF GENERATOR PAD	4846.03	EG	7267016.91	1493918.89
12	CORNER OF GENERATOR PAD	4846.05	EG	7267028.91	1493918.89
13	INSIDE CORNER OF VALVE VAULT	4846.60		7267037.04	1493912.27
14	INSIDE CORNER OF VALVE VAULT	4846.60		7267025.68	1493912.18
15	INSIDE CORNER OF VALVE VAULT	4846.60		7267025.75	1493903.52
16	INSIDE CORNER OF VALVE VAULT	4846.60		7267037.11	1493903.61
17	CENTER OF WET WELL	4846.60		7267029.87	1493894.38
18	BOLLARD	4846.05	EG	7267041.38	1493920.11
19	BOLLARD	4846.06	EG	7267041.40	1493916.92
20	BOLLARD	4846.07	EG	7267040.13	1493911.95
21	BOLLARD	4846.08	EG	7267040.13	1493907.08
22	BOLLARD	4846.09	EG	7267040.13	1493904.03

LEGEND

- 4200 — EXISTING MAJOR CONTOUR
- 4201 — EXISTING MINOR CONTOUR
- 4200 — FUTURE MAJOR CONTOUR
- 4201 — FUTURE MINOR CONTOUR
- FM — PROPOSED FORCEMAIN
- SS — PROPOSED GRAVITY SEWER
- FO — EXISTING FIBER OPTIC
- SD — EXISTING STORM
- W — EXISTING WATER LINE
- X — EXISTING FENCE
- ROAD CENTERLINE
- PROPOSED GRAVEL
- PROPOSED CONCRETE
- PROPOSED ROAD (BY OTHERS)
- EXISTING FIRE HYDRANT
- WV — EXISTING WATER VALVE

NOTES

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NORTH

GRAPHIC SCALE IN FEET
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⚠	DATE	DESCRIPTION

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LIFT STATION SITE PLAN

EAGLE MOUNTAIN, UTAH

Kimley»Horn

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111 East Broadway, Suite 600 Salt Lake City, UT 84111
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PROJECT NO: 193023000
DWG TYPE: PLAN VIEW
SHEET NO. 04
OF 28 SHTS

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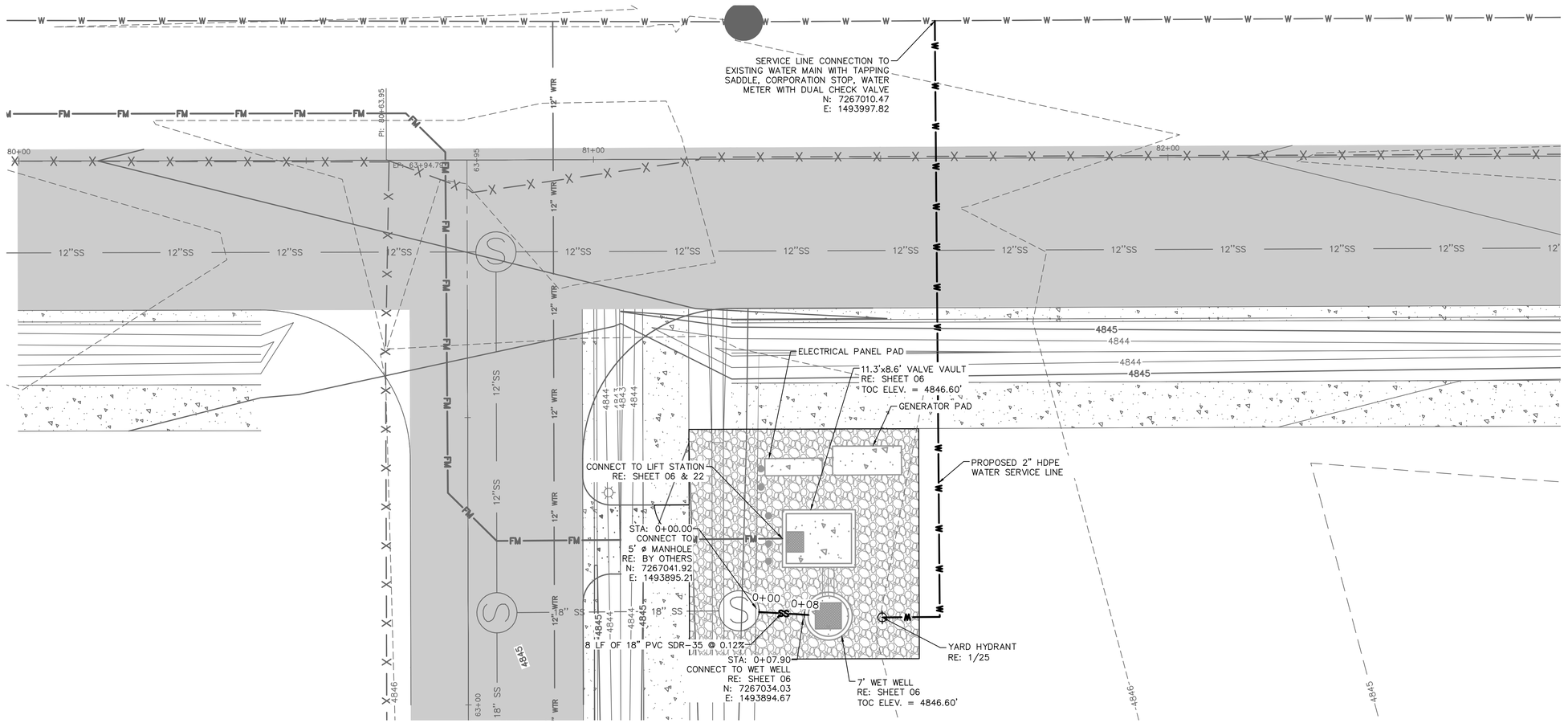
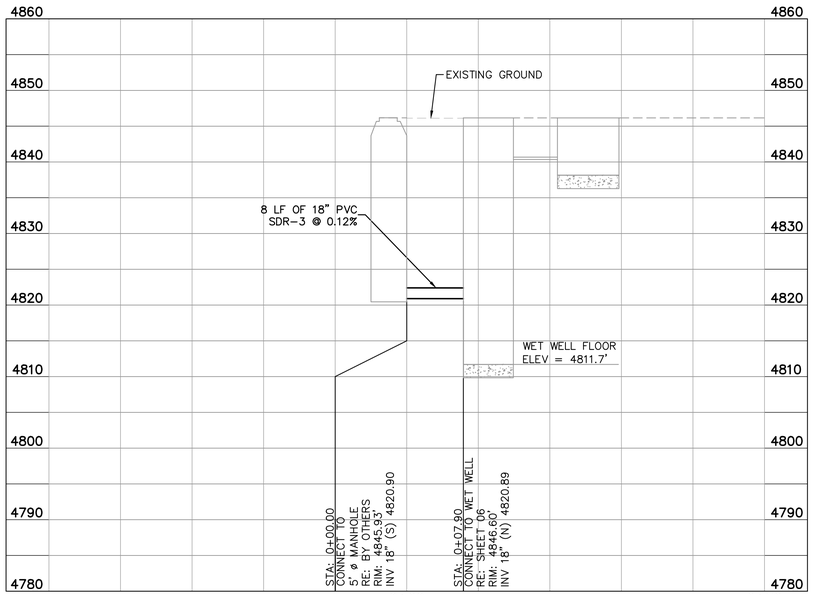


PLAN VIEW



PROFILE VIEW

LEGEND

- EXISTING MAJOR CONTOUR (4200)
- EXISTING MINOR CONTOUR (4201)
- FUTURE MAJOR CONTOUR (4200)
- FUTURE MINOR CONTOUR (4201)
- PROPOSED FORCEMAIN (FM)
- PROPOSED GRAVITY SEWER (SS)
- EXISTING FIBER OPTIC (FO)
- EXISTING STORM (SD)
- EXISTING WATER LINE (W)
- EXISTING FENCE (X)
- ROAD CENTERLINE
- PROPOSED GRAVEL
- PROPOSED CONCRETE
- PROPOSED ROAD (BY OTHERS)
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE (WV)

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NORTH

VERTICAL 0 5 10 20

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0 5 10 20
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△	DATE	DESCRIPTION

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LIFT STATION YARD PIPING

EAGLE MOUNTAIN, UTAH

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SHEET NO. 05
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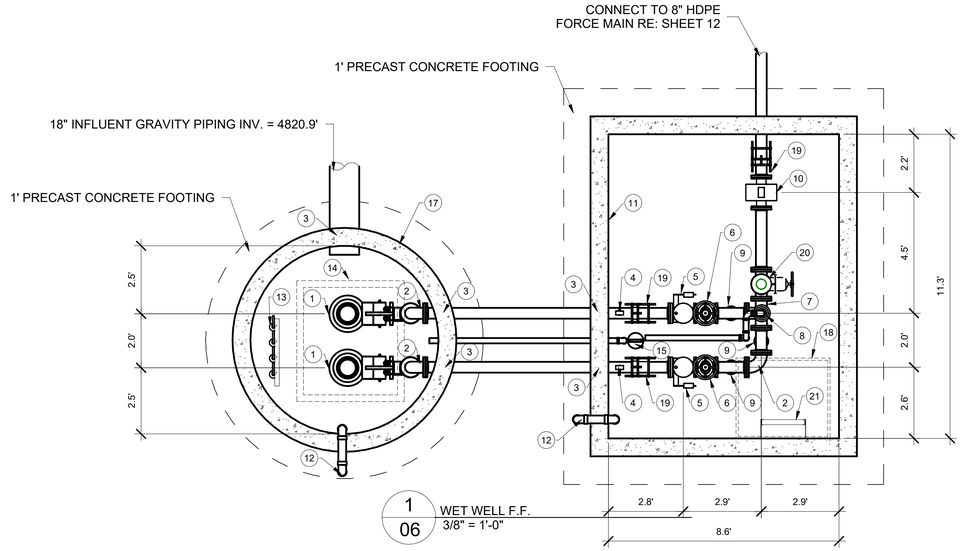

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06
WET WELL F.F.
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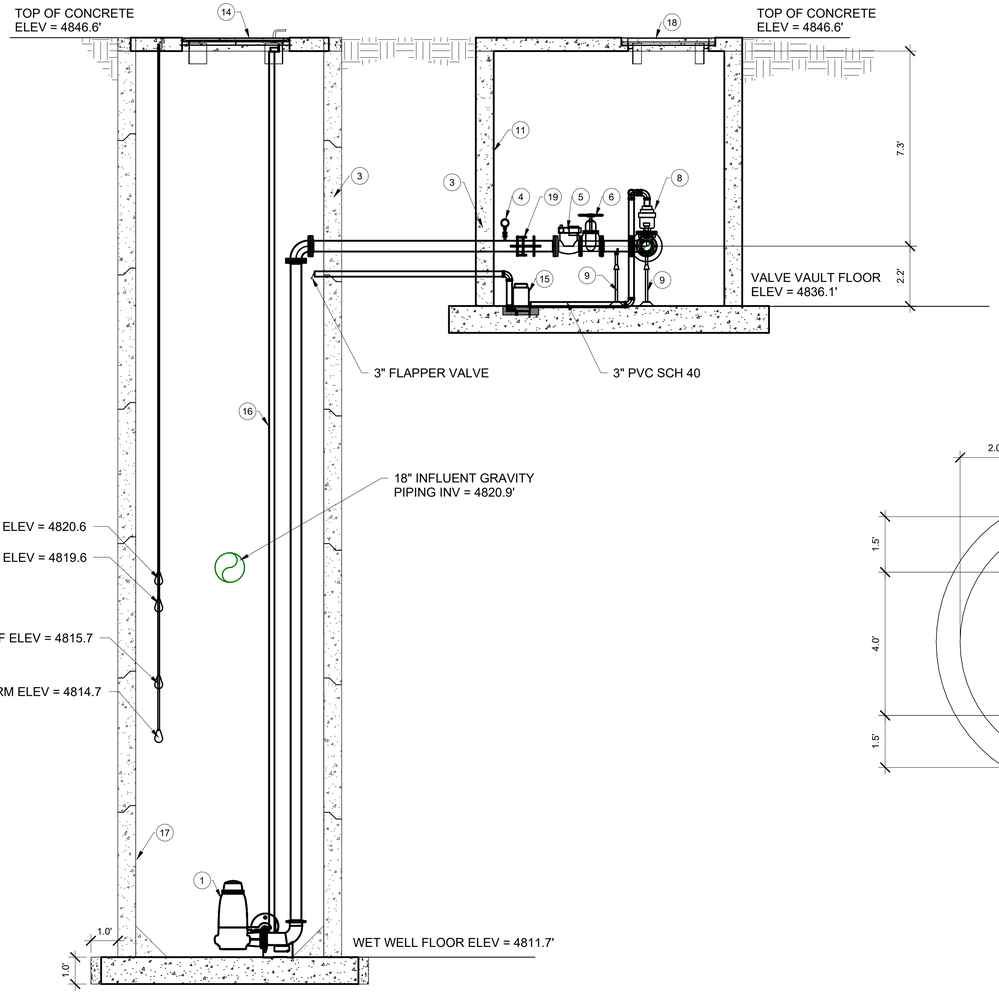
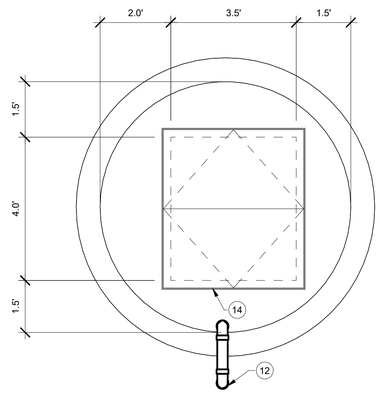
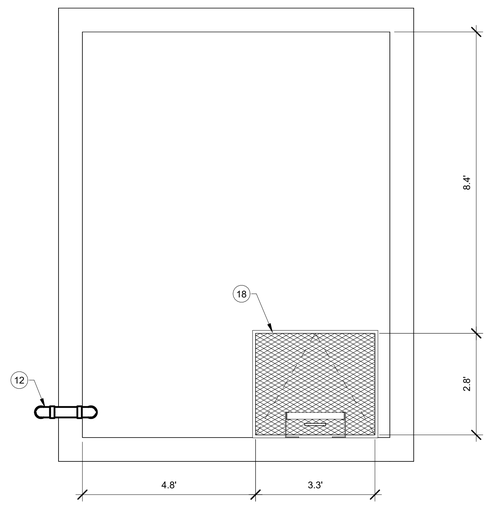




LIFT STATION WET WELL



LIFT STATION VALVE VAULT

SHEET KEYNOTE LEGEND	
KEYNOTE	DESCRIPTION
1	SUBMERSIBLE NON-CLOG WASTEWATER PUMP.
2	4" 90 DEG BEND
3	WALL PENETRATION (RE: 2/23)
4	PRESSURE GAUGE (RE: 6/25)
5	4" SWING CHECK VALVE
6	4" PLUG VALVE w/ HANDWHEEL (FLGXFLG)
7	4" DI TEE
8	AIR RELEASE VALVE (RE: 3/24)
9	ADJUSTABLE PIPE SUPPORT (RE: 4/25)
10	FLOW METER FOR WASTEWATER (SEE NOTE #8)
11	PRECAST VALVE VAULT
12	SCREENED VENT (RE: 5/23)
13	EXTERNALLY WEIGHTED PUMP FLOATS (4)
14	36"x48" EQUIPMENT ACCESS HATCH (SEE NOTE #5)
15	SUBMERSIBLE SUMP PUMP AND DRAIN LINE (RE: 5/25)
16	STAINLESS STEEL RAIL SYSTEM FOR PUMP ACCESS
17	PRECAST CONCRETE MANHOLE
18	36"x30" PERSONNEL ACCESS HATCH (SEE NOTE #6)
19	4" DISMANTLING JOINT
20	4" X 4" TEE, 4" PLUG VALVE w/ HANDWHEEL (FLGXFLG), BY-PASS CLEANOUT ASSEMBLY
21	ALUMINUM LADDER W/ SAFETY CLIMB (HANDRAIL SUPPORT SYSTEM) AND LADDER SAFETY POST (RE: 1/23)

SUBMERSIBLE PUMP INFORMATION	
MANUFACTURER	FLYGT
MODEL	NP 3153 HT3~464
OUTLET DIAMETER	4 inch
FLOW (GPM)	432 US g.p.m.
TDH (ft)	76.4

NOTES:

1. CONCRETE PRECAST SUPPLIER SHALL BE RESPONSIBLE FOR THE STRUCTURAL DESIGN AND INTEGRITY OF THE NEW PUMP VAULT AND METER VAULT.
2. SUBMIT SHOP DRAWINGS PREPARED AND SIGNED BY A UTAH REGISTERED PROFESSIONAL ENGINEER FOR REVIEW AND COMMENT.
3. PRE-CAST STRUCTURE DESIGN SUBMITTALS SHALL INCLUDE STRUCTURAL AND BUOYANCY CALCULATIONS.
4. INTERIOR OF CONCRETE WET WELL SHALL BE COATED WITH RAVEN 405, NEOPROXY 5300 OR ENGINEER APPROVED EQUAL.
5. WET WELL ACCESS HATCH TO BE 36"x48" BILCO J-7AL EQUIPMENT ACCESS HATCH WITH ALUMINUM COVER AND STAINLESS STEEL HARDWARE AND FALL PROTECTION GRATING.
6. VALVE VAULT PERSONNEL ACCESS HATCH TO BE 36"x30" BILCO J-3AL PERSONNEL ACCESS HATCH WITH ALUMINUM COVER AND STAINLESS STEEL HARDWARE AND FALL PROTECTION GRATING.
7. WALL PENETRATIONS FOR 4" OR SMALLER FOR ELECTRICAL CONDUIT OR SUMP PUMP PIPING SHALL BE FILLED WITH NON SHRINK HYDRAULIC CEMENT GROUT WITH ADEKA P201 APPLIED ALONG THE CORE AND PENETRATING PIPE.
8. FLOW METER SHALL INCLUDE A NEOPRENE LINER AND STAINLESS STEEL ELECTRODES. METER TO BE POTTED AND RATED FOR SUBMERGENCE. METER TO INCLUDE AN EXTERNALLY MOUNTED TRANSMITTER (SITRANS FM MAG 6000) AT THE ELECTRIC PANEL. SEE ELECTRICAL PLANS.
9. ULTRASONIC LEVEL TRANSDUCER SHALL BE MOUNTED WITH STAINLESS STEEL HARDWARE AND CLEAR OF THE PUMPS AND OTHER EQUIPMENT. CONTRACTOR SHALL CALIBRATE THE LEVEL TRANSMITTER IN THE PRESENCE OF THE OPERATOR.
10. CONTRACTOR SHALL PERFORM AT A MINIMUM 8 HOURS OF START UP AND TRAINING WITH THE OPERATOR TO ENSURE LIFT STATION AND EQUIPMENT FUNCTIONALITY. TRAINING SHALL BE PROVIDED BY THE MANUFACTURERS REPRESENTATIVES IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS FOR THE PUMPS, FLOW METER, LEVEL TRANSMITTER, AND PANELS AND CONTROLS.
11. CONTRACTOR SHALL PERFORM AN IN FIELD PUMP TEST WITH THE PUMP REPRESENTATIVE TO CONFIRM PUMPS OPERATE ON THE SPECIFIED AND REPORTED DUTY POINT.
12. CONTRACTOR SHALL LIFT AND REMOVE THE PUMPS IN THE PRESENCE OF THE OPERATOR TO DEMONSTRATE PROPER INSTALLATION OF THE GUIDE RAILS.
13. DUCTILE IRON PIPE IN THE WET WELL AND METER VAULT SHALL NOT HAVE ASPHALTIC COATING ON THE EXTERIOR WHEN DELIVERED TO THE SITE. THE PIPE IS TO BE COATED WITH TNEMEC EPOXOLINE SERIES 22 (2 COATS-22 MIL EACH). CONTRACTOR SHALL PROVIDE SURFACE PREP, APPLICATION, AND CURING IN ACCORDANCE WITH MANUFACTURERS RECOMENDATIONS. HOLIDAY TESTING TO BE PERFORMED IN ACCORDANCE WITH NACE SP0188 AND TENEMEC SPECIFICATIONS.

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LIFT STATION PLAN AND SECTION

EAGLE MOUNTAIN, UTAH

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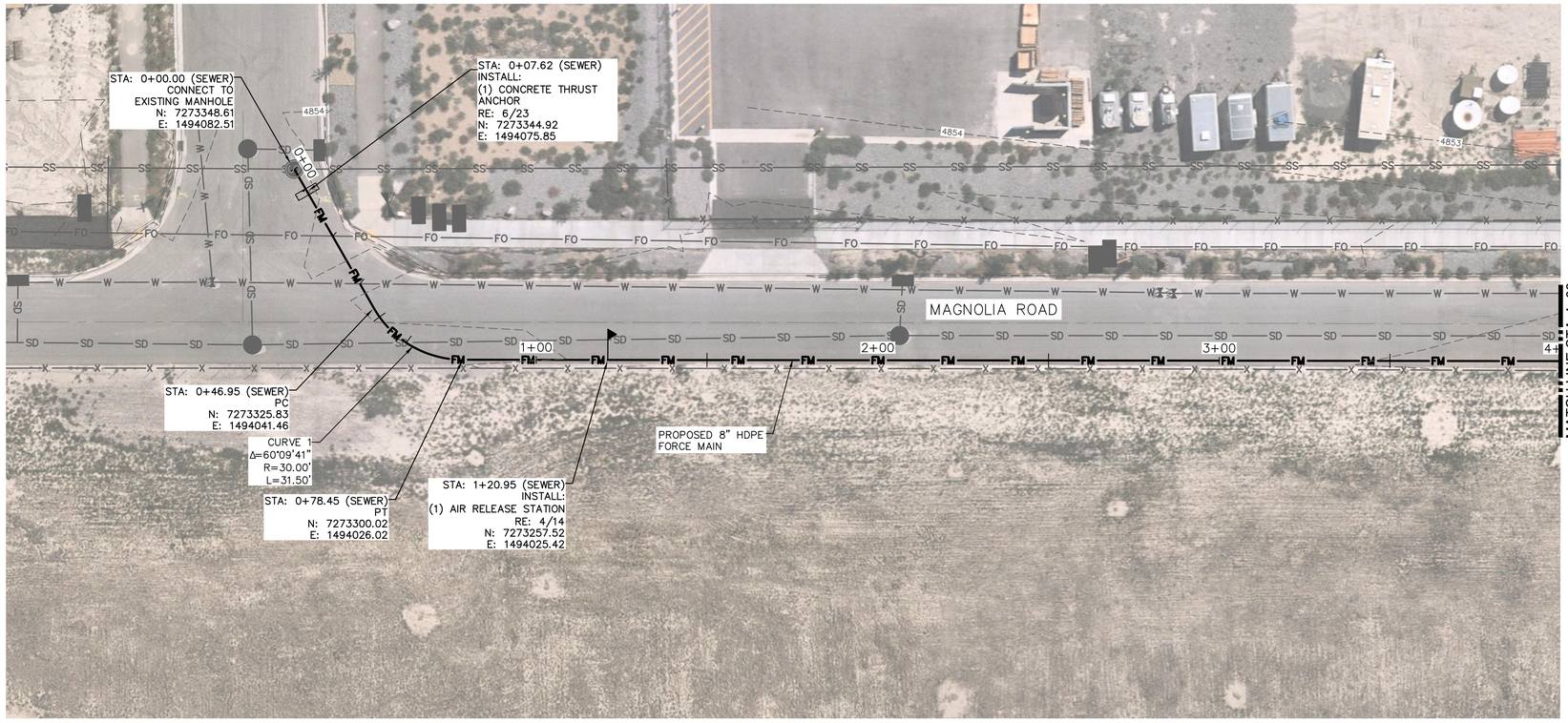
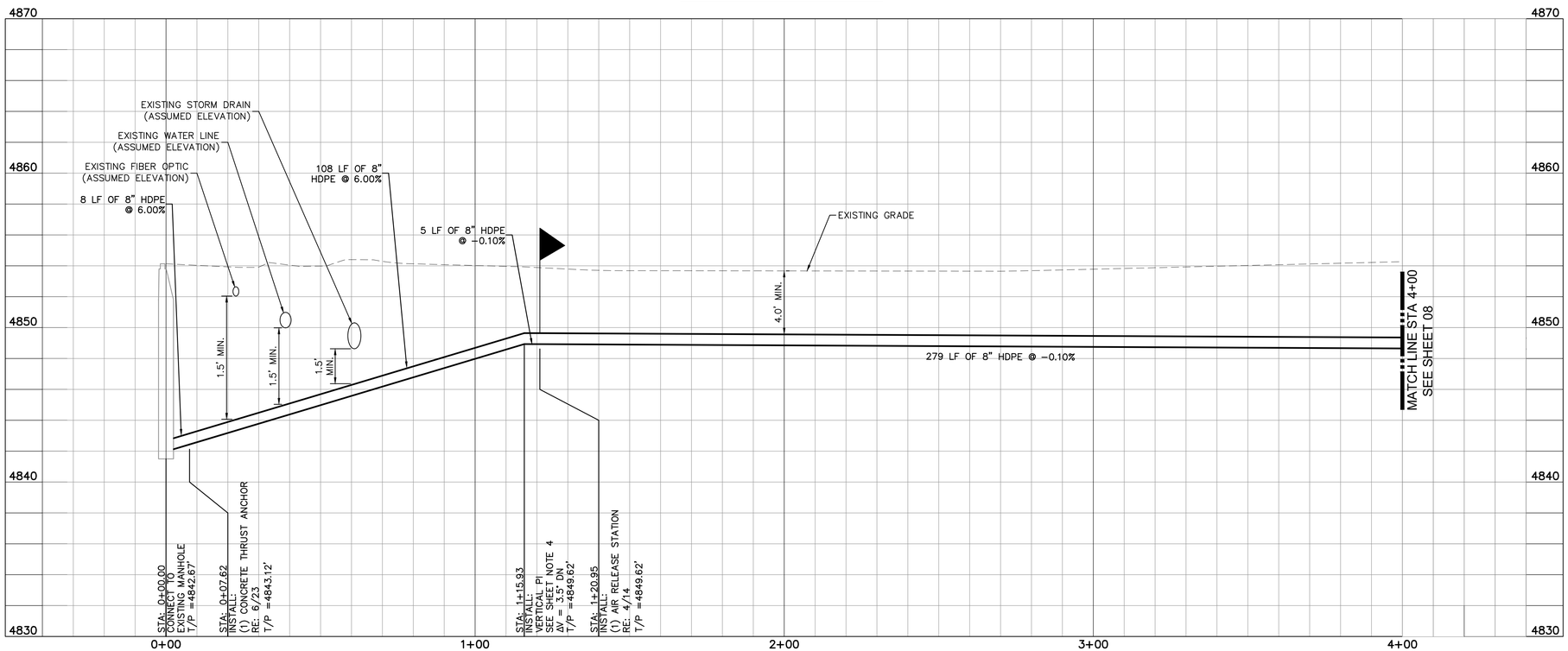


PLAN VIEW



PROFILE VIEW

LEGEND

- EXISTING MAJOR CONTOUR (4200)
- EXISTING MINOR CONTOUR (4201)
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- FUTURE MINOR CONTOUR (4201)
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4. FOR HDPE: ALL PIPE DEFLECTIONS SHALL BE ACHIEVED BY BENDING THE PIPE USING A MINIMUM BEND RADIUS OF 1.5 TIMES THE MANUFACTURER'S RECOMMENDATION. IF 1.5 TIMES MANUFACTURER'S BEND RADIUS CANNOT BE ACCOMMODATED, A DI MJ BEND MUST BE USED TO ACHIEVE DEFLECTION UNLESS OTHERWISE NOTED IN THE PLANS.

VERTICAL: 0, 2, 4, 8

GRAPHIC SCALE IN FEET
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HORIZONTAL

NORTH

	DATE	DESCRIPTION
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EAGLE MOUNTAIN, UTAH

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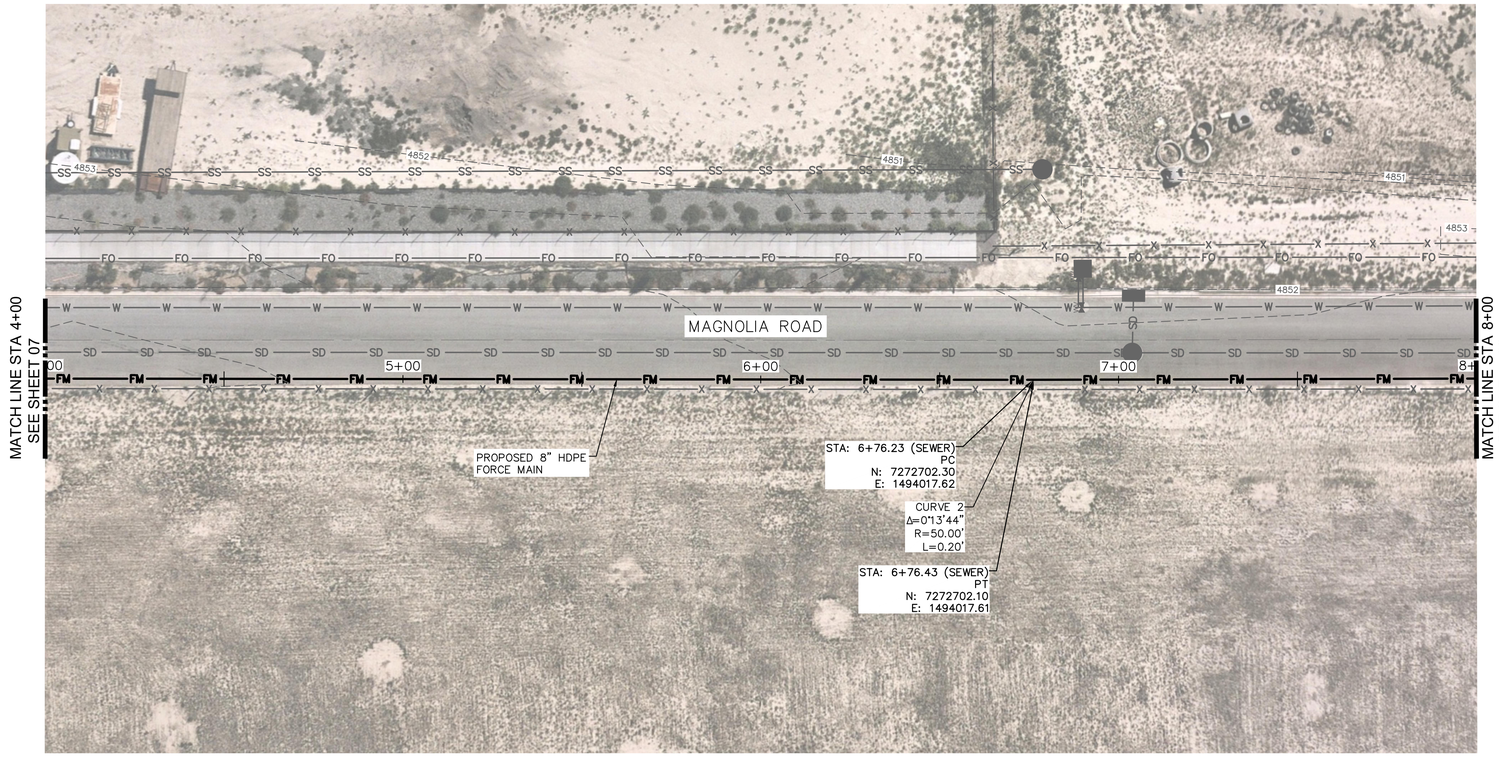
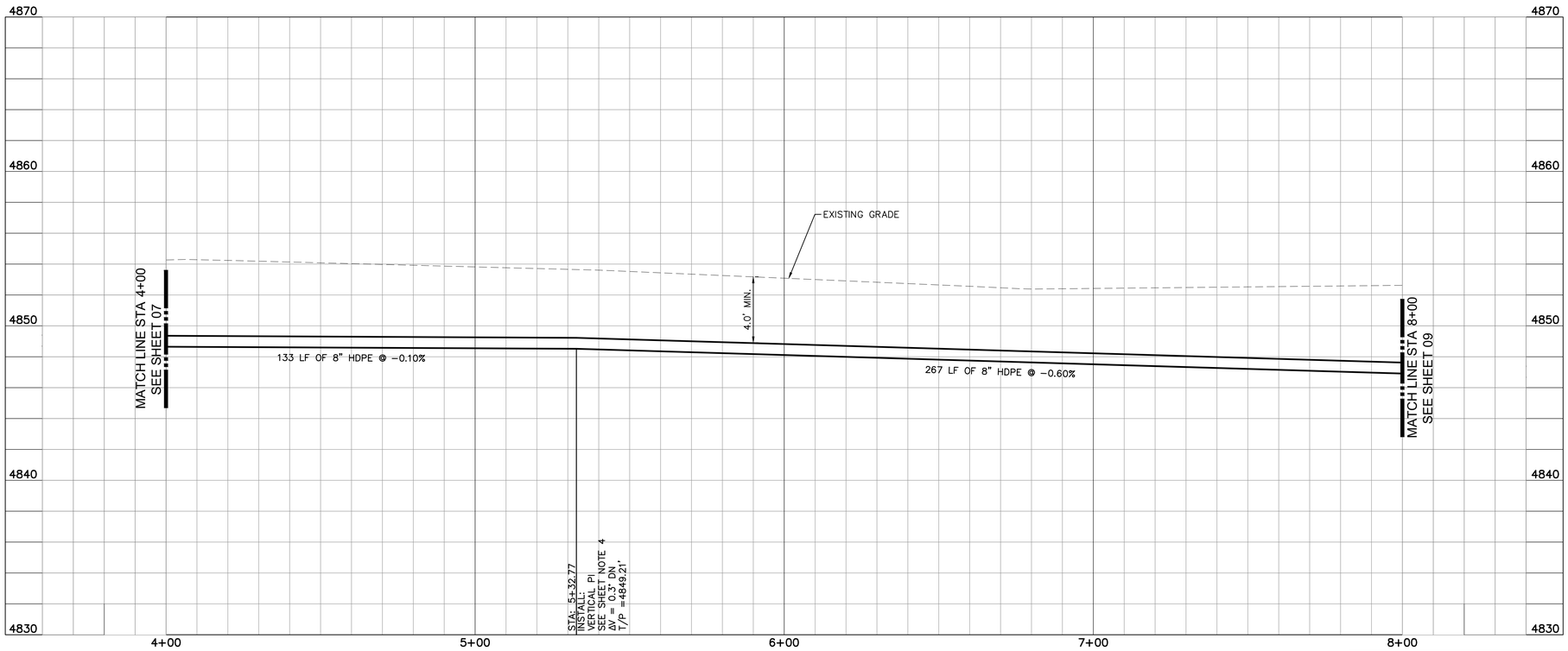


PLAN VIEW



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SCALE (H): 1": 20'
SCALE (V): 1": 4'
DATE: 12/12/2022
SHEET NO. 08
PROJECT NO: 193023000
DWG TYPE: PLAN AND PROFILE
OF 28 SHTS

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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Path: K:\SLC_WATER-WASTEWATER\193023000_QTS LIFT STATION AND FORCE MAIN - EAGLE MOUNTAIN\CAD\DP\LANSHEETS\FORCE MAIN ALIGNMENT [0+00 - 24+00].DWG
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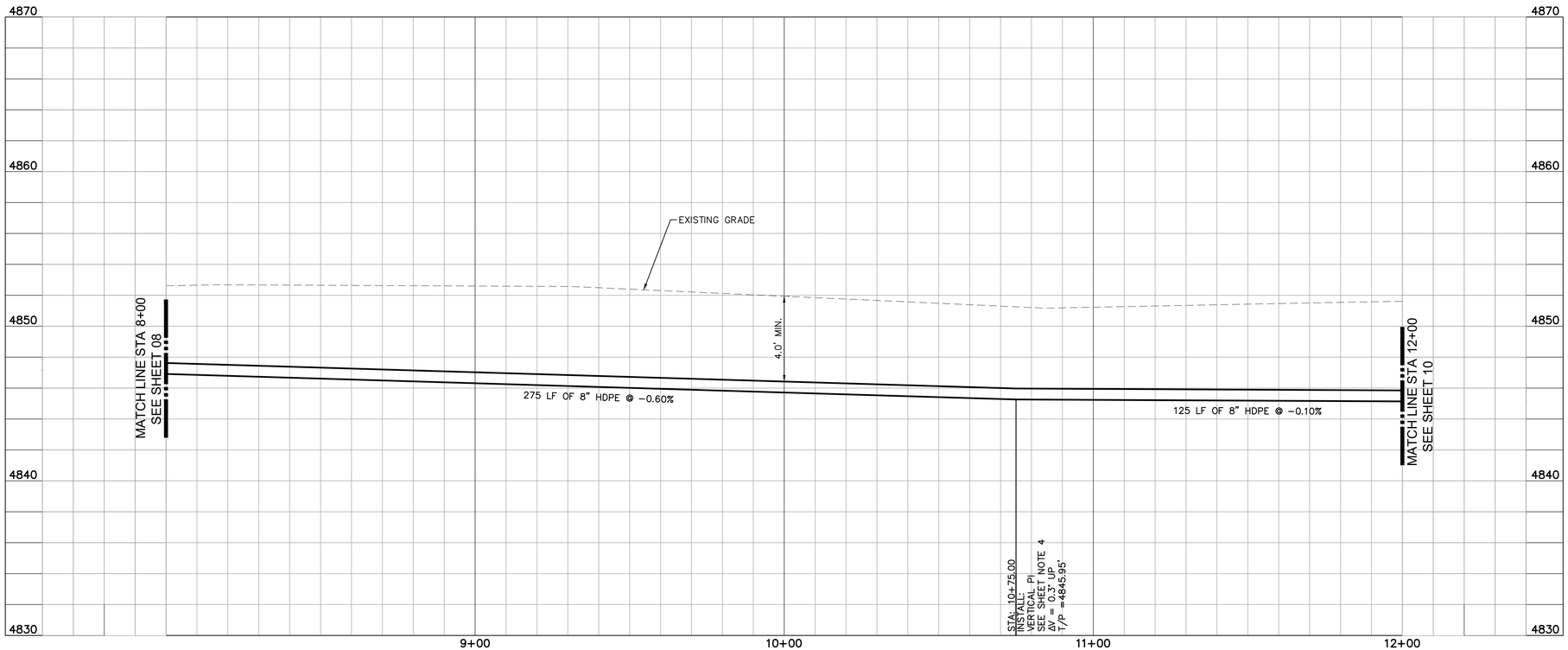
PLAN VIEW



PROFILE VIEW

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FUTURE MAJOR CONTOUR
- FUTURE MINOR CONTOUR
- PROPOSED FORCEMAIN
- PROPOSED GRAVITY SEWER
- EXISTING FIBER OPTIC
- EXISTING STORM
- EXISTING WATER LINE
- EXISTING FENCE
- ROAD CENTERLINE
- PROPOSED GRAVEL
- PROPOSED CONCRETE
- PROPOSED ROAD (BY OTHERS)
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE

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DATE: 12/12/2022
SHEET NO. 09
PROJECT NO: 193023000
DWG TYPE: PLAN AND PROFILE
OF 28 SHTS

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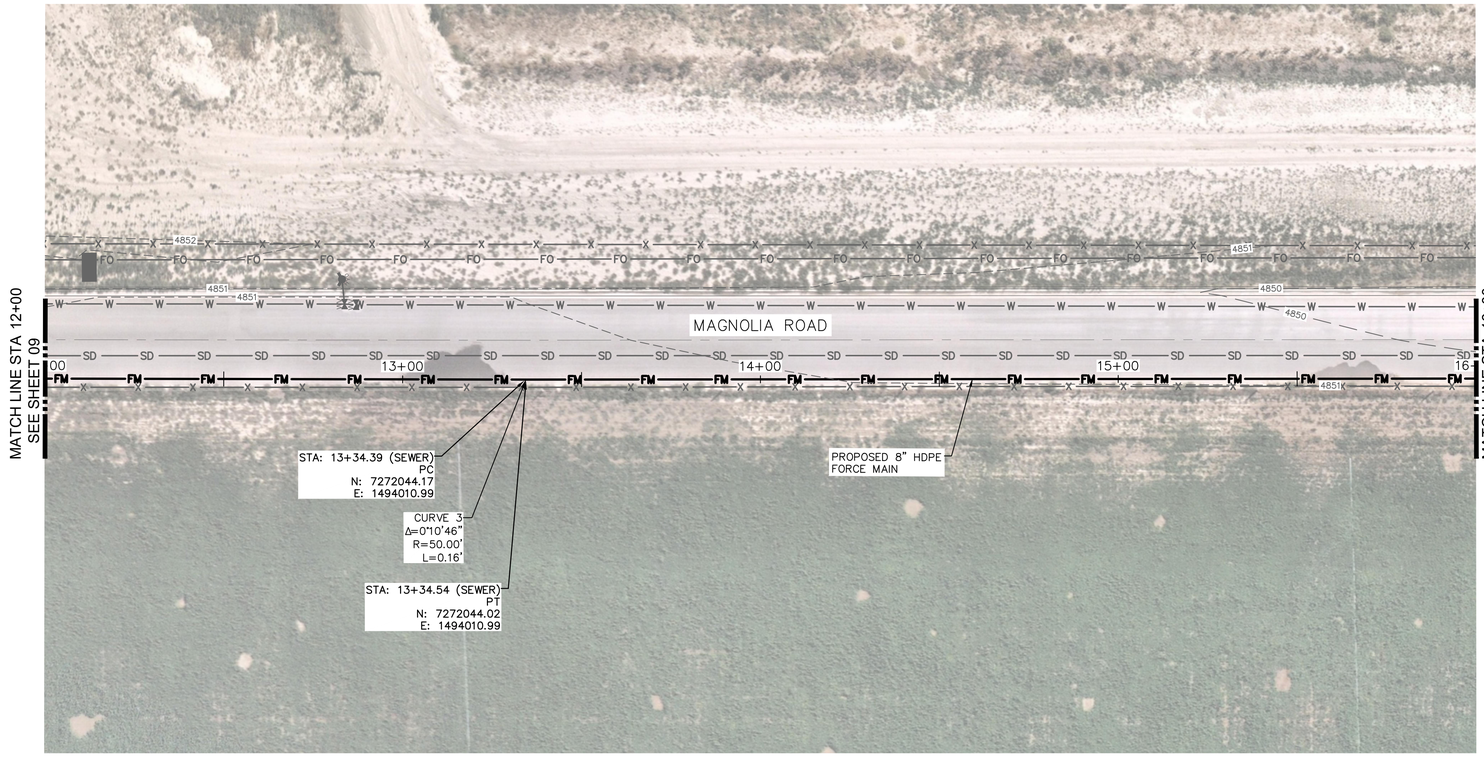
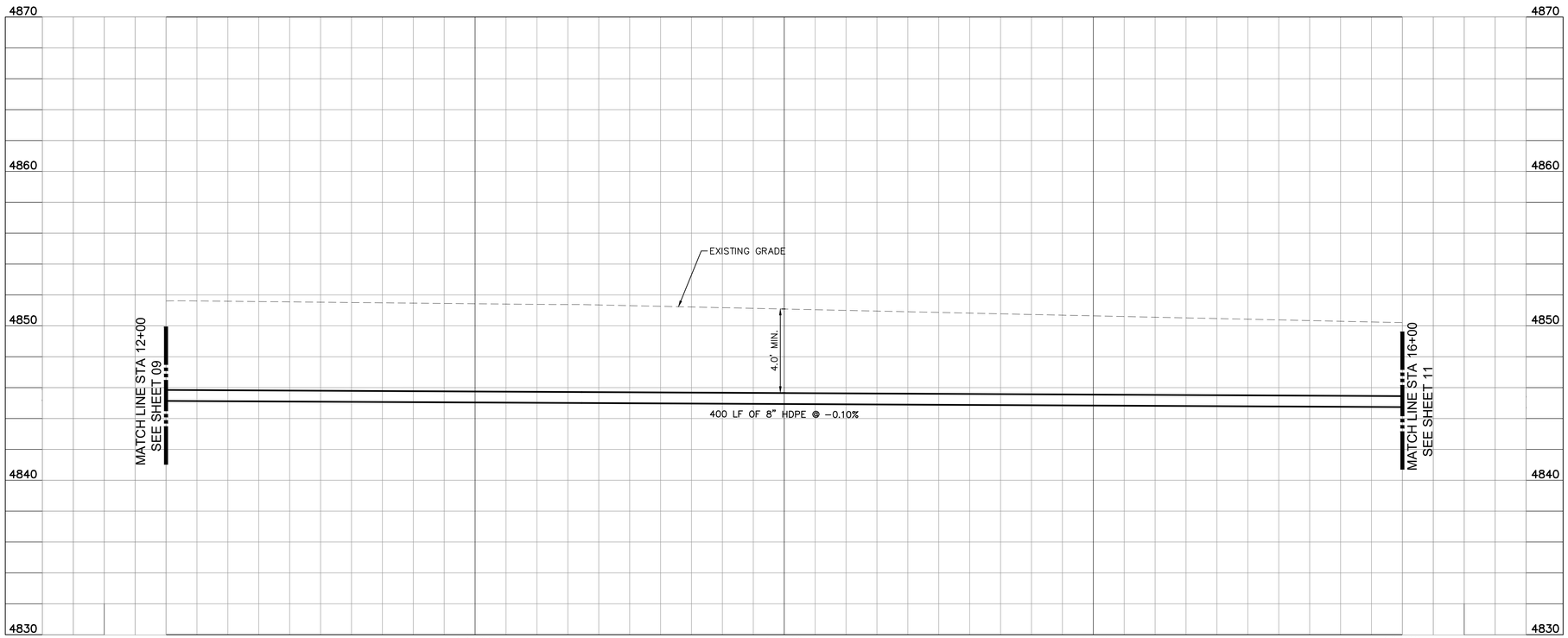


PLAN VIEW



PROFILE VIEW

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FUTURE MAJOR CONTOUR
- FUTURE MINOR CONTOUR
- PROPOSED FORCEMAIN
- PROPOSED GRAVITY SEWER
- EXISTING FIBER OPTIC
- EXISTING STORM
- EXISTING WATER LINE
- EXISTING FENCE
- ROAD CENTERLINE
- PROPOSED GRAVEL
- PROPOSED CONCRETE
- PROPOSED ROAD (BY OTHERS)
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE

NOTES

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SHEET NO. 10
PROJECT NO: 193023000
DWG TYPE: PLAN AND PROFILE
OF 28 SHTS

CAUTION: NOTICE TO CONTRACTOR

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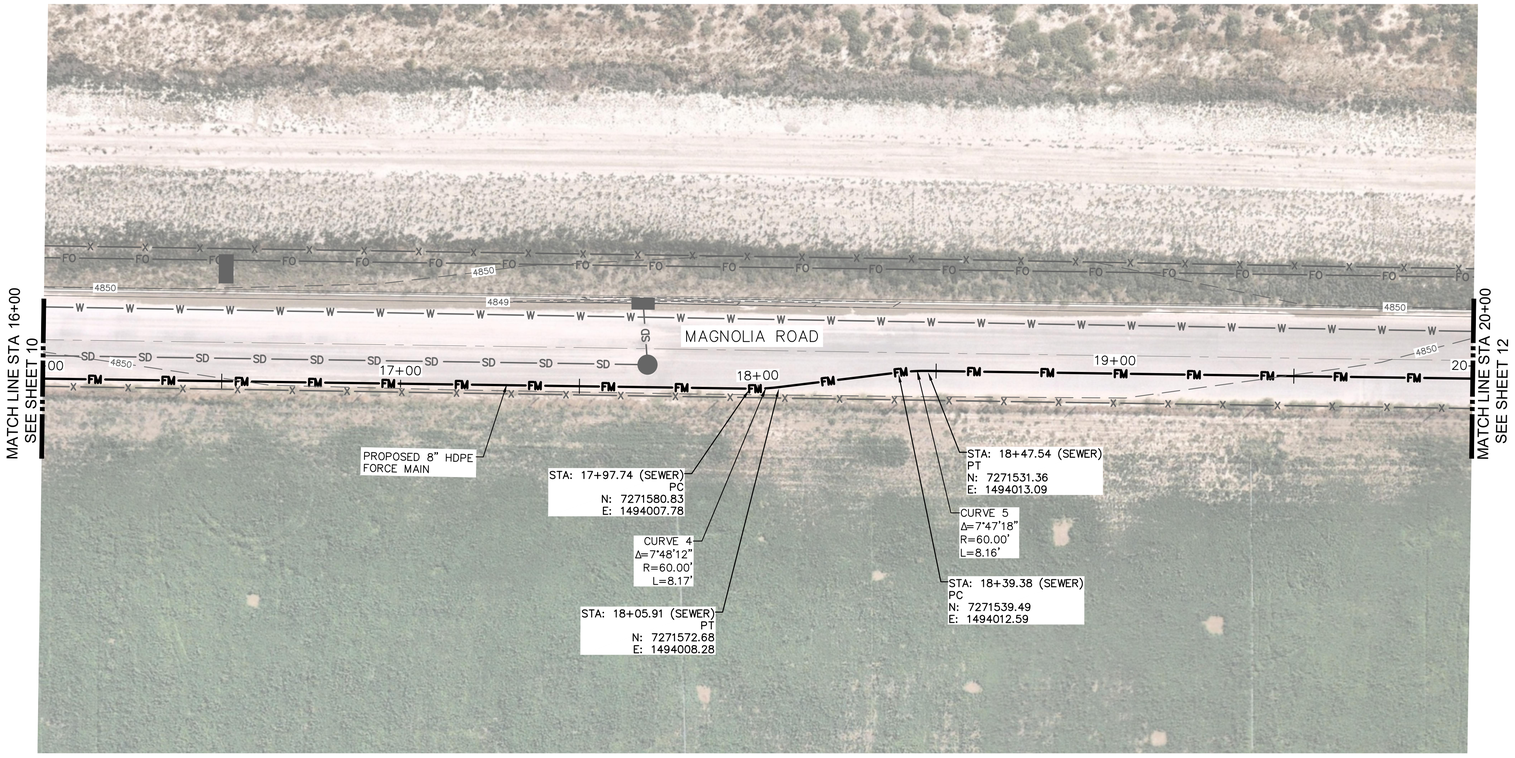
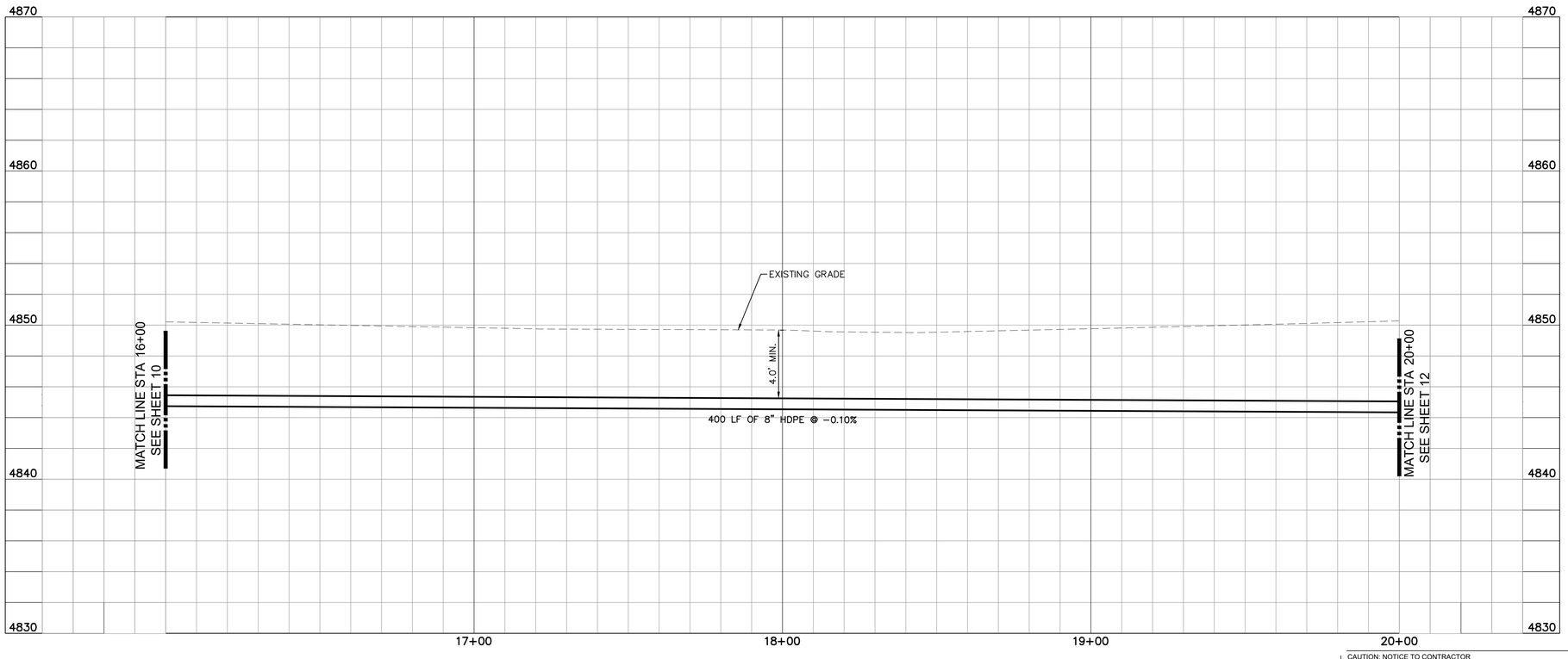


PLAN VIEW



PROFILE VIEW

LEGEND

- EXISTING MAJOR CONTOUR (4200)
- EXISTING MINOR CONTOUR (4201)
- FUTURE MAJOR CONTOUR (4200)
- FUTURE MINOR CONTOUR (4201)
- PROPOSED FORCEMAIN (FM)
- PROPOSED GRAVITY SEWER (SS)
- EXISTING FIBER OPTIC (FO)
- EXISTING STORM (SD)
- EXISTING WATER LINE (W)
- EXISTING FENCE (X)
- ROAD CENTERLINE
- PROPOSED GRAVEL
- PROPOSED CONCRETE
- PROPOSED ROAD (BY OTHERS)
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE (WV)

NOTES

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SHEET NO. 11
PROJECT NO: 193023000
DWG TYPE: PLAN AND PROFILE
OF 28 SHTS

CAUTION: NOTICE TO CONTRACTOR

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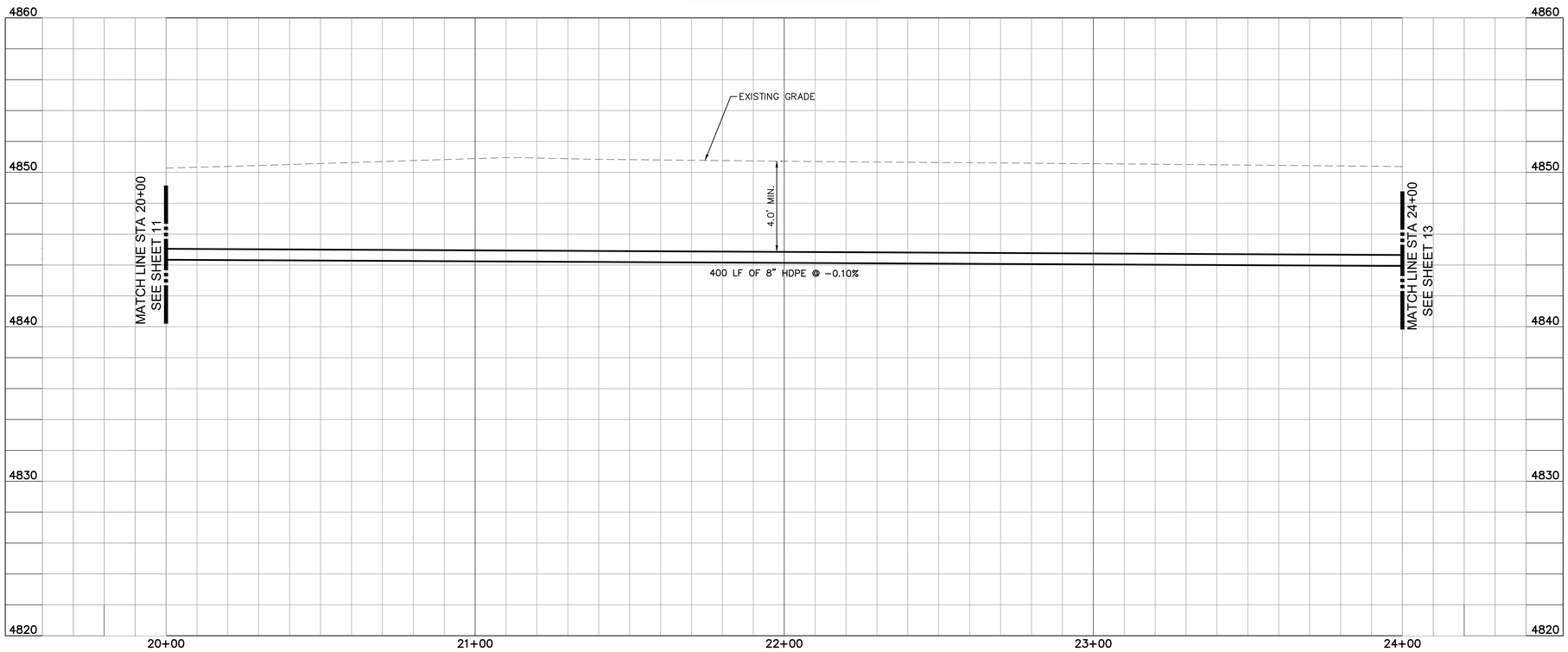
PLAN VIEW



PROFILE VIEW

LEGEND

- EXISTING MAJOR CONTOUR (4200)
- EXISTING MINOR CONTOUR (4201)
- FUTURE MAJOR CONTOUR (4200)
- FUTURE MINOR CONTOUR (4201)
- PROPOSED FORCEMAIN (FM)
- PROPOSED GRAVITY SEWER (SS)
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PROJECT NO: 193023000
DWG TYPE: PLAN AND PROFILE
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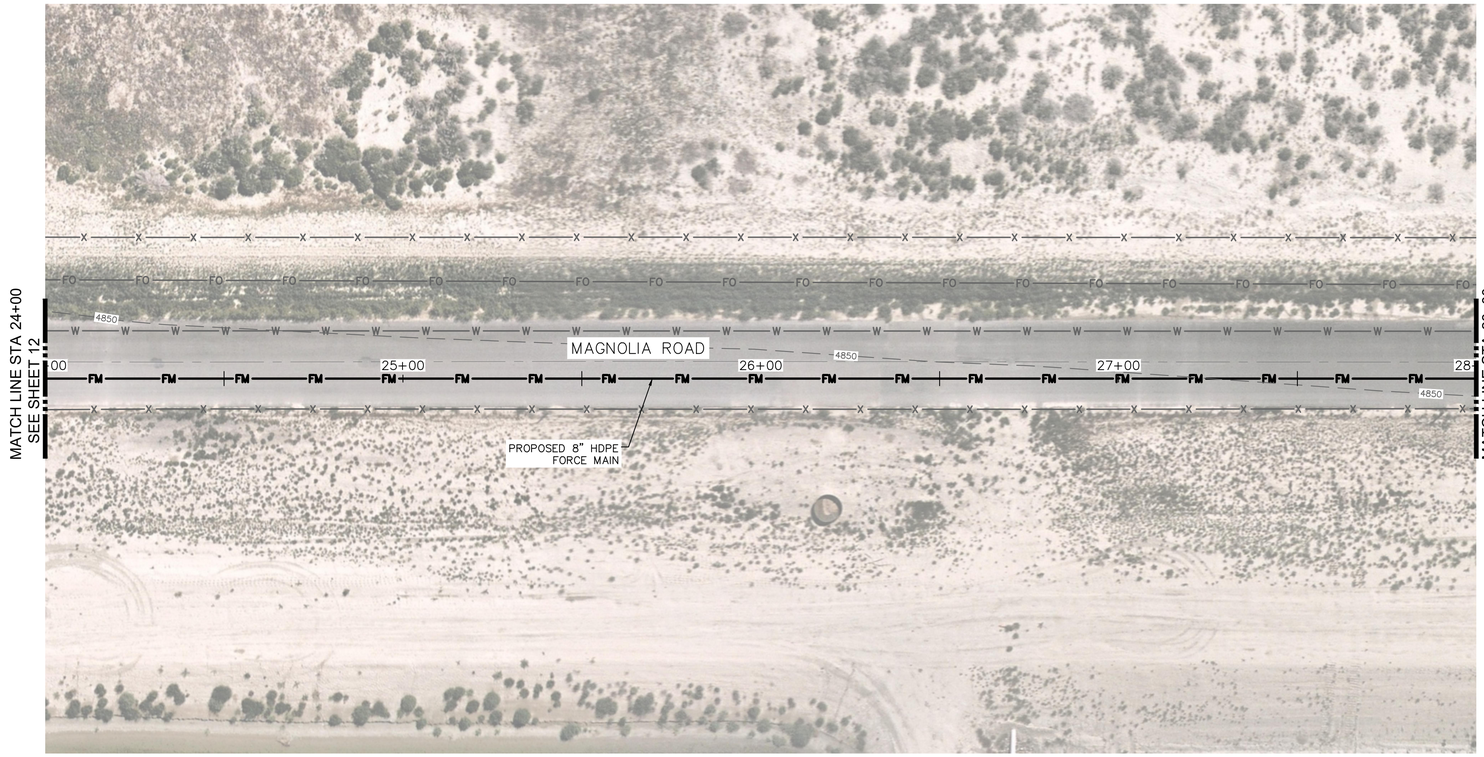
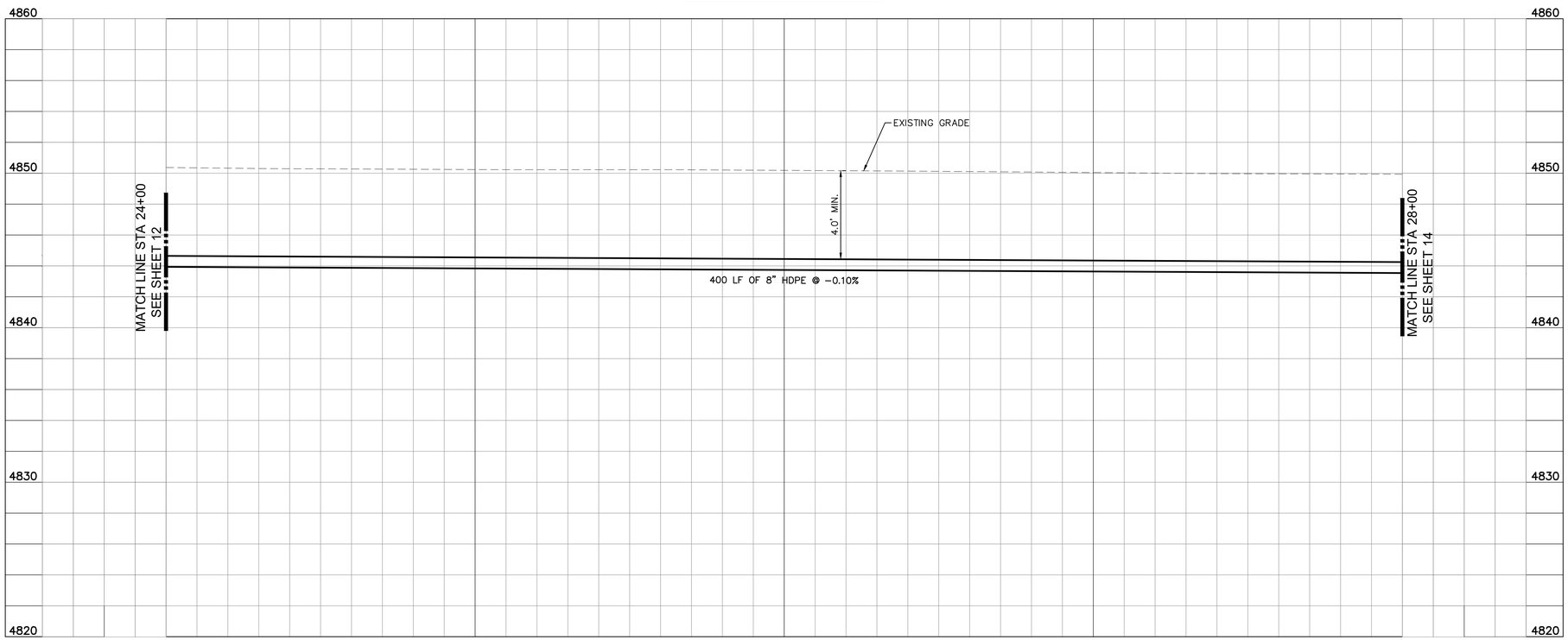


PLAN VIEW



PROFILE VIEW

LEGEND

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- EXISTING MINOR CONTOUR (4201)
- FUTURE MAJOR CONTOUR (4200)
- FUTURE MINOR CONTOUR (4201)
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VERTICAL 0 2 4 8

NORTH

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	DATE	DESCRIPTION
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PROJECT NO: 193023000
DWG TYPE: PLAN AND PROFILE
SHEET NO. 13
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User: SMITH, EVAN
Date: 12/12/2022 1:11 PM
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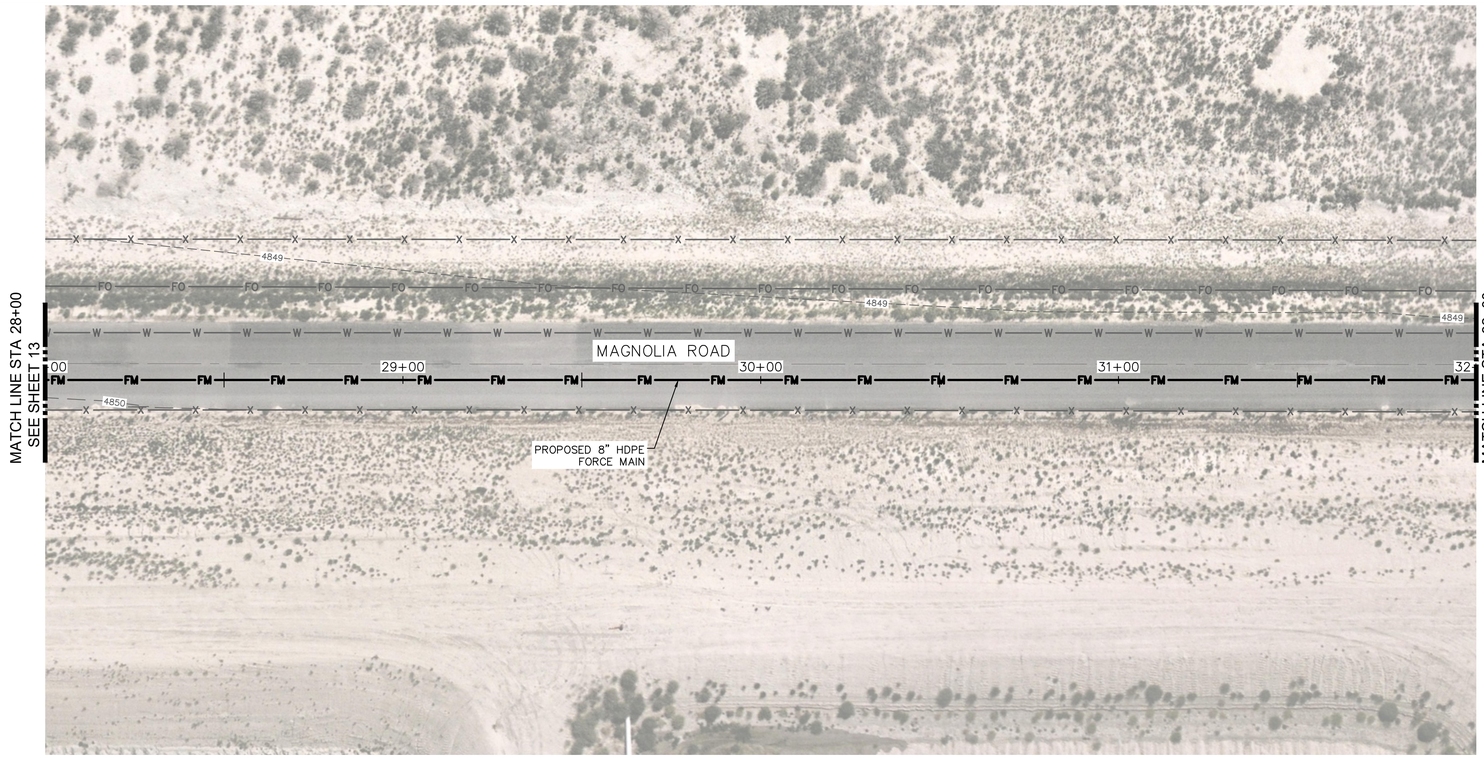
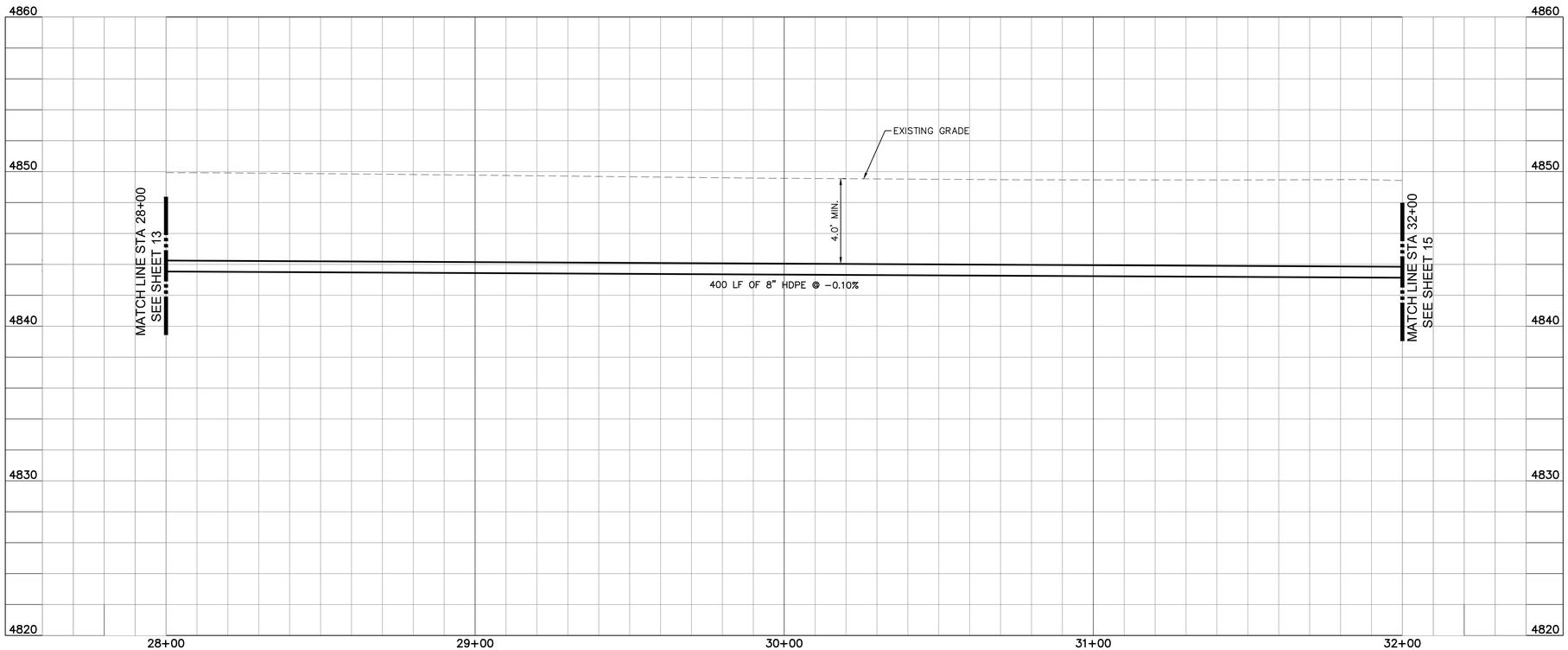


PLAN VIEW



PROFILE VIEW

LEGEND

- EXISTING MAJOR CONTOUR (4200)
- EXISTING MINOR CONTOUR (4201)
- FUTURE MAJOR CONTOUR (4200)
- FUTURE MINOR CONTOUR (4201)
- PROPOSED FORCEMAIN (FM)
- PROPOSED GRAVITY SEWER (SS)
- EXISTING FIBER OPTIC (FO)
- EXISTING STORM (SD)
- EXISTING WATER LINE (W)
- EXISTING FENCE (X)
- ROAD CENTERLINE
- PROPOSED GRAVEL
- PROPOSED CONCRETE
- PROPOSED ROAD (BY OTHERS)
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE (WV)

NOTES

1. CONTRACTOR TO VERIFY EXISTING GRADES SHOWN ON THE PLAN.
2. IF A CONFLICT OCCURS BETWEEN THESE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
3. ALL EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

VERTICAL: 8, 4, 2, 0

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

△	DATE	DESCRIPTION

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EAGLE MOUNTAIN, UTAH

Kimley»Horn

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DRAWN	DESIGNED	CHECKED
RJF	RJF	WSB

SCALE (H): 1": 20'
SCALE (V): 1": 4'
DATE: 12/12/2022
PROJECT NO: 193023000
DWG TYPE: PLAN AND PROFILE
SHEET NO. 14
OF 28 SHTS

Date: 12/12/2022 1:11 PM User: SMITH, EVAN
Path: K:\SLC_WATER-WASTEWATER\193023000_QTS LIFT STATION AND FORCE MAIN - EAGLE MOUNTAIN\CADD\PLANSHEETS\FORCE MAIN ALIGNMENT [24-09 - 48+09].DWG
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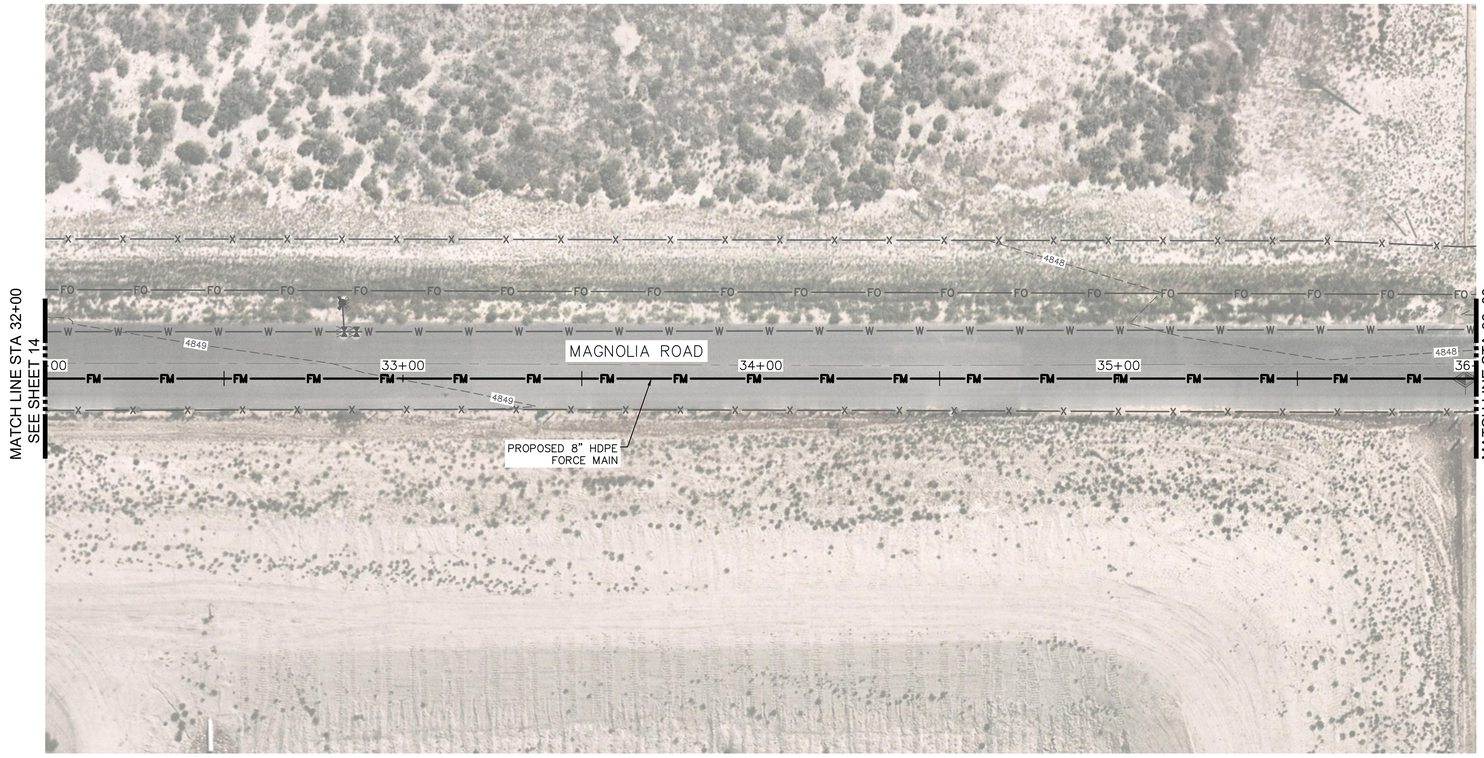
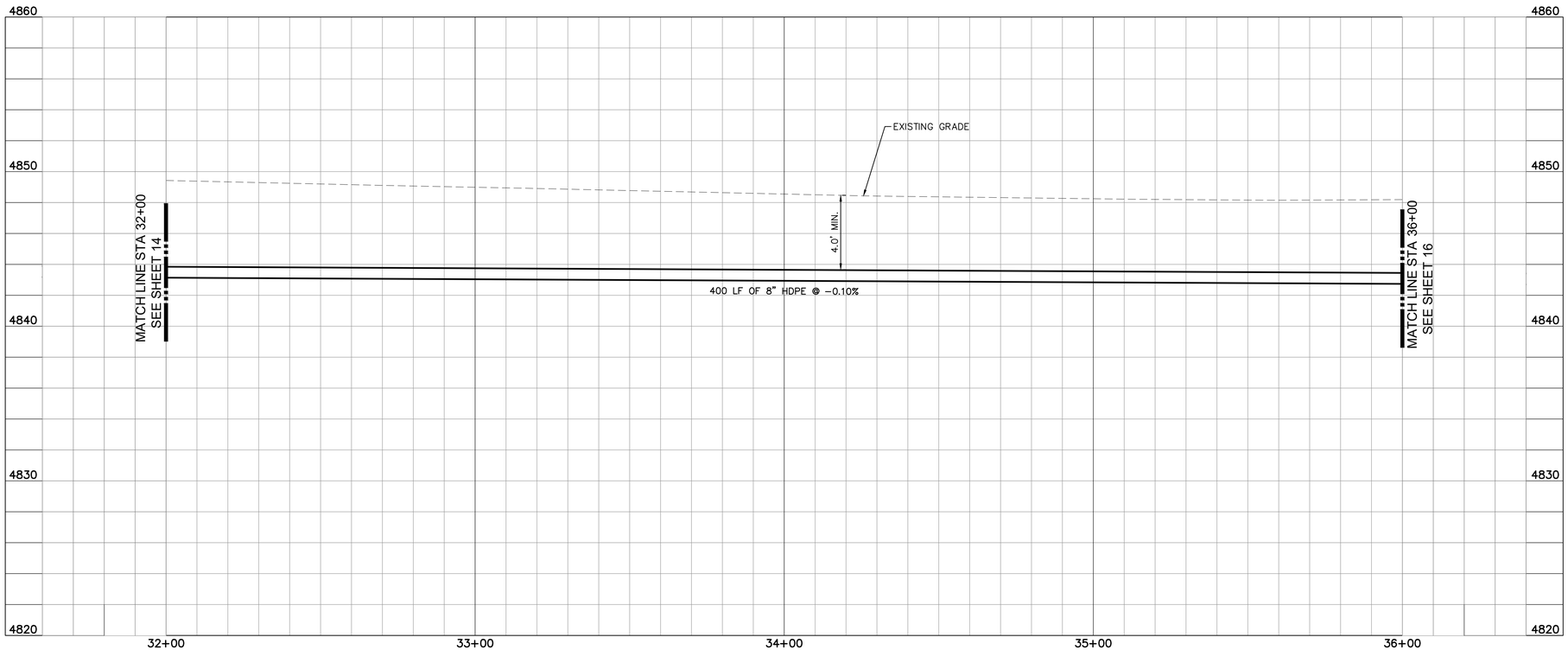


PLAN VIEW



PROFILE VIEW

LEGEND

- EXISTING MAJOR CONTOUR (4200)
- EXISTING MINOR CONTOUR (4201)
- FUTURE MAJOR CONTOUR (4200)
- FUTURE MINOR CONTOUR (4201)
- PROPOSED FORCEMAIN (FM)
- PROPOSED GRAVITY SEWER (SS)
- EXISTING FIBER OPTIC (FO)
- EXISTING STORM (SD)
- EXISTING WATER LINE (W)
- EXISTING FENCE (X)
- ROAD CENTERLINE
- PROPOSED GRAVEL
- PROPOSED CONCRETE
- PROPOSED ROAD (BY OTHERS)
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE (WV)

NOTES

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VERTICAL 8 4 2 0

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

	DATE	DESCRIPTION
1		

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SCALE (H): 1": 20'
SCALE (V): 1": 4'
DATE: 12/12/2022
SHEET NO. 15
PROJECT NO: 193023000
DWG TYPE: PLAN AND PROFILE
OF 28 SHTS

CAUTION: NOTICE TO CONTRACTOR

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Date: 12/12/2022 1:11 PM User: SMITH, EVAN
Path: K:\SLC_WATER-WASTEWATER\193023000_QTS LIFT STATION AND FORCE MAIN - EAGLE MOUNTAIN\CADD\PLANSHEETS\FORCE MAIN ALIGNMENT [24:00 - 48:00].DWG
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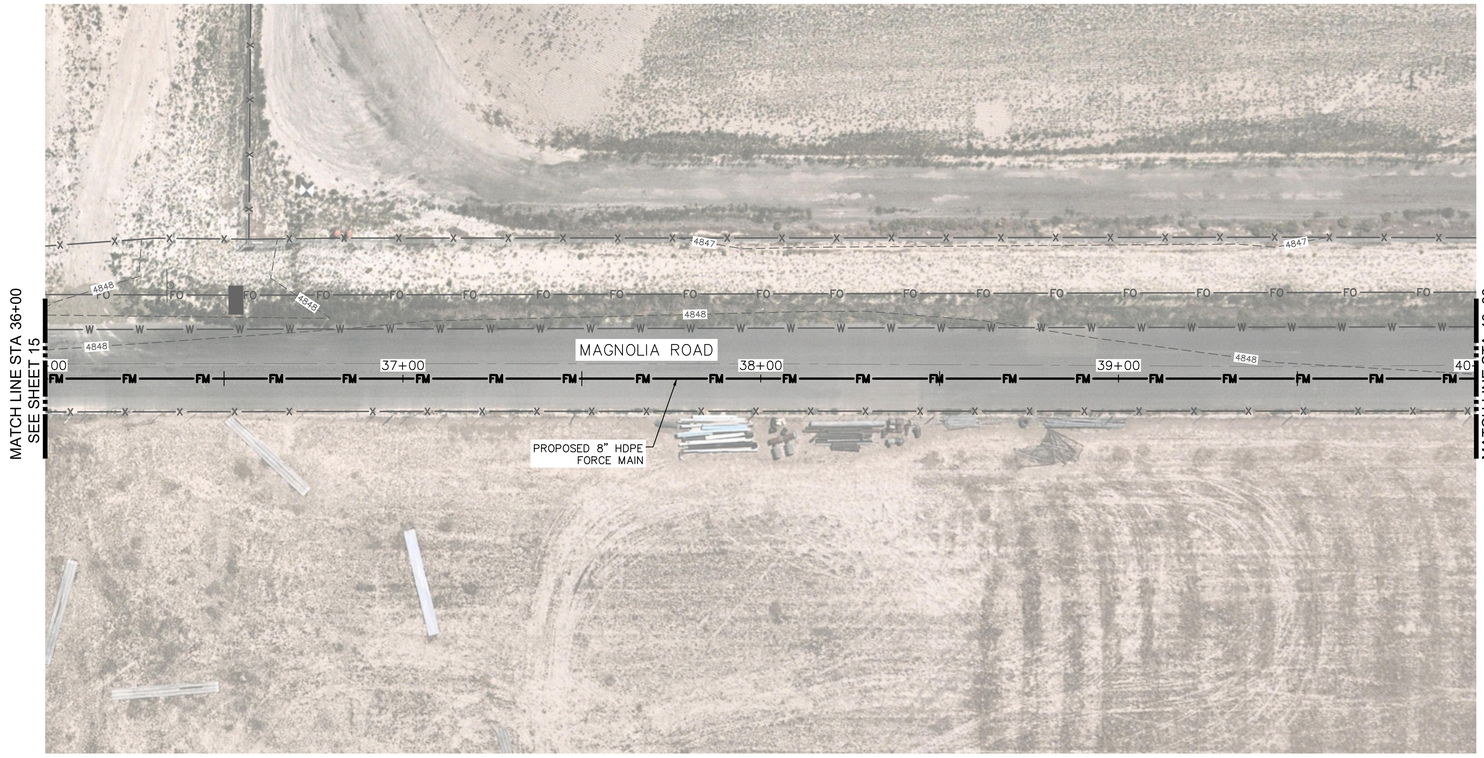
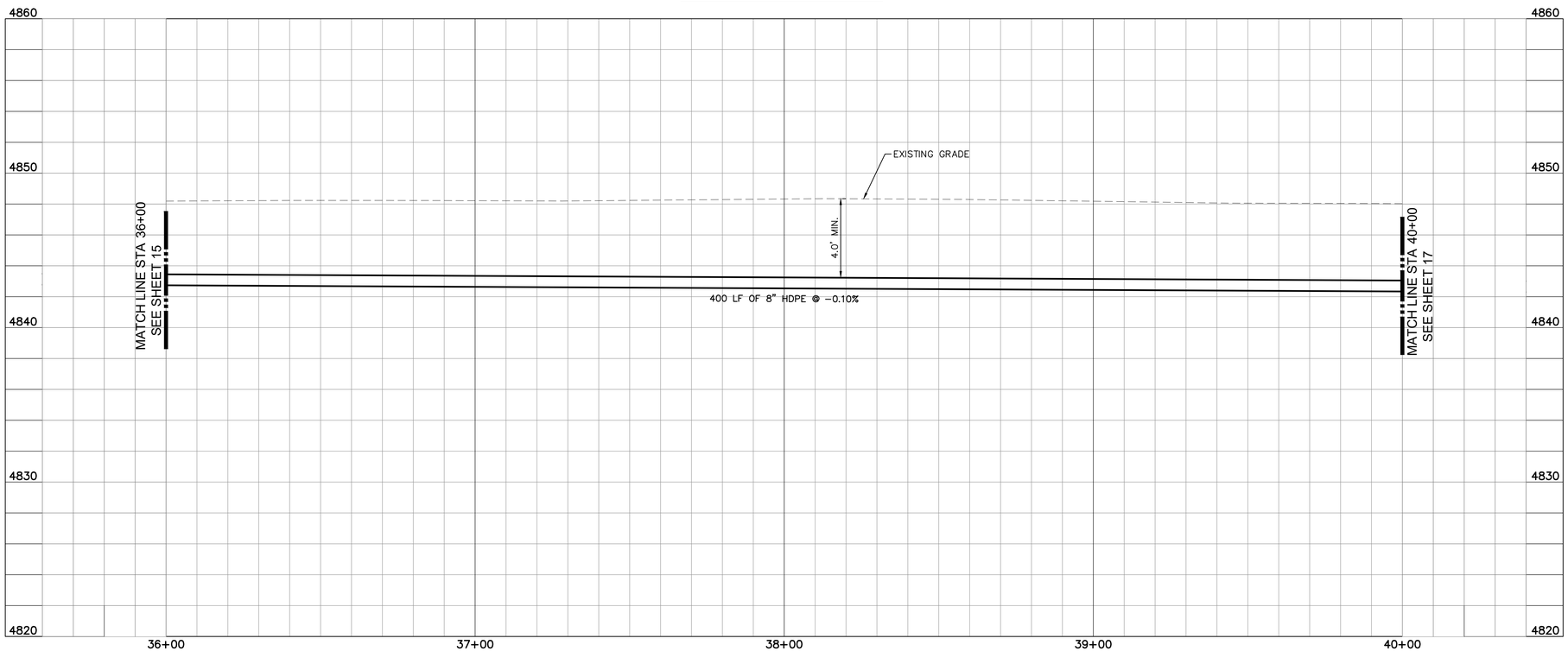


PLAN VIEW



PROFILE VIEW

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FUTURE MAJOR CONTOUR
- FUTURE MINOR CONTOUR
- PROPOSED FORCEMAIN
- PROPOSED GRAVITY SEWER
- EXISTING FIBER OPTIC
- EXISTING STORM
- EXISTING WATER LINE
- EXISTING FENCE
- ROAD CENTERLINE
- PROPOSED GRAVEL
- PROPOSED CONCRETE
- PROPOSED ROAD (BY OTHERS)
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE

NOTES

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VERTICAL 8 4 2 0

NORTH

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	DATE	DESCRIPTION

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SCALE (H): 1": 20'
SCALE (V): 1": 4'
DATE: 12/12/2022
SHEET NO. 16
PROJECT NO: 193023000
DWG TYPE: PLAN AND PROFILE
OF 28 SHTS

CAUTION: NOTICE TO CONTRACTOR

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Path: K:\SLC_WATER-WASTEWATER\193023000_QTS LIFT STATION AND FORCE MAIN - EAGLE MOUNTAIN\CADD\PLANSHEETS\FORCE MAIN ALIGNMENT [24+00 - 48+00].DWG
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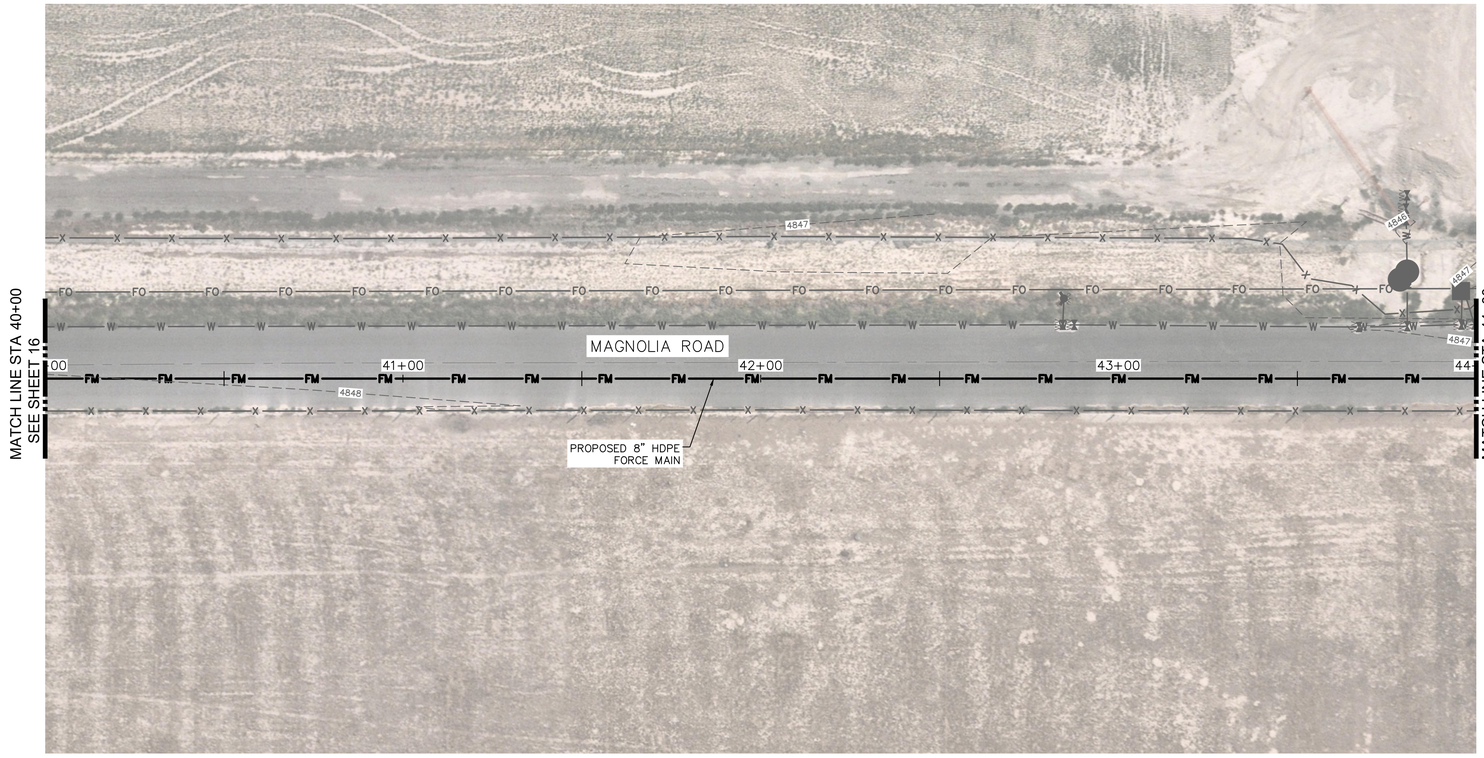
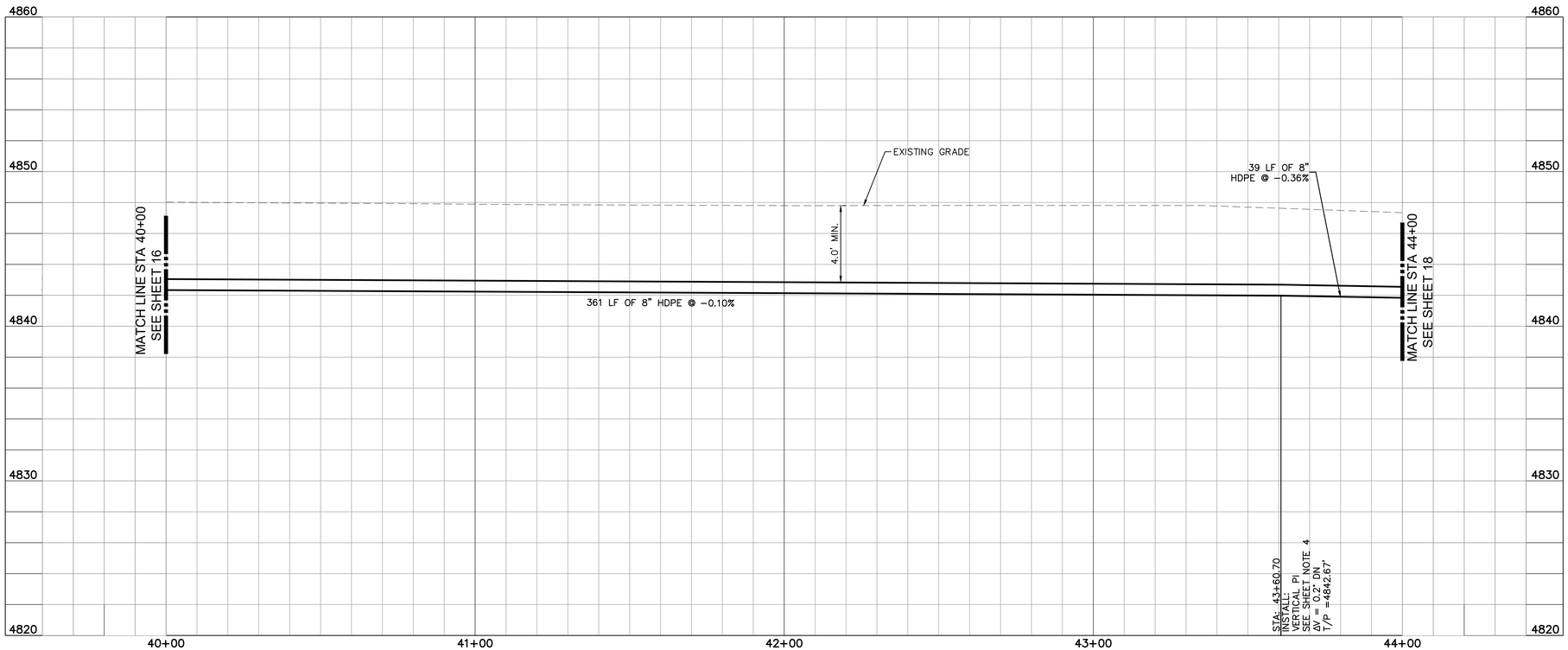


PLAN VIEW



PROFILE VIEW

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FUTURE MAJOR CONTOUR
- FUTURE MINOR CONTOUR
- PROPOSED FORCEMAIN
- PROPOSED GRAVITY SEWER
- EXISTING FIBER OPTIC
- EXISTING STORM
- EXISTING WATER LINE
- EXISTING FENCE
- ROAD CENTERLINE
- PROPOSED GRAVEL
- PROPOSED CONCRETE
- PROPOSED ROAD (BY OTHERS)
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE

NOTES

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4. FOR HDPE: ALL PIPE DEFLECTIONS SHALL BE ACHIEVED BY BENDING THE PIPE USING A MINIMUM BEND RADIUS OF 1.5 TIMES THE MANUFACTURER'S RECOMMENDATION. IF 1.5 TIMES MANUFACTURER'S BEND RADIUS CANNOT BE ACCOMMODATED, A DI MJ BEND MUST BE USED TO ACHIEVE DEFLECTION UNLESS OTHERWISE NOTED IN THE PLANS.

VERTICAL 8 4 2 0

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

⚠	DATE	DESCRIPTION

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SCALE (H): 1": 20'
SCALE (V): 1": 4'
DATE: 12/12/2022
SHEET NO. 17
PROJECT NO: 193023000
DWG TYPE: PLAN AND PROFILE
OF 28 SHTS

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Date: 12/12/2022 1:11 PM User: SMITH, EVAN
Path: K:\SLC_WATER-WASTEWATER\193023000_QTS LIFT STATION AND FORCE MAIN - EAGLE MOUNTAIN\CADD\PLANSHEETS\FORCE MAIN ALIGNMENT [24+00 - 48+00].DWG
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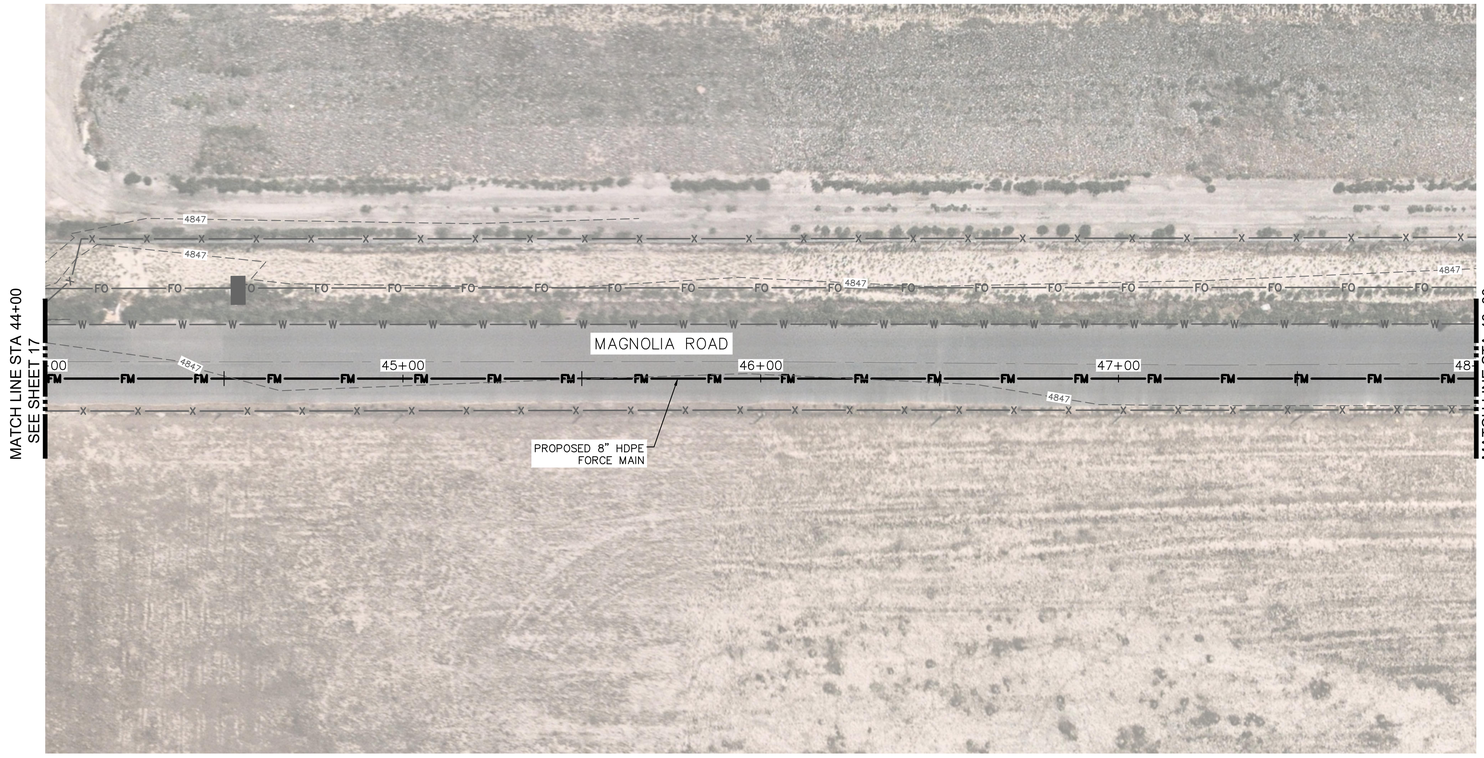
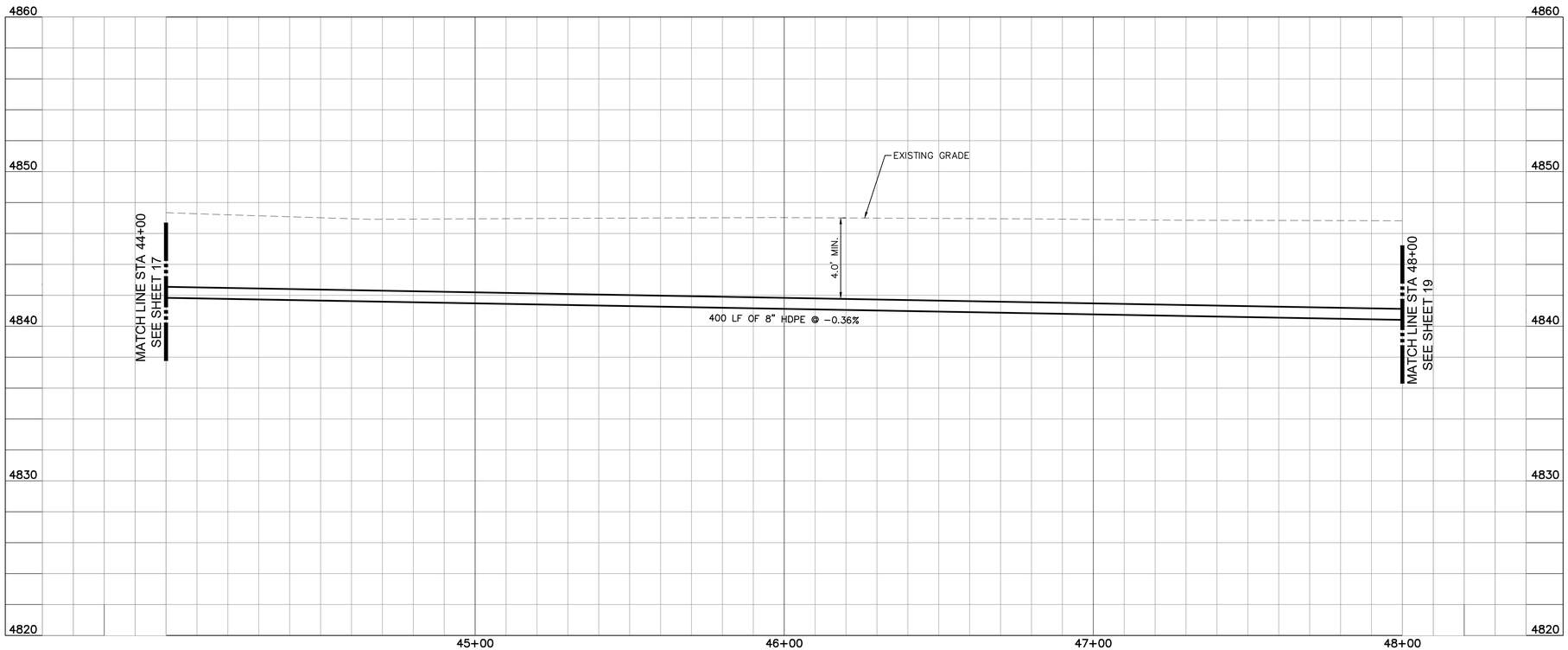


PLAN VIEW



PROFILE VIEW

LEGEND

- EXISTING MAJOR CONTOUR (4200)
- EXISTING MINOR CONTOUR (4201)
- FUTURE MAJOR CONTOUR (4200)
- FUTURE MINOR CONTOUR (4201)
- PROPOSED FORCEMAIN (FM)
- PROPOSED GRAVITY SEWER (SS)
- EXISTING FIBER OPTIC (FO)
- EXISTING STORM (SD)
- EXISTING WATER LINE (W)
- EXISTING FENCE (X)
- ROAD CENTERLINE
- PROPOSED GRAVEL
- PROPOSED CONCRETE
- PROPOSED ROAD (BY OTHERS)
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE (WV)

NOTES

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VERTICAL 8 4 2 0

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

	DATE	DESCRIPTION
1		

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SCALE (V): 1": 4'
DATE: 12/12/2022
SHEET NO. 18
PROJECT NO: 193023000
DWG TYPE: PLAN AND PROFILE
OF 28 SHTS

CAUTION: NOTICE TO CONTRACTOR

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Date: 12/12/2022 1:12 PM User: SMITH, EVAN
Path: K:\SLC_WATER-WASTEWATER\193023000_QTS LIFT STATION AND FORCE MAIN - EAGLE MOUNTAIN\CADD\PLANSHEETS\FORCE MAIN ALIGNMENT [24+00 - 48+00].DWG
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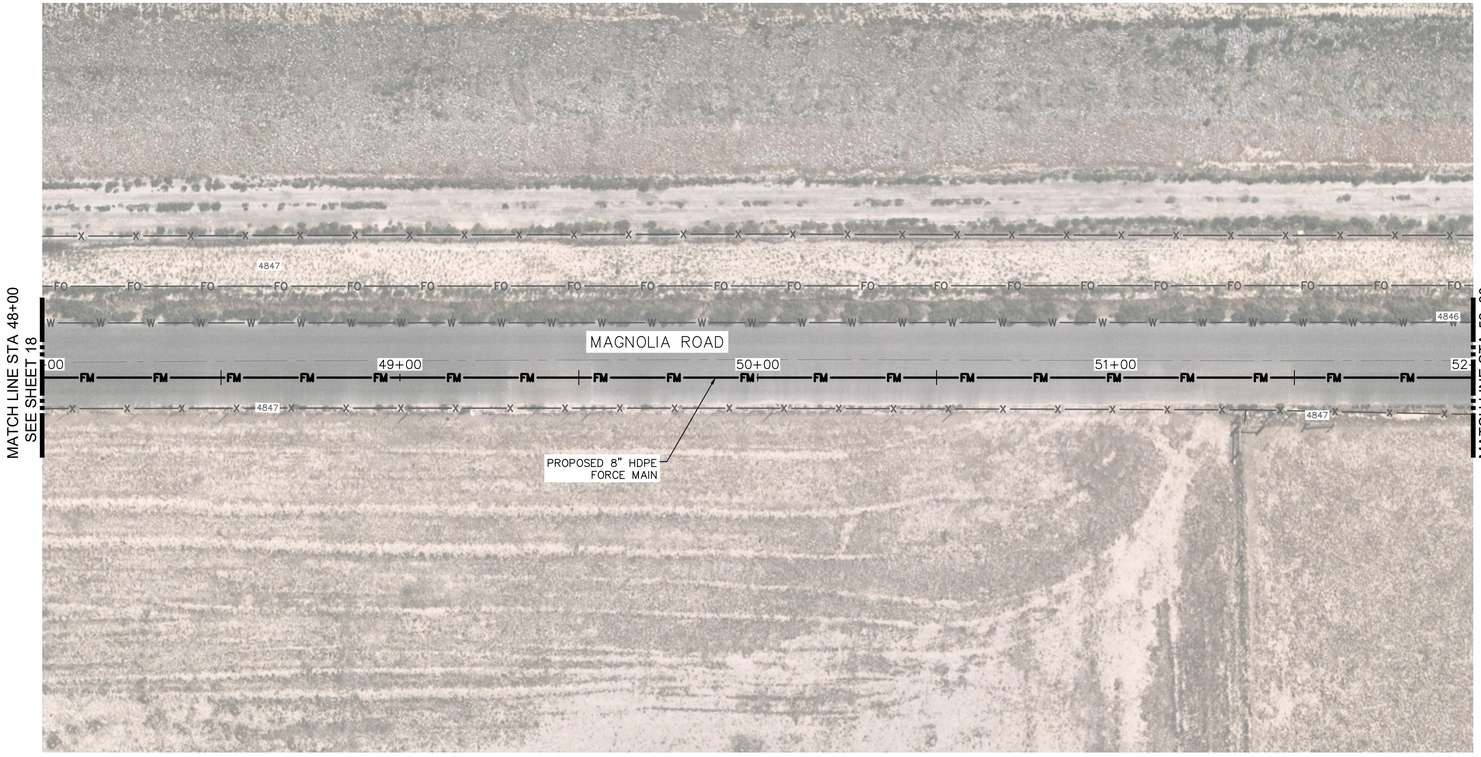
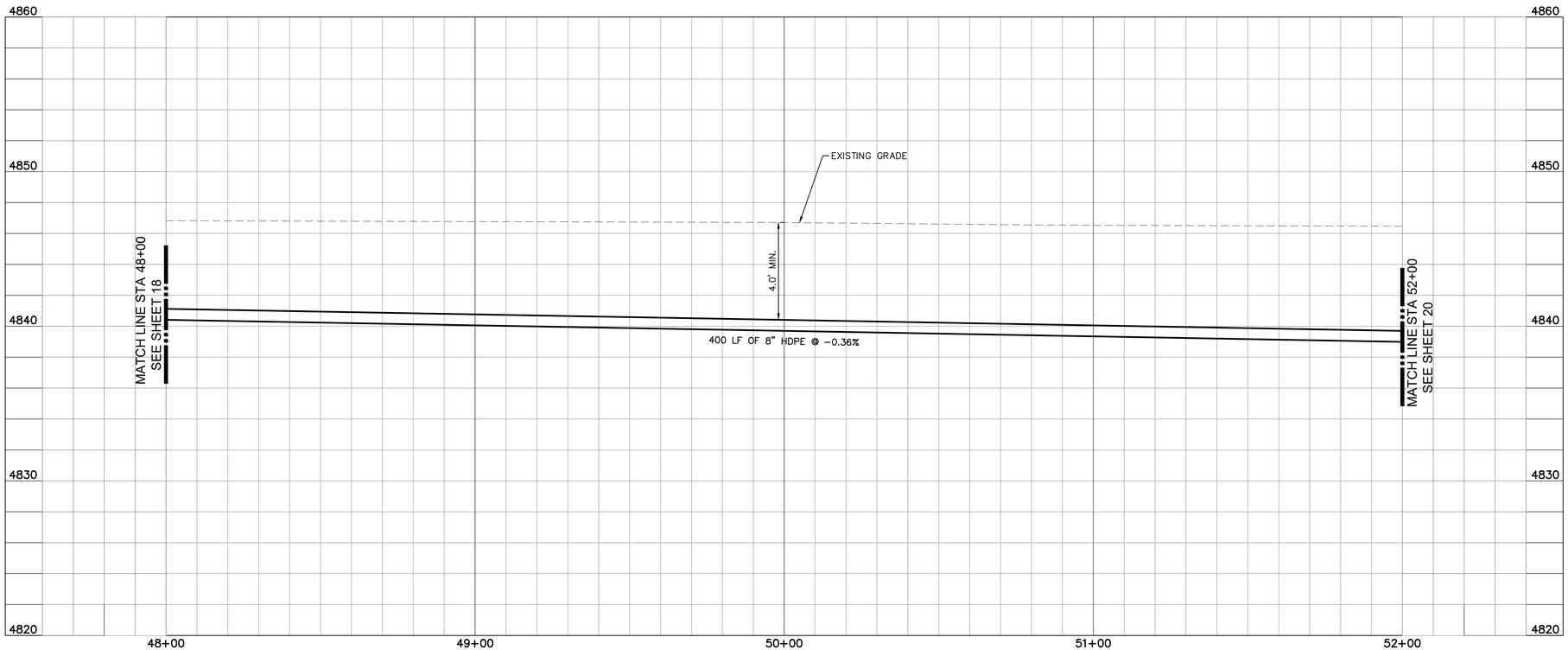


PLAN VIEW



PROFILE VIEW

LEGEND

- EXISTING MAJOR CONTOUR (4200)
- EXISTING MINOR CONTOUR (4201)
- FUTURE MAJOR CONTOUR (4200)
- FUTURE MINOR CONTOUR (4201)
- PROPOSED FORCEMAIN (FM)
- PROPOSED GRAVITY SEWER (SS)
- EXISTING FIBER OPTIC (FO)
- EXISTING STORM (SD)
- EXISTING WATER LINE (W)
- EXISTING FENCE (X)
- ROAD CENTERLINE
- PROPOSED GRAVEL
- PROPOSED CONCRETE
- PROPOSED ROAD (BY OTHERS)
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE (WV)

NOTES

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VERTICAL 8 4 2 0

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
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	DATE	DESCRIPTION
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SCALE (V): 1": 4'
DATE: 12/12/2022
SHEET NO. 19
PROJECT NO: 193023000
DWG TYPE: PLAN AND PROFILE
OF 28 SHTS

CAUTION: NOTICE TO CONTRACTOR

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Date: 12/12/2022 1:12 PM User: SMITH, EVAN
Path: K:\SLC_WATER-WASTEWATER\193023000_QTS LIFT STATION AND FORCE MAIN - EAGLE MOUNTAIN\CADD\PLANSHEETS\FORCE MAIN ALIGNMENT [48+00 - 64+06.9].DWG
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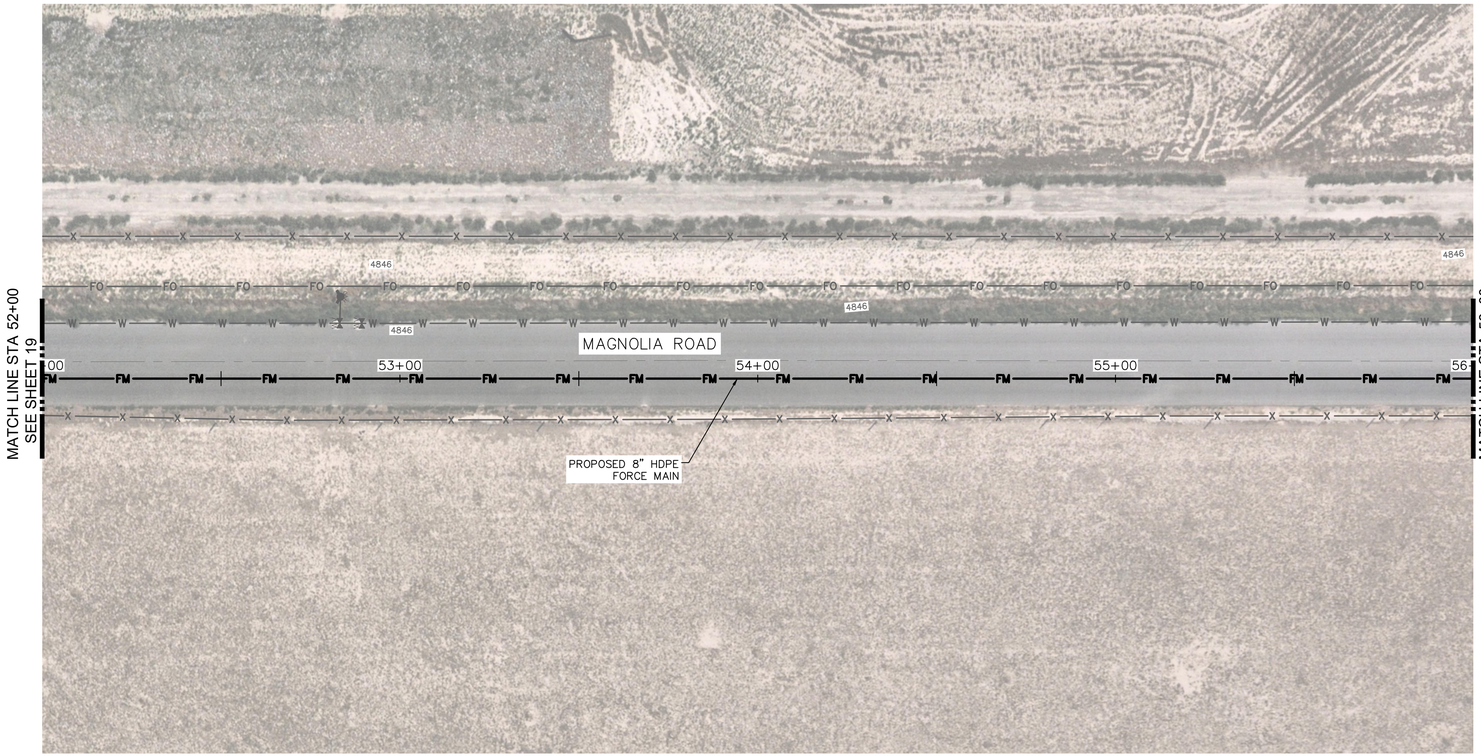
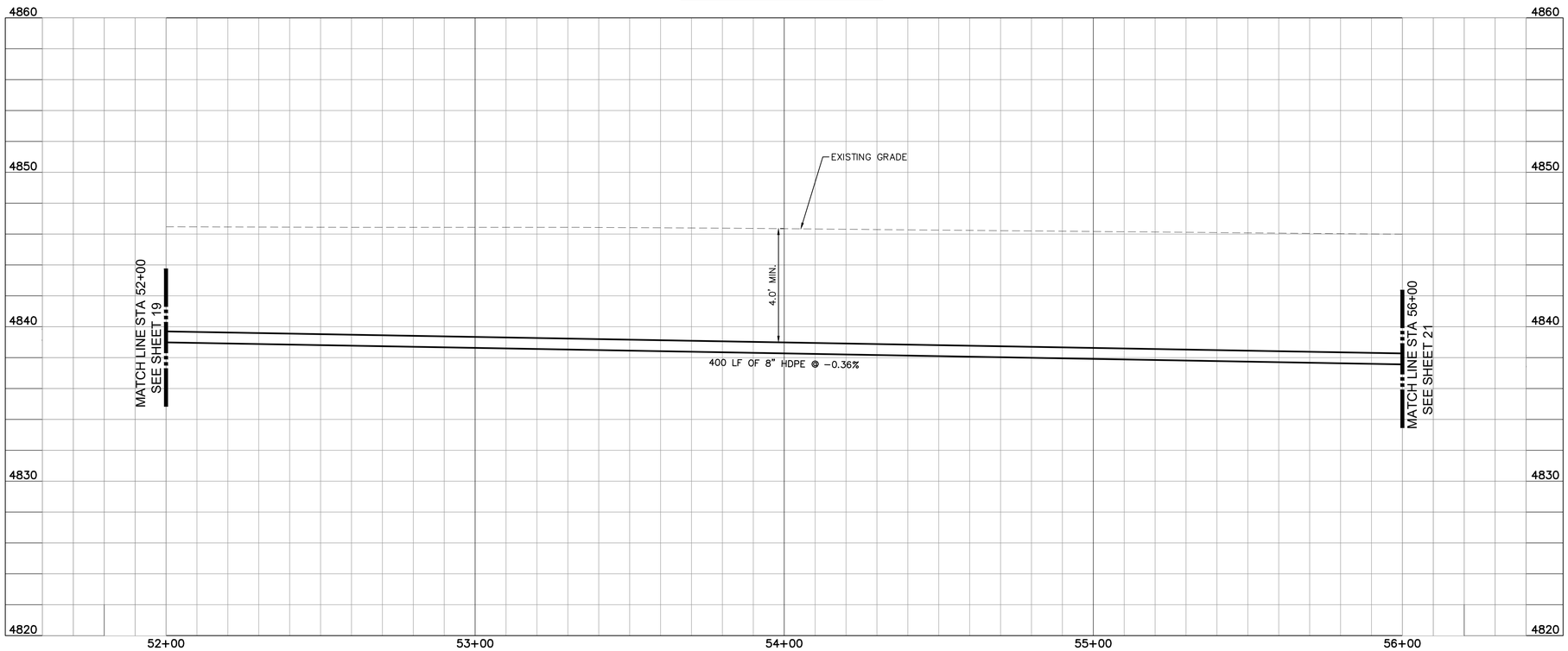


PLAN VIEW



PROFILE VIEW

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FUTURE MAJOR CONTOUR
- FUTURE MINOR CONTOUR
- PROPOSED FORCEMAIN
- PROPOSED GRAVITY SEWER
- EXISTING FIBER OPTIC
- EXISTING STORM
- EXISTING WATER LINE
- EXISTING FENCE
- ROAD CENTERLINE
- PROPOSED GRAVEL
- PROPOSED CONCRETE
- PROPOSED ROAD (BY OTHERS)
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE

NOTES

1. CONTRACTOR TO VERIFY EXISTING GRADES SHOWN ON THE PLAN.
2. IF A CONFLICT OCCURS BETWEEN THESE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
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EAGLE MOUNTAIN, UTAH

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Tel. No. (385) 212-3176

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RJF	RJF	WSB

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SCALE (V): 1": 4'
DATE: 12/12/2022
PROJECT NO: 193023000
DWG TYPE: PLAN AND PROFILE
SHEET NO. 20
OF 28 SHTS

Date: 12/12/2022 1:12 PM User: SMITH, EVAN
Path: K:\SLC_WATER-WASTEWATER\193023000_QTS LIFT STATION AND FORCE MAIN - EAGLE MOUNTAIN\CADD\PLANSHEETS\FORCE MAIN ALIGNMENT [48+00 - 64+06.9].DWG
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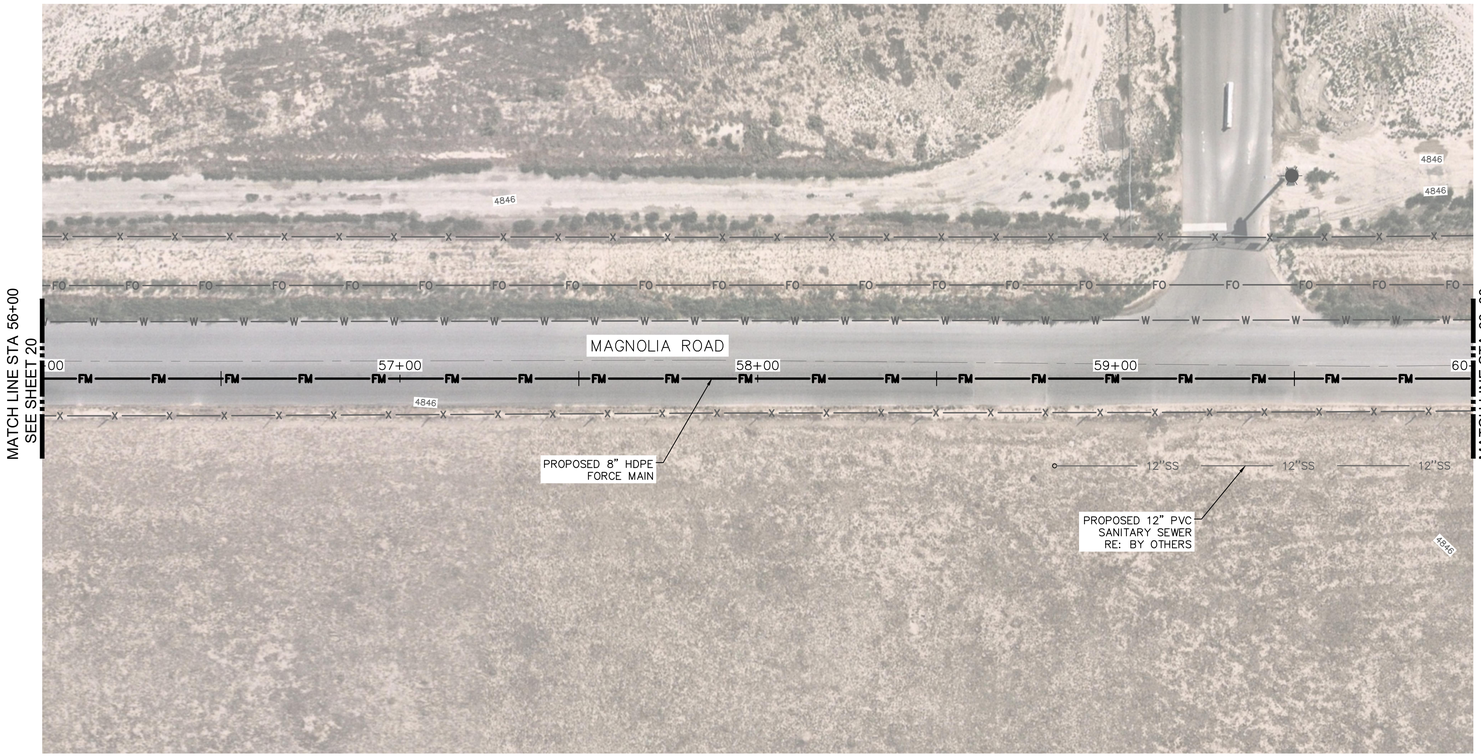
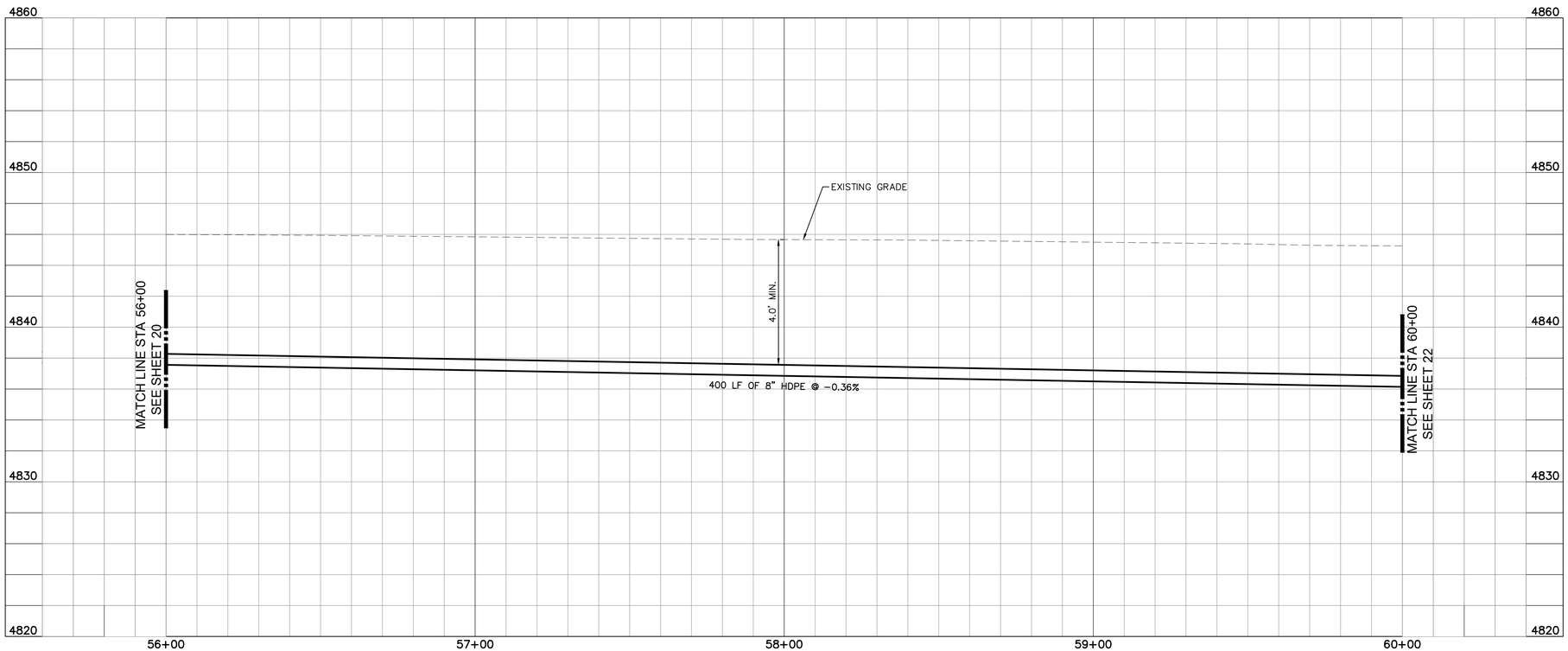


PLAN VIEW



PROFILE VIEW

LEGEND

- EXISTING MAJOR CONTOUR (4200)
- EXISTING MINOR CONTOUR (4201)
- FUTURE MAJOR CONTOUR (4200)
- FUTURE MINOR CONTOUR (4201)
- PROPOSED FORCEMAIN (FM)
- PROPOSED GRAVITY SEWER (SS)
- EXISTING FIBER OPTIC (FO)
- EXISTING STORM (SD)
- EXISTING WATER LINE (W)
- EXISTING FENCE (X)
- ROAD CENTERLINE
- PROPOSED GRAVEL
- PROPOSED CONCRETE
- PROPOSED ROAD (BY OTHERS)
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE (WV)

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DWG TYPE: PLAN AND PROFILE
SHEET NO. 21
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Date: 12/12/2022 1:12 PM User: SMITH, EVAN
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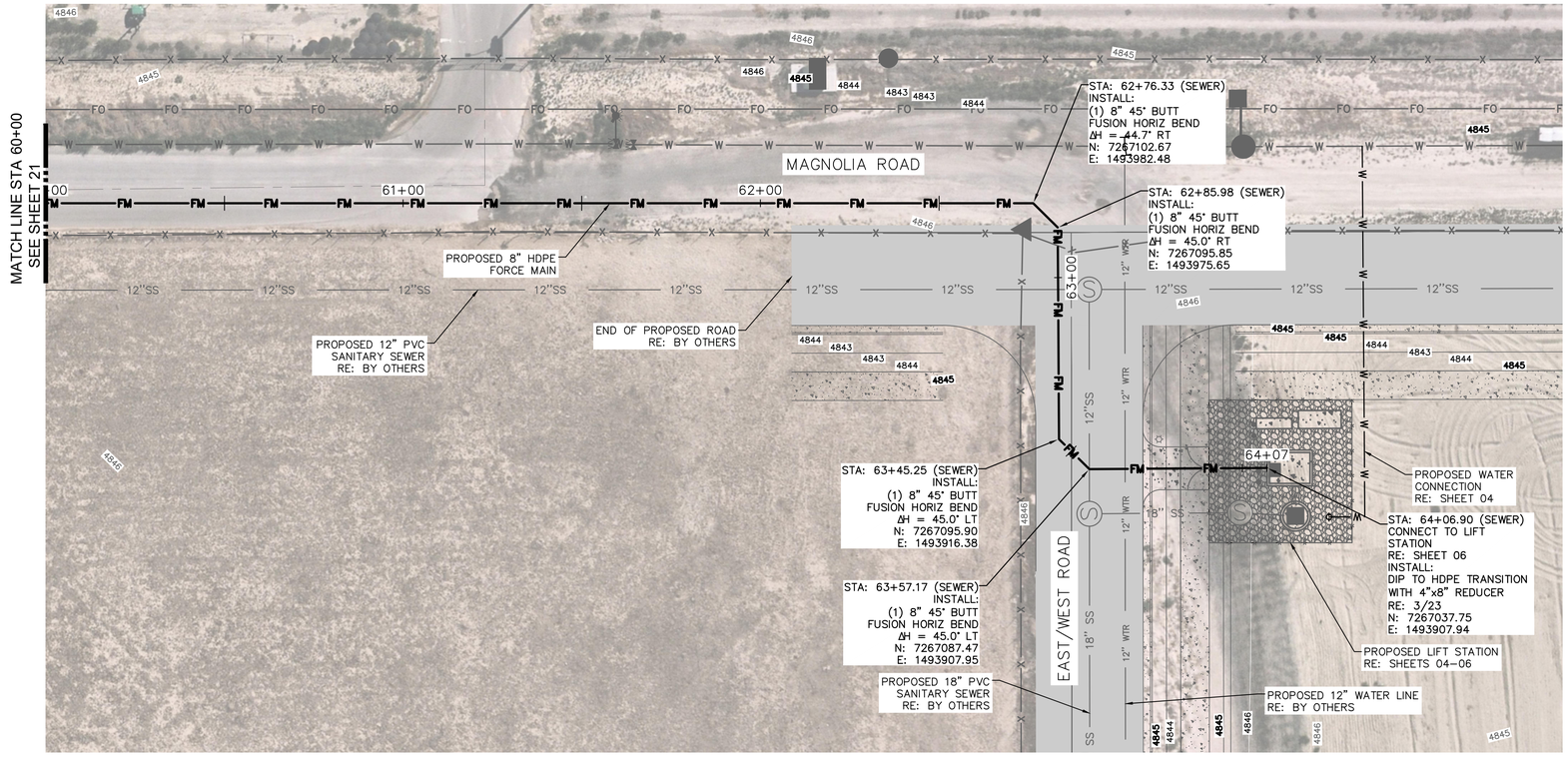
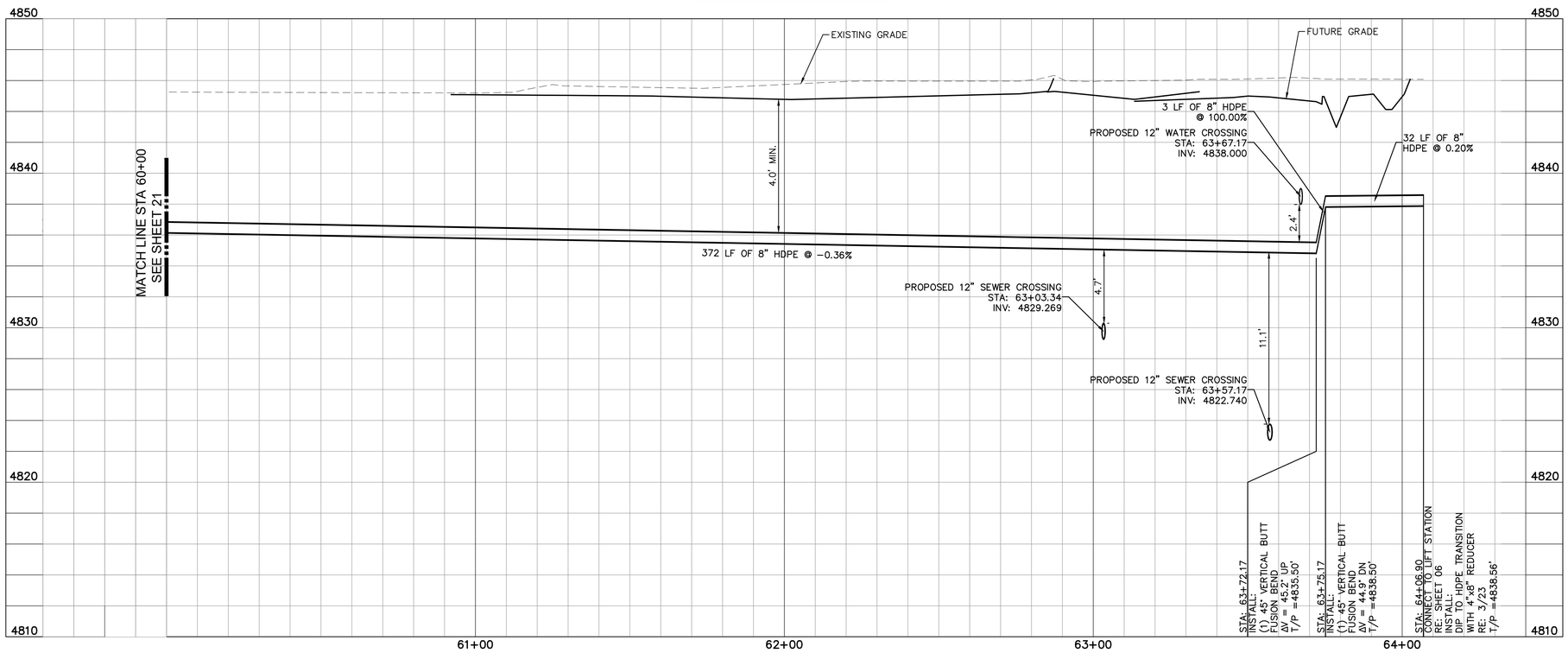


PLAN VIEW



PROFILE VIEW

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SHEET NO. 22
PROJECT NO: 193023000
DWG TYPE: PLAN AND PROFILE
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User: SMITH, EVAN
Path: K:\SLC_WATER-WASTEWATER\193023000_QTS LIFT STATION AND FORCE MAIN - EAGLE MOUNTAIN\CADD\PLANSHEETS\FORCE MAIN ALIGNMENT (48+00 - 64+06.9).DWG
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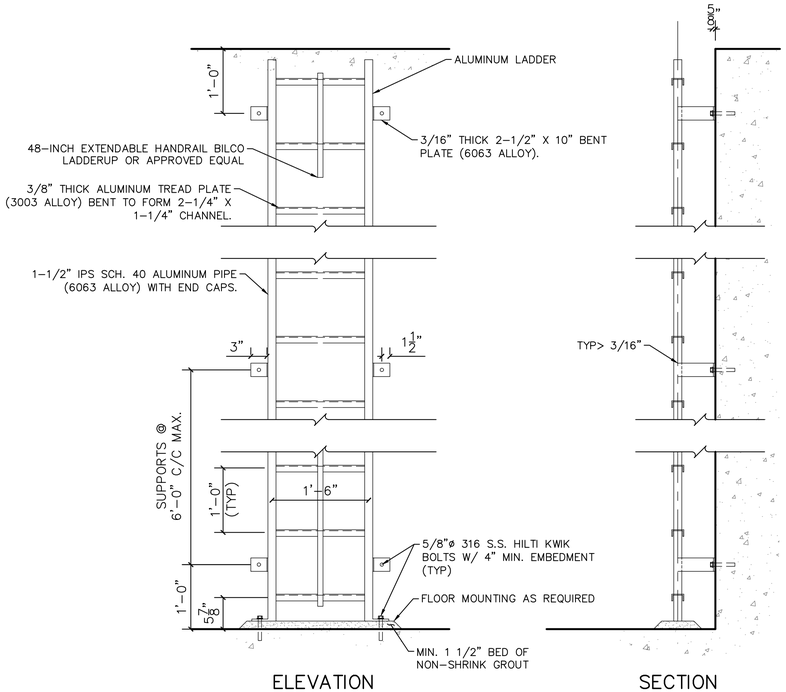
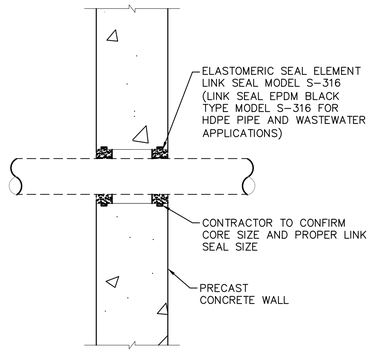
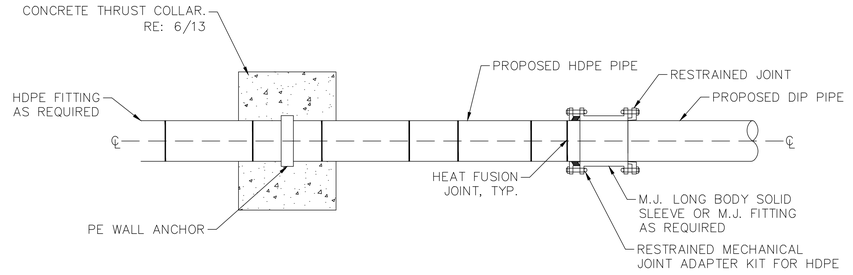


1 / 23 LADDER DETAIL
NOT TO SCALE



2 / 23 WALL PENETRATION DETAIL
NOT TO SCALE



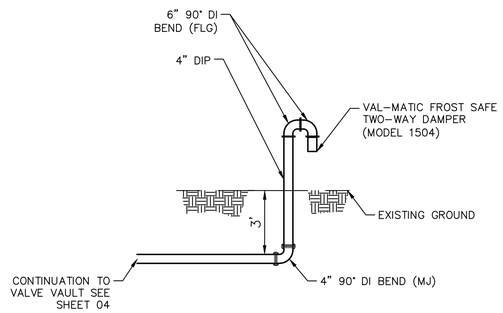
3 / 23 HDPE TO DIP TRANSITION ASSEMBLY DETAIL
NOT TO SCALE

DEPTH OF MANHOLE, FEET	4-FOOT DIA SECONDS	5-FOOT DIA SECONDS	6-FOOT DIA SECONDS
8	20	26	33
10	25	33	41
12	30	39	49
14	35	45	57
16	40	52	67
18	40	59	73
**	T=5	T=6.5	T=8

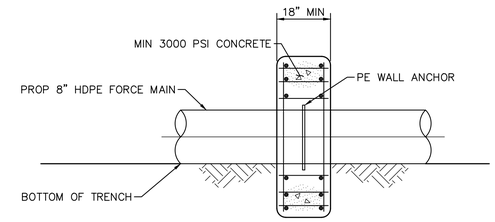
**FOR MANHOLES OVER 18 FEET DEEP, ADD "T" SECONDS AS SHOWN FOR EACH RESPECTIVE DIAMETER FOR EACH 2 FEET OF ADDITIONAL DEPTH OF MANHOLE TO THE TIME SHOWN FOR 18 FOOT DEPTH. (EXAMPLE: A 30 FOOT DEEP, 4-FOOT DIAMETER TOTAL TEST TIME WOULD BE 70 SECONDS. 40+6(5)=70 SECONDS)

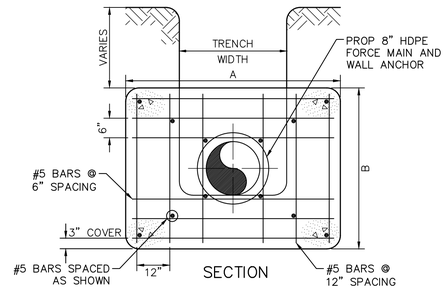
NOTES:
1. DRAW A VACUUM OF 10 INCHES OF MERCURY AND TURN OFF THE PUMP.
2. WITH THE VALVE CLOSED, READ THE VACUUM LEVEL AFTER THE REQUIRED TEST TIME.
3. MINIMUM TIME REQUIRED FOR VACUUM DROP OF 1 INCH OF MERCURY IS SHOWN IN TABLE ABOVE.
4. MANHOLE VACUUM LEVELS THAT DROP GREATER THAN 1 INCH OF MERCURY FAILS THE TEST.

4 / 23 MANHOLE VACUUM TEST DETAIL
NOT TO SCALE



5 / 23 AIR VENT DETAIL
NOT TO SCALE





THRUST COLLAR			
STATION	"A"	"B"	#5 BAR QNTY
0+07.62	7 Ft	3 Ft	28

6 / 23 CONCRETE THRUST COLLAR DETAIL
NOT TO SCALE

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PROJECT NO: 193023000
DWG TYPE: DETAILS
SHEET NO. 23 OF 28 SHTS

Date: 12/12/2022 12:11 PM User: SMITH, EVAN
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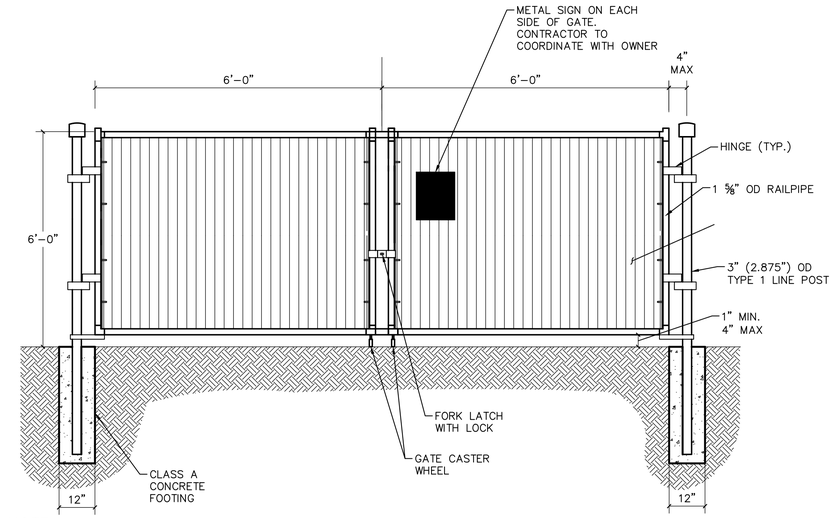
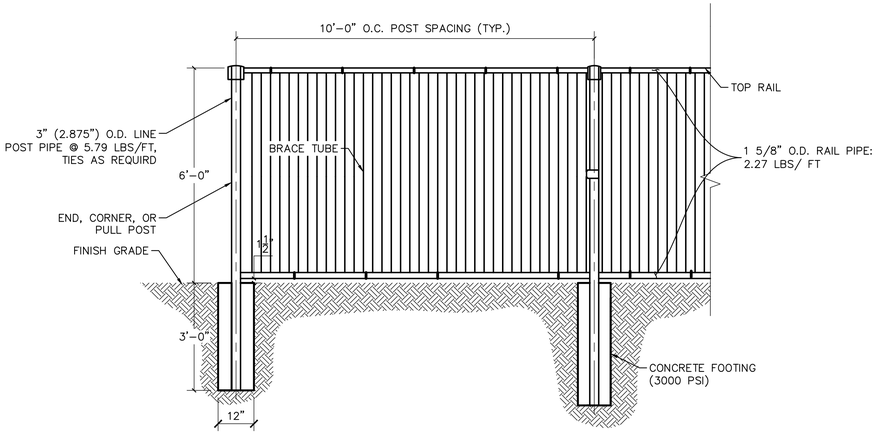


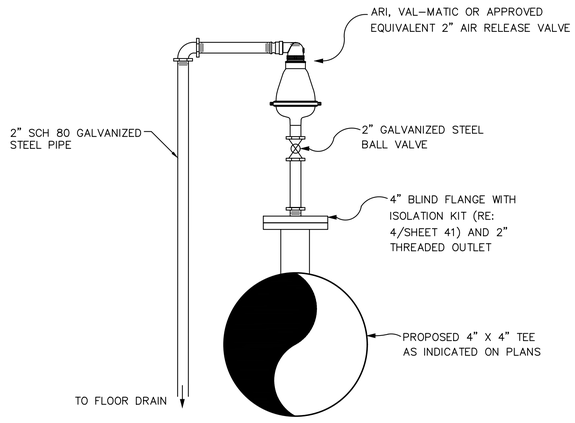
NOTE:

1. GATE SHALL MATCH HEIGHT REQUIREMENTS OF ADJACENT FENCE.
2. PROPOSED DETAIL IS INTENDED TO MATCH EXISTING FENCE STYLE AND MATERIALS. CONTRACTOR TO CONFIRM EXISTING STYLE. IF DISCREPANCY EXISTS, CONTRACTOR SHALL MATCH EXISTING FENCE STYLE AND MATERIALS.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWING OF FENCE TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
4. GATE MANUFACTURER SHALL CONFIRM GATE POSTS AND INTERMEDIATE UPRIGHTS ARE ADEQUATE FOR THE PROPOSED SWING GATE. HINGES AND OTHER GATE HARDWARE AND APPURTENANCES SHALL BE PER GATE MANUFACTURER'S RECOMMENDATIONS. GATE SHALL BE DESIGNED TO PREVENT SAGGING AND PROVIDE FOR SMOOTH GATE OPENING WITHOUT DRAGGING ON GROUND. GATE ROLLERS WILL NOT BE PERMITTED
5. CONTRACTOR SHALL FURNISH CHAIN, MIN 3/16" DIA. PERMANENT LOCKS WILL BE PROVIDED BY THE OWNER FOLLOWING CONSTRUCTION. TEMPORARY LOCKS SHALL BE PROVIDED BY CONTRACTOR DURING CONSTRUCTION.

1 / 24 MANUAL SWING GATE DETAIL
NOT TO SCALE



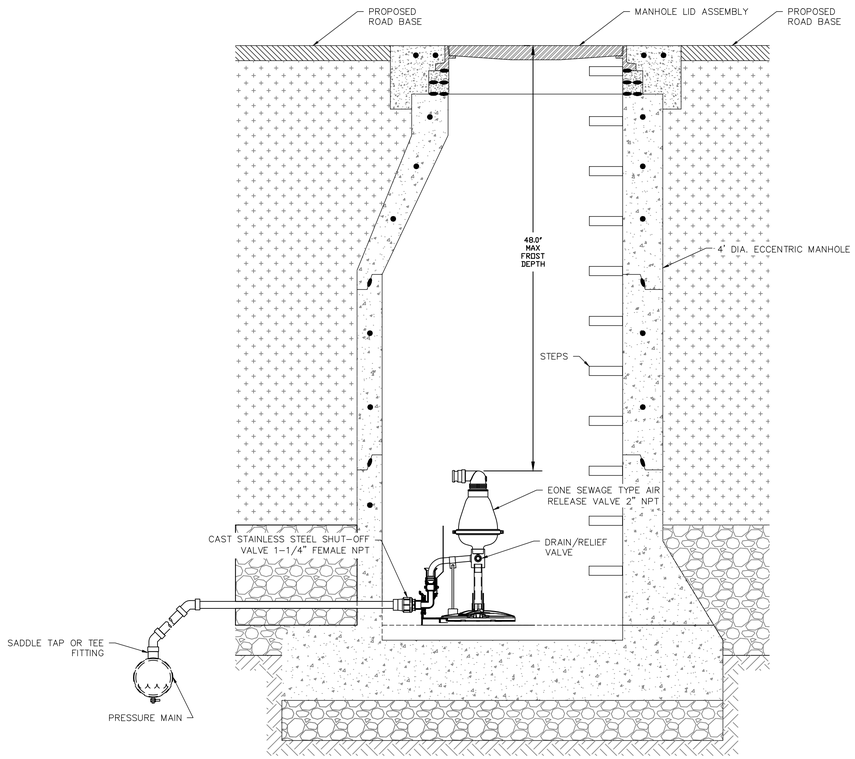
2 / 24 WROUGHT IRON FENCE DETAIL
NOT TO SCALE



NOTES:

1. TO FLOOR DRAIN PROVIDE 6" MIN. AIR GAP BETWEEN PIPING AND TOP OF FLOOR DRAIN.

3 / 24 AIR RELEASE VALVE DETAIL
NOT TO SCALE



NOTES:

1. MANHOLES CONTAINING AIR VALVES SHALL HAVE A FROST-PROOF FRAME WITH VENTED COVER AND MANHOLE ODOR CONTROL UNIT INSTALLED

4 / 24 AIR RELEASE STATION DETAIL
NOT TO SCALE

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DWG TYPE: DETAILS
SHEET NO. 24
OF 28 SHTS

Date: 12/12/2022 12:11 PM User: SMITH, EVAN
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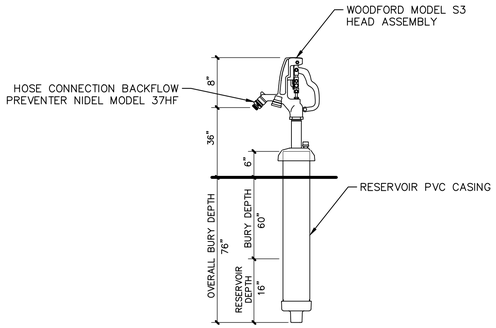
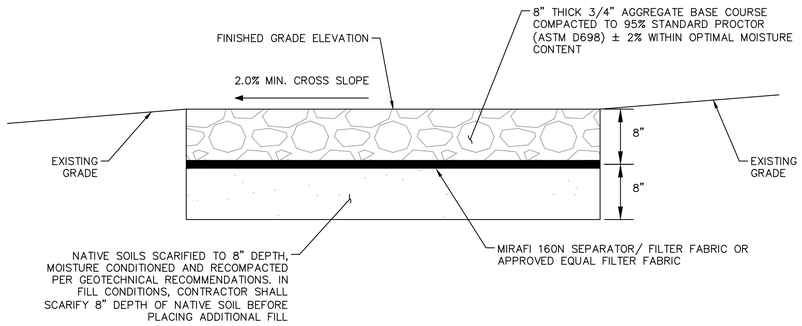


1 25 YARD HYDRANT DETAIL

NOT TO SCALE



2 25 GRAVEL DRIVEWAY SECTION DETAIL

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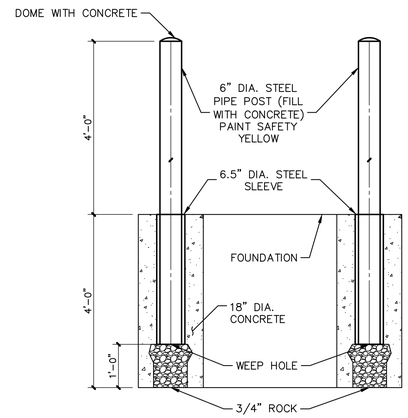

3 25 REMOVABLE BOLLARD DETAIL

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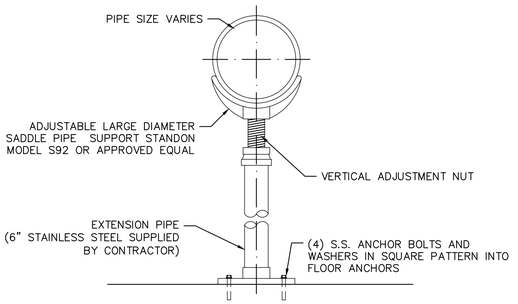
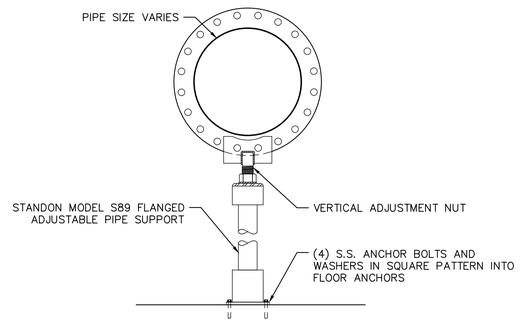


ADJUSTABLE SADDLE PIPE SUPPORT



ADJUSTABLE FLANGE PIPE SUPPORT

4 25 ADJUSTABLE PIPE SUPPORT DETAIL

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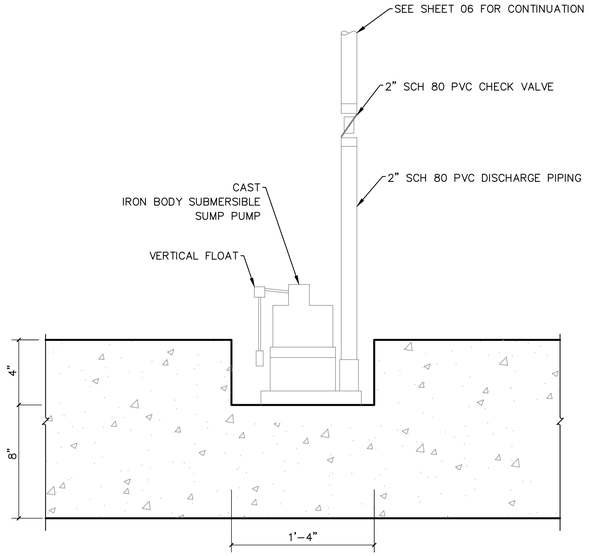

5 25 SUMP PUMP DETAIL

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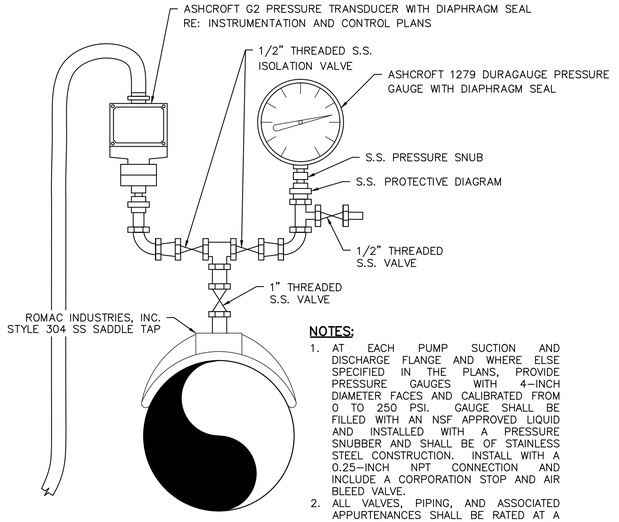

NOTES:

1. AT EACH PUMP SUCTION AND DISCHARGE FLANGE AND WHERE ELSE SPECIFIED IN THE PLANS, PROVIDE PRESSURE GAUGES WITH 4-INCH DIAMETER FACES AND CALIBRATED FROM 0 TO 250 PSI. GAUGE SHALL BE FILLED WITH AN NSF APPROVED LIQUID AND INSTALLED WITH A PRESSURE SNUBBER AND SHALL BE OF STAINLESS STEEL CONSTRUCTION. INSTALL WITH A 0.25-INCH NPT CONNECTION AND INCLUDE A CORPORATION STOP AND AIR BLEED VALVE.
2. ALL VALVES, PIPING, AND ASSOCIATED APPURTENANCES SHALL BE RATED AT A WORKING PRESSURE OF 150 PSI, MINIMUM, AND A TEST PRESSURE OF 225 PSI, MINIMUM.
3. ALL PIPING, VALVES, FITTINGS, AND APPURTENANCES TO BE STAINLESS STEEL.

6 25 PRESSURE GAUGE DETAIL

NOT TO SCALE

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LIFT STATION
DETAILS III

EAGLE MOUNTAIN, UTAH

Kimley»Horn

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PROJECT NO: 193023000
DWG TYPE: DETAILS
SHEET NO. 25
OF 28 SHTS

Date: 12/12/2022 12:11 PM User: SMITH, EVAN
Path: K:\SLC_WATER-WASTEWATER\193023000_QTS LIFT STATION AND FORCE MAIN - EAGLE MOUNTAIN\CADD\PLANSHEETS\C2.00 LIFT STATION - DETAILS.DWG
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Open driveway approach

1. **GENERAL**
   - A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   - B. Field Changes to Slope Requirements:
     1) Grades may have a 6 percent change in slope over a 11 feet wheel base run for both crest or sag vertical curves.
     2) Where heavy truck use and fire truck access applies, or to improve design speed, design grades should be cut in half.
     3) Specific uses or site conditions may require profile design submittal for review and acceptance.
   - C. Additional requirements are specified in APWA Section 32 16 13.

2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73..
   - C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   - D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
   - E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. **EXECUTION**
   - A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   - B. Reinforcement: Not required if driveway apron is constructed without a cold joint.
   - C. Concrete Placement: APWA Section 03 30 10.
     1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
     2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
     3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   - D. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

225

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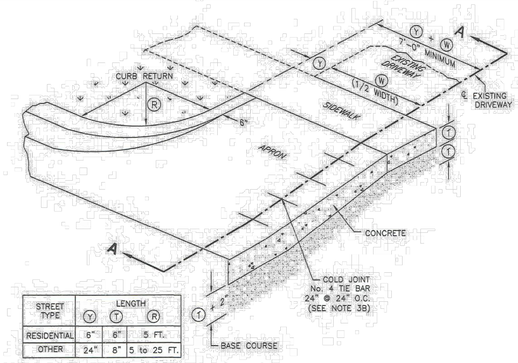
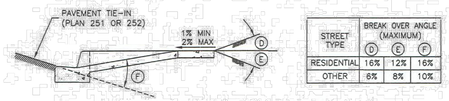


OBLIQUE

SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS



SECTION A-A - TYPICAL DRIVEWAY APPROACH

Utah Chapter

Open driveway approach

Plan **225** December 2009

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Trench backfill

1. **GENERAL**
   - A. The drawing applies to backfilling a trench (and embankment) above the pipe zone.

2. **PRODUCTS**
   - A. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 3-inches.
   - B. Flowable Fill: APWA Section 31 05 15. Target is 60 psi in 28 days with 90 psi maximum in 28 days, It must flow easily requiring no vibration for consolidation.

3. **EXECUTION**
   - A. Trench Backfill Above the Pipe Zone: Follow requirement indicated in APWA Section 33 05 20 and the following provisions. See Standard Plan 382 for backfilling the pipe zone.
     1) DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate as trench backfill.
     2) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.
     3) Water jetting is NOT allowed.
   - B. Flowable Fill: If controlled low strength material is placed in the trench. Cure the material before placing surface restorations.
   - C. Embankment Backfill: When trench sides are sloped proceed as follows.
     1) Maximum lift thickness is 8-inches before compaction.
     2) Compact per APWA Section 31 23 26 to 95 percent or greater relative to a standard proctor density.
     3) Submission of quality control compaction test result data may be requested by ENGINEER at any time. Provide results of tests immediately upon request.
   - D. Surface Restoration:
     1) Landscaped Surface: Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (ground cover) requirements. Rake to match existing grade. Replace vegetation to match pre-construction conditions.
     2) Paved Surface: Follow APWA Section 33 05 25 (bituminous pavement surfacing), or APWA Section 33 05 25 (concrete pavement surfacing). Do not install surfacing until compaction density is acceptable to ENGINEER. .

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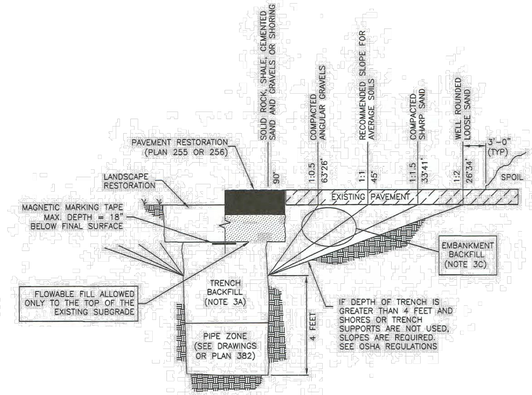
NARRATIVE: THIS PLAN SHOWS VARIOUS SLOPES RECOMMENDED FOR VARIOUS TYPES OF SLOPE STABILITY PROBLEMS. THE VERTICAL TEXT INDICATES VARIOUS MATERIALS THAT MAY BE ENCOUNTERED. THE SERVICES OF A PROFESSIONAL SOILS ENGINEER SHOULD BE USED TO VERIFY SLOPE STABILITY.



Utah Chapter

Trench backfill

Plan **381** July 2016

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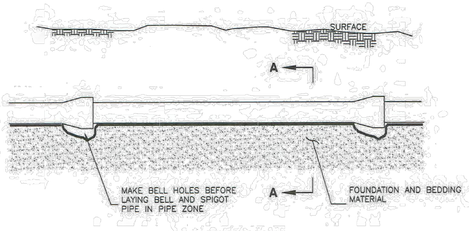
Pipe zone backfill

1. **GENERAL**
   - A. Install the pipe in the center of the trench or no closer than 6-inches from the wall of the pipe to the wall of the trench.

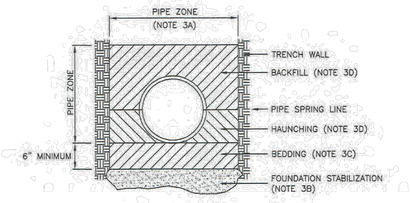
2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   - C. Concrete: APWA Section 03 30 04.
   - D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
   - E. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

3. **EXECUTION**
   - A. Excavate the Pipe Zone: Width is measured at the pipe spring line and includes any necessary sheathing. Provide width recommended by pipe manufacturer. Follow manufacturer's recommendations when using trench boxes.
   - B. Foundation Stabilization: Get ENGINEER's permission before installing common fill. Vibrate to stabilize. Installation of stabilization-separation geotextile will be required to separate backfill material and native subgrade materials if common fill cannot provide a working surface or prevent soils migration.
   - C. Bedding: Follow APWA Section 33 05 20 requirements and the following provisions.
     1) Furnish untreated base course material unless specified otherwise by pipe manufacturer.
     2) Maximum lift thickness is 8-inches.
     3) Bedding immediately under the pipe should not be compacted, but loosely placed.
     4) Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
     5) When using concrete, provide at least Class 2,000, APWA Section 03 30 04.
   - D. Pipe Zone: DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate in the pipe zone. Water jetting is NOT allowed.
     1) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26 unless pipe manufacturer requires more stringent installation.
     2) Submission of quality control compaction test result data developed for the haunch zone may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
   - E. Flowable Fill (when required and if allowed by pipe manufacturer):
     1) Place the controlled low strength material, APWA Section 31 05 15.
     2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
     3) Reset pipe to line and grade if pipe "floats" out of position.

382



ELEVATION VIEW



SECTION A-A

INSTALLATION

CONCRETE PIPE: FOLLOW ASTM C 1479
"STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS.

PLASTIC PIPE: FOLLOW ASTM D 2321
"STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS"

CORRUGATED METAL PIPE: FOLLOW ASTM A 798
"STANDARD PRACTICE FOR INSTALLING FACOTRY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.

VITRIFIED CLAY PIPE: FOLLOW ASTM C 12.
"STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.

Utah Chapter

Pipe zone backfill

Plan **382** January 2011

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LIFT STATION DETAILS IV

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Sanitary sewer manhole

1. **GENERAL**
   - A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   - B. Manhole size.
     1) Diameter is 4 feet: For sewers under 12" diameter.
     2) Diameter is 5 feet: For sewers 12" and larger, or when 3 or more pipes intersect the manhole.

2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   - C. Concrete: Class 4000, APWA Section 03 30 04.
   - D. Riser and Reducing Riser: ASTM C478.
   - E. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   - F. Grout: 2 parts sand to 1 part cement mortar, ASTM C1329.
   - G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

3. **EXECUTION**
   - A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a granular backfill borrow in a geotextile wrap to stabilize an unstable foundation.
   - B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   - C. Invert Cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   - D. Pipe Connections: Grout around all pipe openings.
   - E. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   - F. Joints: Place flexible gasket-type sealant in all riser joints. Finish with grout.
   - G. Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
   - H Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   - I. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

411

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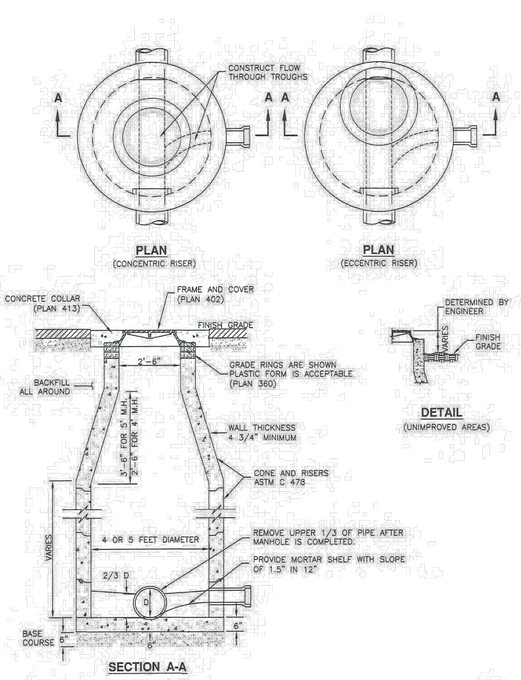

Utah Chapter APWA — *Sanitary sewer manhole* — Plan 411 April 2011

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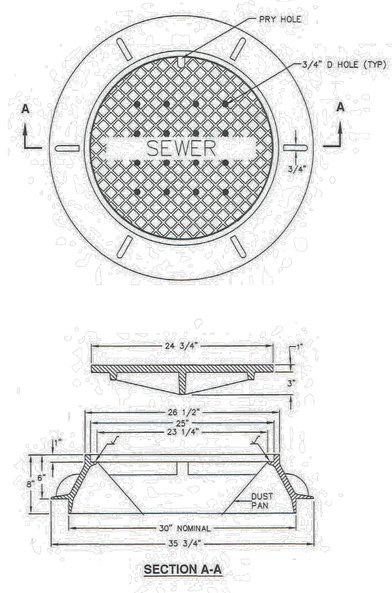
30" Frame and cover

1. **GENERAL**
   - A. The frame and cover fits the manhole in Plan 411.

2. **PRODUCTS**
   - A. Castings: Grey iron class 35 minimum, ASTM A48, coated with asphalt based paint or better (except on machined surfaces).
     1) Cast the heat number on the frame and cover.
     2) Give the frame and cover a machine finish so the cover will not rock.
     3) √ designates machined surface.
     4) Cast the words "SEWER" on the cover in upper case flush with the surface finish.

3. **EXECUTION**
   - A. Except in paved streets, provide locking manhole covers in easements, alleys, parking lots, and all other places. Drill and tap two holes to a depth of 1-inch at 90 degrees to pry hole and install 3/4 x 3/4-inch allen socket set screws.

402



Utah Chapter APWA — *30" Frame and cover* — Plan 402 April 1997

Direct bearing thrust block

1. **GENERAL**
   - A. Thrust design for pipe sizes or configurations not shown require special design.
   - B. Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.
   - C. Restraint sizing is based upon a maximum operating pressure of 150 psi and a test pressure of 200 psi, and a minimum soil bearing strength of 2,000 psf. Operating pressures in excess of 150 psi or soils with less than 2,000 pound bearing strength will require special design.
   - D. Before backfilling around thrust block, secure inspection of installation by ENGINEER.

2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   - C. Thrust Bocks: Concrete Class 4000, APWA Section 03 30 04.
   - D. Grease: Non-oxide poly-FM.

3. **EXECUTION**
   - A. Pour concrete against undisturbed soil.
   - B. Pipe Joints: Do not cover with concrete. Leave completely accessible.
   - C. Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
   - D. Locking restraint devices may be used in conjunction with concrete thrust blocking (at discretion of ENGINEER).
   - E. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

561

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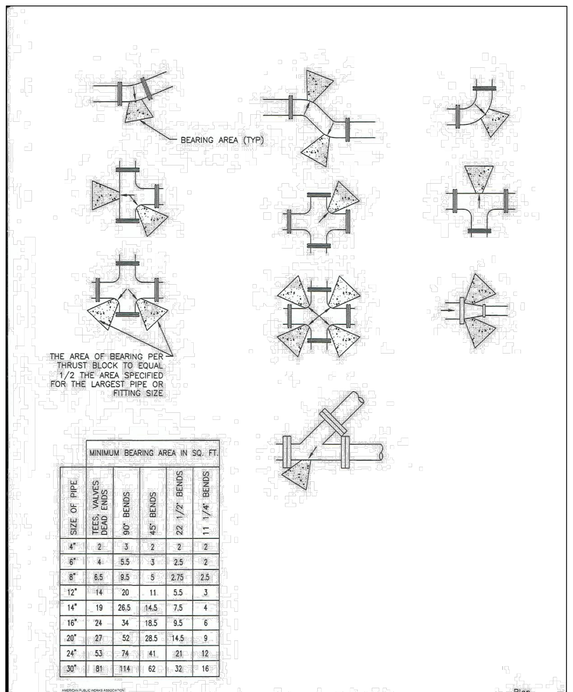

MINIMUM BEARING AREA IN SQ. FT.

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

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

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OF 28 SHTS

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Date: 12/12/2022 12:11 PM User: SMITH, EVAN
Path: K:\SLC_WATER-WASTEWATER\193023000_QTS LIFT STATION AND FORCE MAIN - EAGLE MOUNTAIN\CADD\PLANSHEETS\C2.00 LIFT STATION - DETAILS.DWG
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Tie-down thrust restraints

1. GENERAL

A. Thrust design for pipe sizes or configurations not shown require special design.
B. Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.
C. Restraint sizing is based upon a maximum operating pressure of 150 psi and a test pressure of 200 psi, and a minimum soil bearing strength of 2,000 psf. Operating pressures in excess of 150 psi or soils with less than 2,000 pound bearing strength will require special design.
D. Before backfilling around thrust block, secure inspection of installation by ENGINEER.

2. PRODUCTS

A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
C. Concrete: Class 4,000 minimum, APWA Section 03 30 04.
D. Reinforcement: Deformed, steel, ASTM A615. Give bars an epoxy coating at least 15 mils thick. Minimum stress yield strength of steel tie-down bars is 70,000 ksi.
E. Grease: Non-oxide poly-FM.

3. EXECUTION

A. Pour concrete against undisturbed soil. Concrete must be allowed to cure in thrust restraints for 5 days before pressurizing water lines or have additional approved thrust restraints installed before pressurizing the water line.
B. Pipe Joints: Do not cover with concrete. Leave completely accessible.
C. Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
D. Locking restraint devices may be used in conjunction with concrete thrust blocking (at discretion of ENGINEER).
E. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

562

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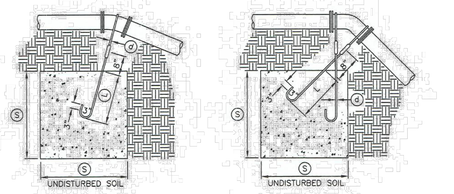

TYPE A RESTRAINT
FOR 11 1/4° – 22 1/2° VERTICAL BENDS

TABLE OF DIMENSIONS

PIPE SIZE NOMINAL DIAMETER – INCH	VERTICAL BEND IN DEGREES	CONCRETE BLOCKING IN CUBIC FEET	S SIDE OF CUBE – FEET	d DIAMETER OF SHANK OR REBAR RODS – INCH	L DEPTH OF ROD CONCRETE – FEET
4"	11 1/4°	8	2.0	5/8"	1.5
	22 1/2°	15.6	2.5	5/8"	2.0
6"	11 1/4°	15.6	2.5	5/8"	2.0
	22 1/2°	34.3	3.25	5/8"	2.0
8"	11 1/4°	27	3.0	5/8"	2.0
	22 1/2°	64	4.0	5/8"	2.0
12"	11 1/4°	64	4.0	5/8"	2.0
	22 1/2°	125	5.0	3/4"	3.0
16"	11 1/4°	107	4.25	7/8"	3.0
	22 1/2°	216	6.0	7/8"	3.0
20"	11 1/4°	138	5.17	1"	3.5
	22 1/2°	334	6.94	1"	4.0
24"	11 1/4°	240	6.22	1"	4.0
	22 1/2°	476	7.81	1"	4.0
30"	11 1/4°	369	7.17	1"	4.0
	22 1/2°	733	9.02	1"	4.0

TYPE B RESTRAINT
FOR 45° VERTICAL BENDS

TABLE OF DIMENSIONS

PIPE SIZE NOMINAL DIAMETER – INCH	VERTICAL BEND IN DEGREES	CONCRETE BLOCKING IN CUBIC FEET	S SIDE OF CUBE – FEET	d DIAMETER OF SHANK OR REBAR RODS – INCH	L DEPTH OF ROD CONCRETE – FEET
4"	45°	1	3.0	5/8"	2.0
				5/8"	
6"		2.37	4.0	5/8"	2.5
				5/8"	
8"		3.97	4.75	5/8"	3.0
				5/8"	
12"		9.04	6.25	5/8"	4.0
				5/8"	
16"		17.24	7.75	3/4"	4.0
				3/4"	
20"		26.52	92.17	3/4"	4.0
				3/4"	
24"		37.82	10.07	3/4"	4.0
				3/4"	
30"		58.26	11.63	3/4"	4.0
				3/4"	

APWA Utah Chapter

Tie-down thrust restraints

Plan
562
April 1997

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⚠	DATE	DESCRIPTION

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH Utility Notification Center, Inc.
1-800-662-4111
www.bluestakes.org
Dig Safely.
811 Know what's below. Call before you dig.

QTS LIFT STATION AND FORCE MAIN
LIFT STATION
DETAILS VI
EAGLE MOUNTAIN, UTAH

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC
111 East Broadway, Suite 600 Salt Lake City, UT 84111
Tel. No. (385) 212-3176

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Kimley»Horn
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DRAWN	DESIGNED	CHECKED
RJF	RJF	WSB

SCALE (H): AS SHOWN
SCALE (V): AS SHOWN
DATE: 12/12/2022
PROJECT NO: 193023000
DWG TYPE: DETAILS
SHEET NO. 28
OF 28 SHTS

Date: 12/12/2022 12:11 PM User: SMITH, EVAN
Path: K:\SLC_WATER-WASTEWATER\193023000_QTS LIFT STATION AND FORCE MAIN - EAGLE MOUNTAIN\CADD\PLANSHEETS\C2.00 LIFT STATION - DETAILS.DWG
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EXHIBIT D

INFRATRUCTURE IMPROVEMENTS - ROADWAY

EAGLE MOUNTAIN DATA CENTER CAMPUS - INFRASTRUCTURE

1254 NORTH 2000 EAST
EAGLE MOUNTAIN, UTAH

June 16th, 2023

VICINITY MAP
NOT TO SCALE

LEGEND

PROPERTY LINE	EXISTING FIRE HYDRANT
EASEMENT LINE	PROPOSED FIRE HYDRANT
4240.0 PROPOSED GRADE CONTOURS	EXISTING STREET LIGHT
4240.0 EXISTING GRADE CONTOURS	PROPOSED STREET LIGHT
EXISTING CURB	PROPOSED PARKING LOT LIGHT
PROPOSED CURB AND GUTTER	EXISTING WATER METER
PROPOSED CURB WALL	EXISTING WATER VALVE
REVERSE PAN CURB & GUTTER	EXISTING GATE VALVE
SS EXISTING SEWER	EXISTING OVERHEAD POWER POLE
SS PROPOSED SEWER	TBC TOP BACK CONCRETE
W EXISTING WATER	FF FINISHED FLOOR
W PROPOSED WATER	HW HIGH WATER
F EXISTING FIRE LINE	TOG TOP OF GRATE
F PROPOSED FIRE LINE	TOL TOP OF LID
SD EXSITING STORM DRAIN	IE INVERT ELEVATION
SD PROPOSED STORM DRAIN	EX EXISTING
RD PROPOSED ROOF DRAIN	NG NATURAL GROUND
G EXISTING GAS	TA TOP OF ASPHALT
G PROPOSED GAS	TC TOP OF CONCRETE
OHP EXISTING OVERHEAD POWER	EC EDGE OF CONCRETE
UGP EXISTING UNDERGROUND POWER	EA EDGE OF ASPHALT
UGP PROPOSED UNDERGROUND POWER	TOW TOP OF WALL
T EXISTING TELEPHONE LINE	TG TOP OF GRAVEL
T PROPOSED TELEPHONE LINE	TL TOP OF LANDSCAPING
FO EXISTING FIBER OPTIC LINE	TS TOP OF SIDEWALK
FO PROPOSED FIBER OPTIC LINE	PROP PROPOSED
PROPOSED CONCRETE	FG FINISHED GRADE
PROPOSED ASPHALT	EG EXISTING GRADE
PROPOSED LANDSCAPING	SG SWALE GRADE
	39.0 TBC CALLOUT UNLESS OTHERWISE DESIGNATED

BENCHMARK

BRASS CAP MONUMENT FOR THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4841.37

DATUM

NAVD 88 DERIVED FROM UTAH TURNGPS SYSTEM

CIVIL ENGINEER:

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

OWNER:

THE RITCHIE GROUP
1245 BRICKYARD RD # 70
SALT LAKE CITY, UTAH 84106

ARCHITECT:

CONTRACTOR

SHEET INDEX

C0.01	COVER SHEET				
C0.02	EAGLE MOUNTAIN CITY GENERAL NOTES				
C0.03	EXISTING CONDITIONS/DEMOLITION PLAN				
C1.01	MASTER SITE PLAN				
C1.02	ROAD SECTIONS				
C1.03	ROAD SECTIONS				
C1.04	MASTER STREET LIGHT PLAN				
C1.05	MASTER UTILITY PLAN				
C2.01	VIRTUAL DRIVE ROADWAY PLAN AND PROFILE	(STA:80+00	TO	87+00)	
C2.02	VIRTUAL DRIVE ROADWAY PLAN AND PROFILE	(STA:87+00	TO	94+00)	
C2.03	VIRTUAL DRIVE ROADWAY PLAN AND PROFILE	(STA:94+00	TO	101+00)	
C2.04	VIRTUAL DRIVE ROADWAY PLAN AND PROFILE	(STA:101+00	TO	108+00)	
C2.05	HYPERSCALE WAY ROADWAY PLAN AND PROFILE	(STA:10+00	TO	17+00)	
C2.06	HYPERSCALE WAY ROADWAY PLAN AND PROFILE	(STA:17+00	TO	24+00)	
C2.07	HYPERSCALE WAY ROADWAY PLAN AND PROFILE	(STA:24+00	TO	31+00)	
C2.08	HYPERSCALE WAY ROADWAY PLAN AND PROFILE	(STA:31+00	TO	38+00)	
C2.09	HYPERSCALE WAY ROADWAY PLAN AND PROFILE	(STA:38+00	TO	45+00)	
C2.10	HYPERSCALE WAY ROADWAY PLAN AND PROFILE	(STA:45+00	TO	52+00)	
C2.11	HYPERSCALE WAY ROADWAY PLAN AND PROFILE	(STA:52+00	TO	59+00)	
C2.12	FINNSTOWN DRIVE (5 EAST) ROADWAY PLAN AND PROFILE	(STA:59+00	TO	66+00)	
C2.13	FINNSTOWN DRIVE (5 EAST) ROADWAY PLAN AND PROFILE	(STA:120+00	TO	127+00)	
C2.14	FINNSTOWN DRIVE (5 EAST) ROADWAY PLAN AND PROFILE	(STA:127+00	TO	134+00)	
C2.15	FINNSTOWN DRIVE (5 EAST) ROADWAY PLAN AND PROFILE	(STA:134+00	TO	141+00)	
C2.16	FINNSTOWN DRIVE (5 EAST) ROADWAY PLAN AND PROFILE	(STA:141+00	TO	148+00)	
C2.17	FINNSTOWN DRIVE (5 EAST) ROADWAY PLAN AND PROFILE	(STA:148+00	TO	155+00)	
C2.18	FINNSTOWN DRIVE (5 EAST) ROADWAY PLAN AND PROFILE	(STA:155+00	TO	162+00)	
C2.19	FINNSTOWN DRIVE (5 EAST) ROADWAY PLAN AND PROFILE	(STA:162+00	TO	169+00)	
C2.20	FINNSTOWN DRIVE (5 EAST) ROADWAY PLAN AND PROFILE	(STA:169+00	TO	176+00)	
C2.21	DATA DRIVE ROADWAY PLAN AND PROFILE	(STA:200+00	TO	207+00)	
C2.22	DATA DRIVE ROADWAY PLAN AND PROFILE	(STA:207+00	TO	214+00)	
C2.23	DATA DRIVE ROADWAY PLAN AND PROFILE	(STA:214+00	TO	221+00)	
C2.24	DATA DRIVE ROADWAY PLAN AND PROFILE	(STA:221+00	TO	228+00)	
C3.01	VIRTUAL DRIVE UTILITY PLAN AND PROFILE	(STA:80+00	TO	87+00)	
C3.02	VIRTUAL DRIVE UTILITY PLAN AND PROFILE	(STA:87+00	TO	94+00)	
C3.03	VIRTUAL DRIVE UTILITY PLAN AND PROFILE	(STA:94+00	TO	101+00)	
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C3.18	FINNSTOWN DRIVE (5 EAST) UTILITY PLAN AND PROFILE	(STA:156+00	TO	162+00)	
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C3.20	FINNSTOWN DRIVE (5 EAST) UTILITY PLAN AND PROFILE	(STA:169+00	TO	176+00)	
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C3.22	DATA DRIVE UTILITY PLAN AND PROFILE	(STA:207+00	TO	214+00)	
C3.23	DATA DRIVE UTILITY PLAN AND PROFILE	(STA:214+00	TO	221+00)	
C3.24	DATA DRIVE UTILITY PLAN AND PROFILE	(STA:221+00	TO	228+00)	
C4.00	DETAIL SHEET				
C4.01	VIRTUAL DRIVE STRIPING/SIGNAGE PLAN	(STA:80+00	TO	108+00)	
C4.02	FINNSTOWN DRIVE (5 EAST) STRIPING/SIGNAGE PLAN	(STA:10+00	TO	66+00)	
C4.03	FINNSTOWN DRIVE (5 EAST) STRIPING/SIGNAGE PLAN	(STA:120+00	TO	176+00)	
C4.04	DATA DRIVE STRIPING/SIGNAGE PLAN	(STA:200+00	TO	228+00)	
C5.01	VIRTUAL DRIVE EROSION CONTROL PLAN	(STA:80+00	TO	108+00)	
C5.02	HYPERSCALE WAY ROAD EROSION CONTROL PLAN	(STA:10+00	TO	38+00)	
C5.03	FINNSTOWN DRIVE (5 EAST) EROSION CONTROL PLAN	(STA:38+00	TO	66+00)	
C5.04	FINNSTOWN DRIVE (5 EAST) EROSION CONTROL PLAN	(STA:120+00	TO	146+00)	
C5.05	2000 EAST EROSION CONTROL PLAN	(STA:146+00	TO	176+00)	
C5.06	DATA DRIVE EROSION CONTROL PLAN	(STA:200+00	TO	228+00)	

NO	REVISIONS	BY	DATE

DESIGNER: SDT | PROJECT ENGINEER: SDT

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

COVER SHEET

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C0.01

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE:

C:\

EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER

- PIPE BEDDING: ¾" GRAVEL REQUIRED 6 " BELOW, ON THE SIDES & 12 " ABOVE THE PIPE (MINIMUM).
- DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4 ' OF COVER (MINIMUM) FROM FINISHED GRADE, 3 ' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
- SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10 ' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
- SEWER Y 'S: 3 ' MINIMUM SEPARATION BETWEEN SEWER Y 'S.
- LATERAL STUBS: A) STUBS MUST EXTEND 15 ' INTO PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y 'S AND STUBS. ALSO SLOPES (2% MIN. ON 4 " PIPE) TO BE CHECKED BEFORE BACKFILL.
- MANHOLES: MANHOLES TO BE WITHIN 1 ' OF FINISHED GRADE. 12 " OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12 "OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

WATER

- VALVES: 1. VALVES MUST BE FLANGED TO TEE 'S (FITTINGS). 2. VALVES 12 " AND LARGER TO BE BUTTERFLY VALVES.
- BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6 " BELOW PIPE ON THE SIDES & 12 " ABOVE PIPE (MINIMUM).
- DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4 ' COVER FROM FINISHED GRADE (MINIMUM), 3 ' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION. MAX DEPTH 72 " FROM FINISHED GRADE.
- SERVICES & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3 ' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
- SETTERS: ALL SETTERS TO BE 21 " TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL, ALSO ¾ " SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18 " TO 22 " FROM THE TOP OF SETTER TO TOP OF LID.
- WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN " ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1 " ABOVE THE PLANE OF THE CURB & SIDEWALK.
- WATER CAN: THE WATER CAN FOR ¾" & 1 " SERVICES WILL NEED TO BE A 36 " TALL MINIMUM AND 21 " INSIDE DIAMETER. WATER CAN FOR 1-1/2 " TO 2 " SERVICE WILL NEED TO FOLLOW APWA SPECIFICATION.
- HYDRANTS: HYDRANTS TO BE 5 ' BURY (MINIMUM).
- LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15 ' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
- TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
- WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
- VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18 " MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
- WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS.
- WATER MAIN LINE: NO DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED IN THE WATER LINES AND BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

STORM DRAIN

- BEDDING: ¾" GRAVEL 6 " BELOW AND ON SIDES OF PIPE & 12 " ABOVE PIPE (MINIMUM).
- ADS: ALL ADS PIPE TO BE "HP " BRAND.
- COLLARS: COLLARS TO BE 1 'X1 ' AROUND PIPE, 4000 PSI CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
- MANHOLES: MANHOLES TO BE WITHIN 1 ' OF FINISHED GRADE. 12 " OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12 "OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

ROAD SECTION

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

CONTRACTOR SHALL COORDINATE WITH AND NOTIFY ANY PRIVATE LANDOWNERS PRIOR TO ENCROACHING ONTO OR PERFORMING WORK ON AN ADJACENT LANDOWNERS PROPERTY.

ACCESS SHALL BE ALLOWED AND MAINTAINED AT ALL TIMES FOR ADJACENT LANDOWNERS TO ACCESS THEIR PROPERTY DURING CONSTRUCTION.

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

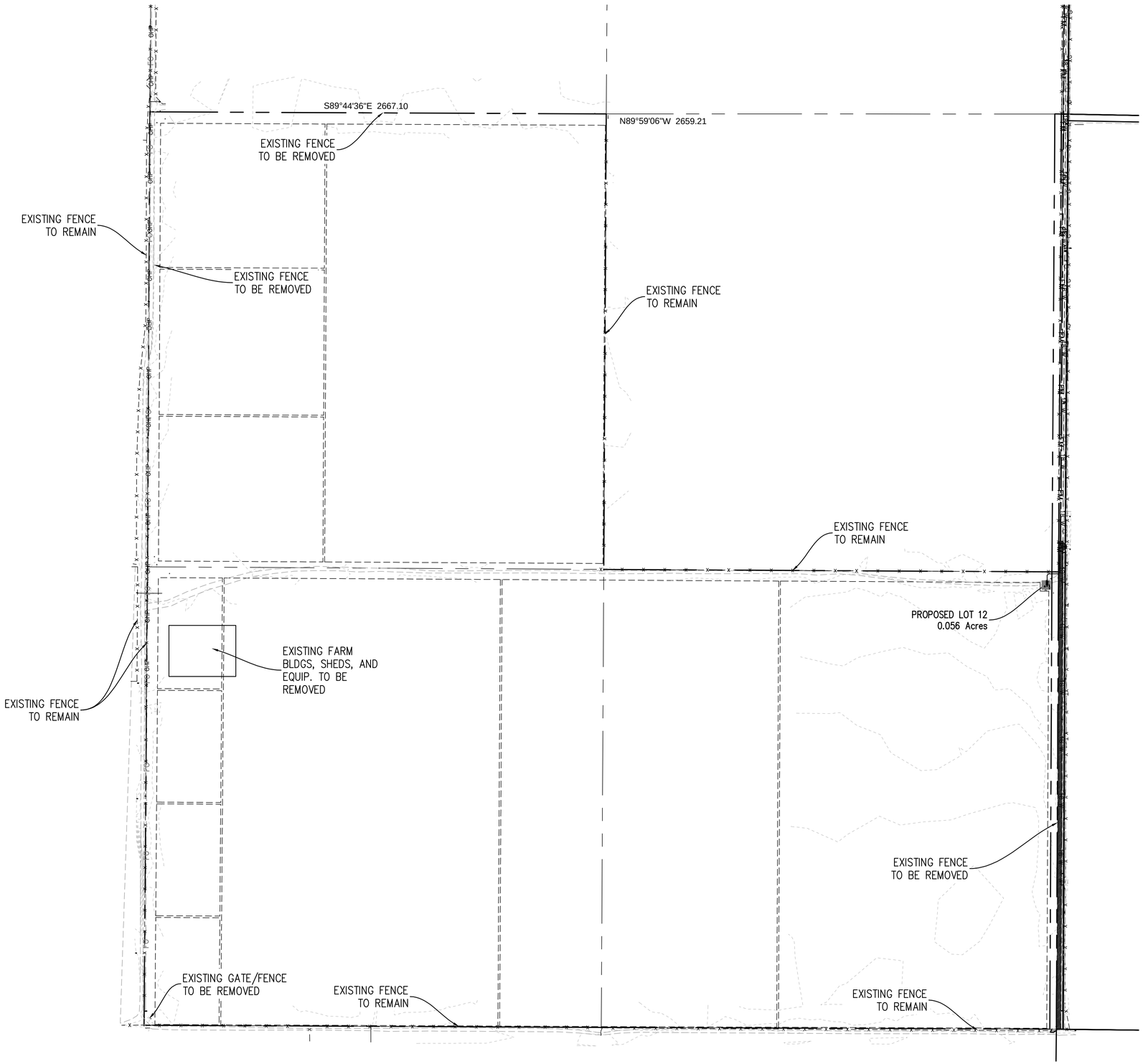
EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH
EAGLE MOUNTAIN CITY GENERAL NOTES

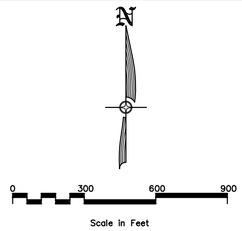
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C0.02

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE:

C:\





NOTE:
CONTRACTOR TO FIELD VERIFY ALL IMPACTED EXISTING FEATURES AND COORDINATE REQUIRED WORK WITH GOVERNING AGENCY, FEATURE OWNER AND/OR ADJACENT LANDOWNER. THIS INCLUDES BUT IS NOT LIMITED TO EXISTING PRIVATE AND PUBLIC UTILITIES, FENCES, TREES, ROADS, DRIVEWAYS, POWERPOLES, ETC...

NO	REVISIONS	BY	DATE
DESIGNER: SDT		PROJECT ENGINEER: SDT	

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

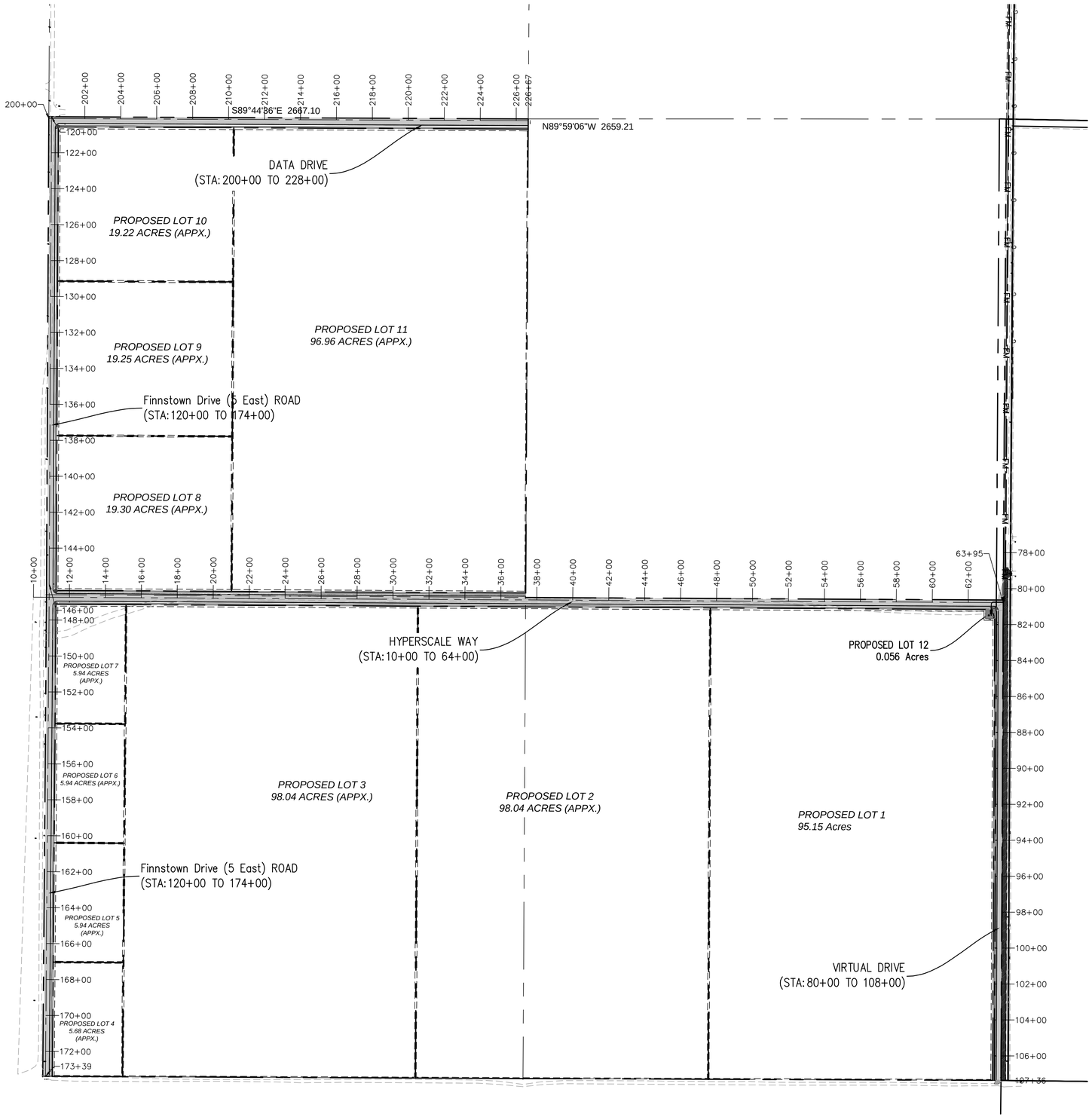
EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

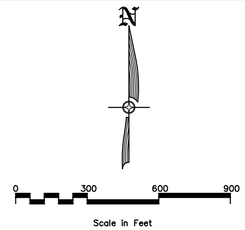
EXISTING CONDITIONS/DEMOLITION PLAN

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C0.03

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE:





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIVIL ENGINEERING
+SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

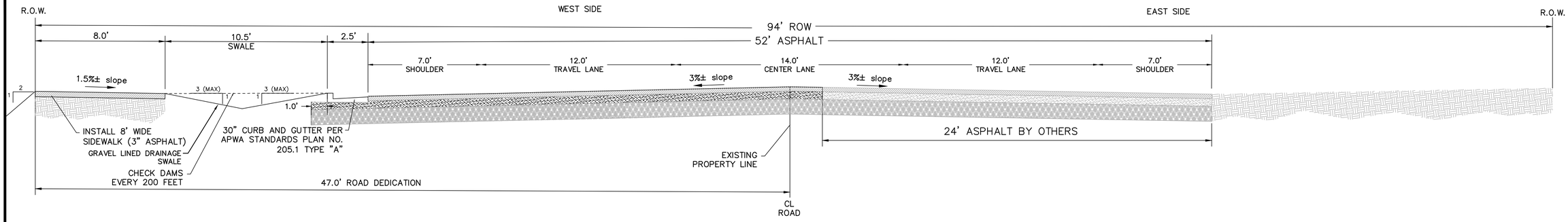
EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

MASTER SITE PLAN

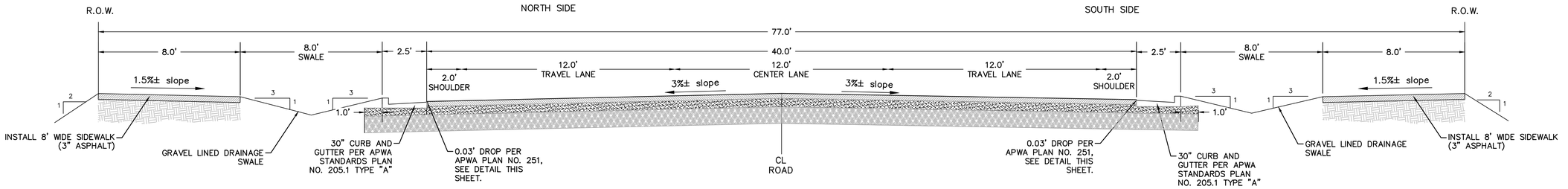
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C1.01

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE:

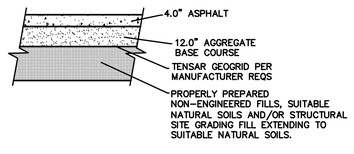


VIRTUAL DRIVE – 94' R.O.W. CROSS–SECTION



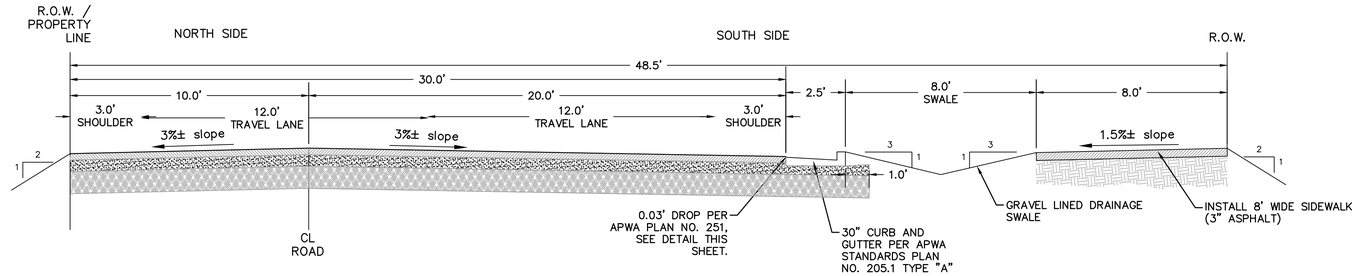
HYPERSCALE WAY – 77' R.O.W. CROSS–SECTION

STA 10+00 TO 37+37



PRIMARY ROADWAY ASPHALT PAVEMENT

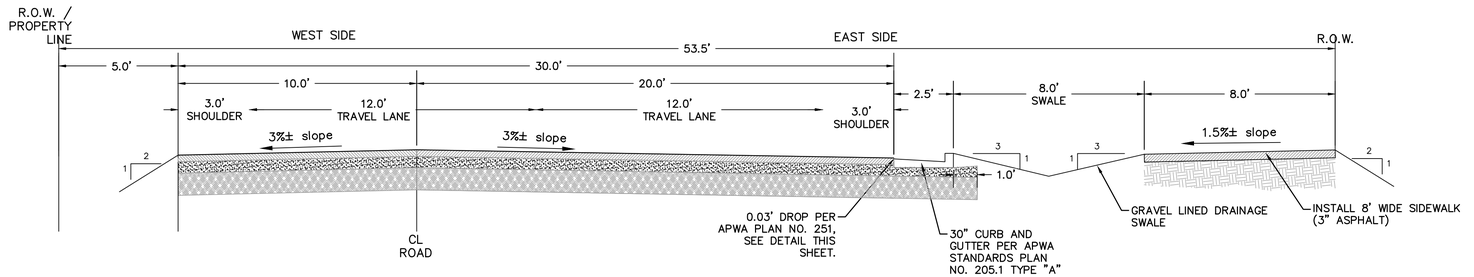
N.T.S.



HYPERSCALE WAY – 77' R.O.W. HALF CROSS–SECTION

STA 37+37 TO 66+00

52.5' DEDICATION



FINNSTOWN DRIVE (5 EAST) – 77' R.O.W. HALF CROSS–SECTION

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

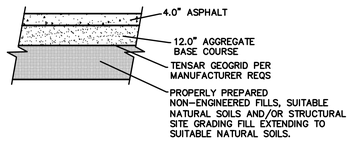
EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

ROAD SECTIONS

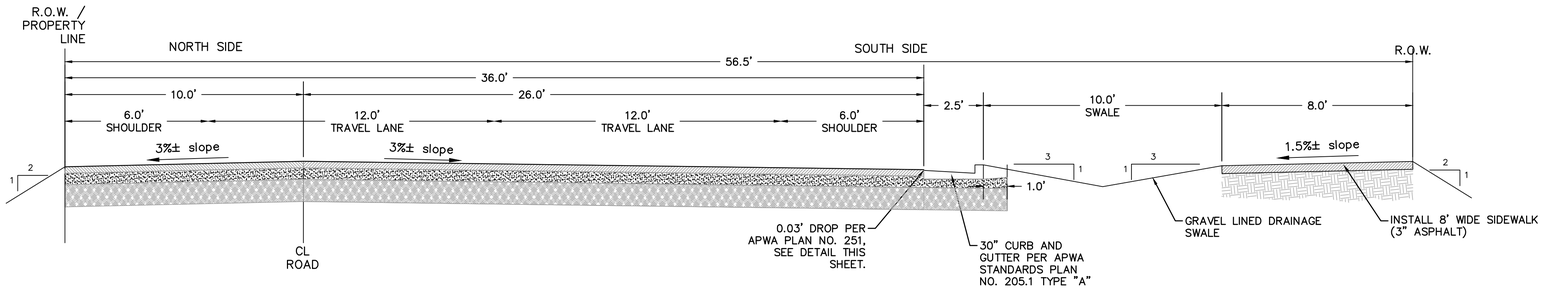
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.	
C1.02	
PROJECT ID: E22–090	DATE: 05–09–23
FILE NAME: PRJ–RGE	SCALE:



PRIMARY ROADWAY ASPHALT PAVEMENT

N.T.S.



DATA DRIVE – 94' R.O.W. HALF CROSS-SECTION

57' DEDICATION

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

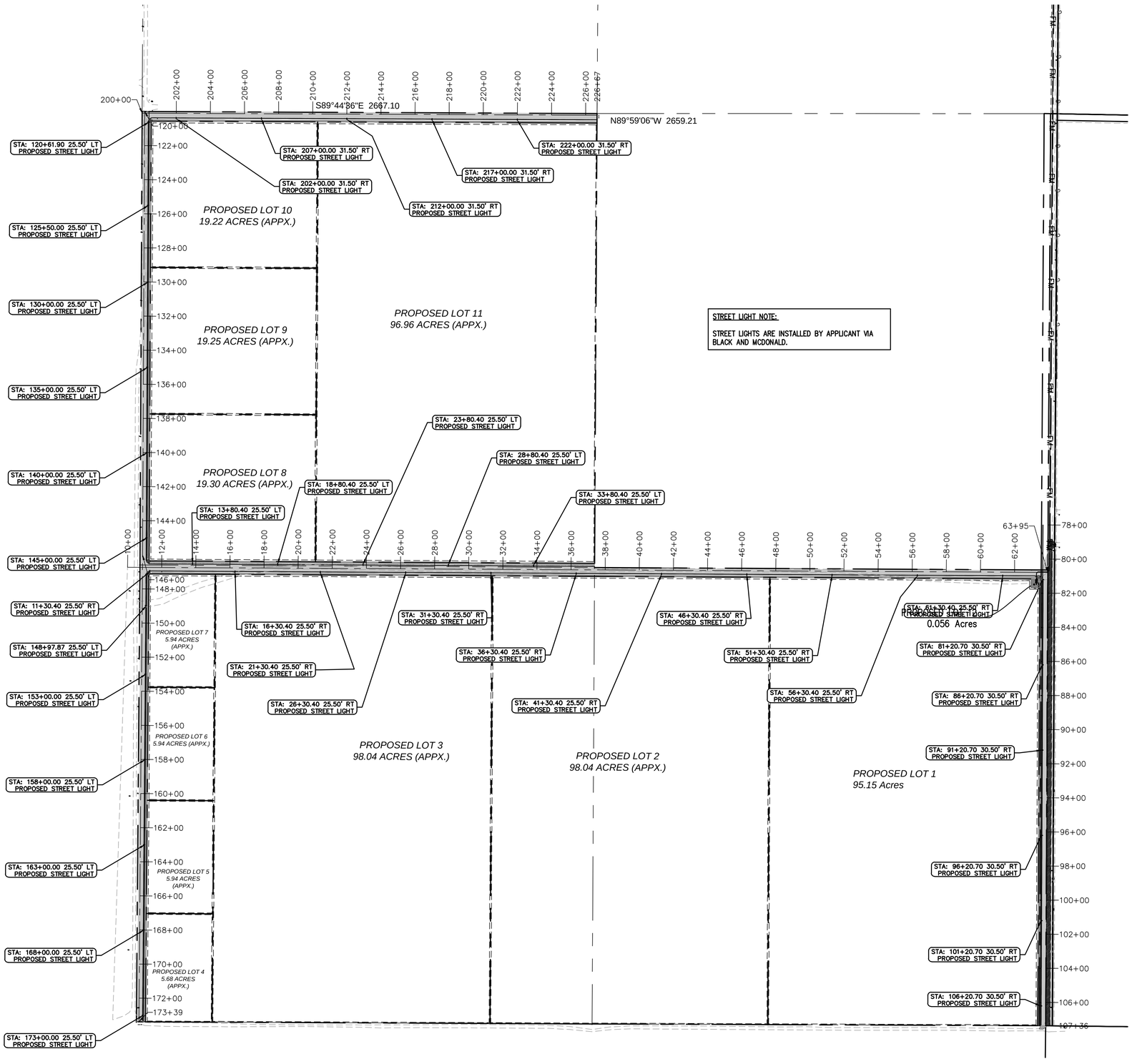
ROAD SECTIONS

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C1.03

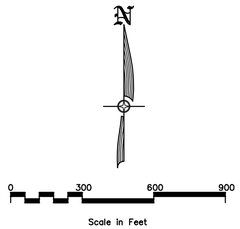
PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE:

C:\



STREET LIGHT NOTE:

STREET LIGHTS ARE INSTALLED BY APPLICANT VIA BLACK AND MCDONALD.



ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE
DESIGNER: SDT		PROJECT ENGINEER: SDT	

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

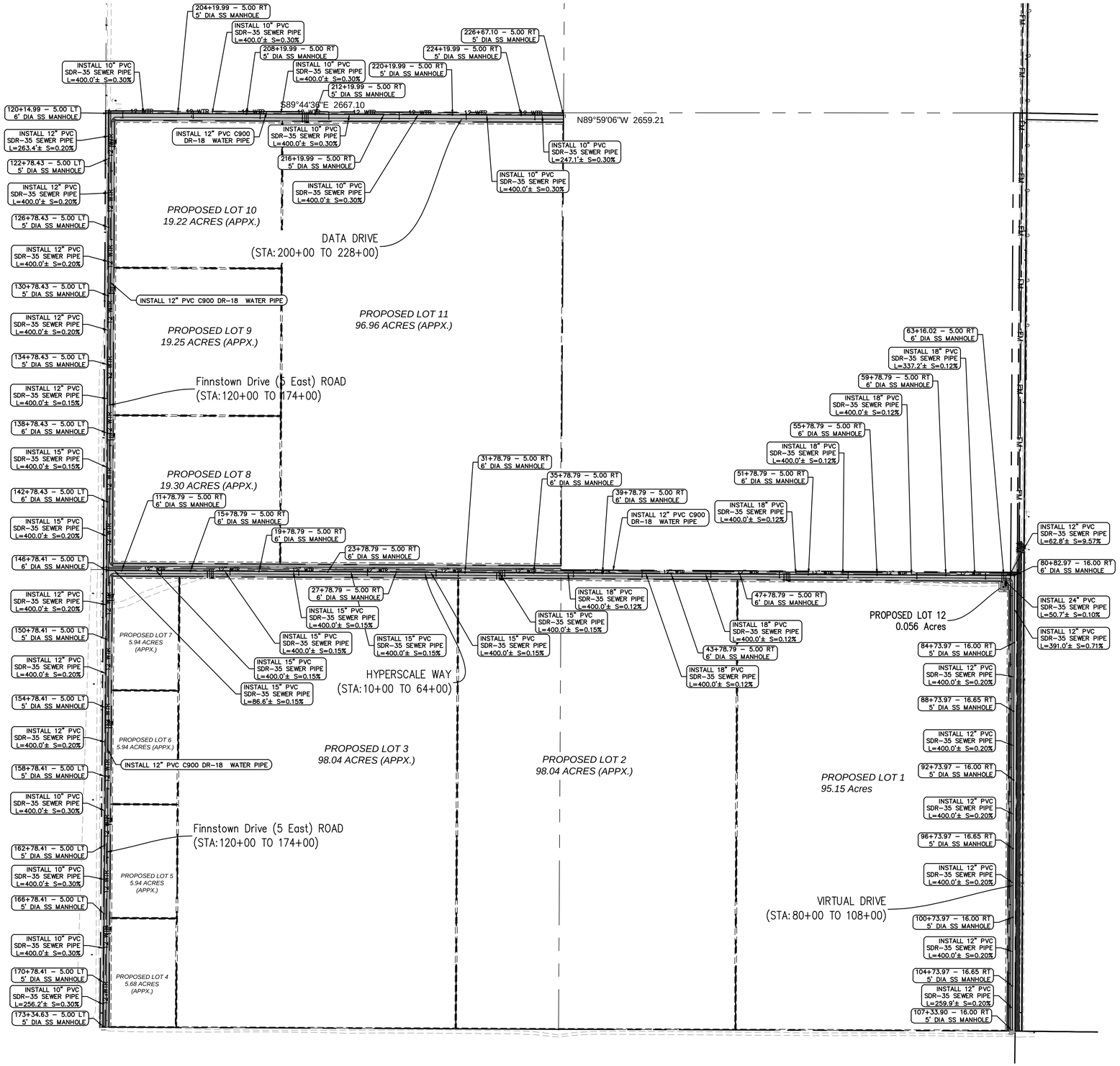
EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

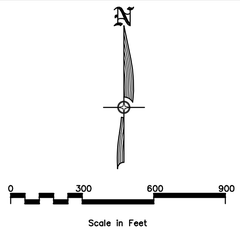
MASTER STREET LIGHT PLAN

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C1.04

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE:





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

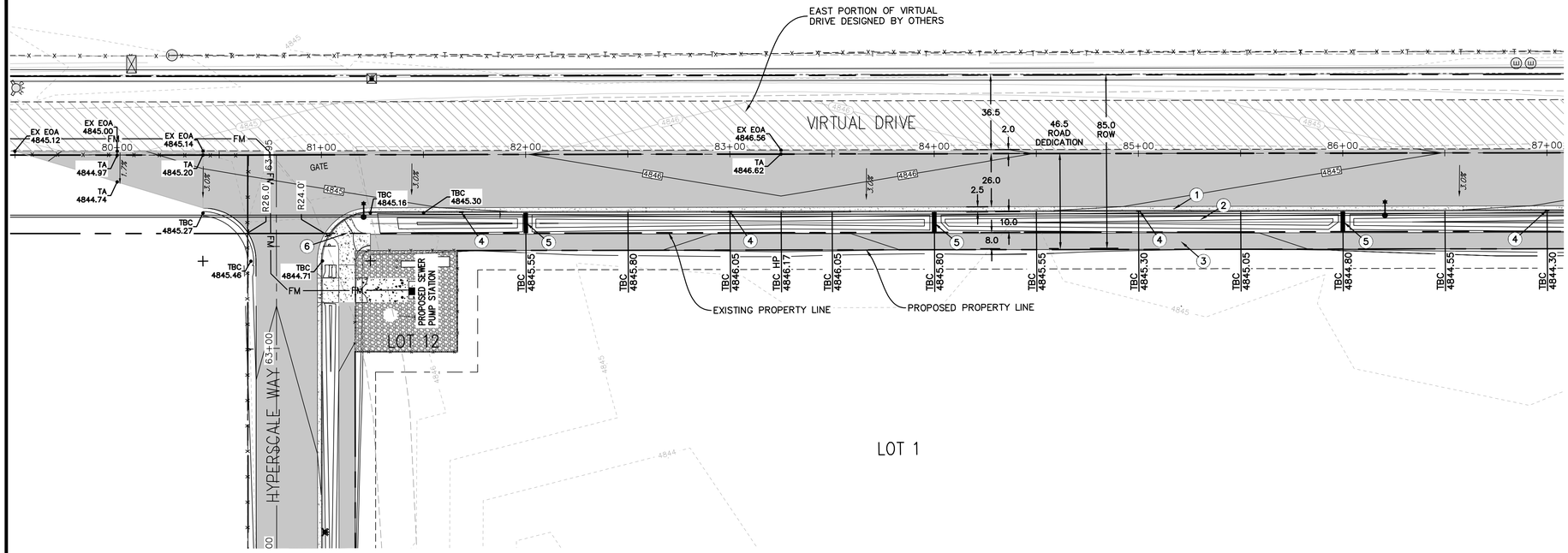
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

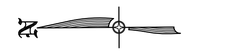
MASTER UTILITY PLAN

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.	
C1.05	
PROJECT ID: E22-090	DATE: 05-09-23
FILE NAME: PRJ-RGE	SCALE:

C:\

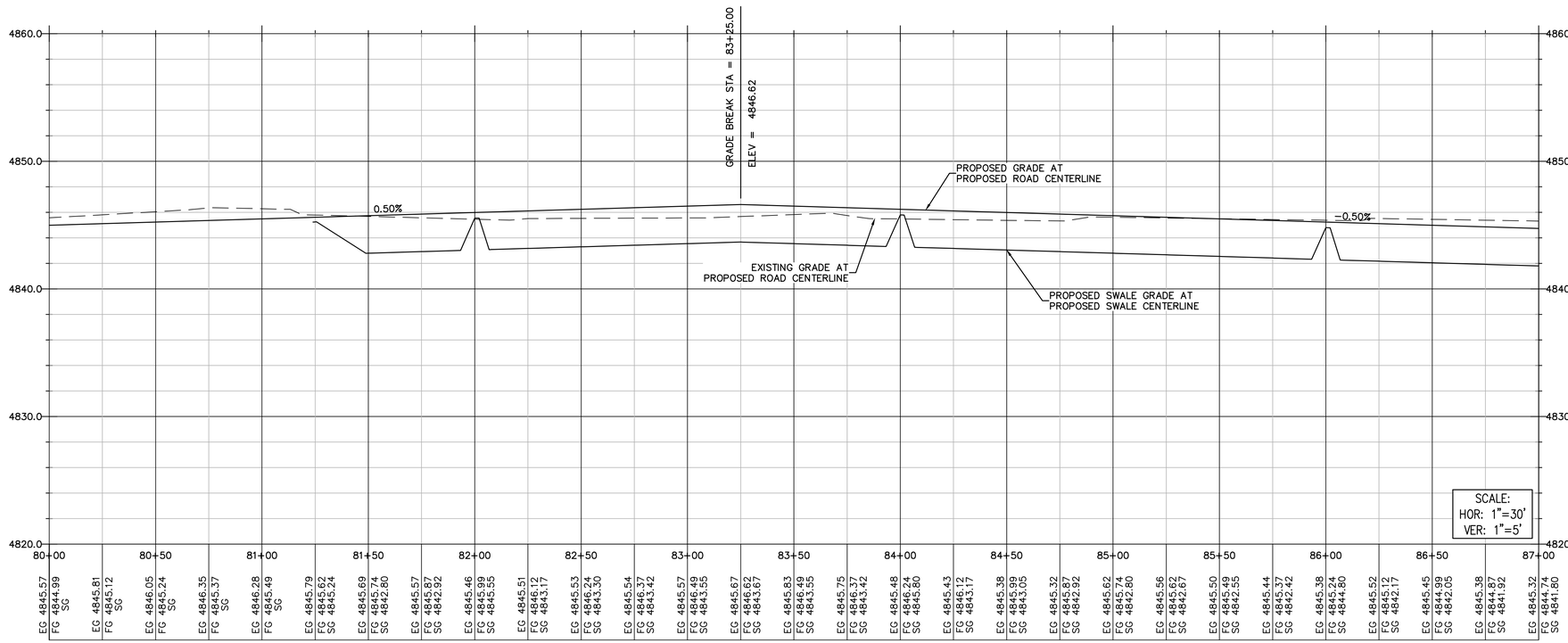


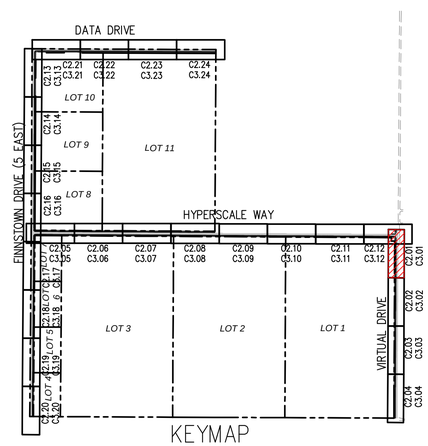


SEE COVER SHEET FOR PROJECT LEGEND

ROADWAY KEYNOTES:

1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
2. INSTALL ROADSIDE 10.0' SWALE. SEE DETAIL 3/C4.0
3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0
5. INSTALL CHECK DAM. SEE SWALE DETAIL 3/C4.0
6. INSTALL ADA RAMP. SEE DETAIL /C4.0





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

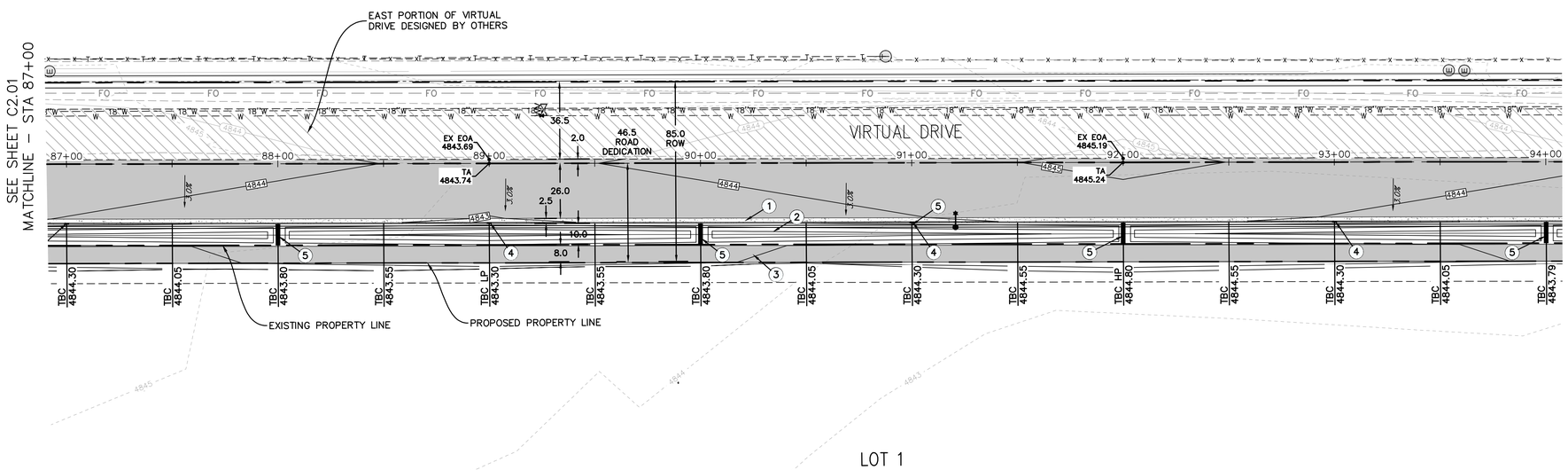
EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

VIRTUAL DRIVE ROADWAY PLAN AND PROFILE
STA 80+00 TO 87+00

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C2.01

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'



LOT 1

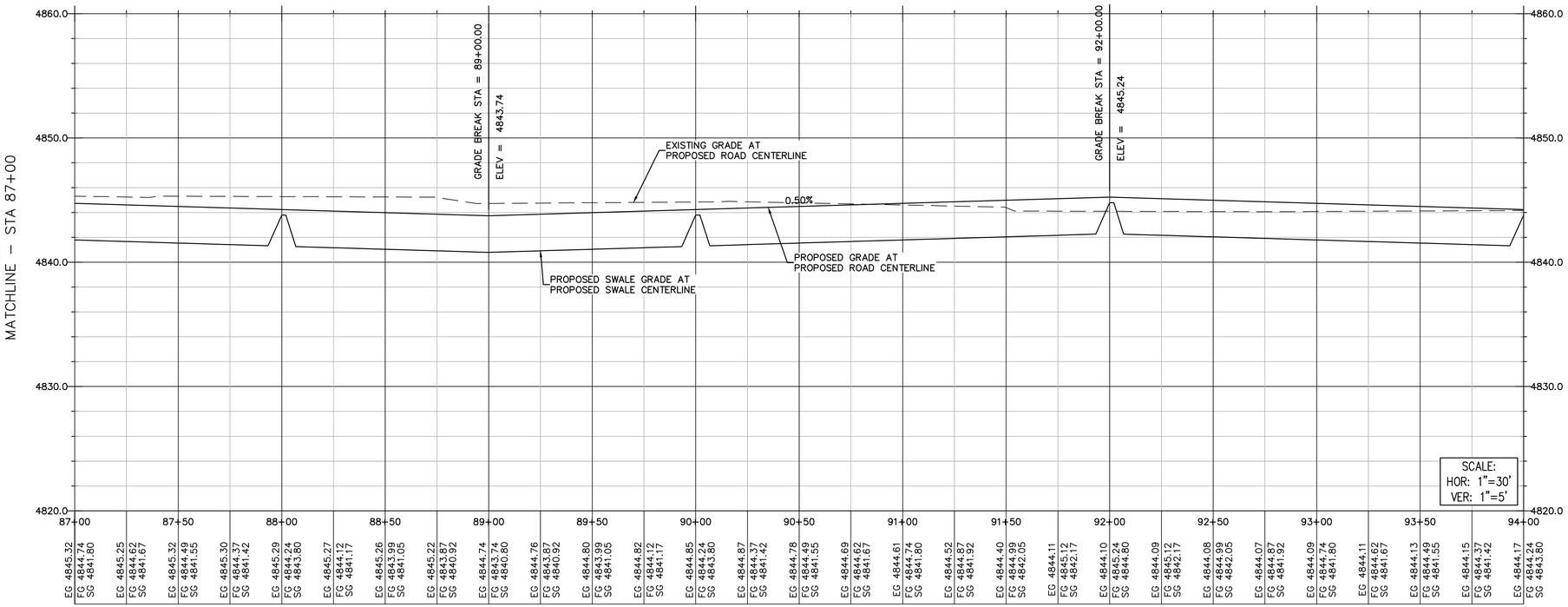
ROADWAY KEYNOTES:

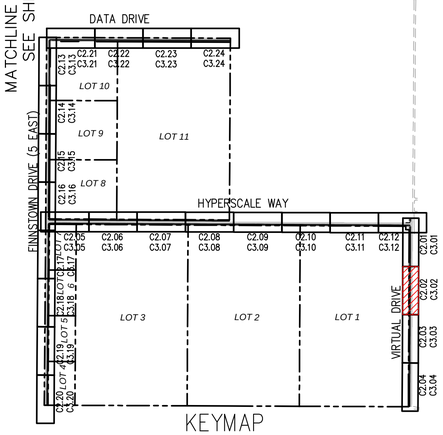
1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
2. INSTALL ROADSIDE 10.0' SWALE. SEE DETAIL 3/C4.0
3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0
5. INSTALL CHECK DAM. SEE SWALE DETAIL 3/C4.0

0 30 60 90

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE

DESIGNER: SDT | PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

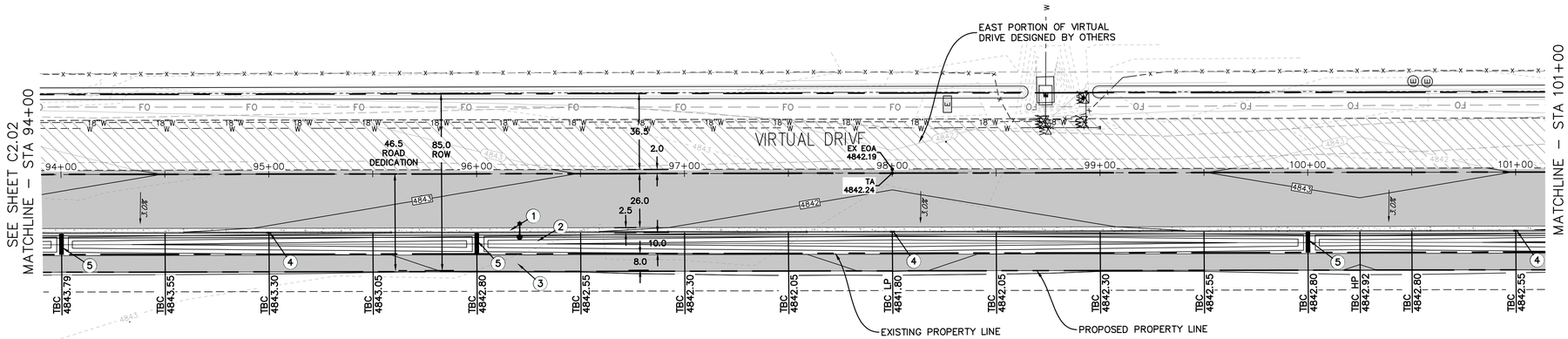
VIRTUAL DRIVE ROADWAY PLAN AND PROFILE
STA 87+00 TO 94+00

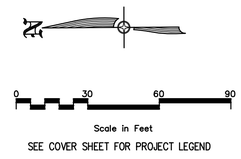
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C2.02

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

C:\

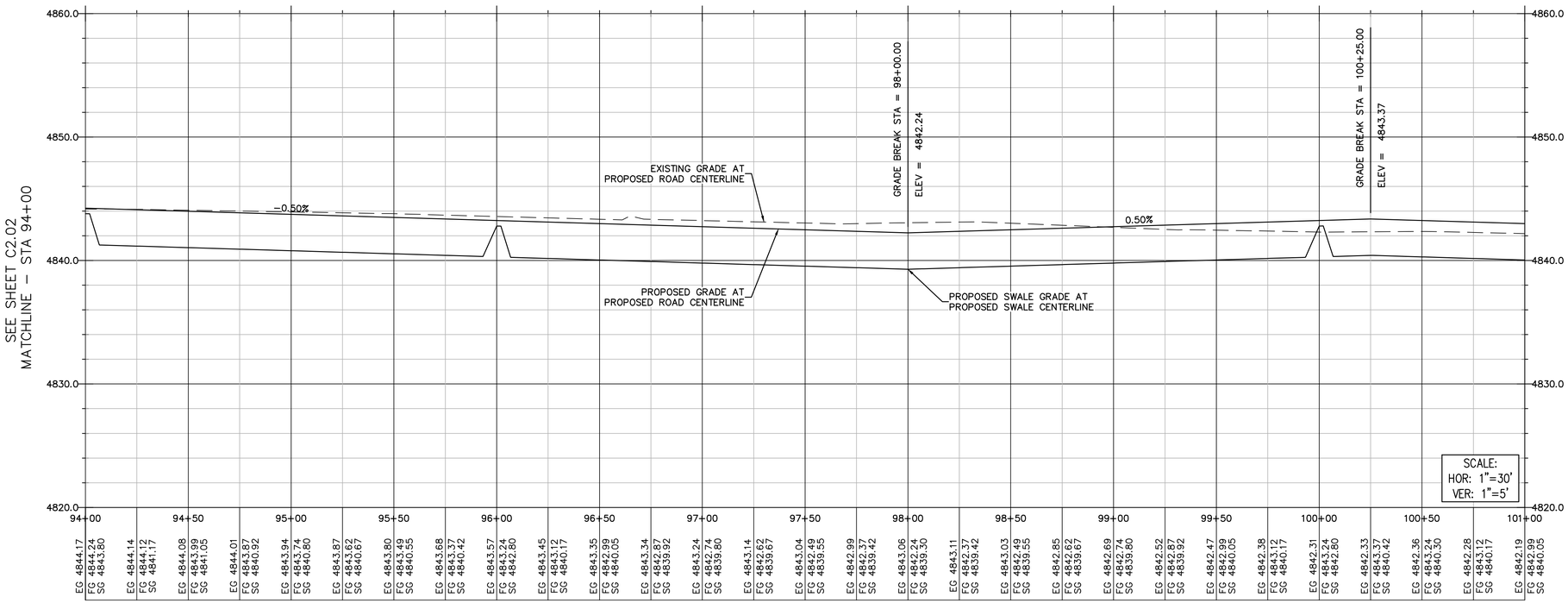


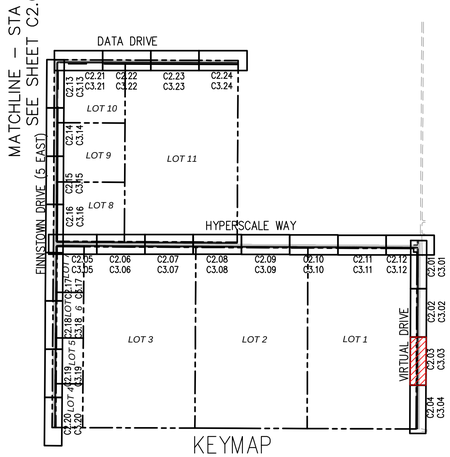


SEE COVER SHEET FOR PROJECT LEGEND

ROADWAY KEYNOTES:

1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
2. INSTALL ROADSIDE 10.0' SWALE. SEE DETAIL 3/C4.0
3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0
5. INSTALL CHECK DAM. SEE SWALE DETAIL 3/C4.0





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

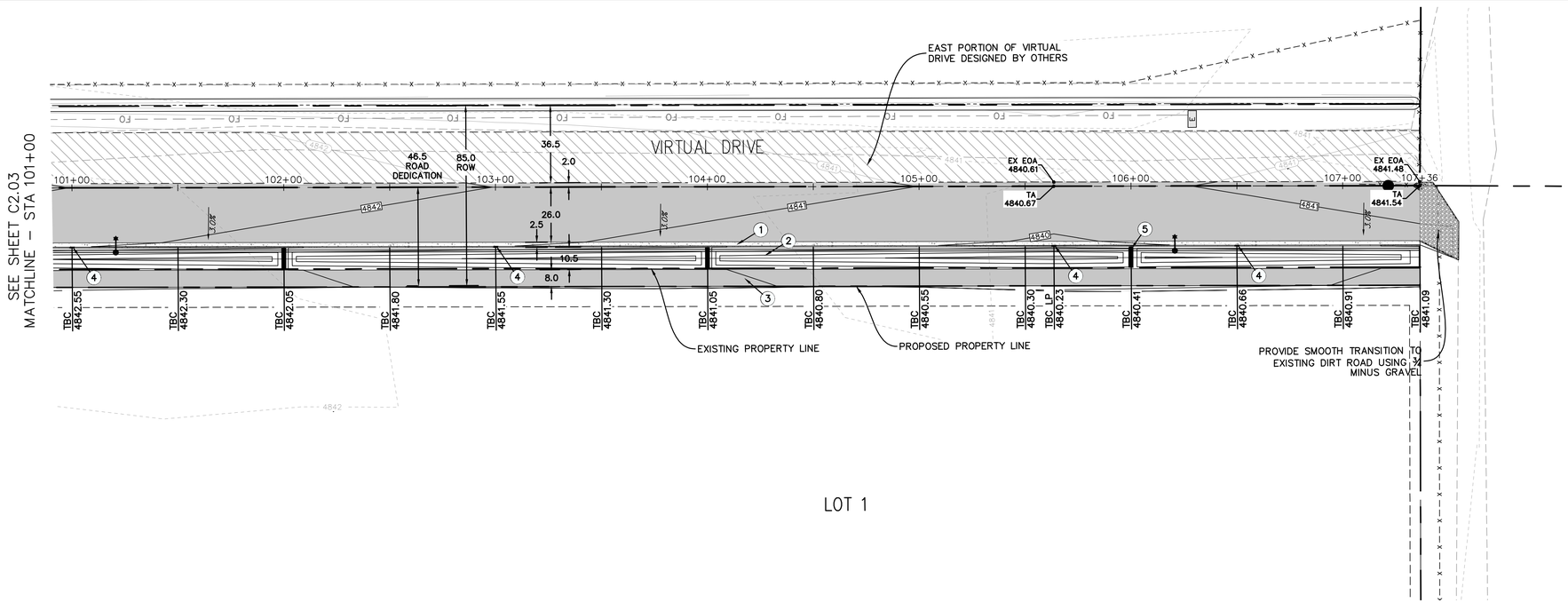
VIRTUAL DRIVE ROADWAY PLAN AND PROFILE
STA 94+00 TO 101+00

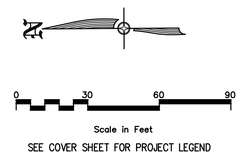
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C2.03

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

C:\

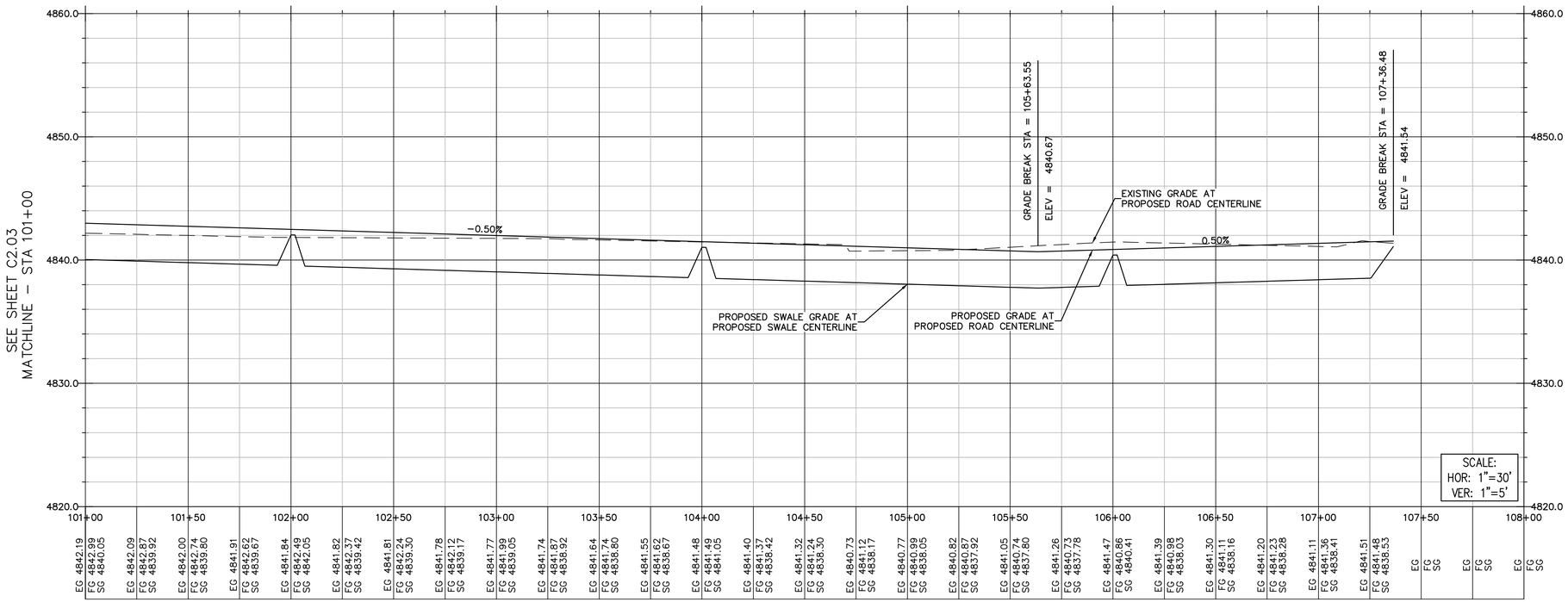


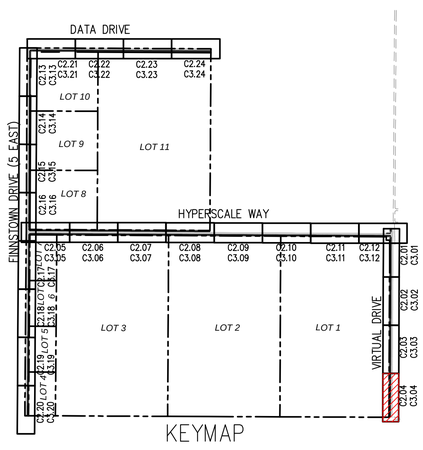


SEE COVER SHEET FOR PROJECT LEGEND

ROADWAY KEYNOTES:

1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
2. INSTALL ROADSIDE 10.0' SWALE. SEE DETAIL 3/C4.0
3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0
5. INSTALL CHECK DAM. SEE SWALE DETAIL 3/C4.0
6. INSTALL ADA RAMP. SEE DETAIL /C4.0





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

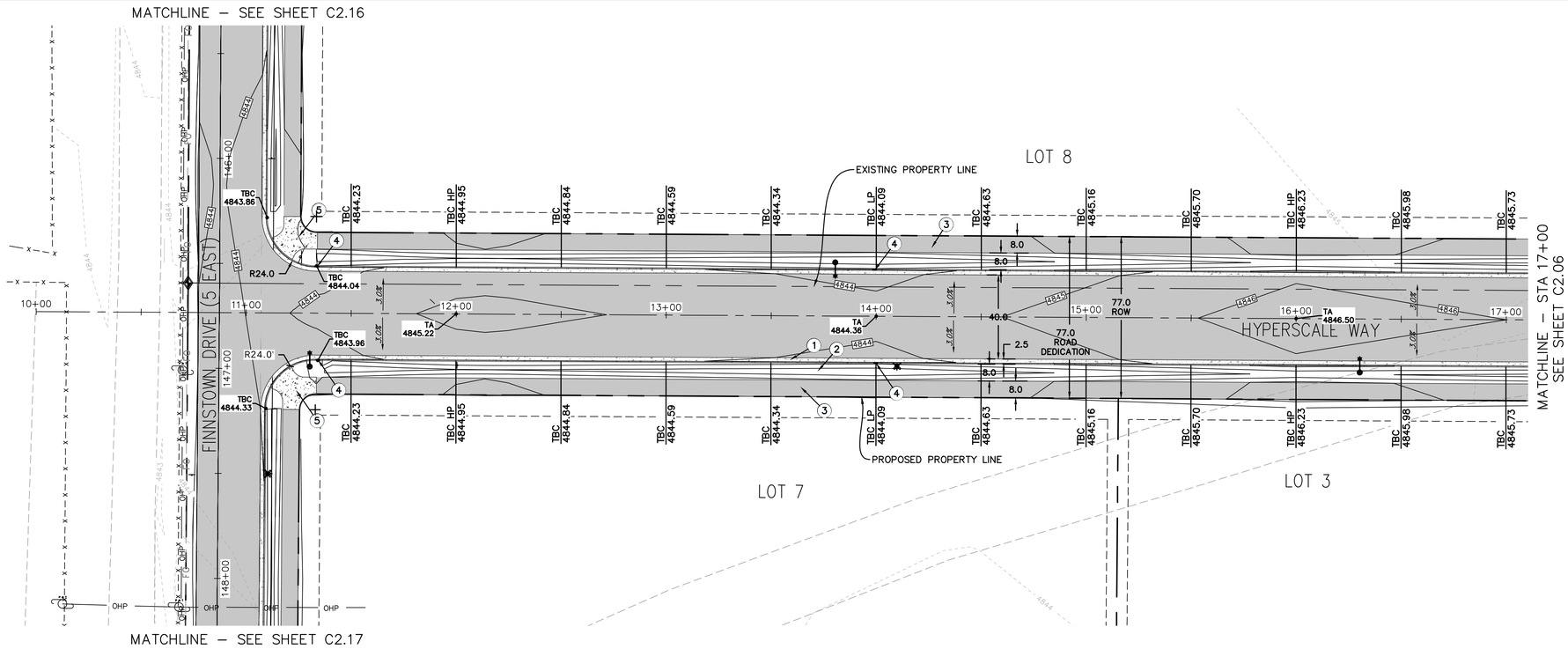
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

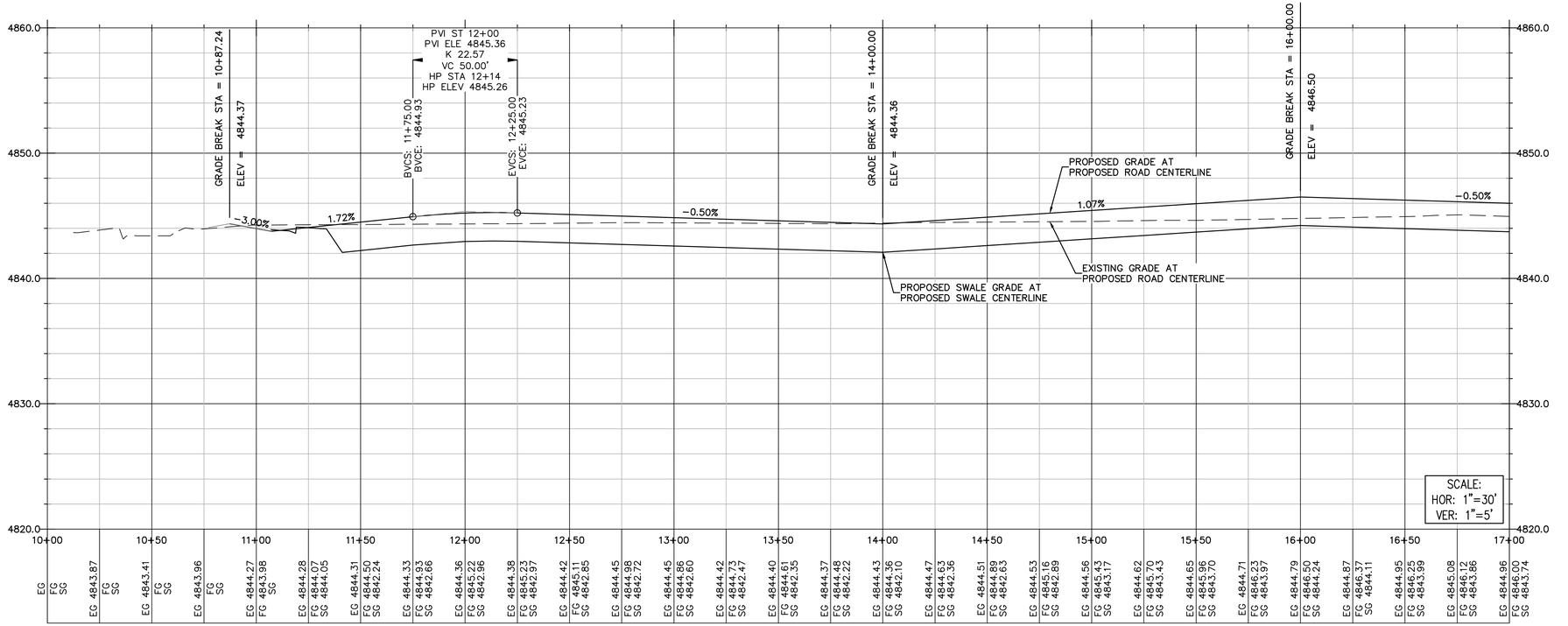
VIRTUAL DRIVE ROADWAY PLAN AND PROFILE
STA 101+00 TO 108+00

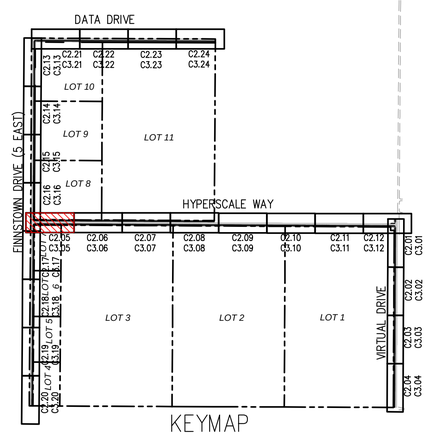
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

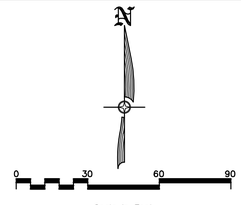
SHEET NO.
C2.04

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'









SEE COVER SHEET FOR PROJECT LEGEND

ROADWAY KEYNOTES:

1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
2. INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0
5. INSTALL ADA RAMP. SEE DETAIL 6/C4.0
6. INSTALL CONCRETE DRIVE APPROACH AS PER APWA PLAN NO. 221.1
7. INSTALL CONCRETE DRIVEWAY.

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

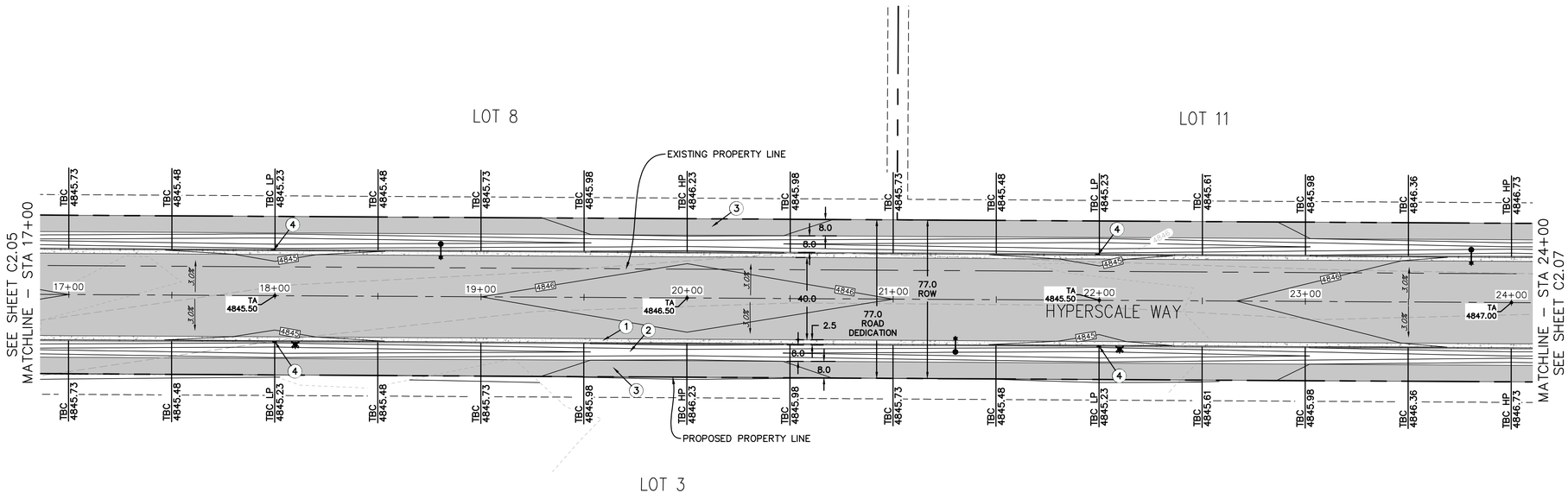
HYPERSCALE WAY ROADWAY PLAN AND PROFILE
STA 10+00 TO 17+00

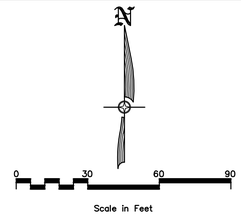
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C2.05

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

C:\

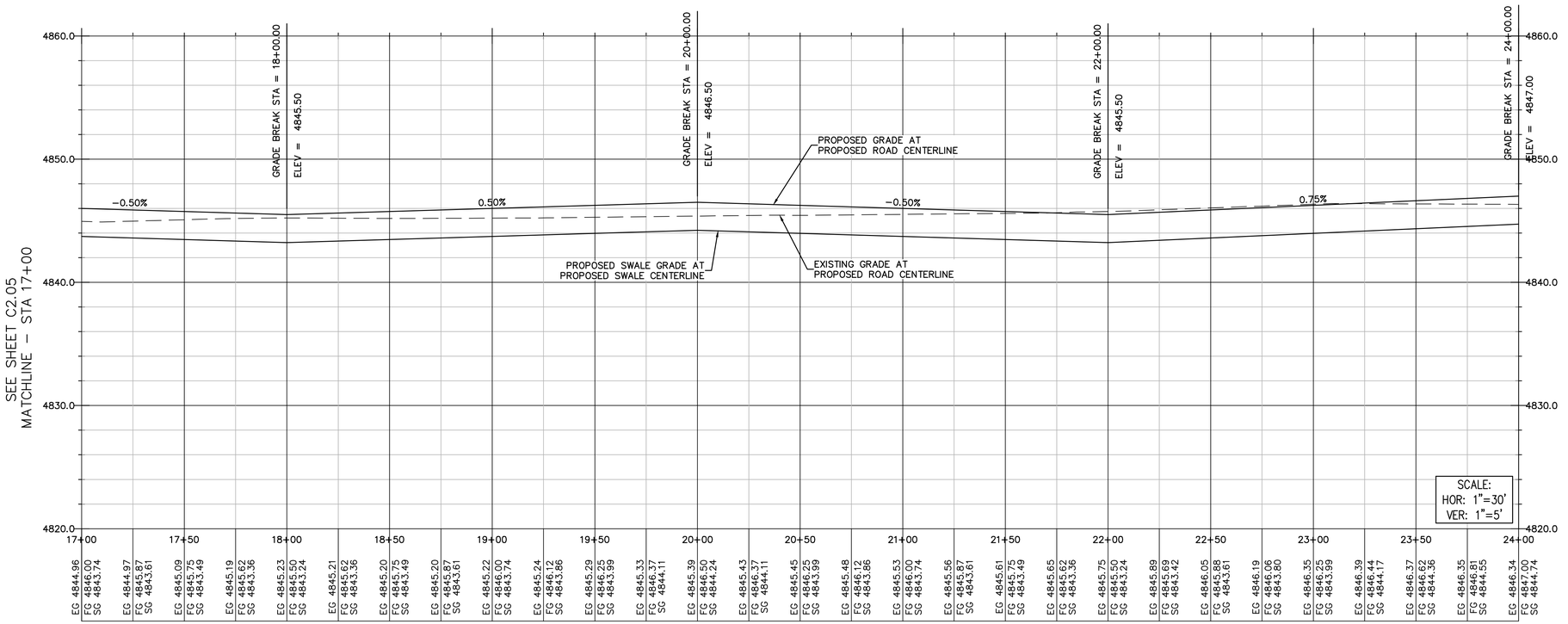


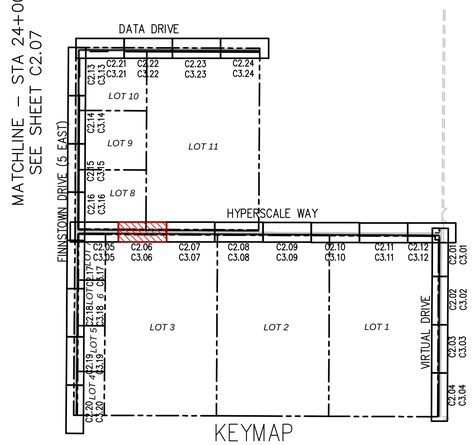


SEE COVER SHEET FOR PROJECT LEGEND

ROADWAY KEYNOTES:

1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
2. INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

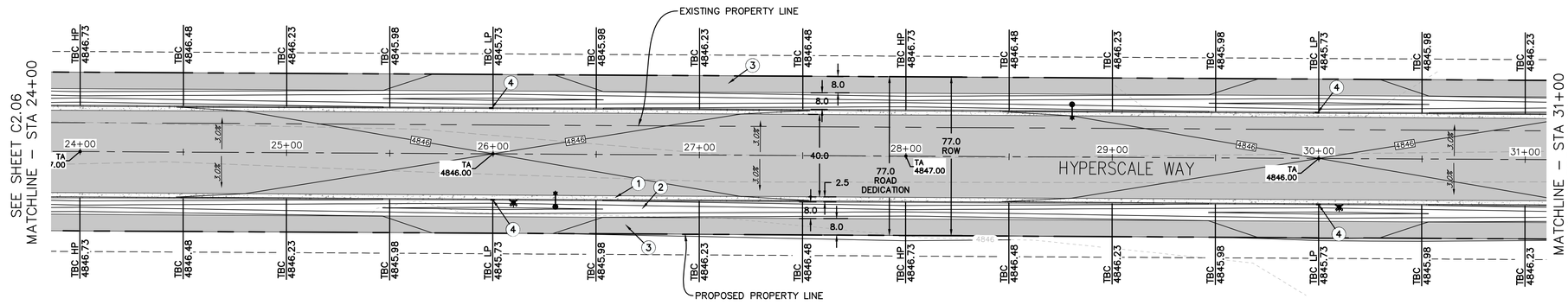
EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

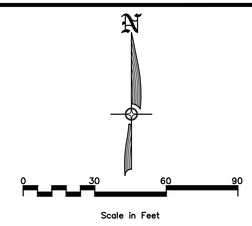
HYPERSCALE WAY ROADWAY PLAN AND PROFILE
STA 17+00 TO 24+00

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C2.06

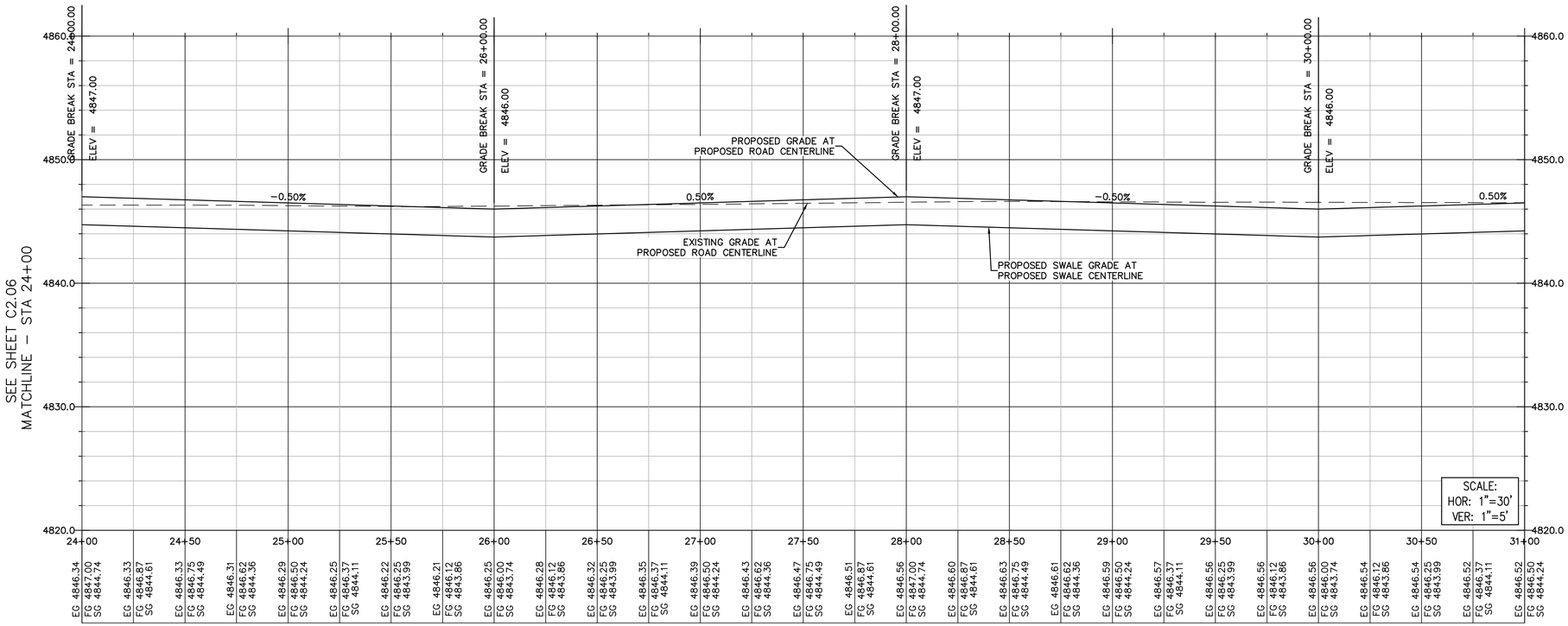
PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

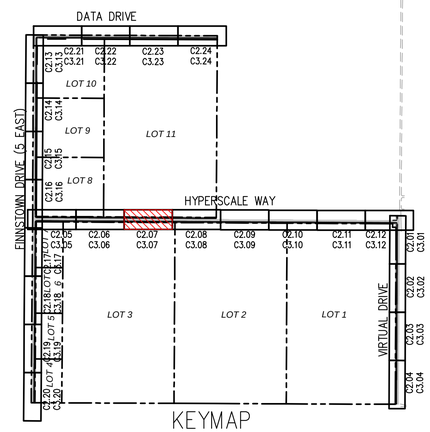




ROADWAY KEYNOTES:

1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
2. INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

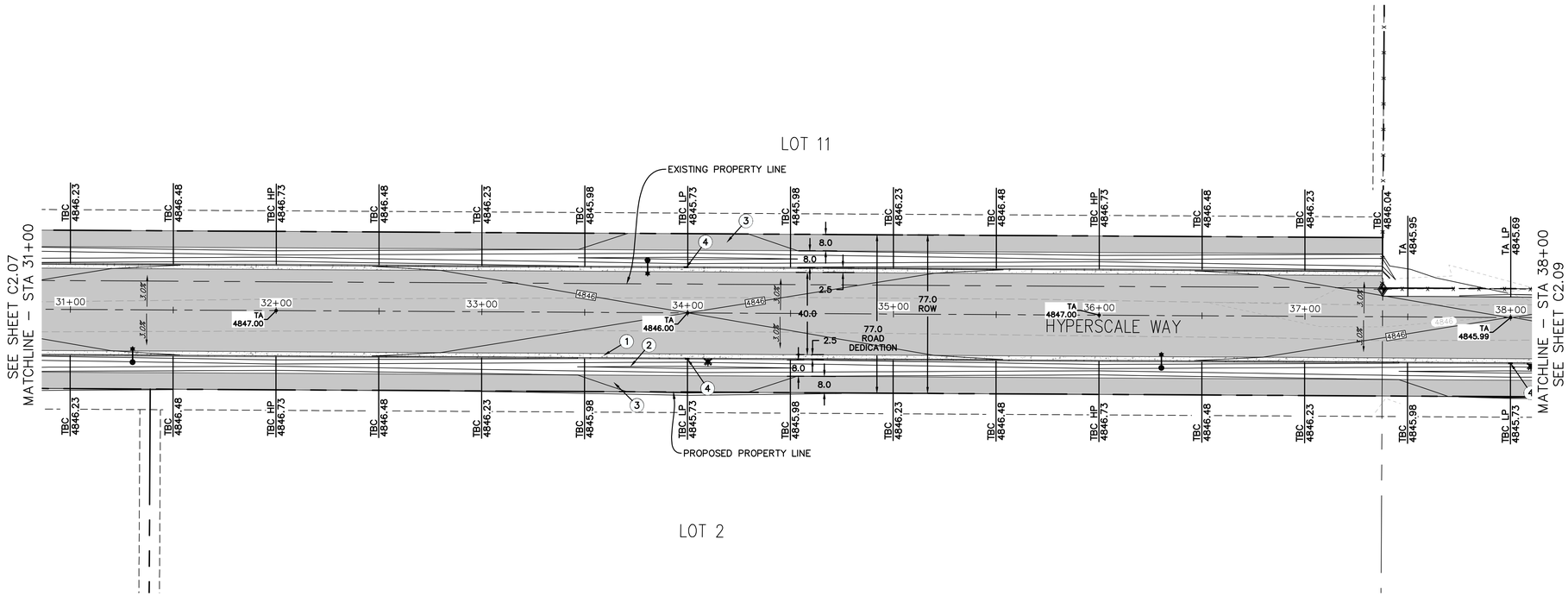
EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

HYPERSCALE WAY ROADWAY PLAN AND PROFILE
STA 24+00 TO 31+00

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

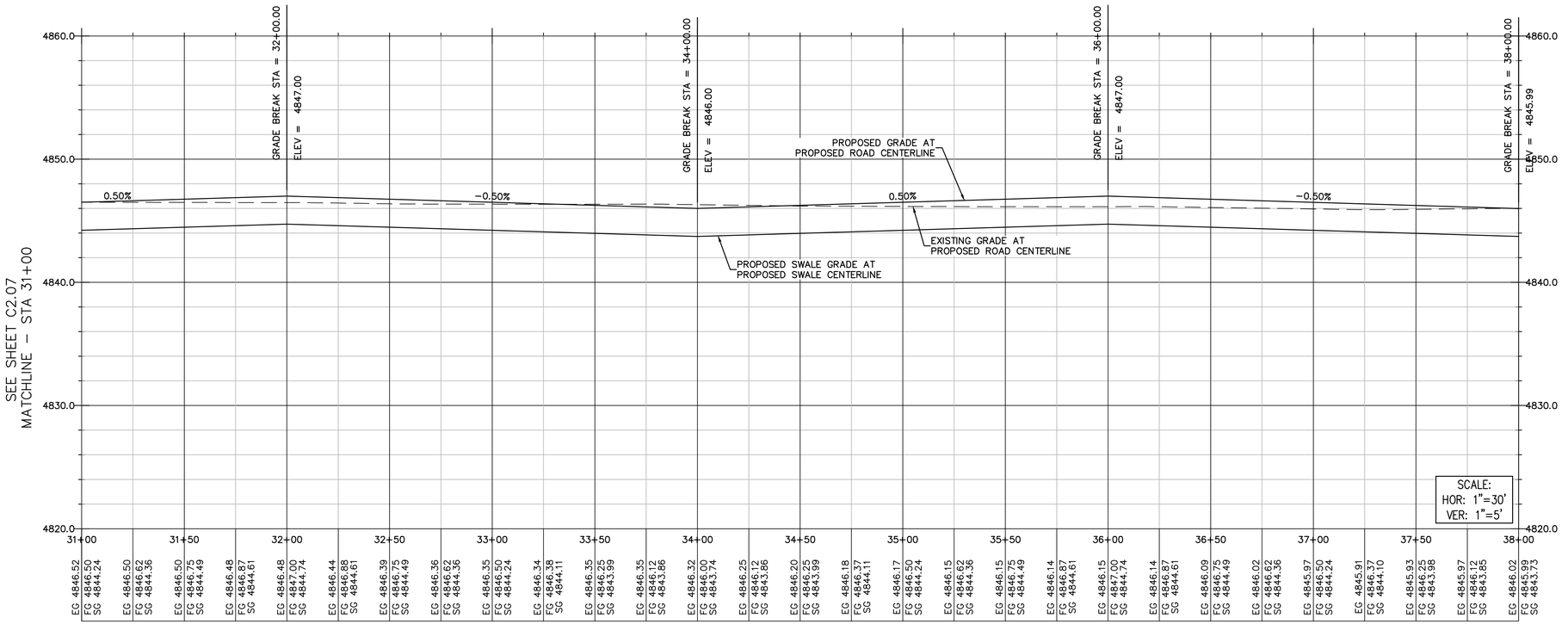
SHEET NO.
C2.07

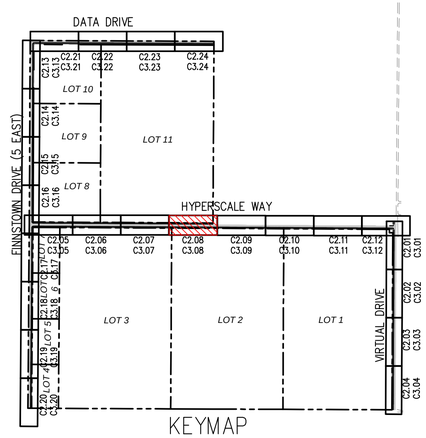
PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'



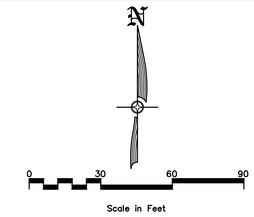
ROADWAY KEYNOTES:

1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
2. INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.



SEE COVER SHEET FOR PROJECT LEGEND

NO	REVISIONS	BY	DATE
DESIGNER: SDT		PROJECT ENGINEER: SDT	

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

HYPERSCALE WAY ROADWAY PLAN AND PROFILE

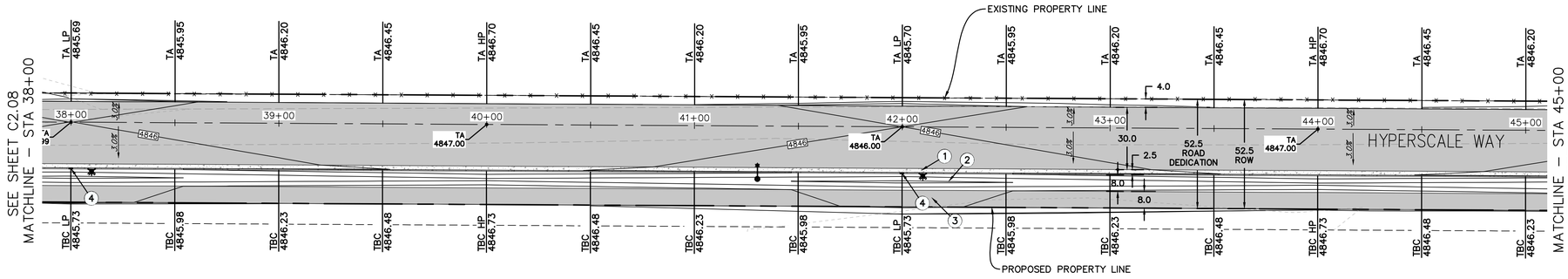
STA 31+00 TO 38+00

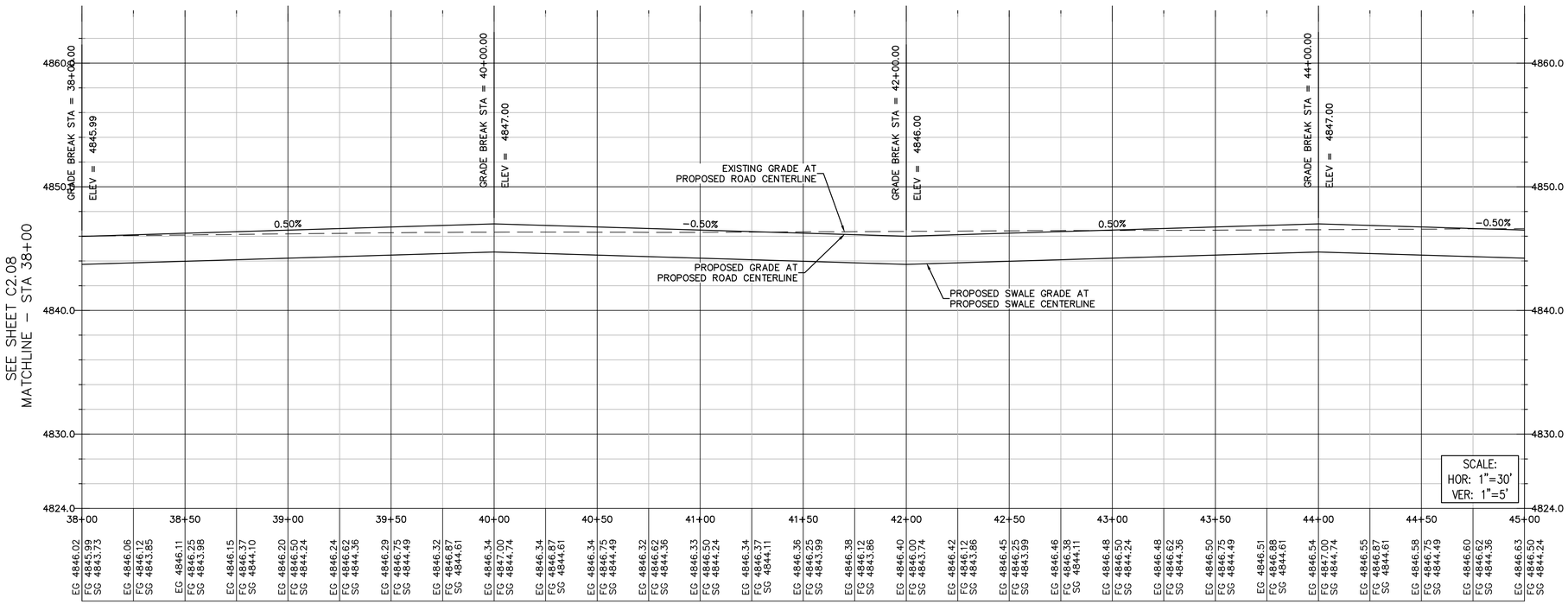
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

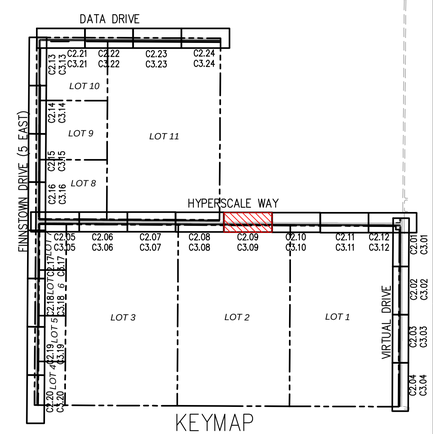
SHEET NO.
C2.08

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

C:\



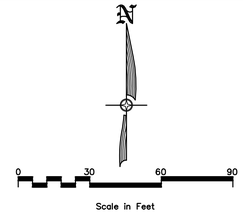




ROADWAY KEYNOTES:

1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
2. INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.



SEE COVER SHEET FOR PROJECT LEGEND

NO	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

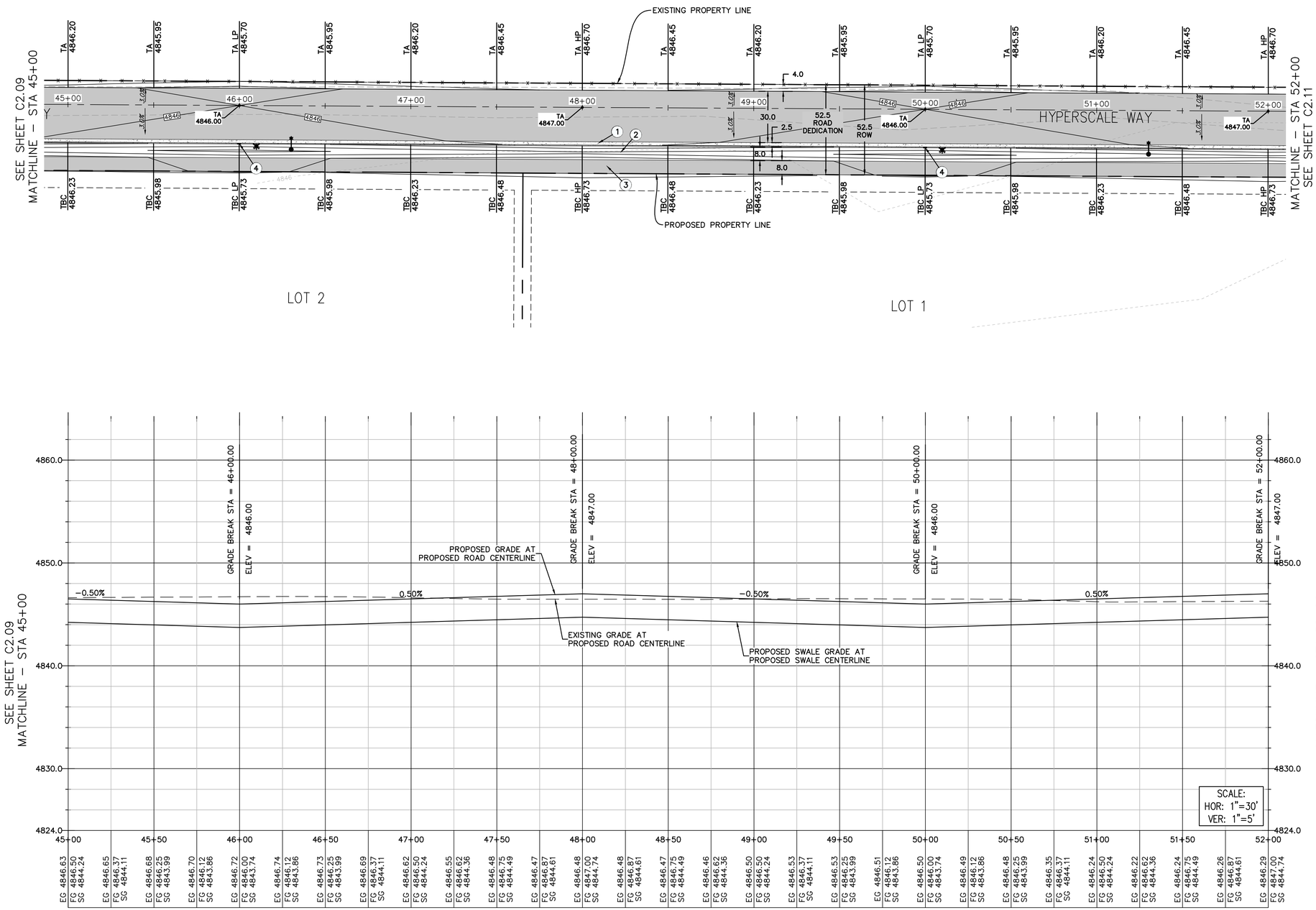
HYPERSCALE WAY ROADWAY PLAN AND PROFILE
STA 38+00 TO 45+00

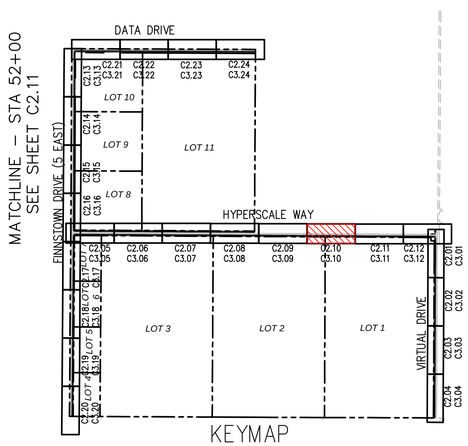
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C2.09

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

C:\





ROADWAY KEYNOTES:

1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
2. INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0

0 30 60 90
Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

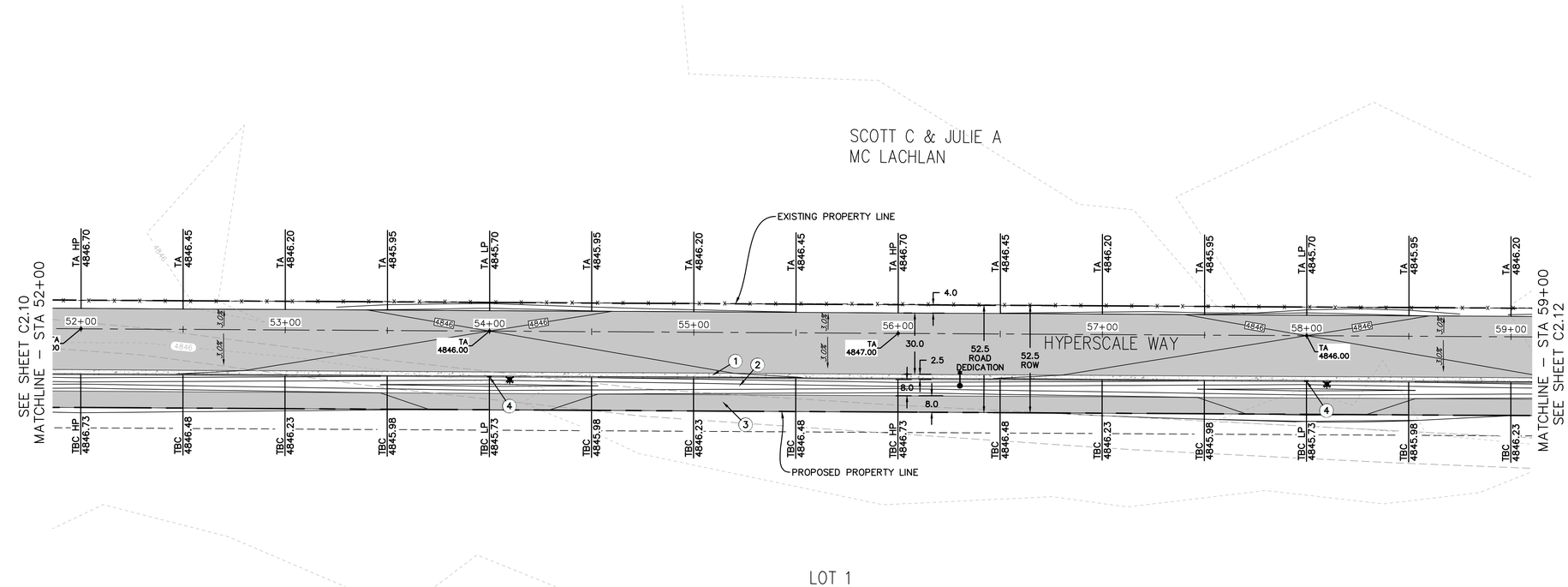
EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

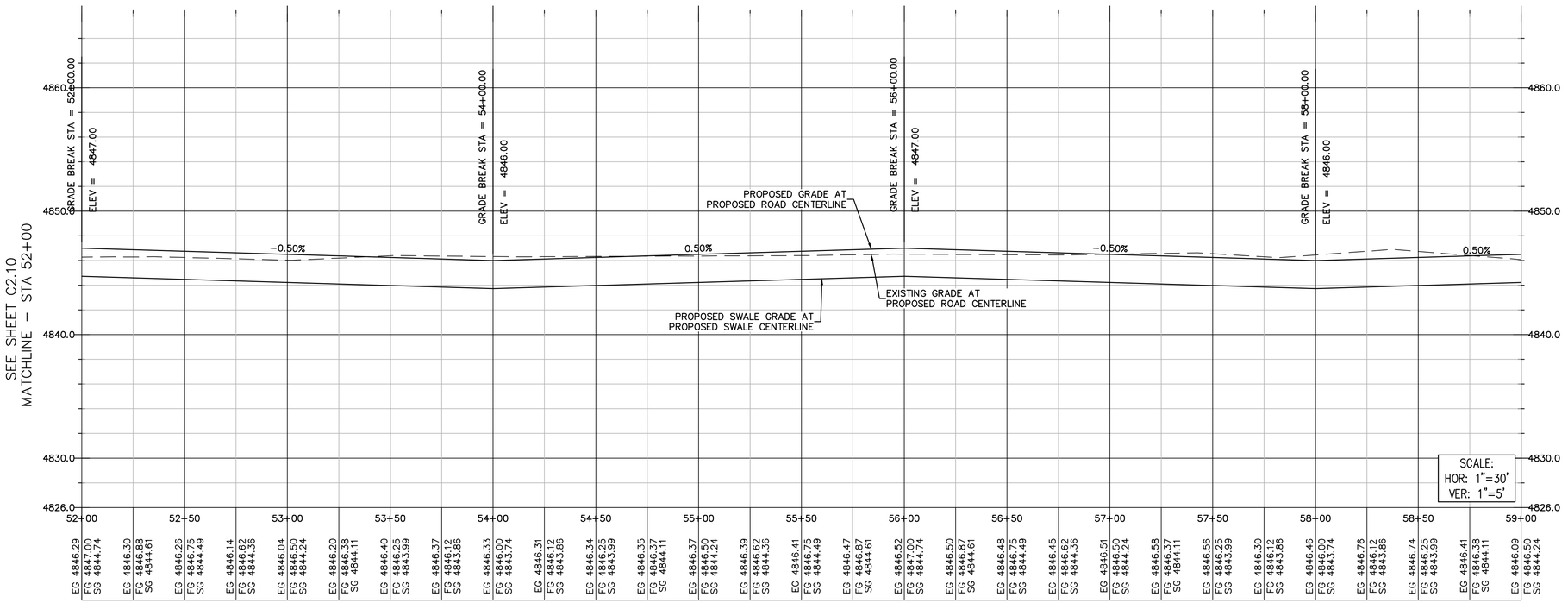
HYPERSCALE WAY ROADWAY PLAN AND PROFILE
STA 45+00 TO 52+00

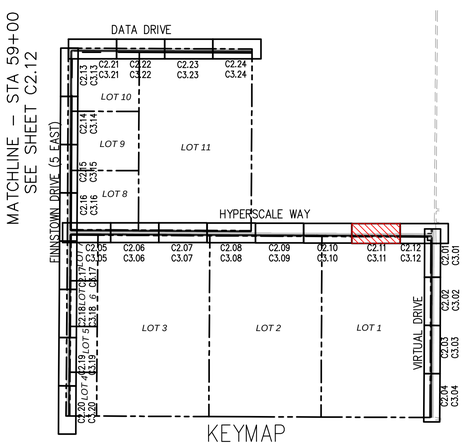
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C2.10

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'







ROADWAY KEYNOTES:

1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
2. INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0

0 30 60 90
Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

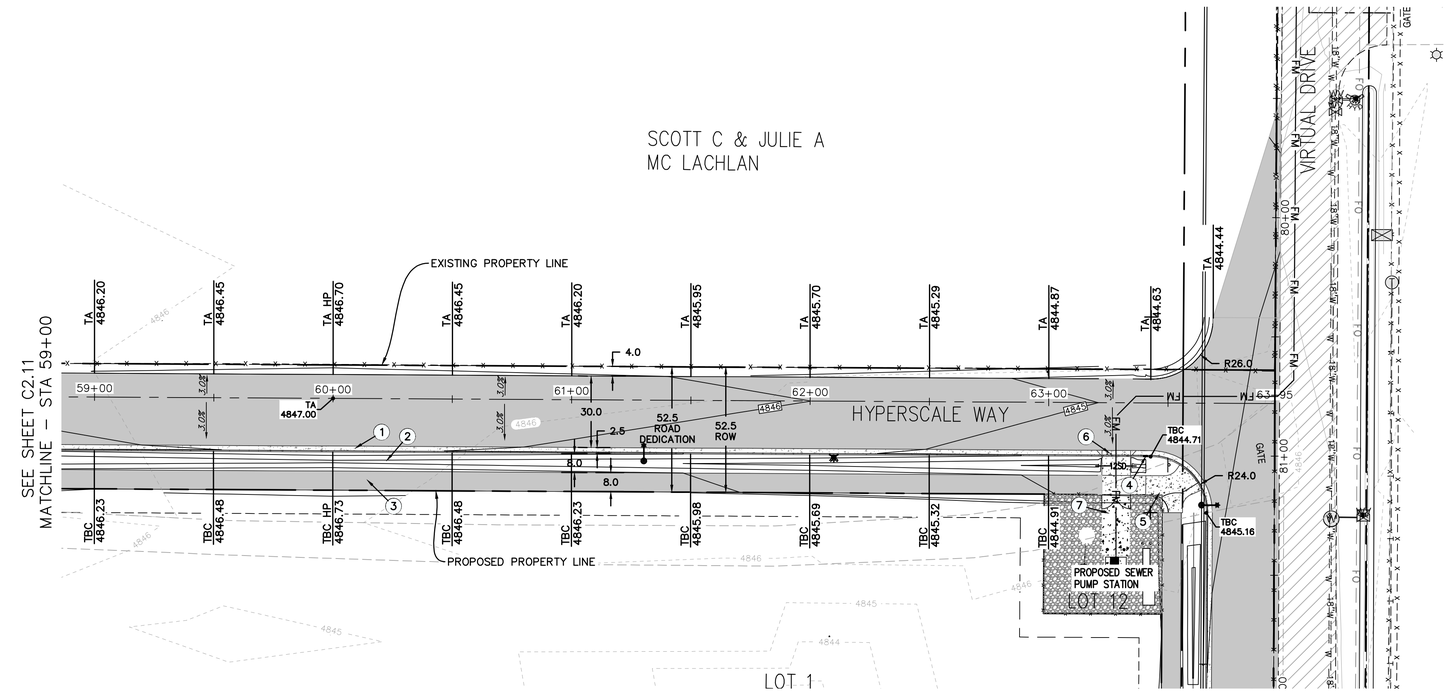
HYPERSCALE WAY ROADWAY PLAN AND PROFILE
STA 52+00 TO 59+00

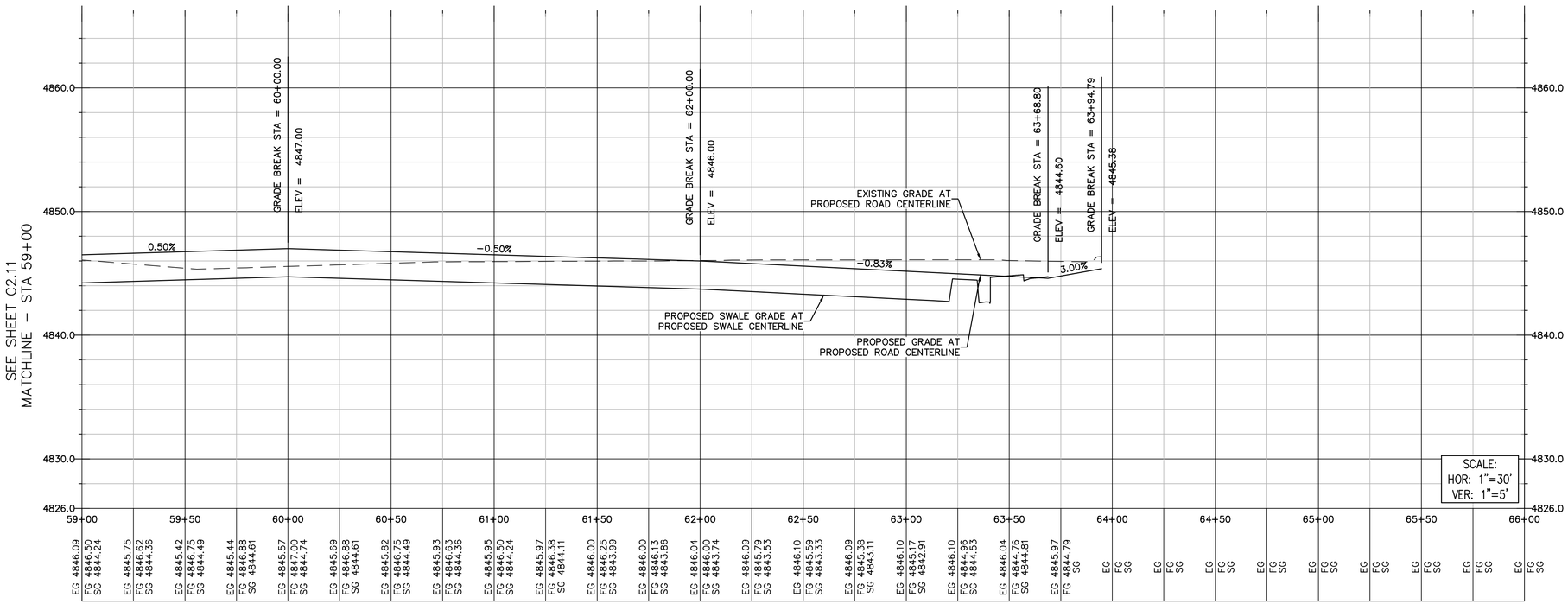
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

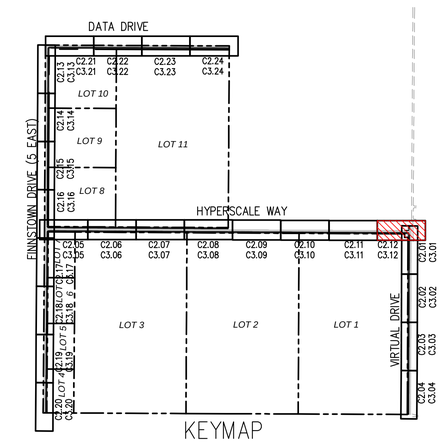
SHEET NO.
C2.11

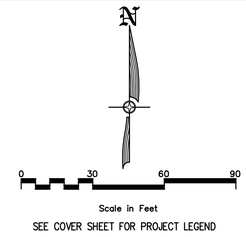
PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

C:\









SEE COVER SHEET FOR PROJECT LEGEND

ROADWAY KEYNOTES:

1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
2. INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0
5. INSTALL ADA RAMP. SEE DETAIL 6/C4.0
6. INSTALL CONCRETE DRIVE APPROACH AS PER APWA PLAN NO. 221.1
7. INSTALL CONCRETE DRIVEWAY.

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

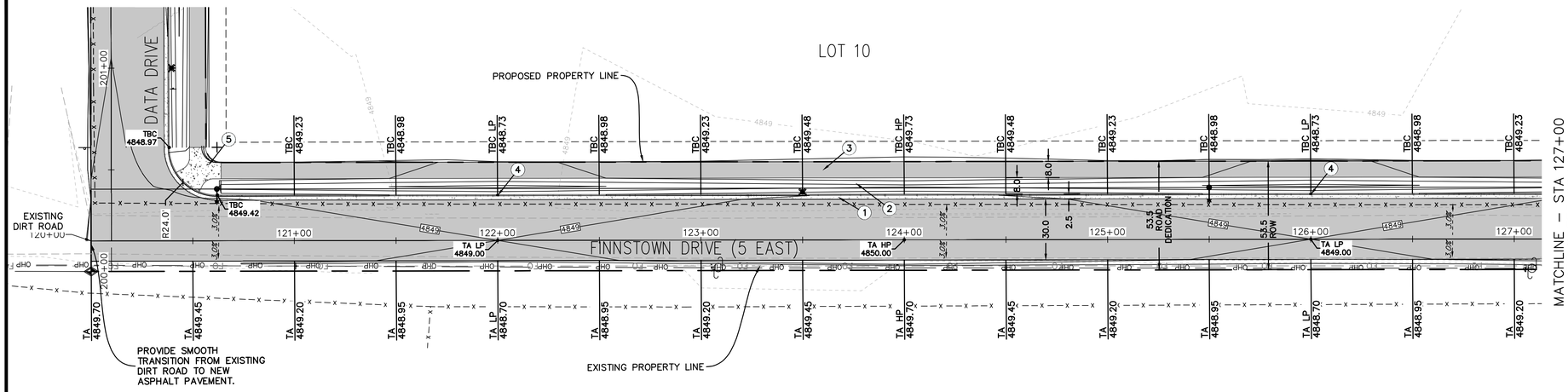
HYPERSCALE WAY ROADWAY PLAN AND PROFILE
STA 59+00 TO 66+00

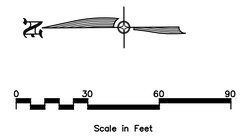
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C2.12

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

C:\

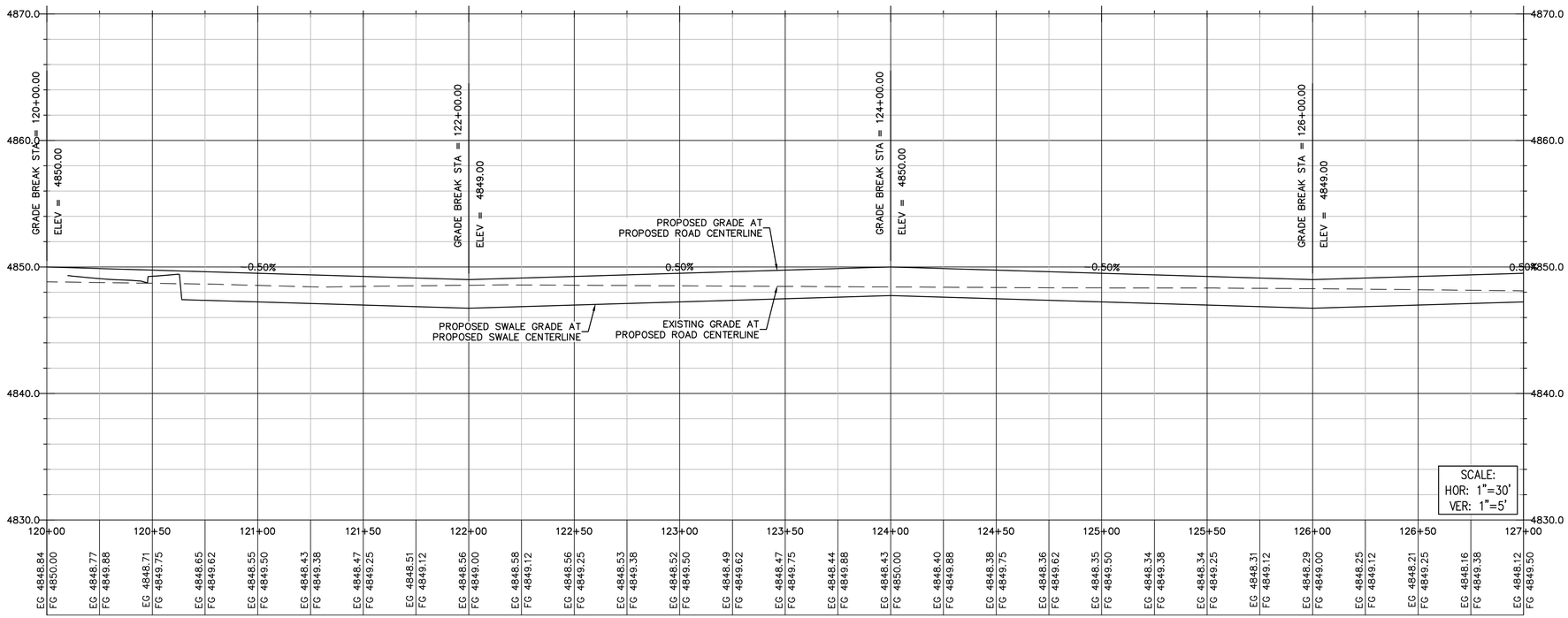


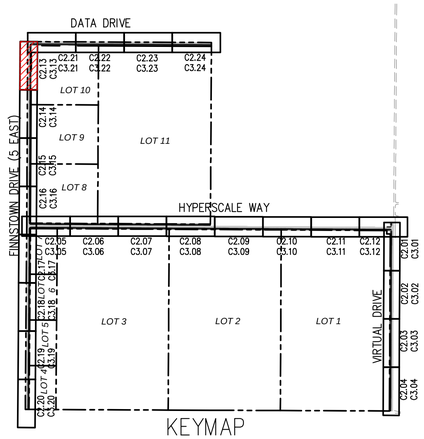


SEE COVER SHEET FOR PROJECT LEGEND

ROADWAY KEYNOTES:

1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
2. INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0
5. INSTALL ADA RAMP. SEE DETAIL 6/C4.0





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

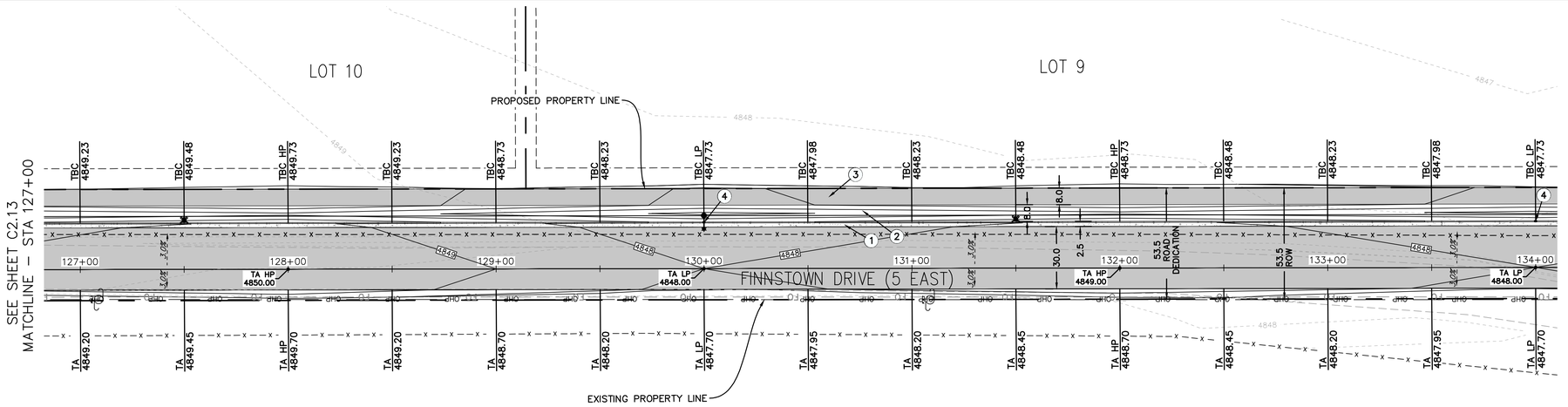
CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

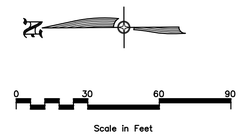
EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH
FINNSTOWN DRIVE (5 EAST) ROADWAY PLAN AND PROFILE
STA 120+00 TO 127+00

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C2.13

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

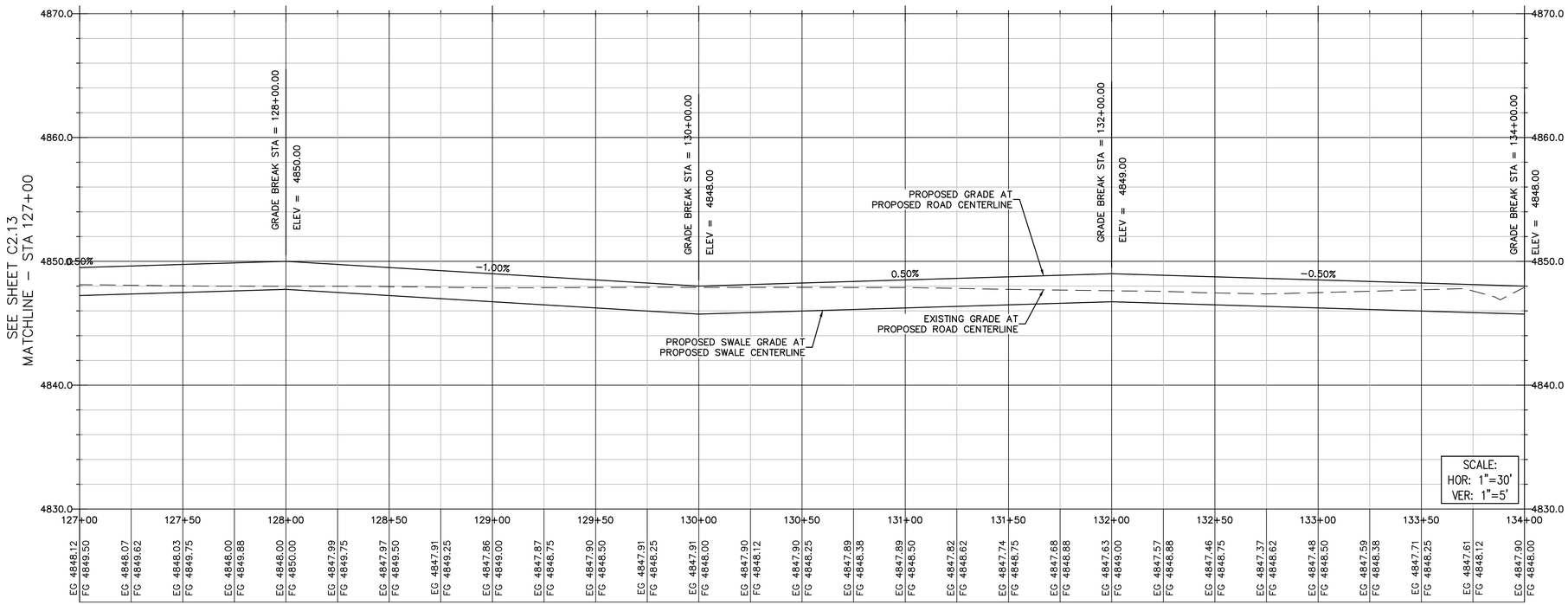


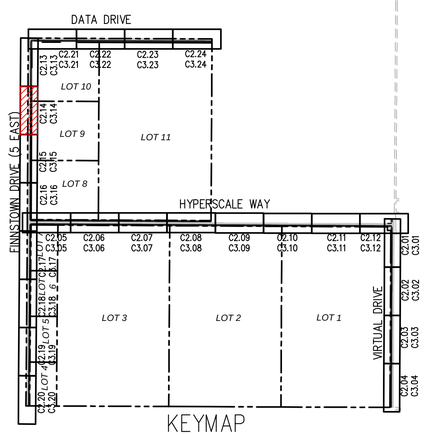


SEE COVER SHEET FOR PROJECT LEGEND

ROADWAY KEYNOTES:

1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
2. INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0
5. INSTALL ADA RAMP. SEE DETAIL 6/C4.0





KEYMAP

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

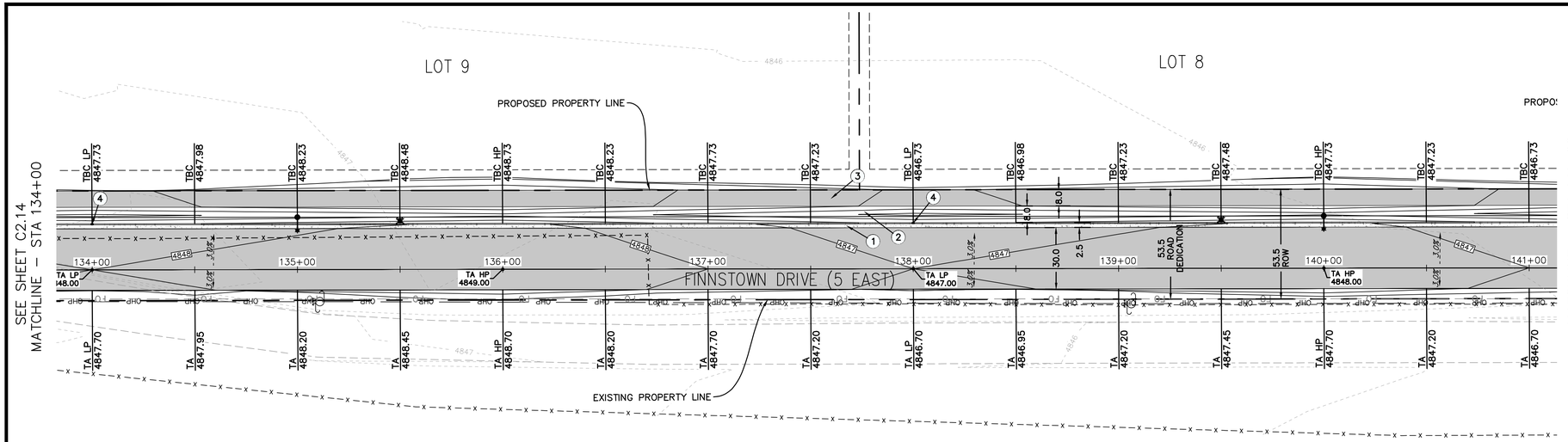
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

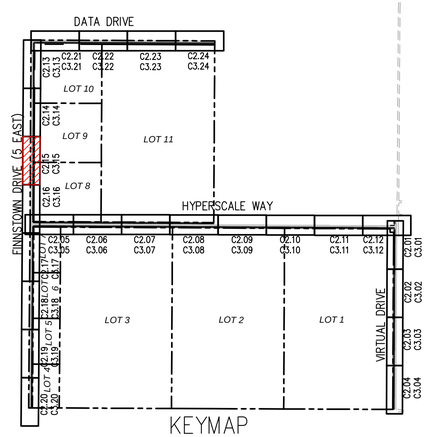
FINNSTOWN DRIVE (5 EAST) ROADWAY PLAN AND PROFILE STA 127+00 TO 134+00

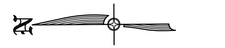
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C2.14

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'







SEE COVER SHEET FOR PROJECT LEGEND

ROADWAY KEYNOTES:

1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
2. INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

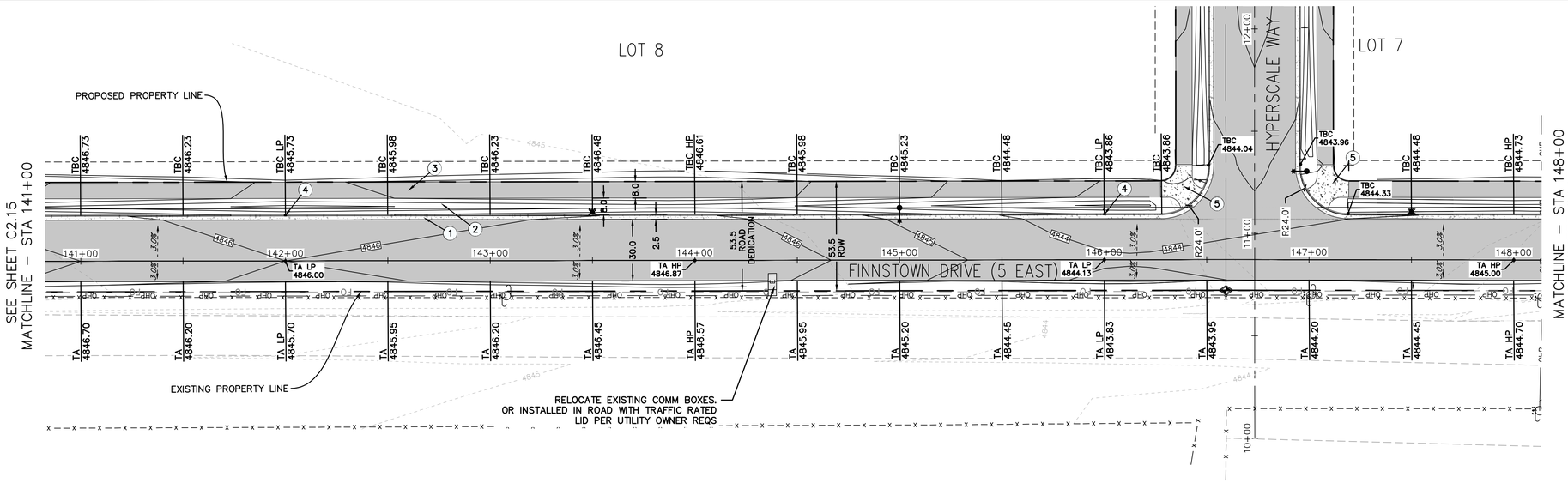
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

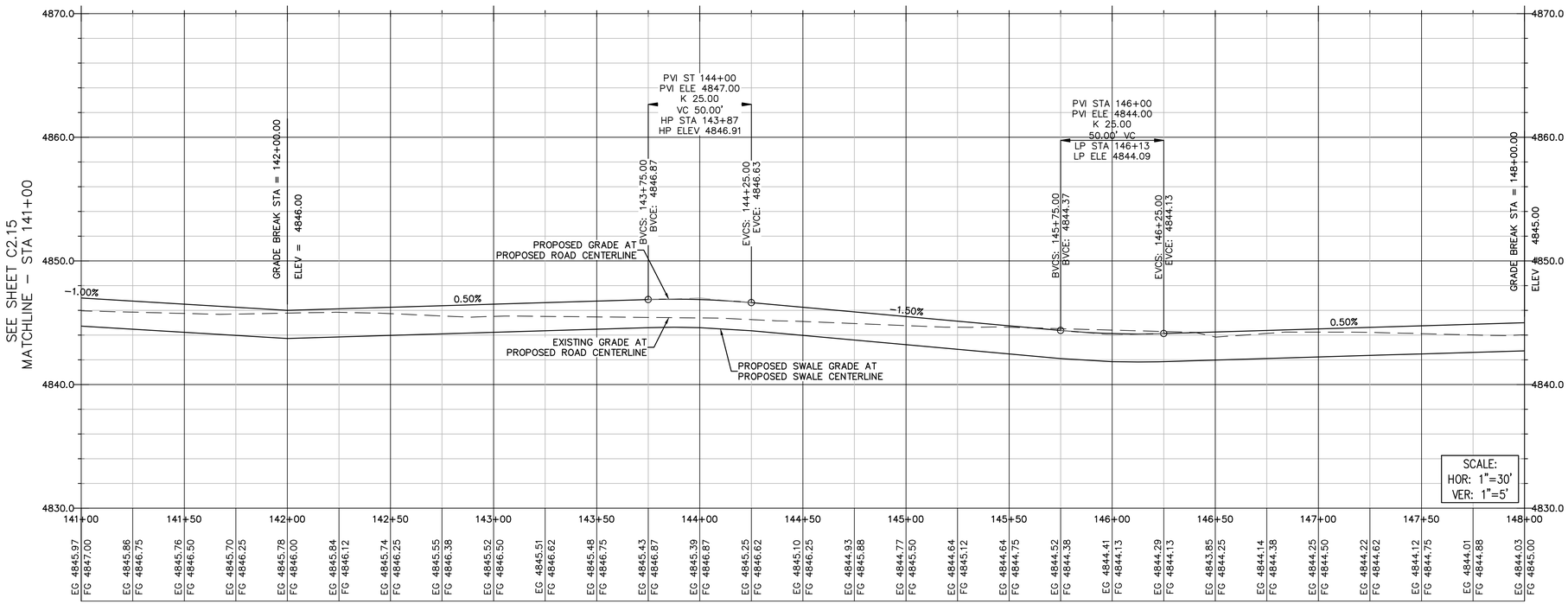
FINNSTOWN DRIVE (5 EAST) ROADWAY PLAN AND PROFILE STA 134+00 TO 141+00

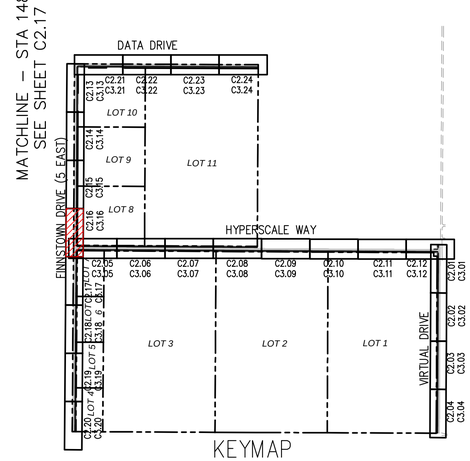
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

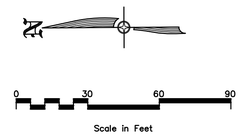
SHEET NO.
C2.15

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'









SEE COVER SHEET FOR PROJECT LEGEND

ROADWAY KEYNOTES:

1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
2. INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0
5. INSTALL ADA RAMP. SEE DETAIL 6/C4.0

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

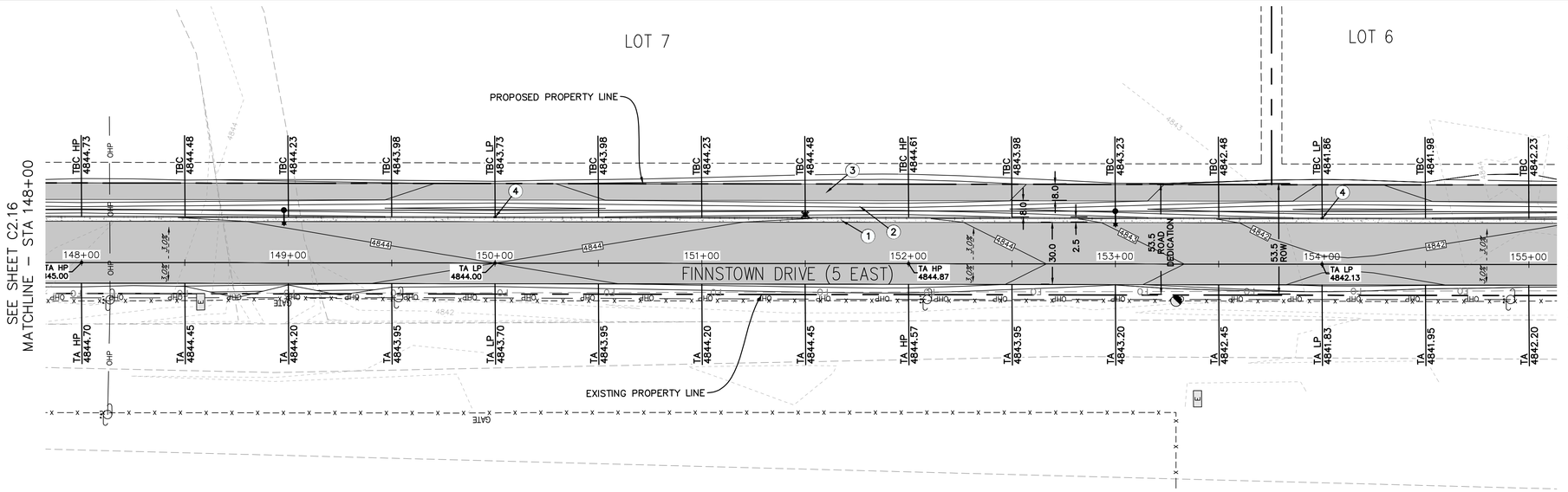
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

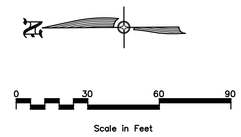
FINNSTOWN DRIVE (5 EAST) ROADWAY PLAN AND PROFILE
STA 141+00 TO 148+00

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C2.16

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

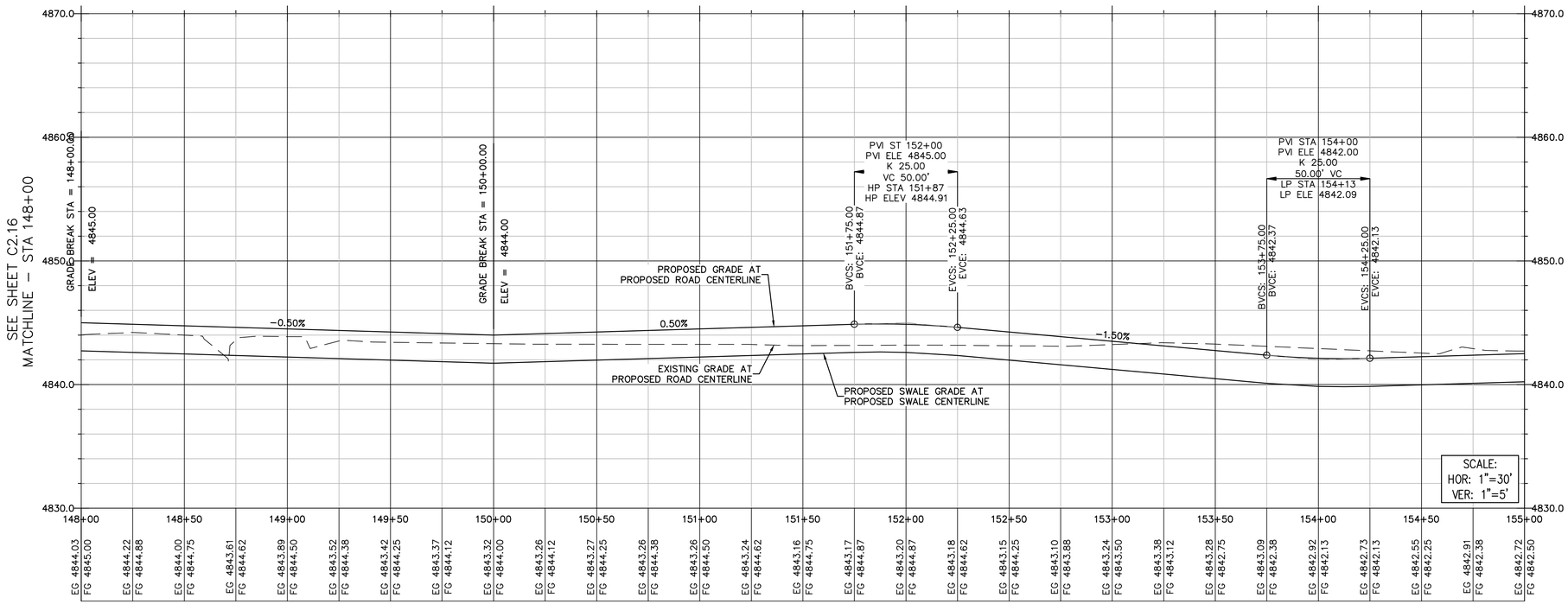


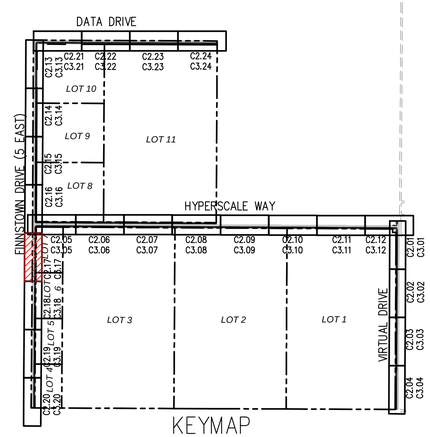


SEE COVER SHEET FOR PROJECT LEGEND

ROADWAY KEYNOTES:

1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
2. INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

NO.	REVISIONS	BY	DATE

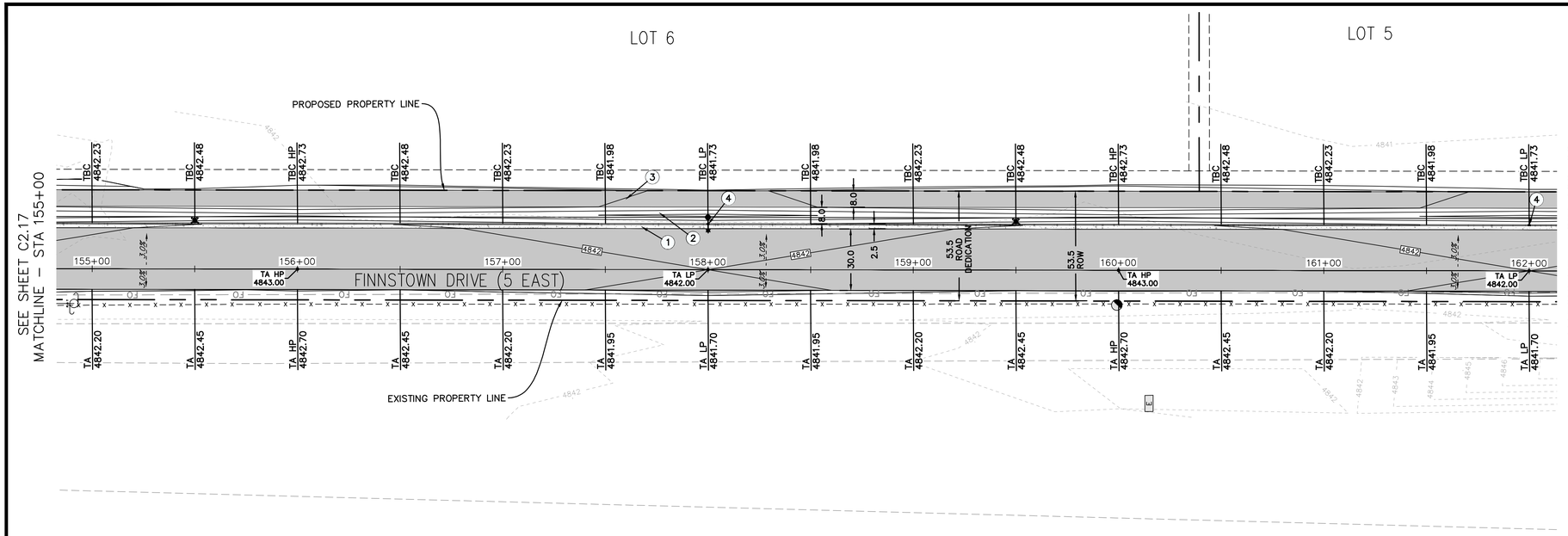
DESIGNER: SDT PROJECT ENGINEER: SDT

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH
FINNSTOWN DRIVE (5 EAST) ROADWAY PLAN AND PROFILE
STA 148+00 TO 155+00

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C2.17

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'


LOT 6
LOT 5
PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE
FINNSTOWN DRIVE (5 EAST)
SEE SHEET C2.17
MATCHLINE – STA 155+00
MATCHLINE – STA 162+00
SEE SHEET C2.19
155+00
156+00
157+00
158+00
159+00
160+00
161+00
162+00
TA HP 4843.00
TA LP 4842.00
TA HP 4843.00
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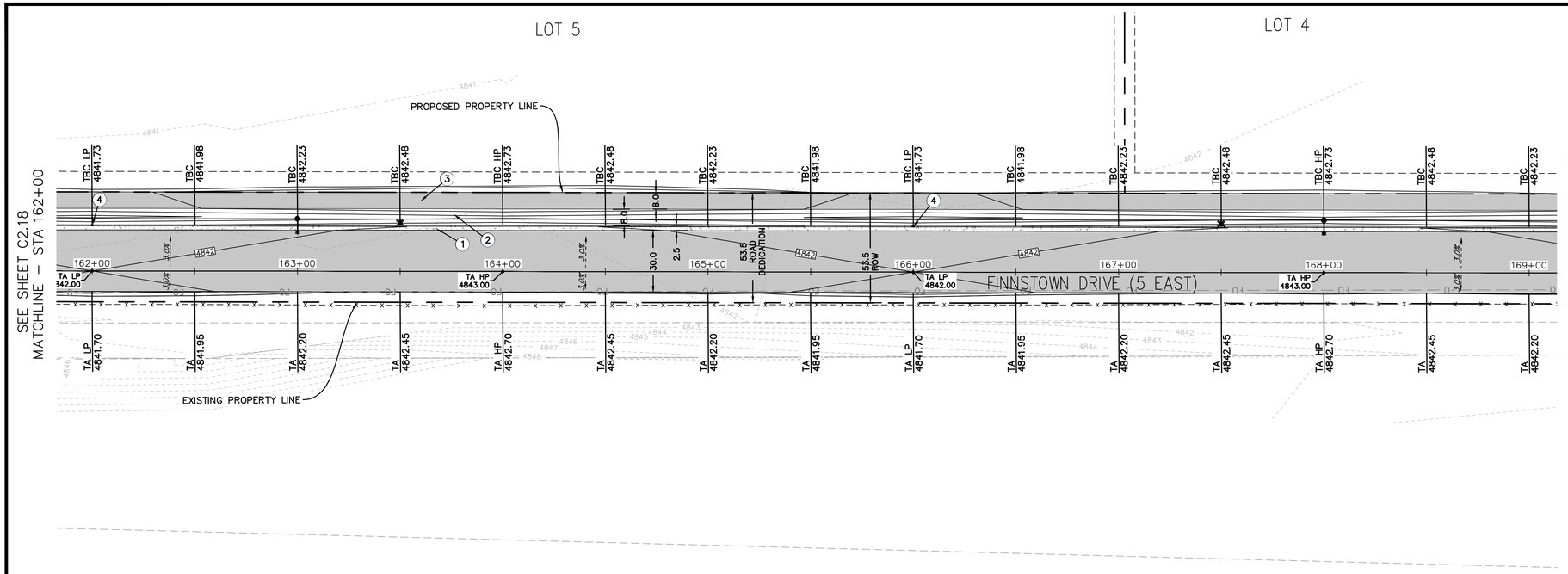
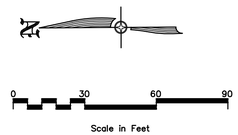
30.0
2.5
53.5 ROAD DEDICATION
53.5 ROW
8.0
8.0
4842
4842
4842

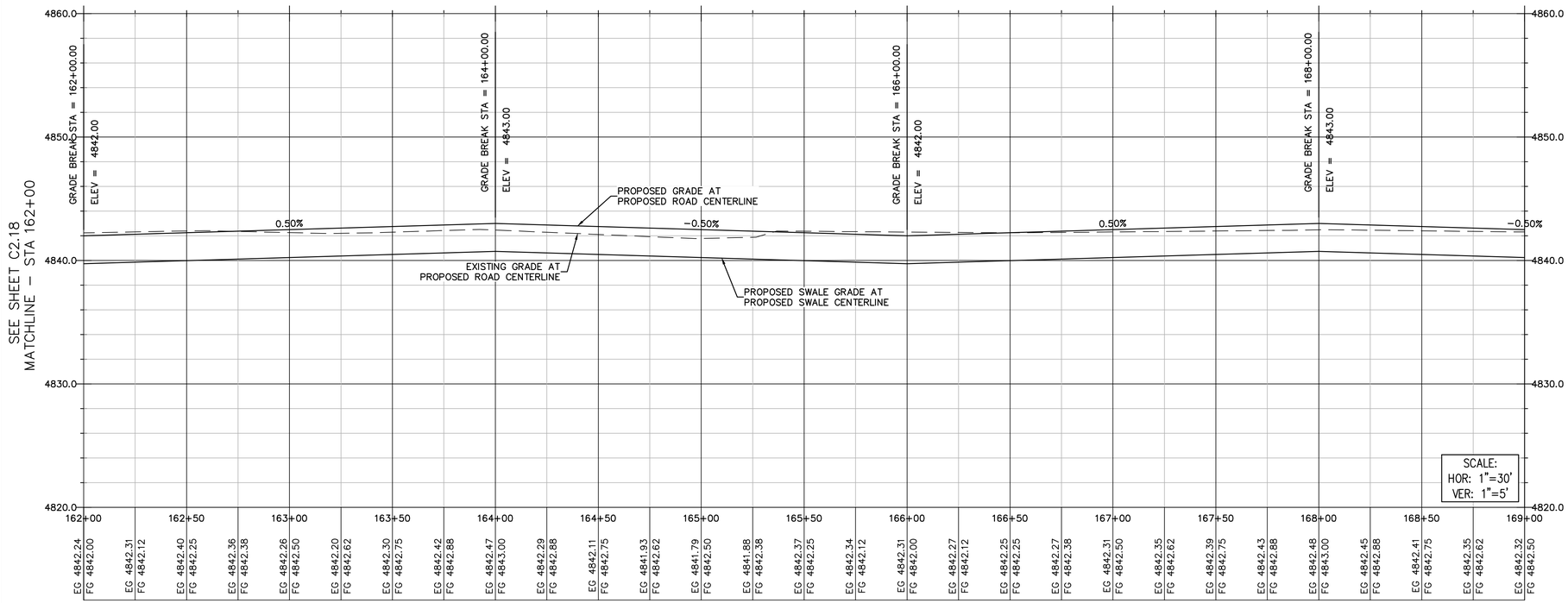


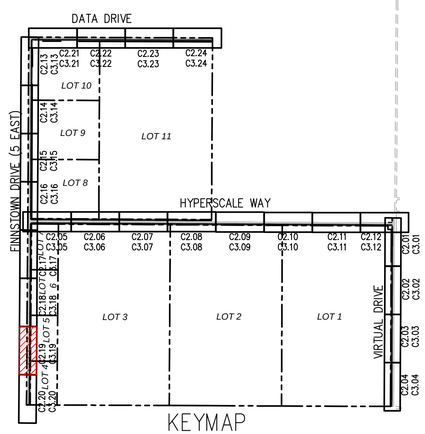


SEE COVER SHEET FOR PROJECT LEGEND

ROADWAY KEYNOTES:

1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
2. INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

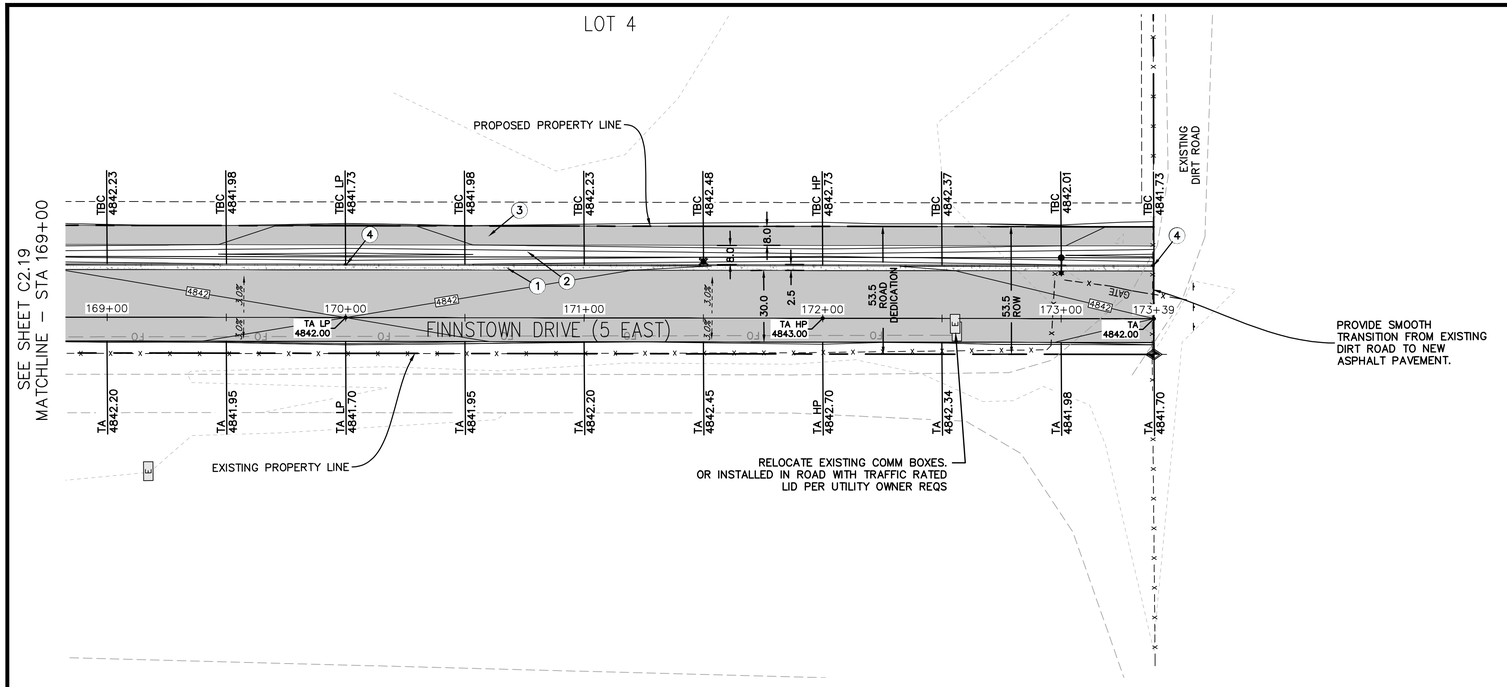
EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

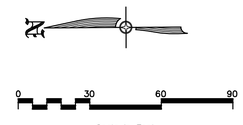
FINNSTOWN DRIVE (5 EAST) ROADWAY PLAN AND PROFILE
STA 162+00 TO 169+00

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C2.19

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

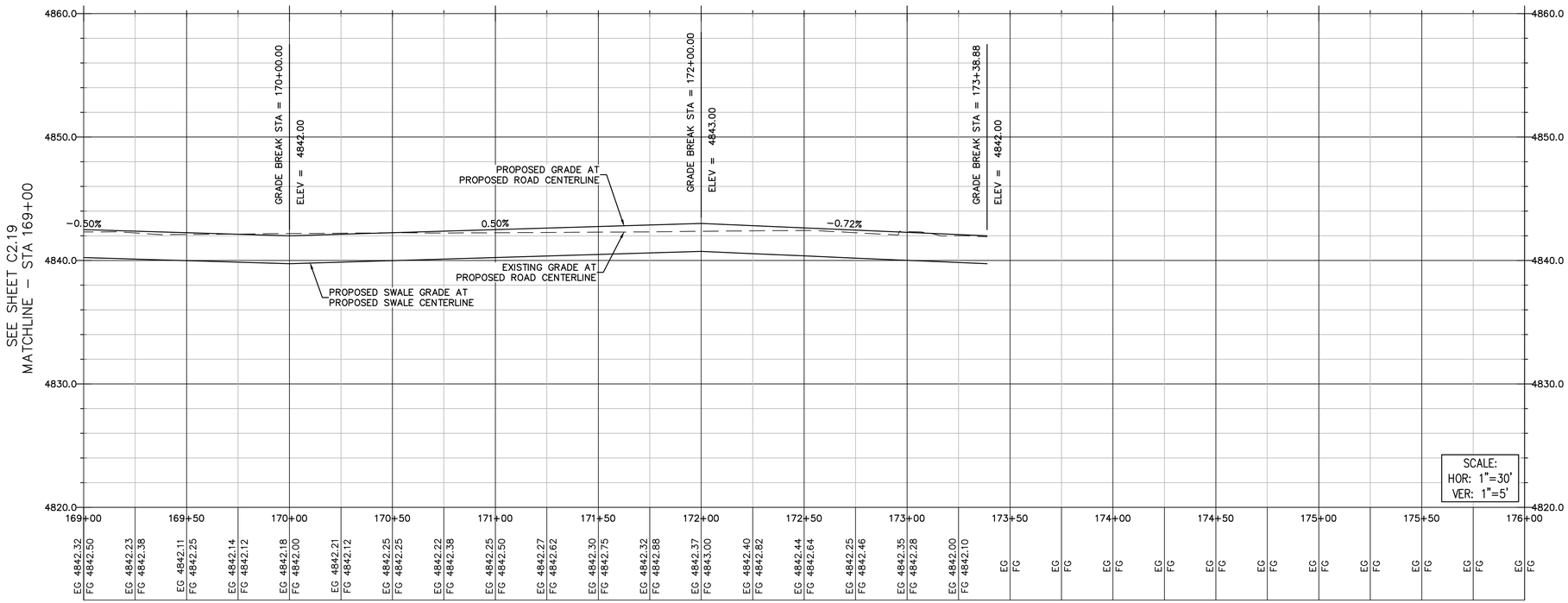


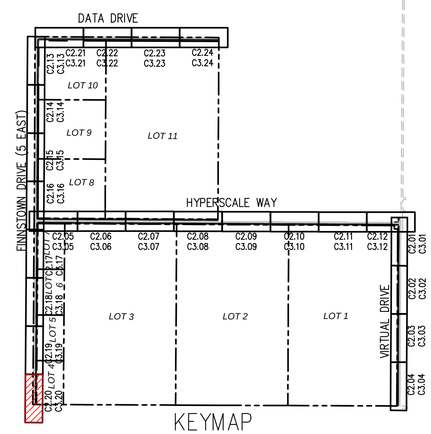


SEE COVER SHEET FOR PROJECT LEGEND

ROADWAY KEYNOTES:

1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
2. INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

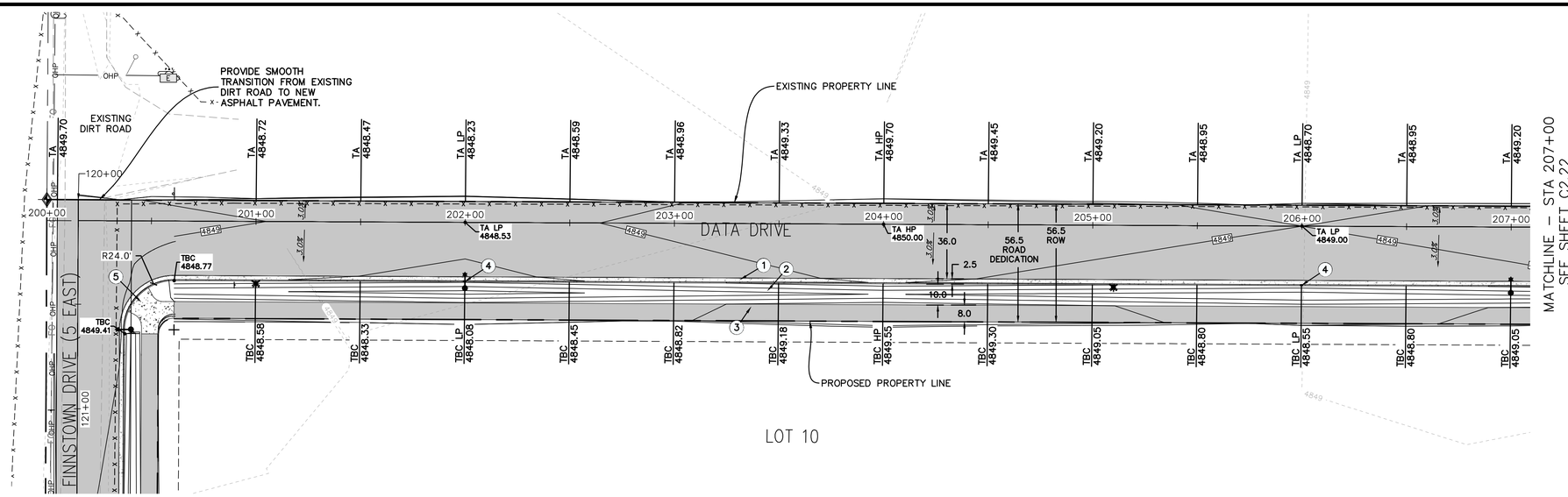
FINNSTOWN DRIVE (5 EAST) ROADWAY PLAN AND PROFILE
STA 169+00 TO 176+00

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

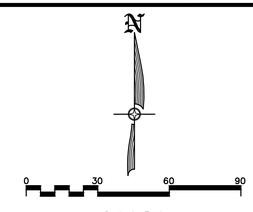
SHEET NO.
C2.20

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

C:\



MATCHLINE – STA 207+00
SEE SHEET C2.22

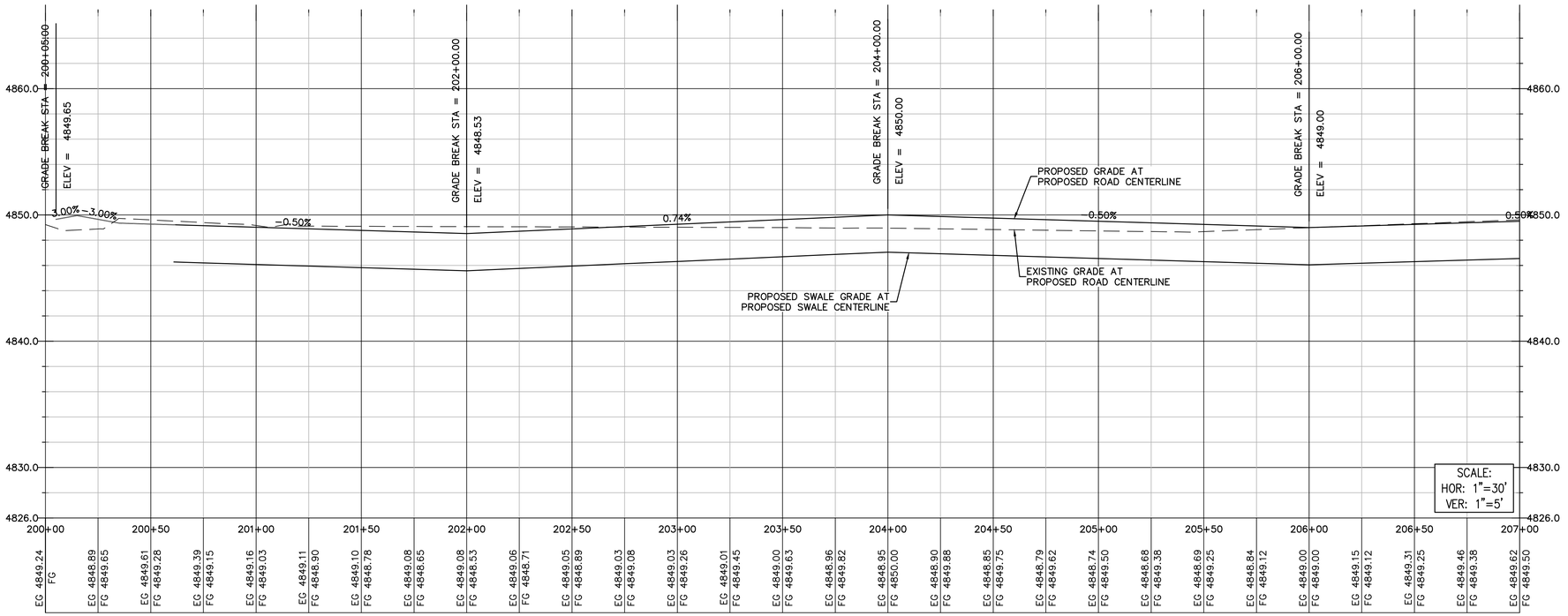


SEE COVER SHEET FOR PROJECT LEGEND

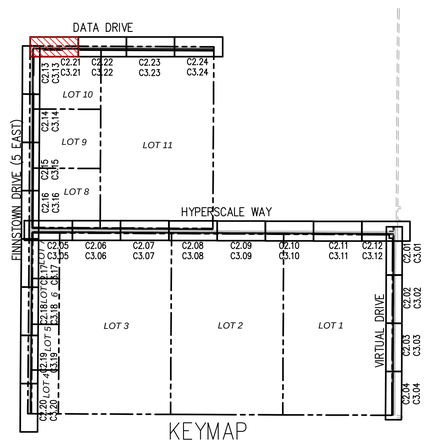
ROADWAY KEYNOTES:

1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
2. INSTALL ROADSIDE 10.0' SWALE. SEE DETAIL 3/C4.0
3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0
5. INSTALL ADA RAMP. SEE DETAIL 6/C4.0

LOT 10



MATCHLINE – STA 207+00
SEE SHEET C2.22



ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

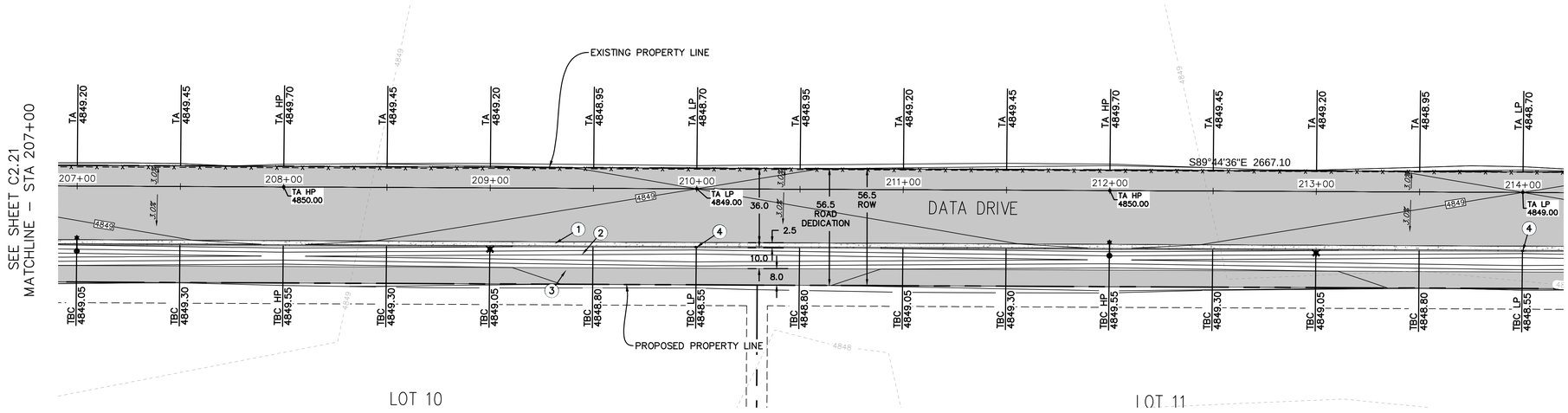
EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

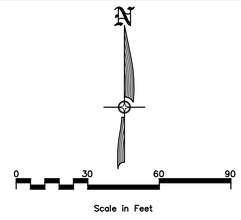
DATA DRIVE ROADWAY PLAN AND PROFILE
STA 200+00 TO 207+00

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C2.21

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

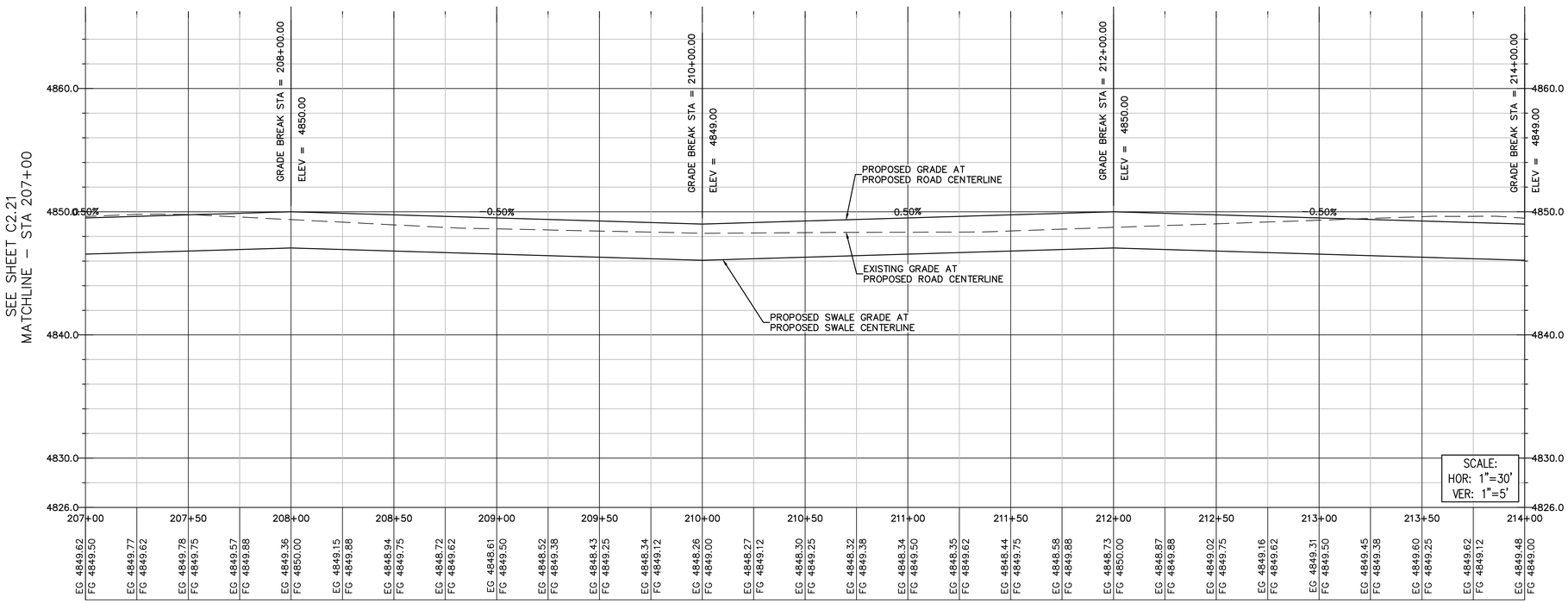


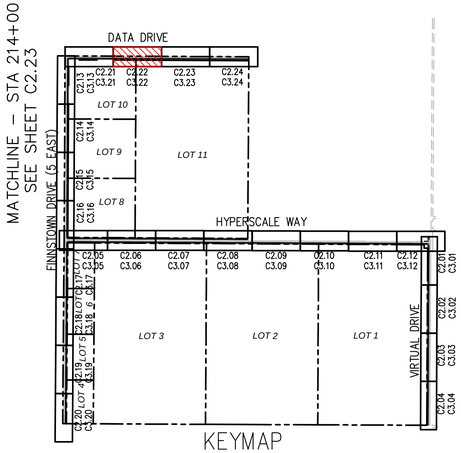


SEE COVER SHEET FOR PROJECT LEGEND

ROADWAY KEYNOTES:

1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
2. INSTALL ROADSIDE 10.0' SWALE. SEE DETAIL 3/C4.0
3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

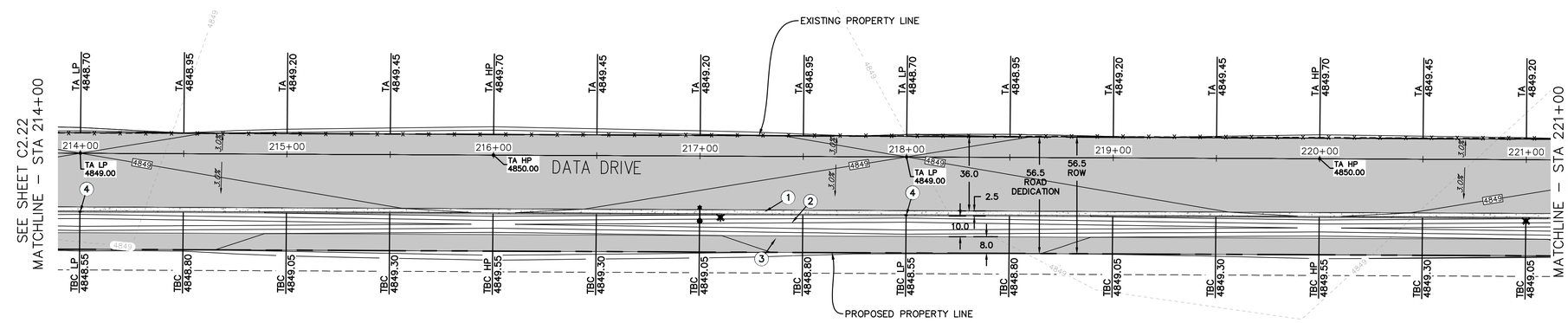
DATA DRIVE ROADWAY PLAN AND PROFILE

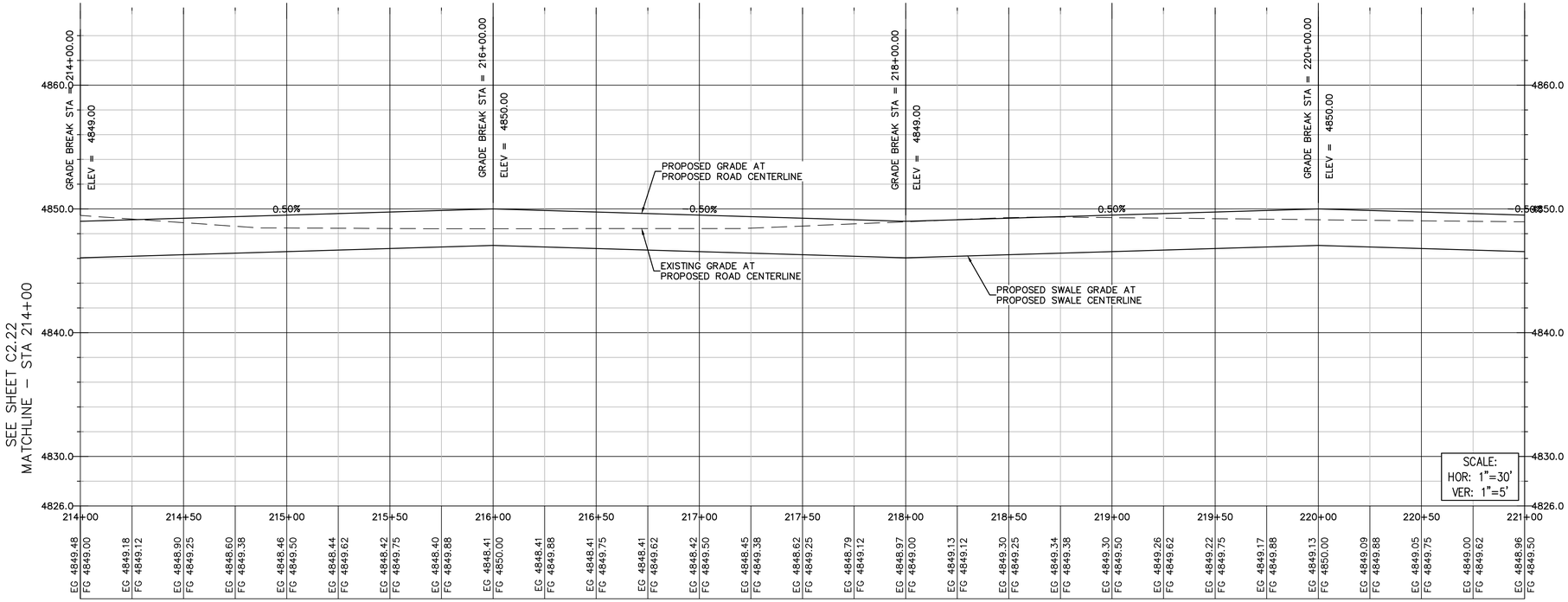
STA 207+00 TO 214+00

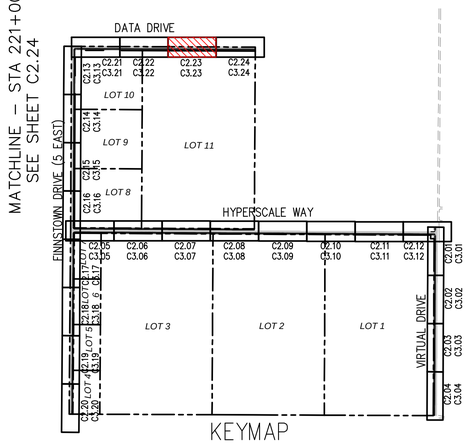
LICENSED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

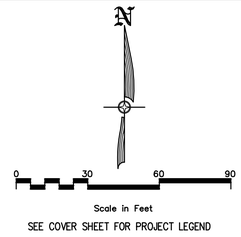
SHEET NO.
C2.22

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'









SEE COVER SHEET FOR PROJECT LEGEND

ROADWAY KEYNOTES:

1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
2. INSTALL ROADSIDE 10.0' SWALE. SEE DETAIL 3/C4.0
3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

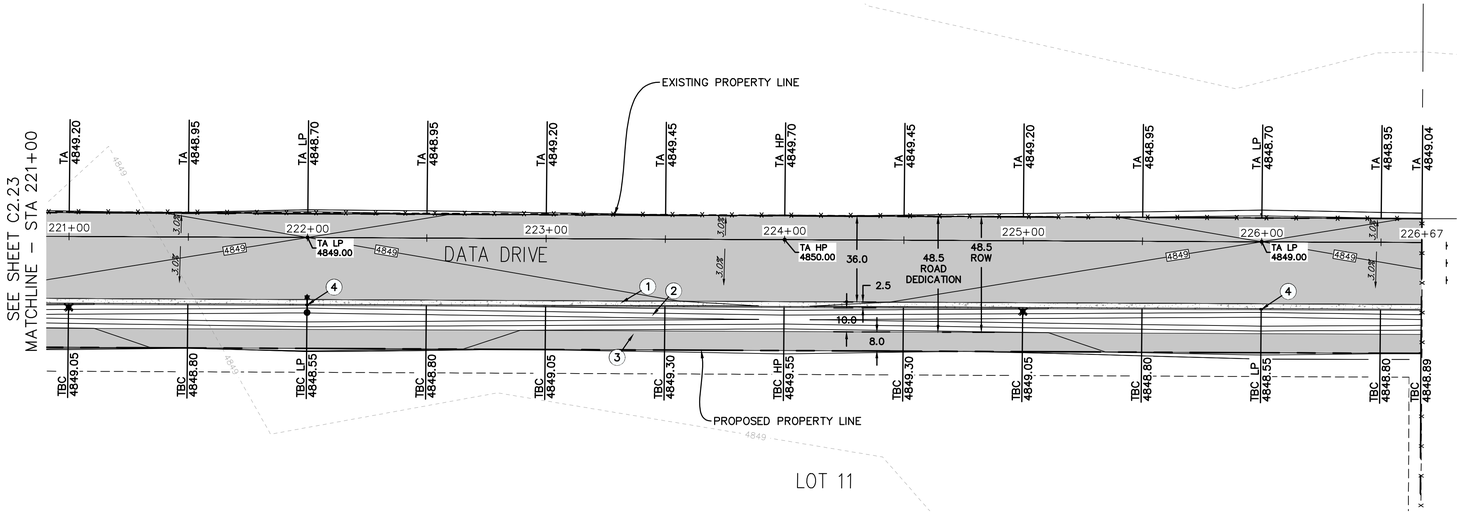
EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

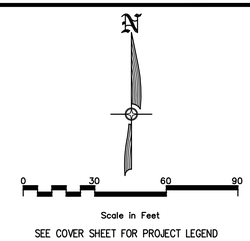
DATA DRIVE ROADWAY PLAN AND PROFILE
STA 214+00 TO 221+00

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C2.23

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

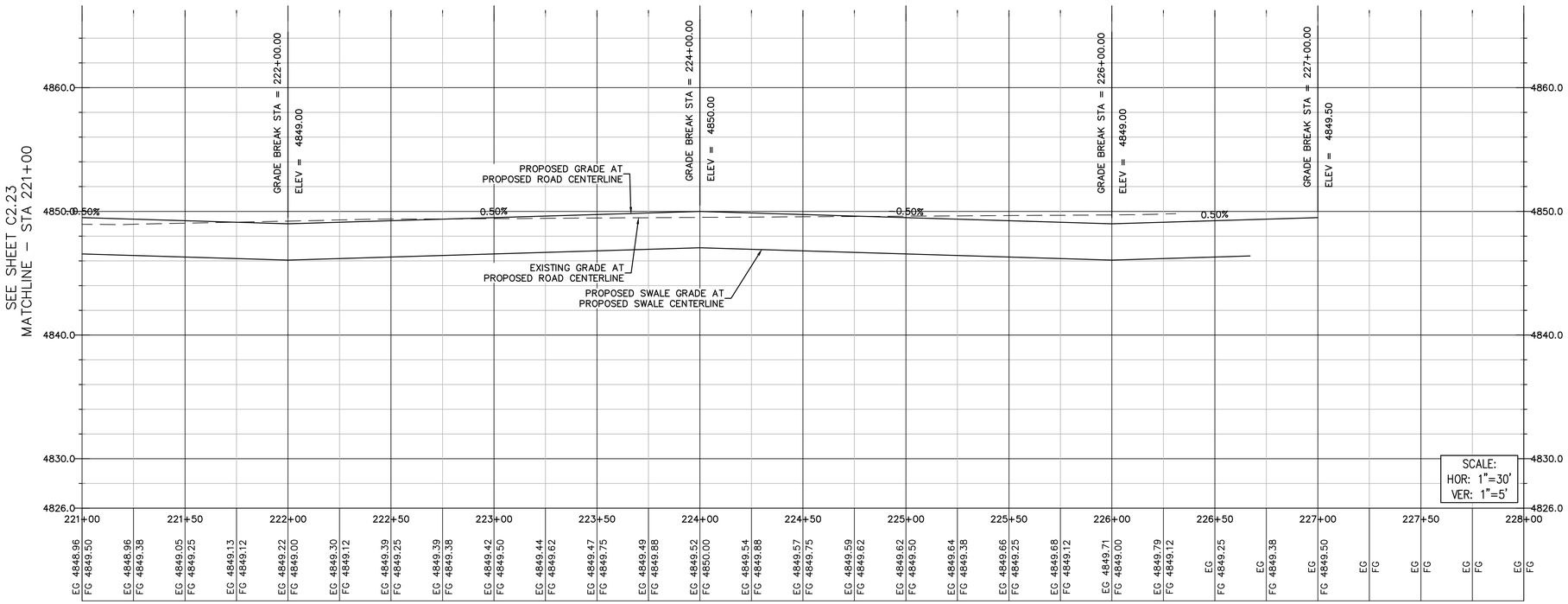


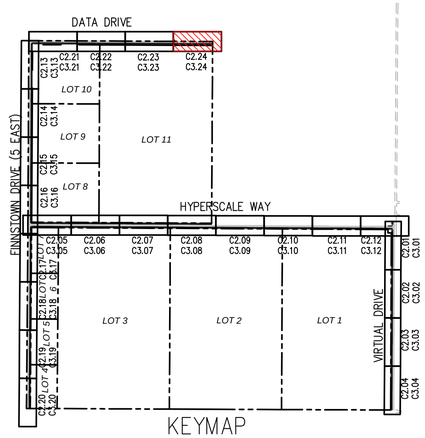


SEE COVER SHEET FOR PROJECT LEGEND

ROADWAY KEYNOTES:

1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
2. INSTALL ROADSIDE 10.0' SWALE. SEE DETAIL 3/C4.0
3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE
DESIGNER: SDT		PROJECT ENGINEER: SDT	

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

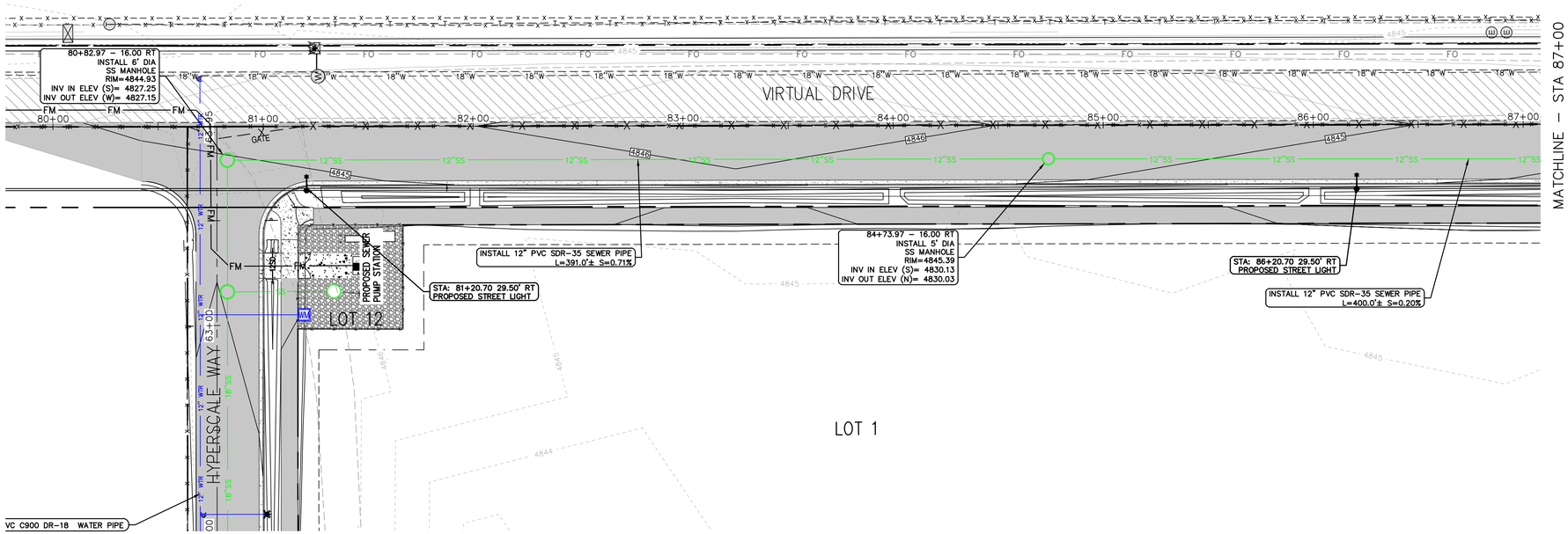
DATA DRIVE ROADWAY PLAN AND PROFILE

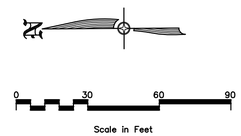
STA 221+00 TO 228+00

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

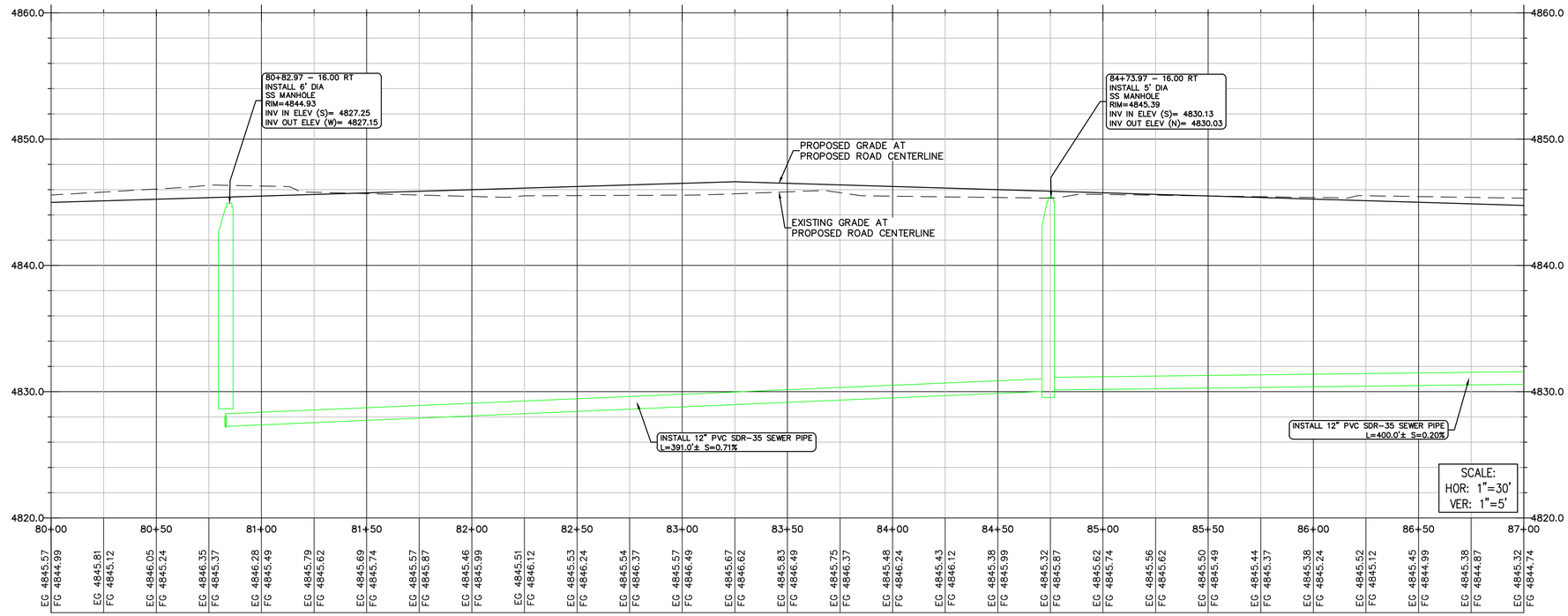
SHEET NO.
C2.24

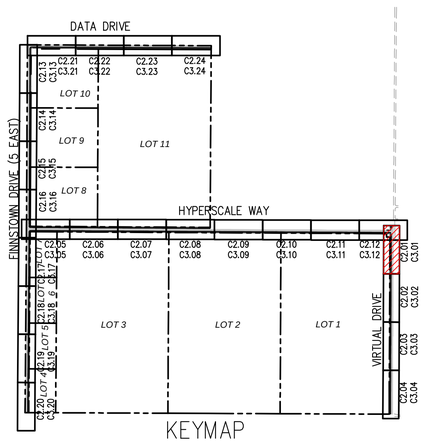
PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'





SEE COVER SHEET FOR PROJECT LEGEND





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO	REVISIONS	BY	DATE

DESIGNER: SDT | PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

VIRTUAL DRIVE UTILITY PLAN AND PROFILE

STA 80+00 TO 87+00

REGISTERED PROFESSIONAL ENGINEER
No. 8708815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.	
C3.01	
PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

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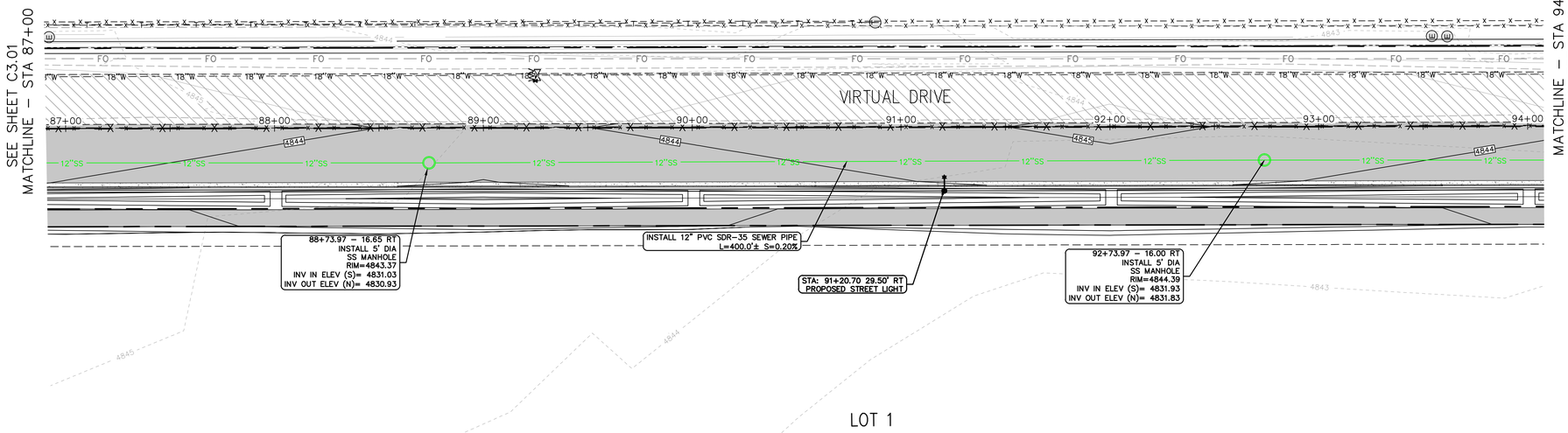
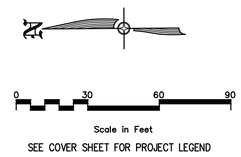
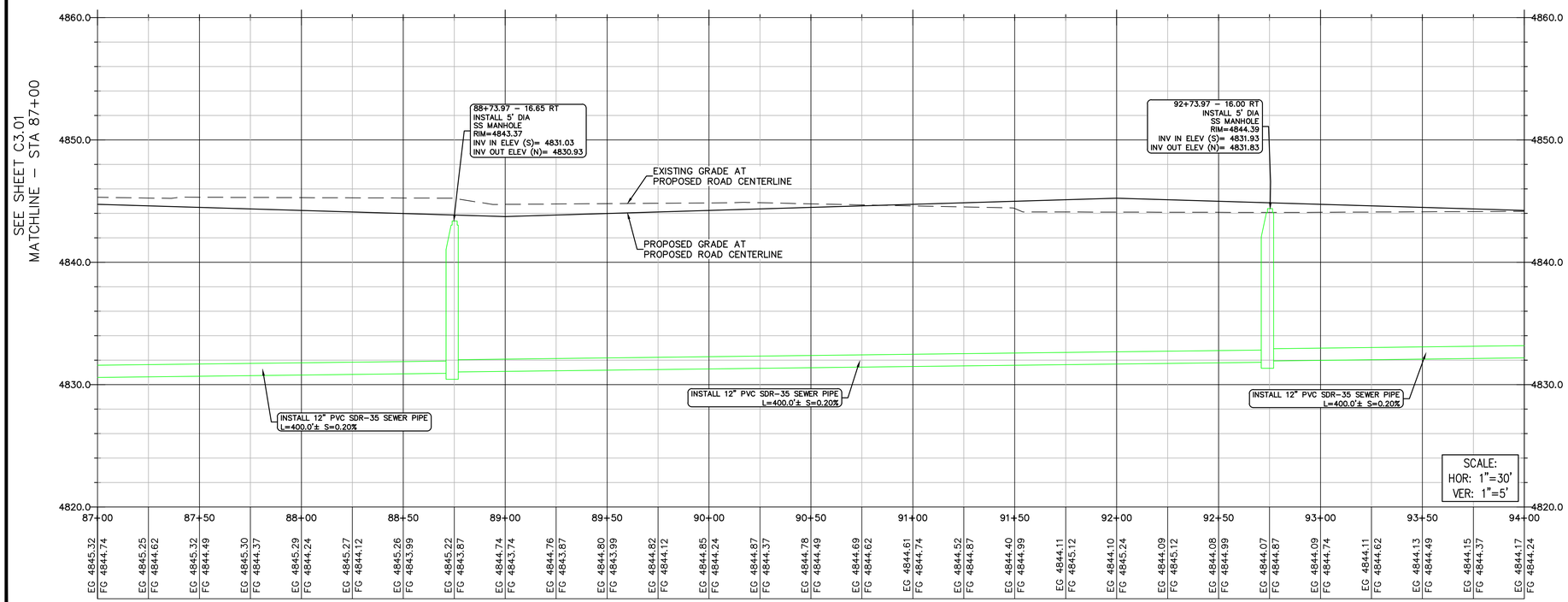
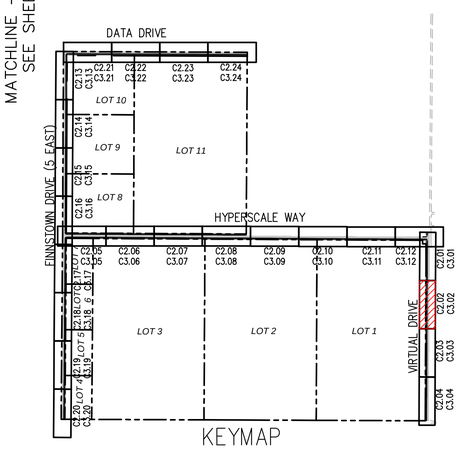




SEE COVER SHEET FOR PROJECT LEGEND





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO	REVISIONS	BY	DATE

DESIGNER: SDT | PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

VIRTUAL DRIVE UTILITY PLAN AND PROFILE

STA 87+00 TO 94+00

REGISTERED PROFESSIONAL ENGINEER
No. 8708815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C3.02

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

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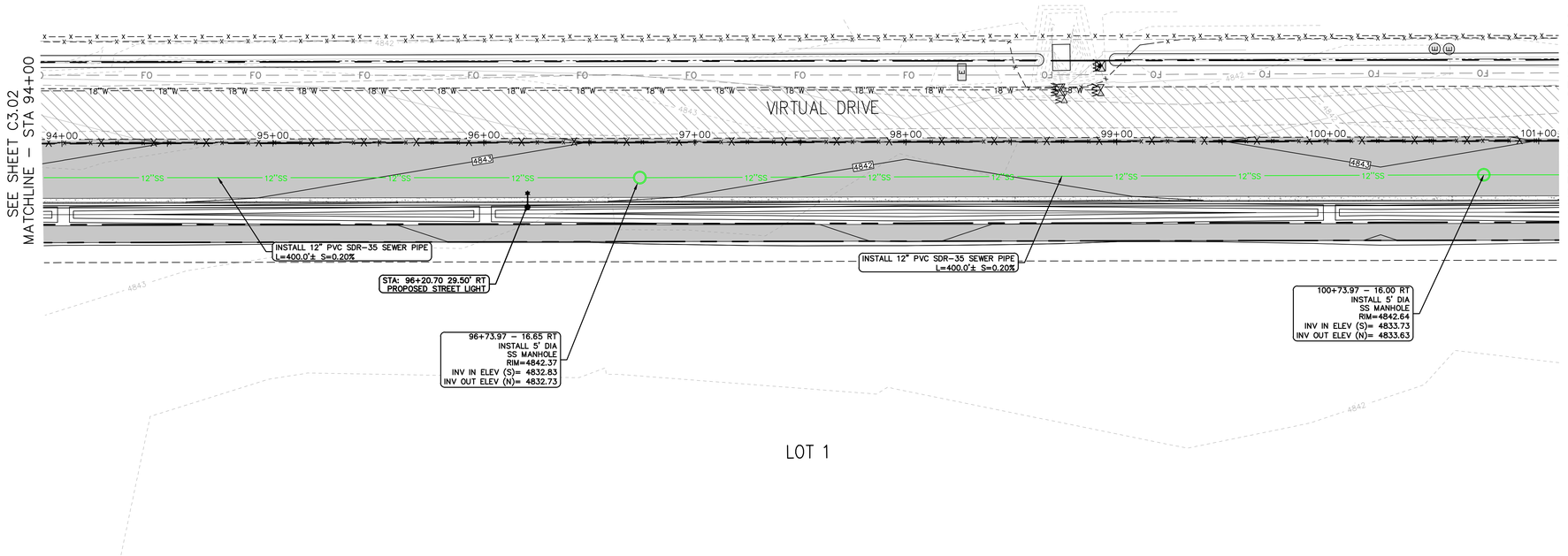
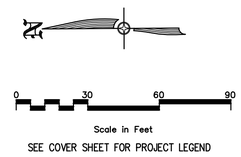
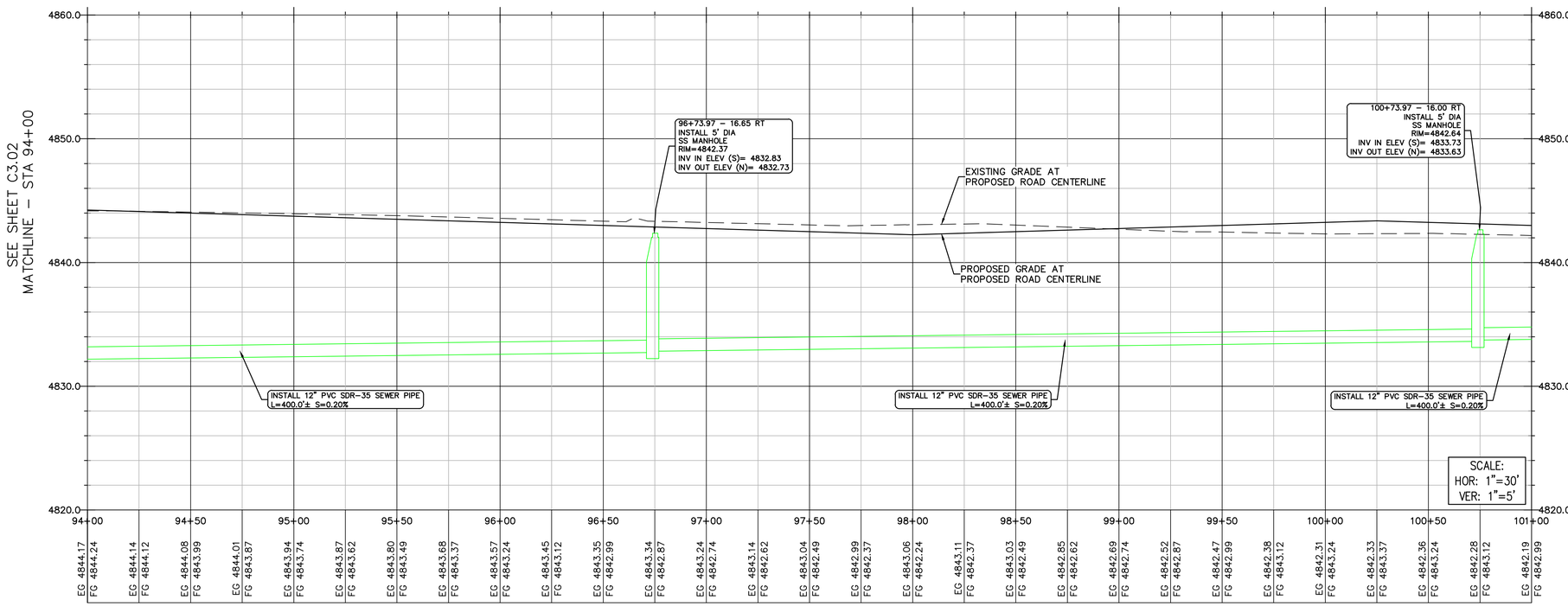
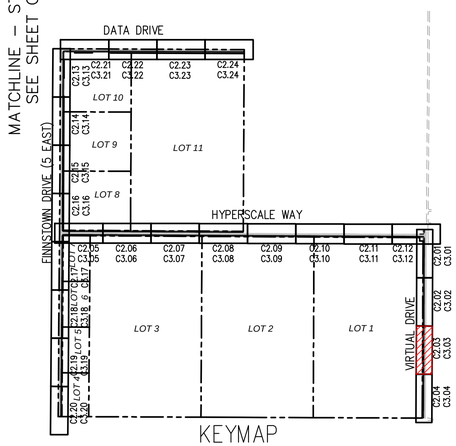




SEE COVER SHEET FOR PROJECT LEGEND





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE

DESIGNER: SDT | PROJECT ENGINEER: SDT

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

VIRTUAL DRIVE UTILITY PLAN AND PROFILE

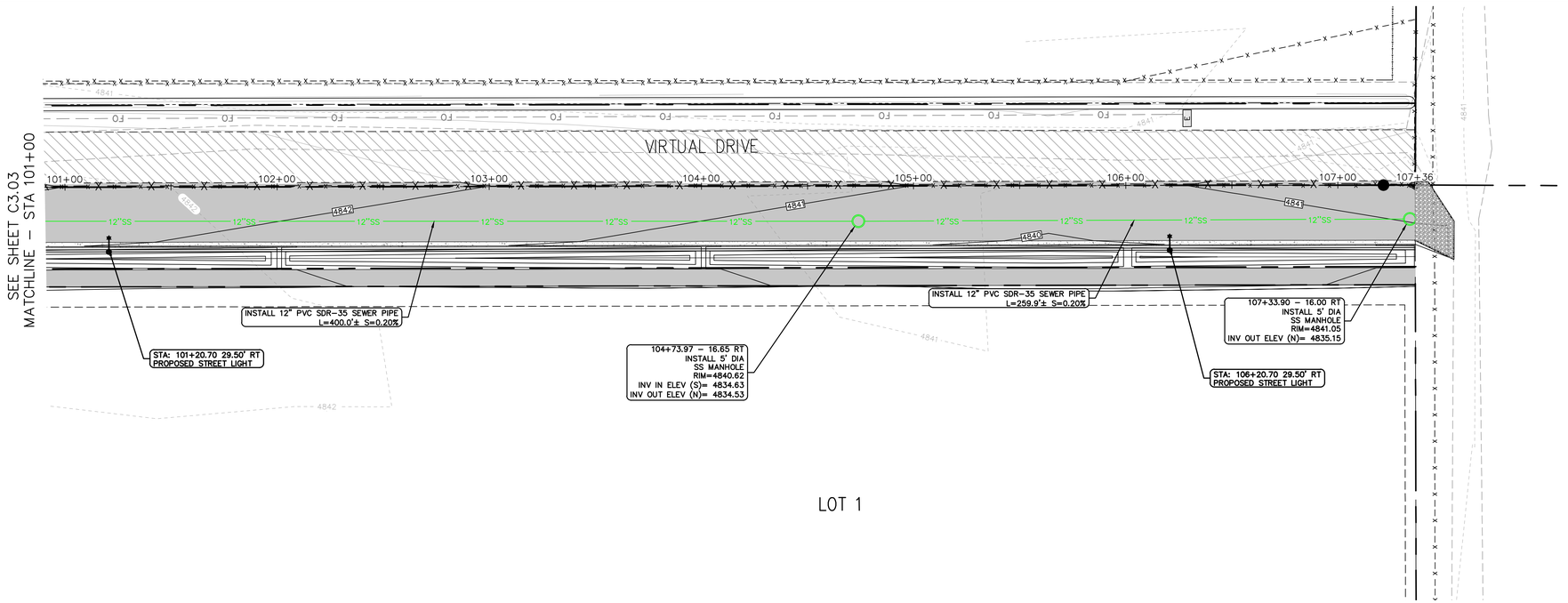
STA 94+00 TO 101+00

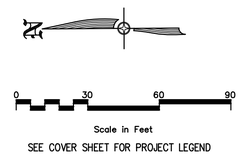
REGISTERED PROFESSIONAL ENGINEER
No. 8708815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C3.03

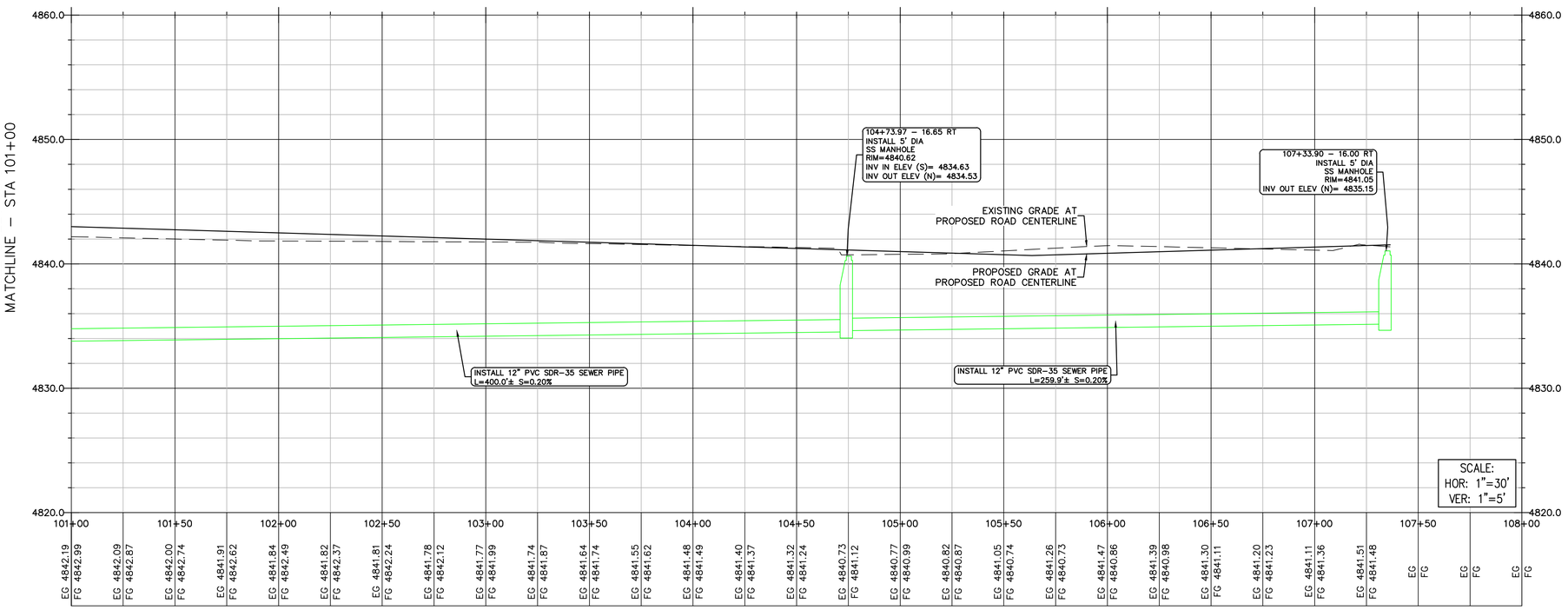
PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

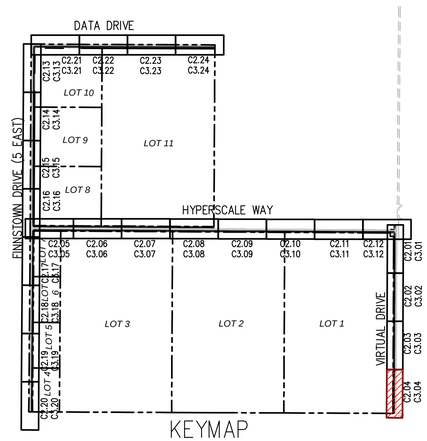
C:\





SEE COVER SHEET FOR PROJECT LEGEND





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

CIVIL ENGINEERING
+SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

VIRTUAL DRIVE UTILITY PLAN AND PROFILE
STA 101+00 TO 108+00

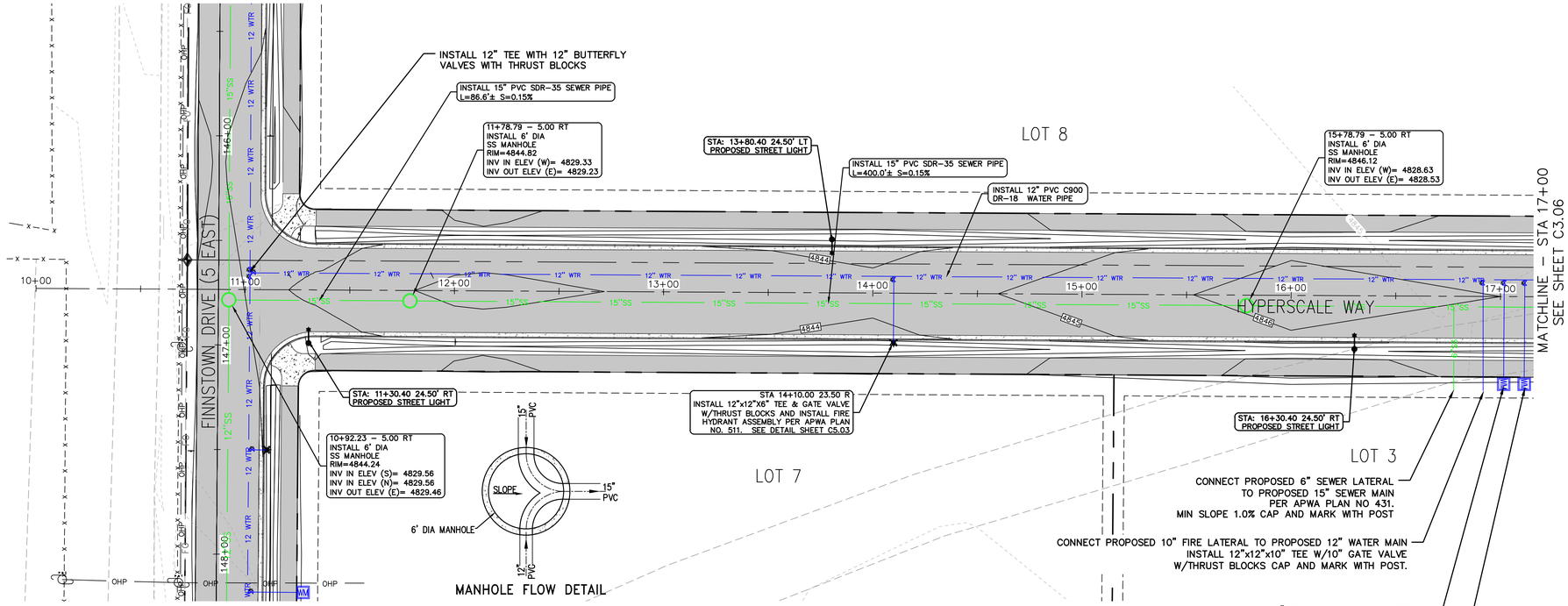
REGISTERED PROFESSIONAL ENGINEER
No. 8708815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C3.04

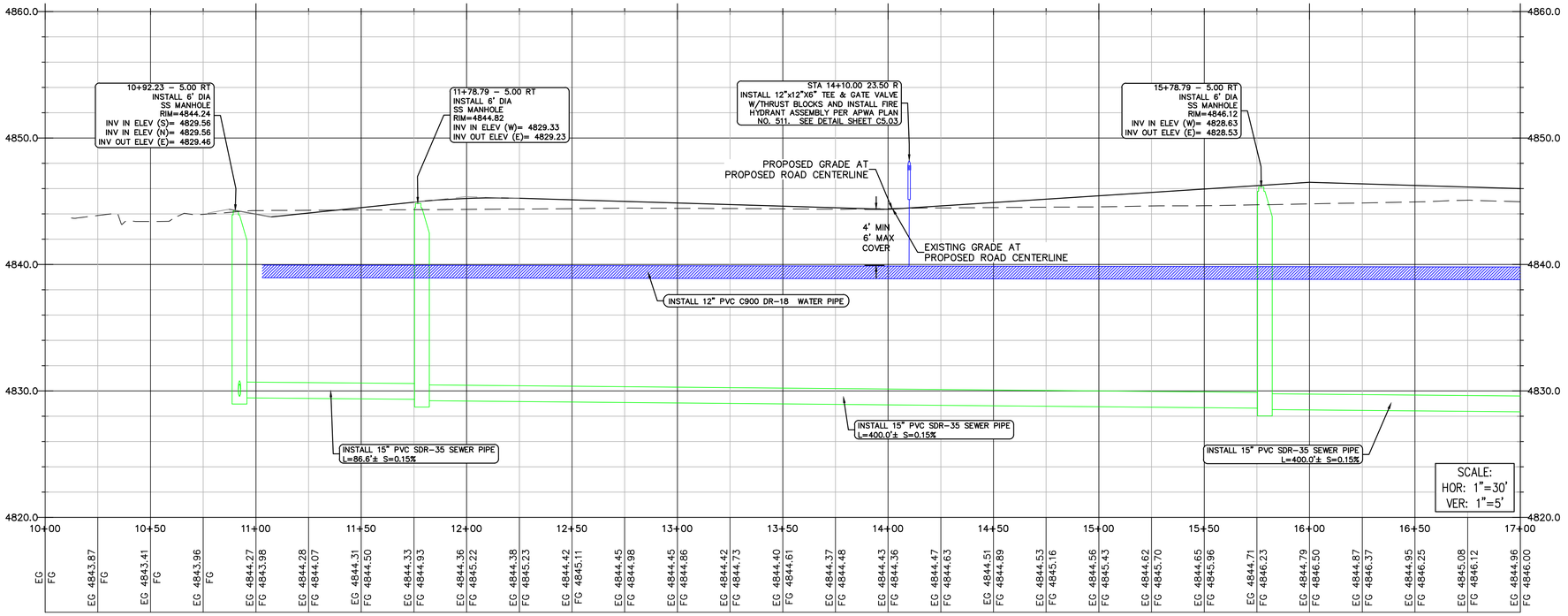
PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

C:\

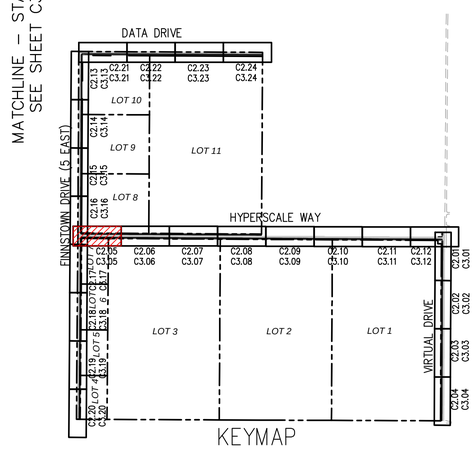
MATCHLINE – SEE SHEET C3.16

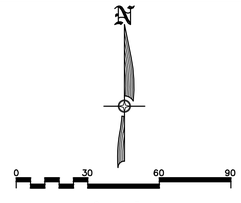


MATCHLINE – SEE SHEET C3.17



MATCHLINE – STA 17+00 SEE SHEET C3.06





SEE COVER SHEET FOR PROJECT LEGEND

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

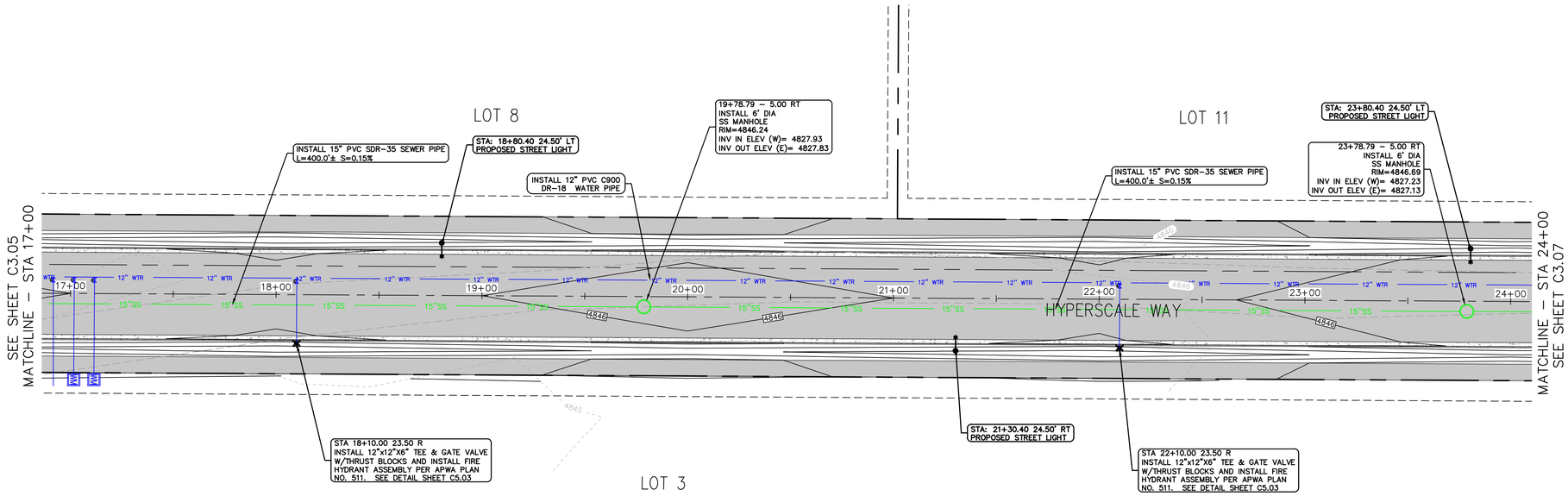
HYPERSCALE WAY UTILITY PLAN AND PROFILE

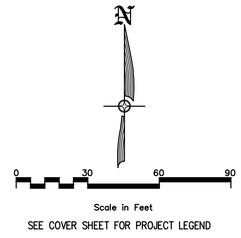
STA 10+00 TO 17+00

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

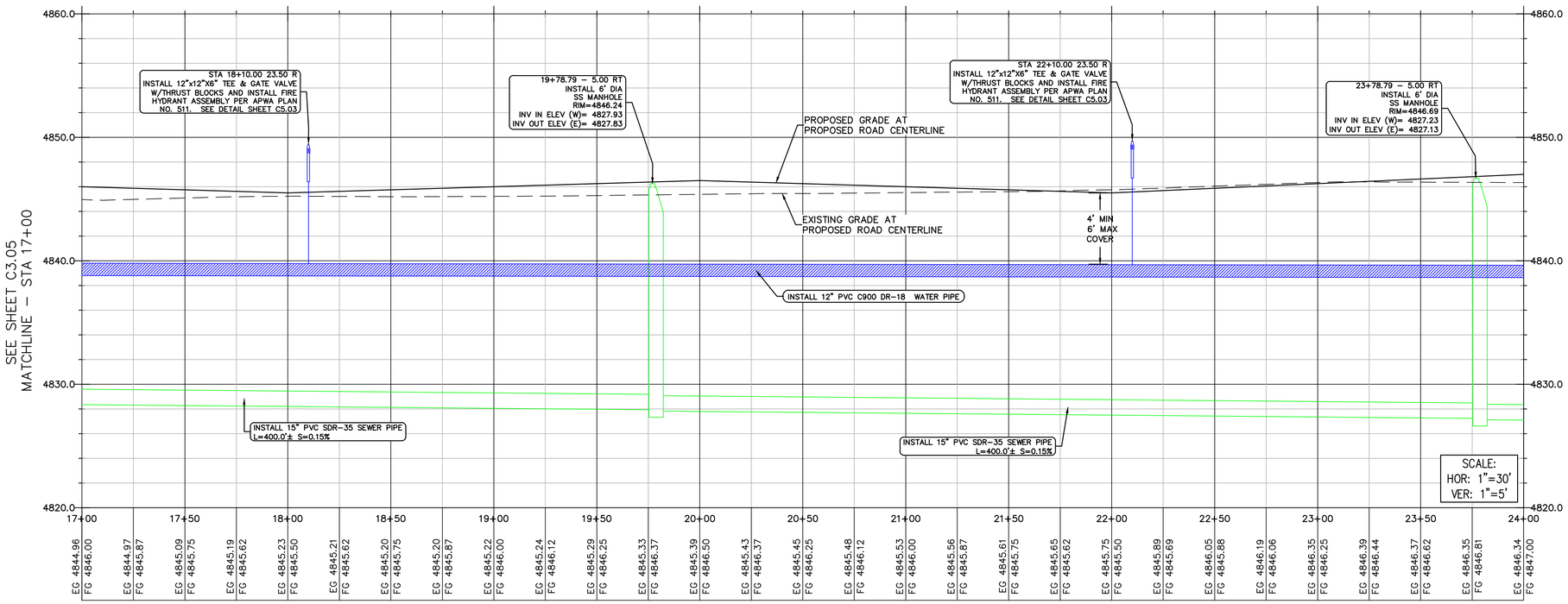
SHEET NO.
C3.05

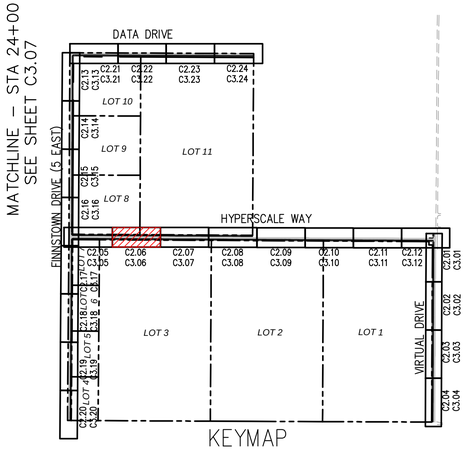
PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'





SEE COVER SHEET FOR PROJECT LEGEND





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

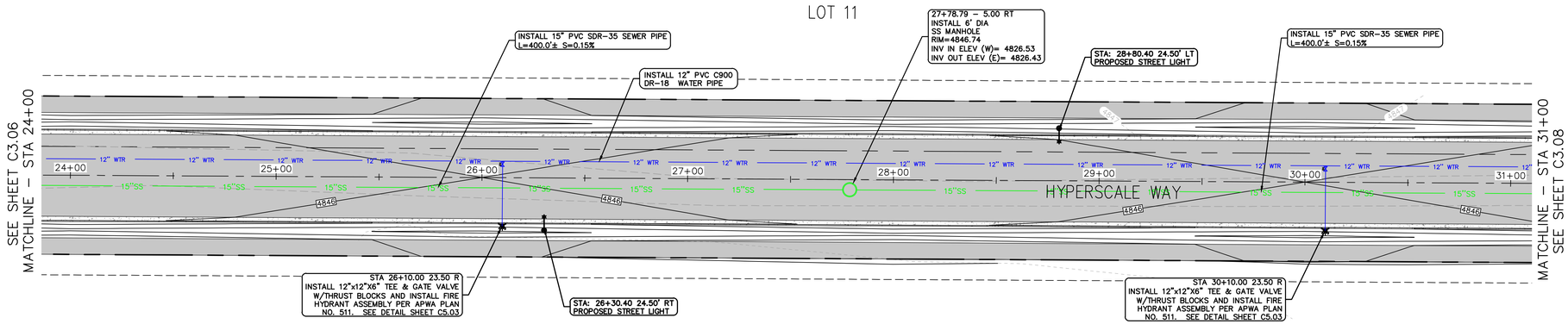
EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

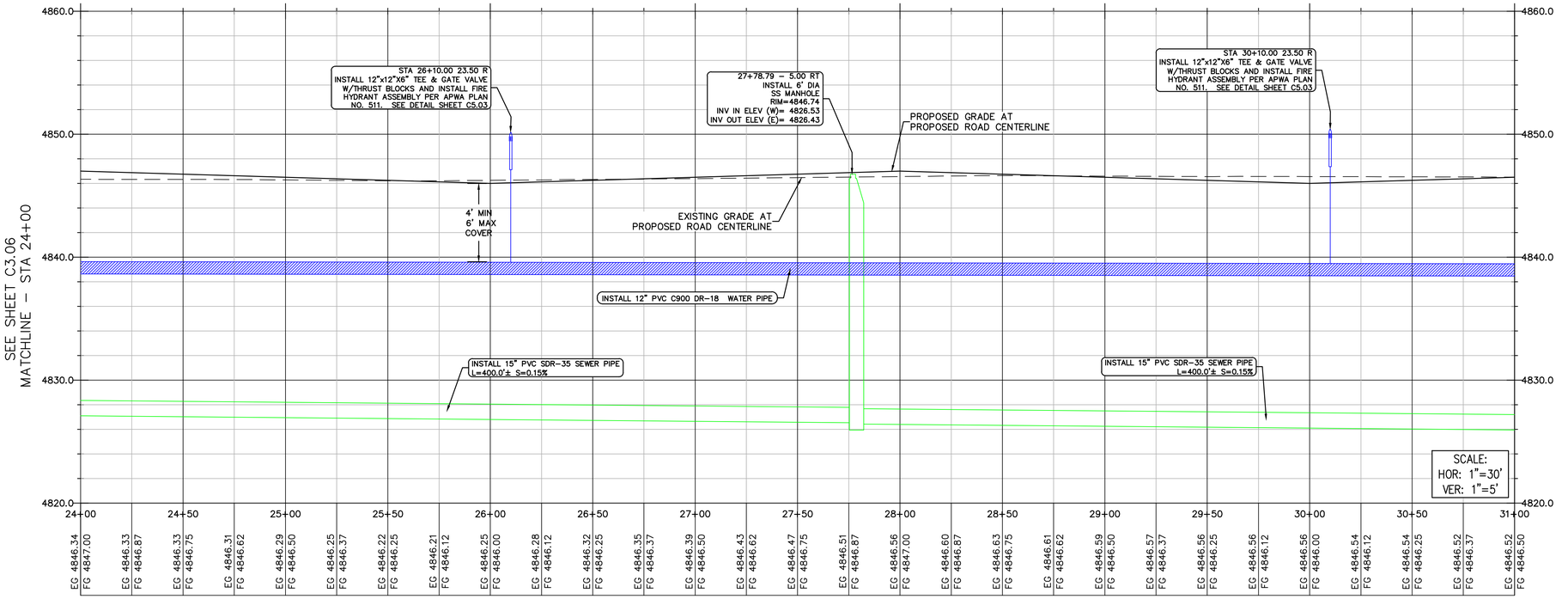
HYPERSCALE WAY UTILITY PLAN AND PROFILE
STA 17+00 TO 24+00

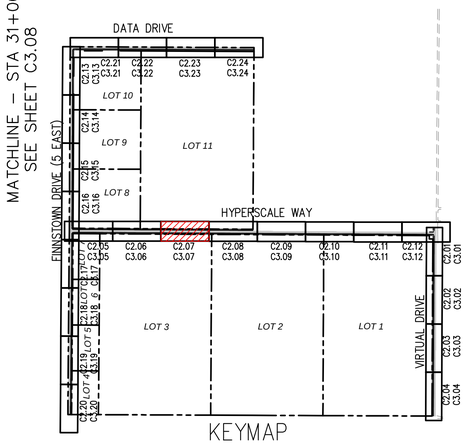
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

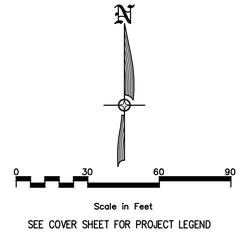
SHEET NO.
C3.06

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'









SEE COVER SHEET FOR PROJECT LEGEND

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

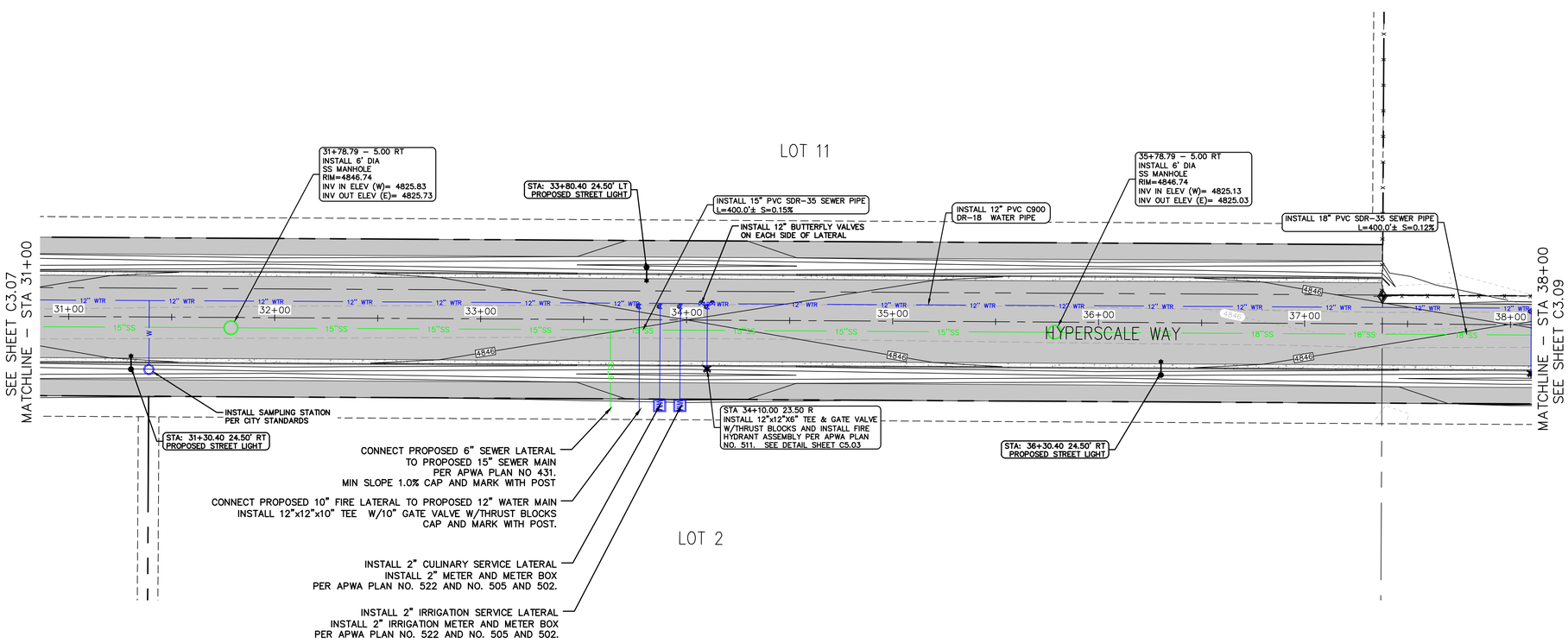
EAGLE MOUNTAIN DATA CENTER CAMPUS - INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

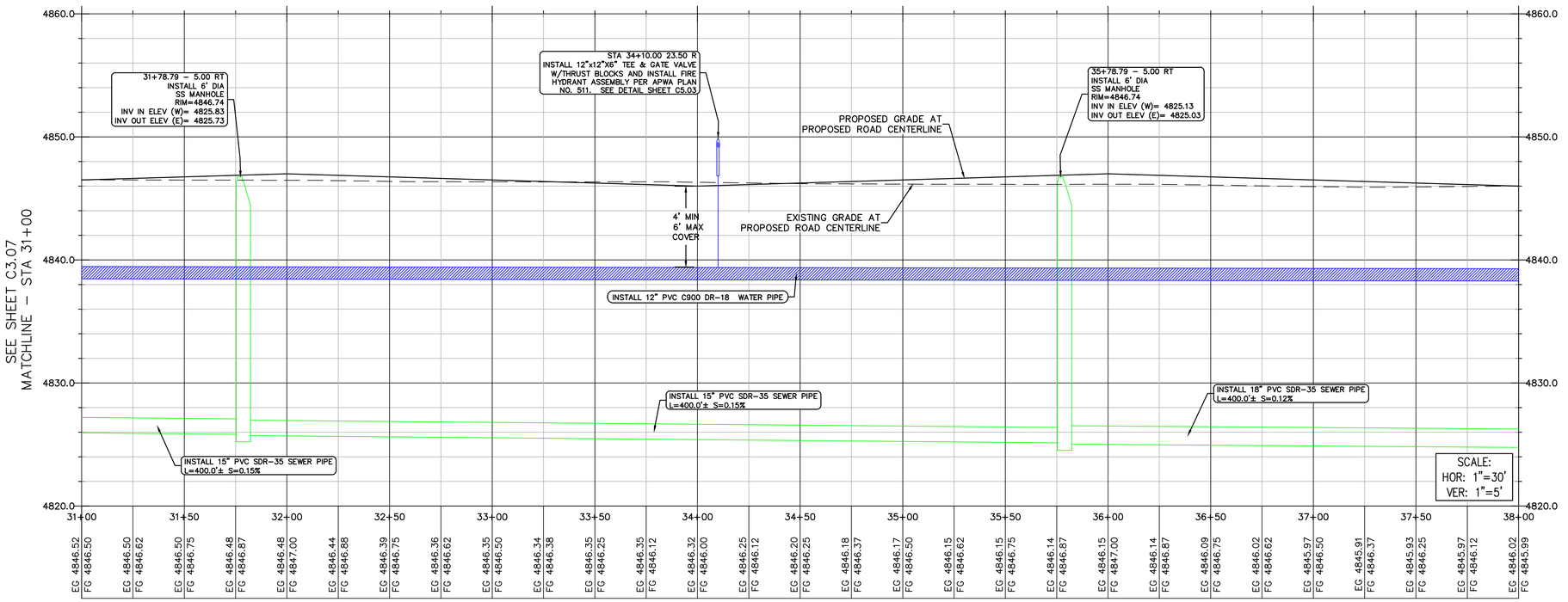
HYPERSCALE WAY UTILITY PLAN AND PROFILE
STA 24+00 TO 31+00

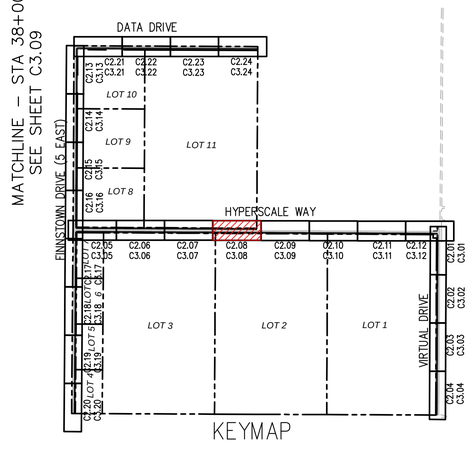
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

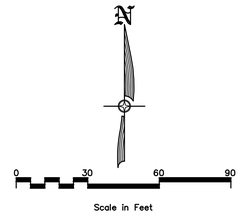
SHEET NO.
C3.07

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'









SEE COVER SHEET FOR PROJECT LEGEND

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

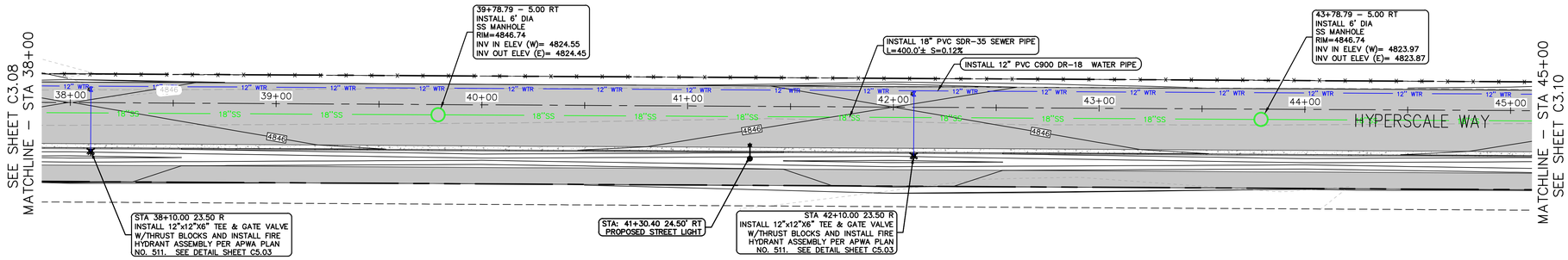
HYPERSCALE WAY UTILITY PLAN AND PROFILE

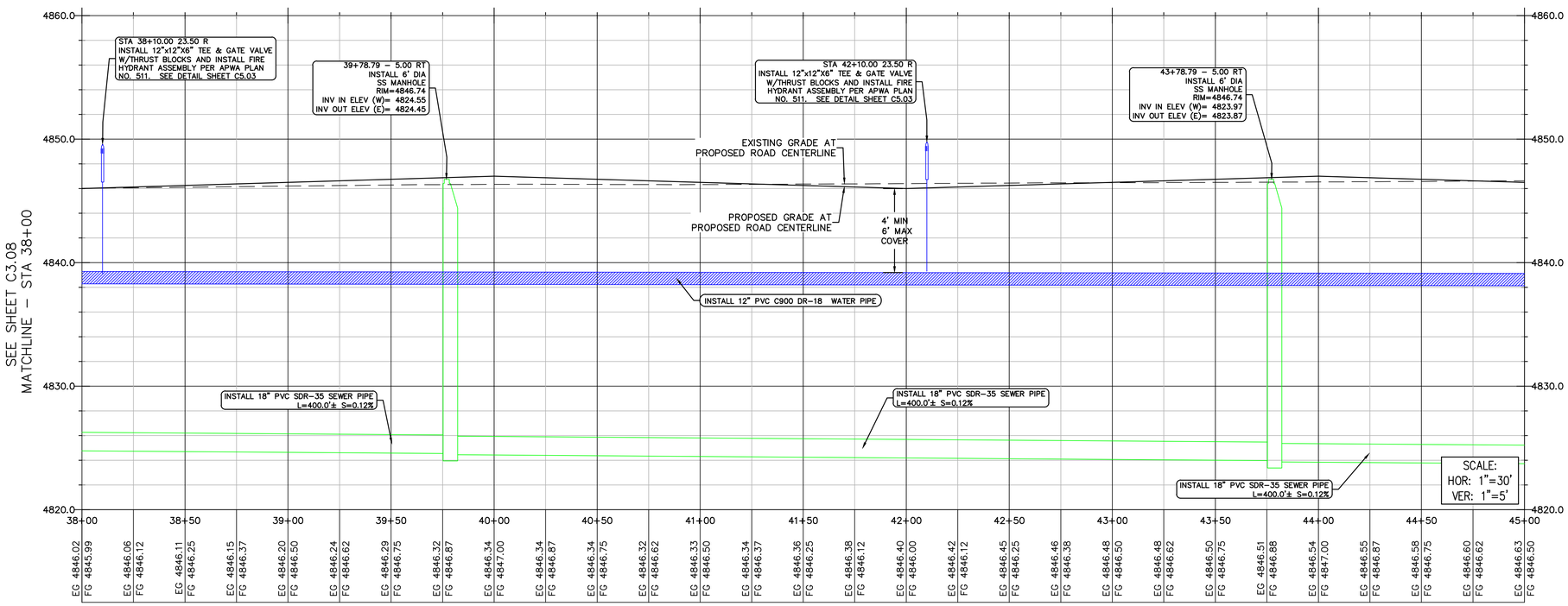
STA 31+00 TO 38+00

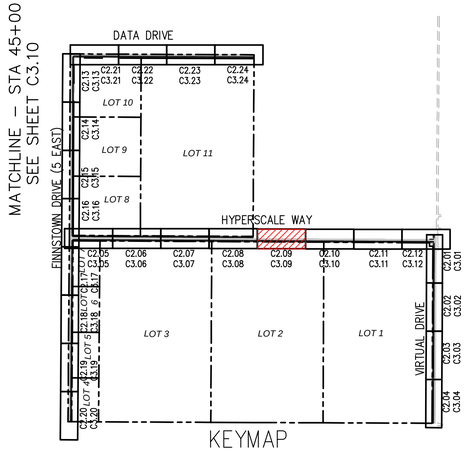
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

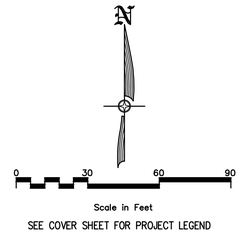
SHEET NO.
C3.08

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'









SEE COVER SHEET FOR PROJECT LEGEND

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

HYPERSCALE WAY UTILITY PLAN AND PROFILE
STA 38+00 TO 45+00

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C3.09

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

SCOTT C & JULIE A
MC LACHLAN

SEE SHEET C3.09
MATCHLINE – STA 45+00

INSTALL 18" PVC SDR-35 SEWER PIPE
L=400.0'± S=0.12%

INSTALL 12" PVC C900
DR-18 WATER PIPE

47+78.79 – 5.00 RT
INSTALL 6' DIA
SS MANHOLE
RIM=4846.74
INV IN ELEV (W)= 4823.39
INV OUT ELEV (E)= 4823.29

INSTALL 18" PVC SDR-35 SEWER PIPE
L=400.0'± S=0.12%

51+78.79 – 5.00 RT
INSTALL 6' DIA
SS MANHOLE
RIM=4846.74
INV IN ELEV (W)= 4822.81
INV OUT ELEV (E)= 4822.71

STA 46+10.00 23.50 R
INSTALL 12"x12"X6" TEE & GATE VALVE
W/THRUST BLOCKS AND INSTALL FIRE
HYDRANT ASSEMBLY PER APWA PLAN
NO. 511. SEE DETAIL SHEET C5.03

STA: 46+30.40 24.50' RT
PROPOSED STREET LIGHT

STA 50+10.00 23.50 R
INSTALL 12"x12"X6" TEE & GATE VALVE
W/THRUST BLOCKS AND INSTALL FIRE
HYDRANT ASSEMBLY PER APWA PLAN
NO. 511. SEE DETAIL SHEET C5.03

STA: 51+30.40 24.50' RT
PROPOSED STREET LIGHT

CONNECT PROPOSED 6" SEWER LATERAL
TO PROPOSED 18" SEWER MAIN
PER APWA PLAN NO 431.
MIN SLOPE 1.0% CAP AND MARK WITH POST

CONNECT PROPOSED 10" FIRE LATERAL
TO PROPOSED 12" WATER MAIN
INSTALL 12"x12"x10" TEE
W/10" GATE VALVE W/THRUST BLOCKS
CAP AND MARK WITH POST

INSTALL 2" IRRIGATION SERVICE LATERAL
INSTALL 2" IRRIGATION METER AND METER BOX
PER APWA PLAN NO. 522 AND NO. 505 AND 502.

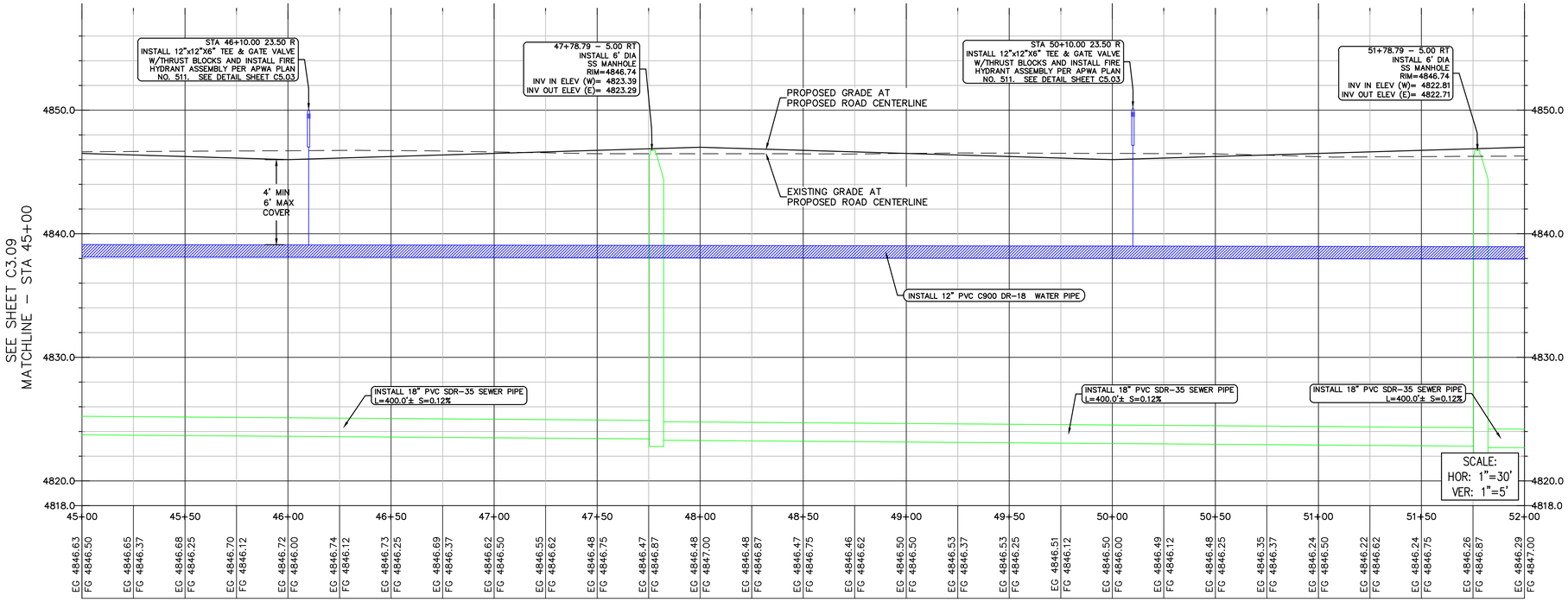
INSTALL 2" CULINARY SERVICE LATERAL
INSTALL 2" METER AND METER BOX
PER APWA PLAN NO. 522 AND NO. 505 AND 502.

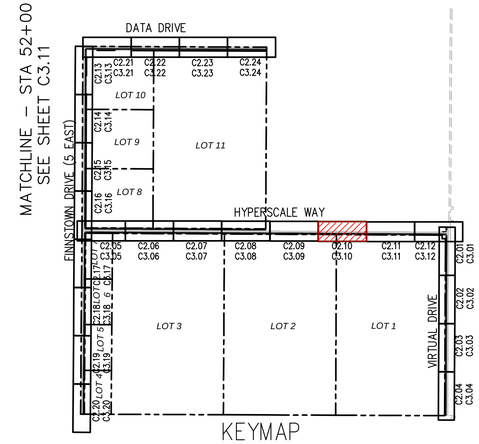
HYPERSCALE WAY

LOT 2

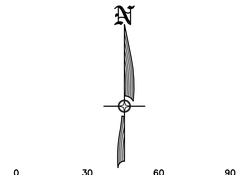
LOT 1

MATCHLINE – STA 52+00
SEE SHEET C3.11





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.



SEE COVER SHEET FOR PROJECT LEGEND

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

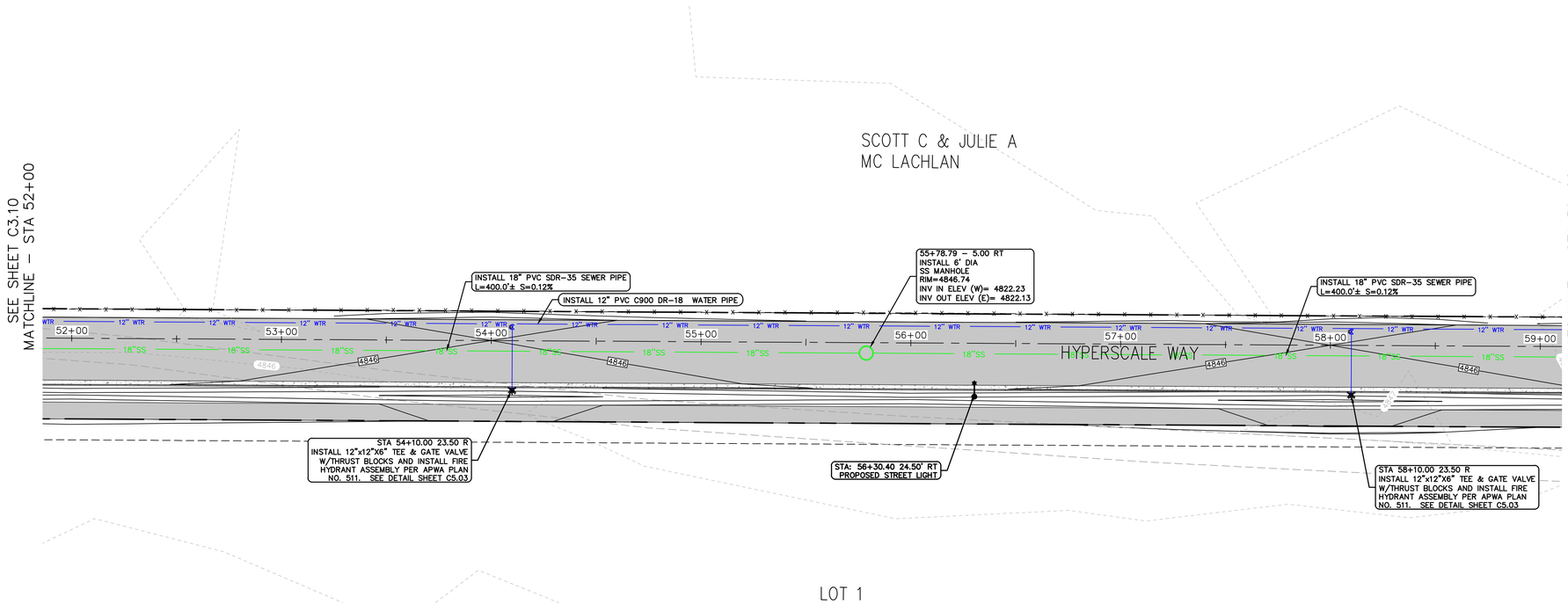
CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

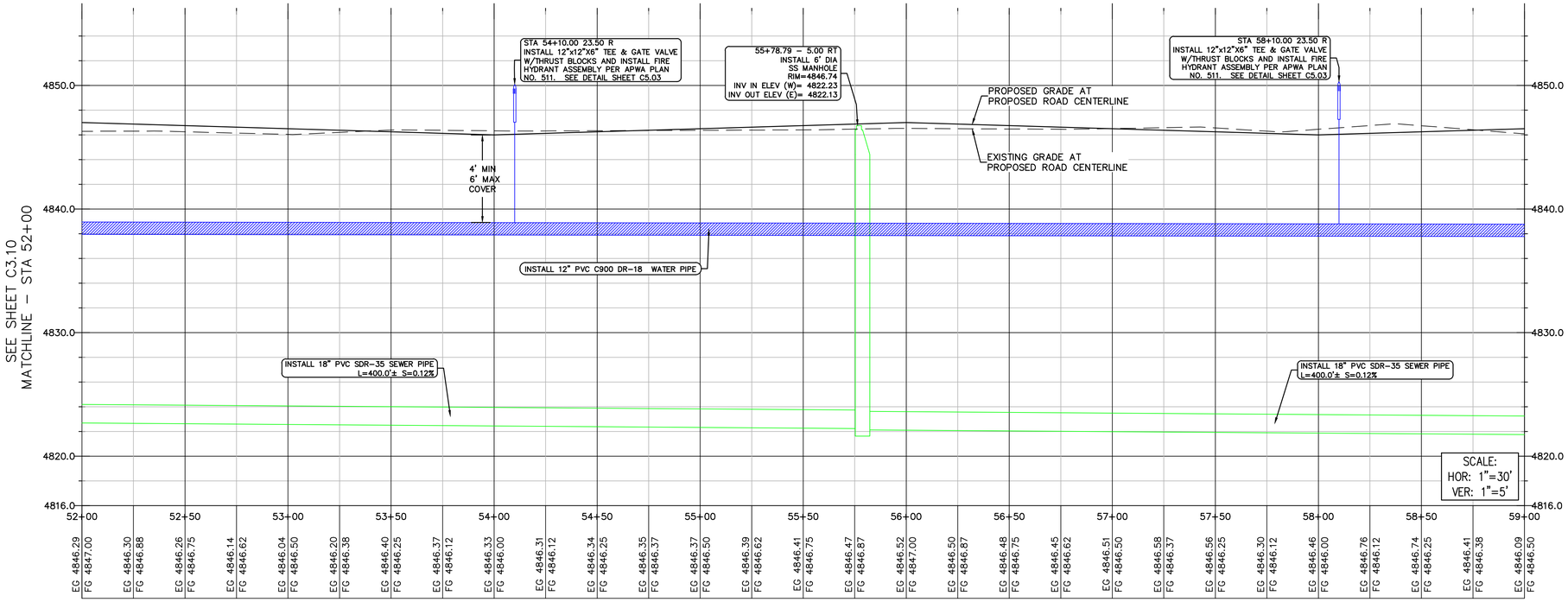
EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH
HYPERSCALE WAY UTILITY PLAN AND PROFILE
STA 45+00 TO 52+00

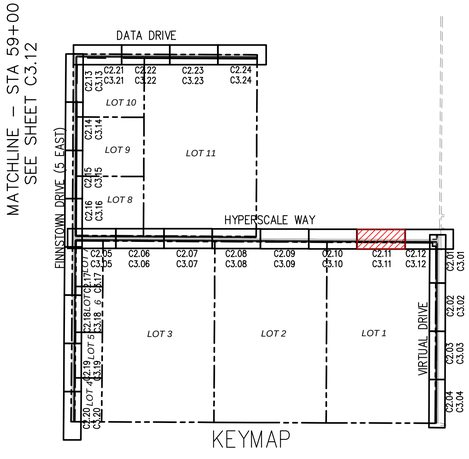
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C3.10

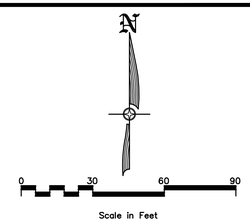
PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'







ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.



SEE COVER SHEET FOR PROJECT LEGEND

NO	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

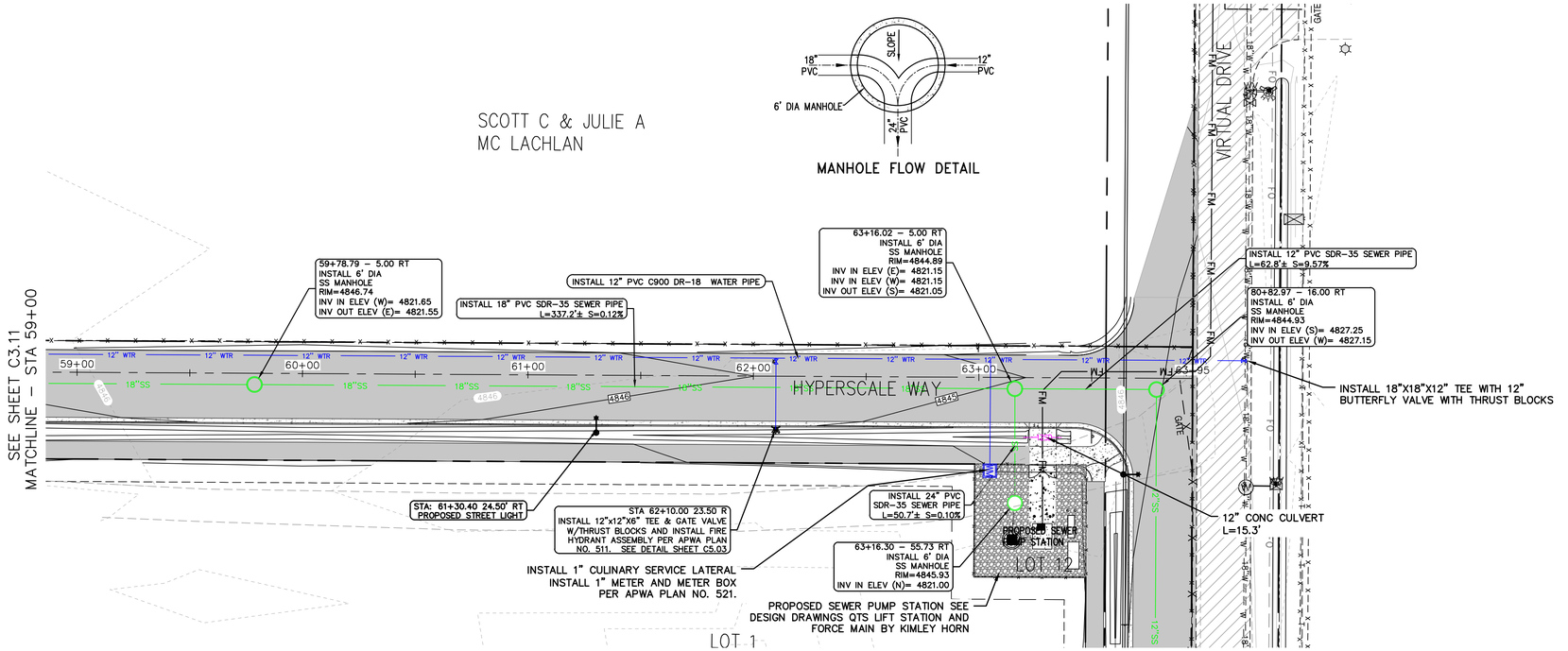
HYPERSCALE WAY UTILITY PLAN AND PROFILE

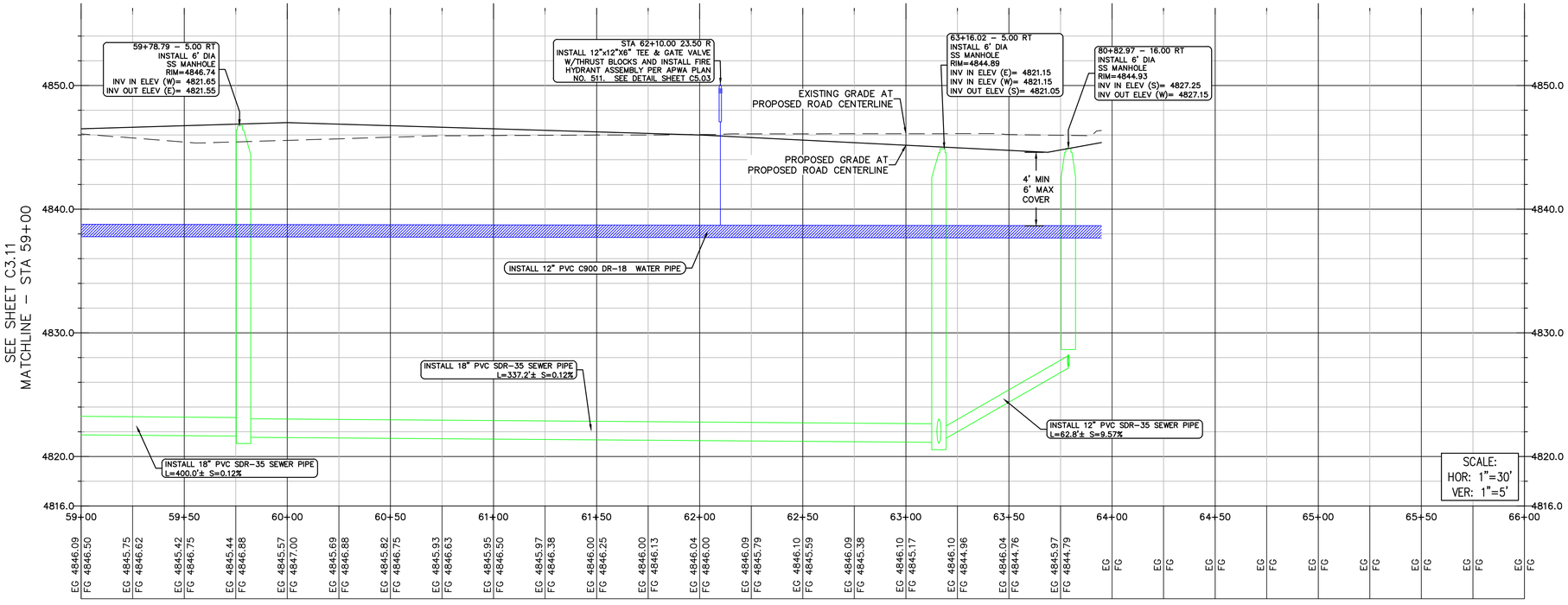
STA 52+00 TO 59+00

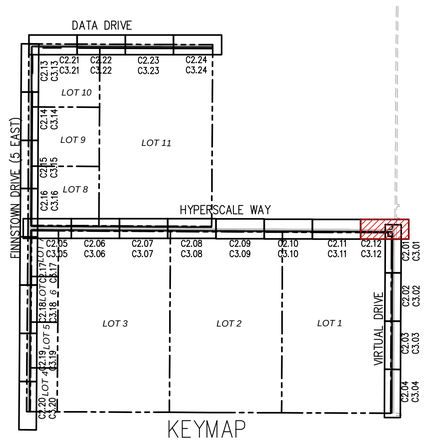
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C3.11

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'







ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

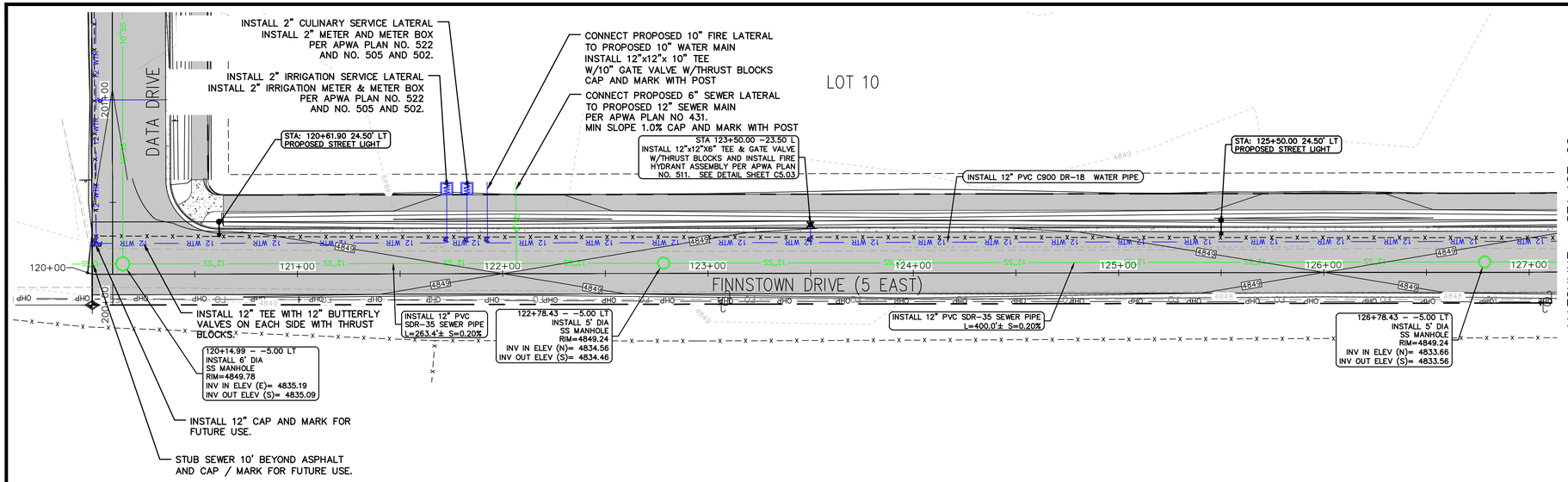
CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

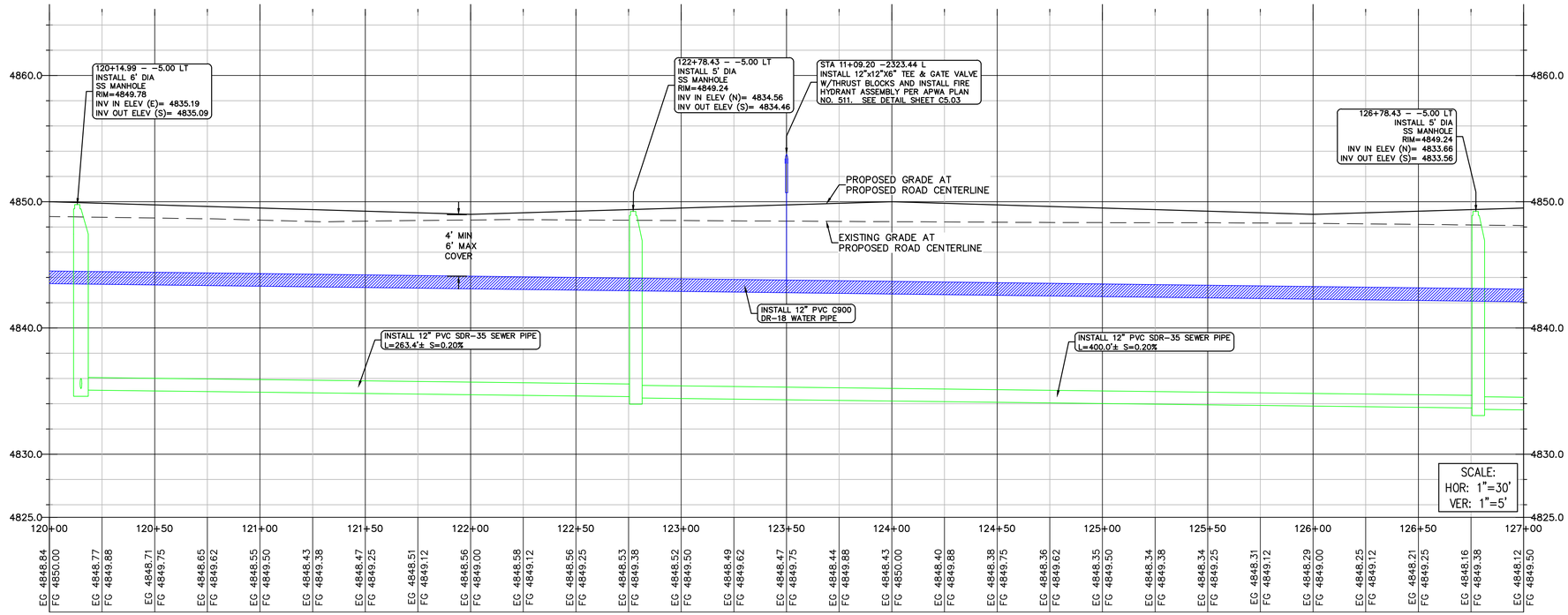
EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH
HYPERSCALE WAY UTILITY PLAN AND PROFILE
STA 59+00 TO 66+00

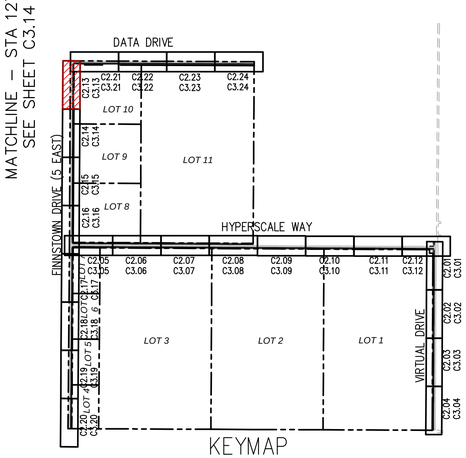
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C3.12

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'







SEE COVER SHEET FOR PROJECT LEGEND

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS - INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

FINNSTOWN DRIVE (5 EAST) UTILITY PLAN AND PROFILE

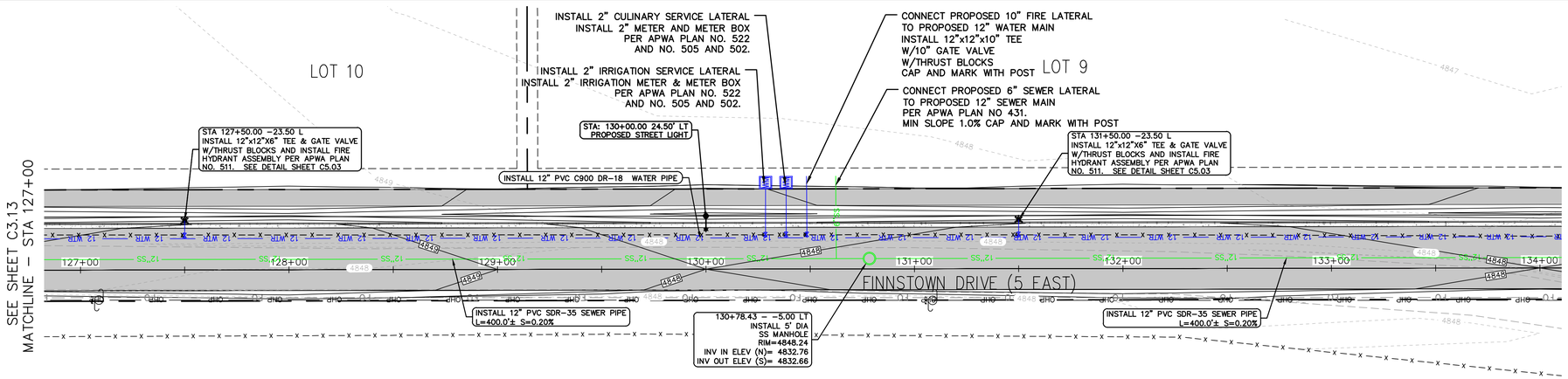
STA 120+00 TO 127+00

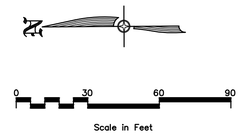
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C3.13

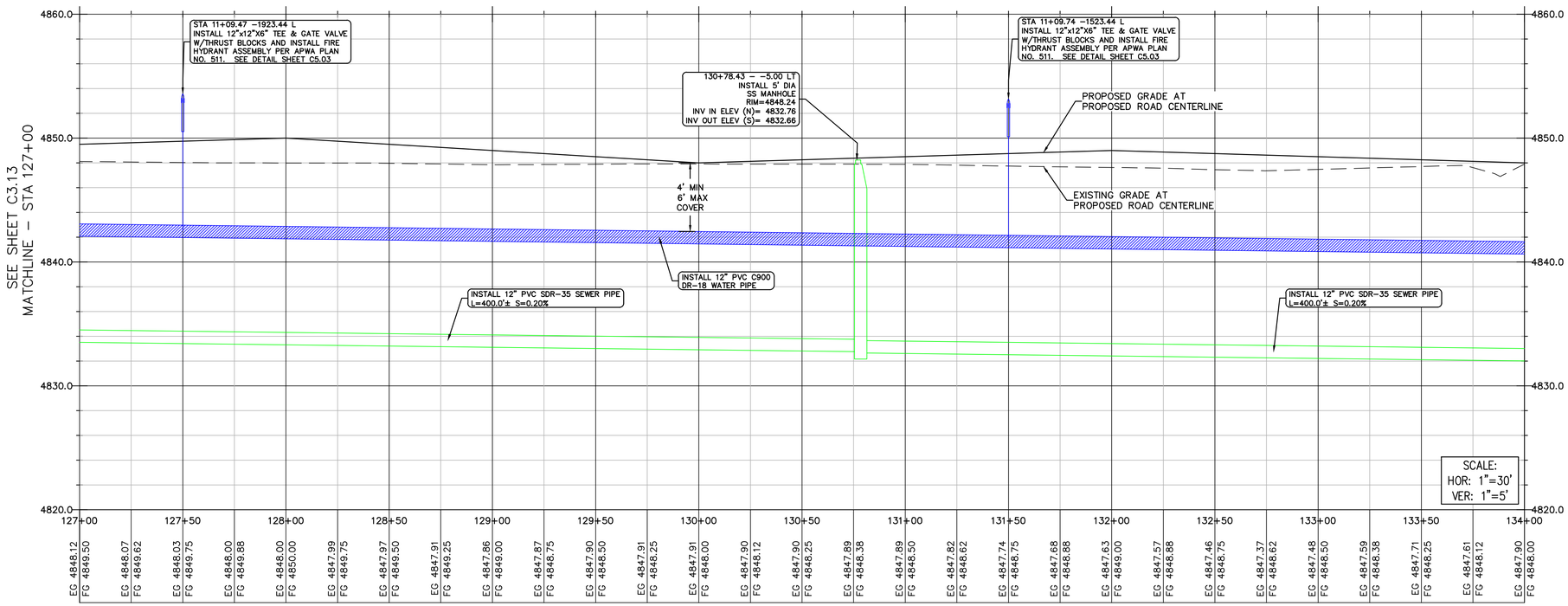
PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

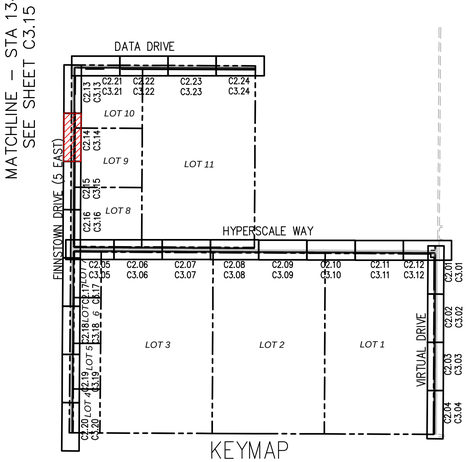
C:\





SEE COVER SHEET FOR PROJECT LEGEND





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS - INFRASTRUCTURE

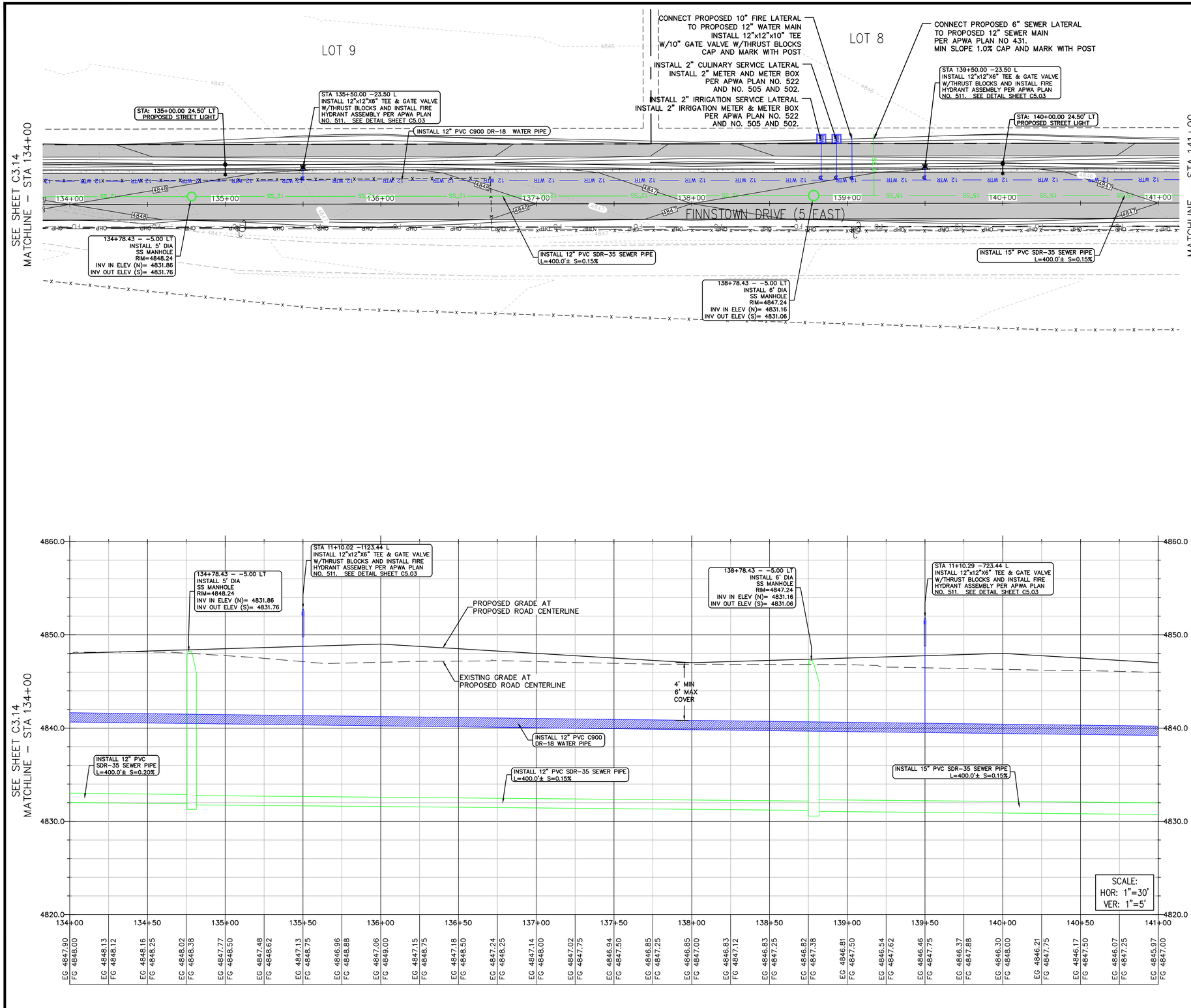
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

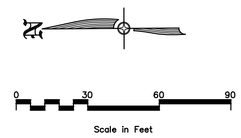
FINNSTOWN DRIVE (5 EAST) UTILITY PLAN AND PROFILE

STA 127+00 TO 134+00

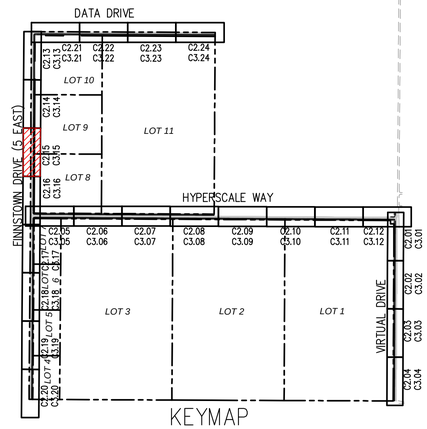
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.	
C3.14	
PROJECT ID: E22-090	DATE: 05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'





SEE COVER SHEET FOR PROJECT LEGEND



ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

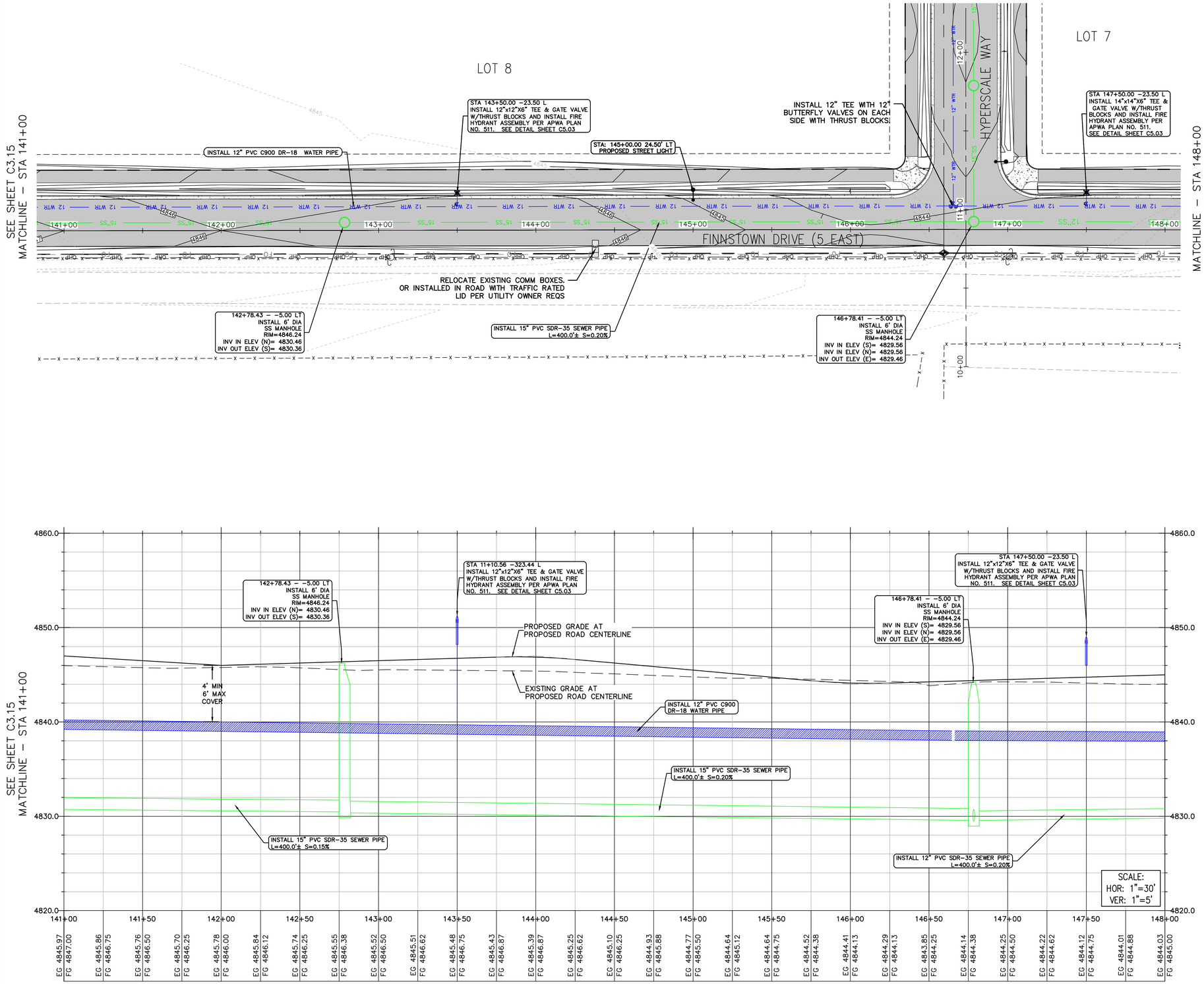
FINNSTOWN DRIVE (5 EAST) UTILITY PLAN AND PROFILE

STA 134+00 TO 141+00

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C3.15

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'



0 30 60 90

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

FINNSTOWN DRIVE (5 EAST) UTILITY PLAN AND PROFILE

STA 141+00 TO 148+00

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C3.16

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

C:\

INSTALL 2" IRRIGATION SERVICE LATERAL
INSTALL 2" IRRIGATION METER & METER BOX
PER APWA PLAN NO. 522
AND NO. 505 AND 502.

INSTALL 2" CULINARY SERVICE LATERAL
INSTALL 2" METER AND METER BOX
PER APWA PLAN NO. 522
AND NO. 505 AND 502.

CONNECT PROPOSED 10" FIRE LATERAL
TO PROPOSED 12" WATER MAIN
INSTALL 12"x12"x 10" TEE
W/10" GATE VALVE W/THRUST BLOCKS
CAP AND MARK WITH POST

CONNECT PROPOSED 6" SEWER LATERAL
TO PROPOSED 12" SEWER MAIN
PER APWA PLAN NO 431.
MIN SLOPE 1.0% CAP AND MARK WITH POST

LOT 7

LOT 6

STA: 148+97.87 24.50' LT
PROPOSED STREET LIGHT

INSTALL 12" PVC C900 DR-18 WATER PIPE

STA 151+50.00 -23.50 L
INSTALL 12"x12"X6" TEE & GATE VALVE
W/THRUST BLOCKS AND INSTALL FIRE
HYDRANT ASSEMBLY PER APWA PLAN
NO. 511. SEE DETAIL SHEET C5.03

STA: 153+00.00 24.50' LT
PROPOSED STREET LIGHT

SEE SHEET C3.16
MATCHLINE - STA 148+00

MATCHLINE - STA 156+00
SEE SHEET C3.18

FINNSTOWN DRIVE (5 EAST)

148+00 149+00 150+00 151+00 152+00 153+00 154+00 155+00

INSTALL 12" PVC SDR-35 SEWER PIPE
L=400.0'± S=0.20%

150+78.41 - -5.00 LT
INSTALL 5' DIA
SS MANHOLE
RIM=4844.24
INV IN ELEV (S)= 4830.46
INV OUT ELEV (N)= 4830.36

INSTALL 12" PVC SDR-35 SEWER PIPE
L=400.0'± S=0.20%

154+78.41 - -5.00 LT
INSTALL 5' DIA
SS MANHOLE
RIM=4842.24
INV IN ELEV (S)= 4831.36
INV OUT ELEV (N)= 4831.26

0 30 60 90
Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

4860.0 4850.0 4840.0 4830.0 4820.0

150+78.41 - -5.00 LT
INSTALL 5' DIA
SS MANHOLE
RIM=4844.24
INV IN ELEV (S)= 4830.46
INV OUT ELEV (N)= 4830.36

STA 151+50.00 -23.50 L
INSTALL 12"x12"X6" TEE & GATE VALVE
W/THRUST BLOCKS AND INSTALL FIRE
HYDRANT ASSEMBLY PER APWA PLAN
NO. 511. SEE DETAIL SHEET C5.03

154+78.41 - -5.00 LT
INSTALL 5' DIA
SS MANHOLE
RIM=4842.24
INV IN ELEV (S)= 4831.36
INV OUT ELEV (N)= 4831.26

PROPOSED GRADE AT
PROPOSED ROAD CENTERLINE

4' MIN
6' MAX
COVER

EXISTING GRADE AT
PROPOSED ROAD CENTERLINE

INSTALL 12" PVC C900
DR-18 WATER PIPE

INSTALL 12" PVC SDR-35 SEWER PIPE
L=400.0'± S=0.20%

INSTALL 12" PVC SDR-35 SEWER PIPE
L=400.0'± S=0.20%

SCALE:
HOR: 1"=30'
VER: 1"=5'

SEE SHEET C3.16
MATCHLINE - STA 148+00

MATCHLINE - STA 156+00
SEE SHEET C3.18

148+00	148+50	149+00	149+50	150+00	150+50	151+00	151+50	152+00	152+50	153+00	153+50	154+00	154+50	155+00
EG 4844.03	EG 4844.22	EG 4844.00	EG 4843.61	EG 4843.89	EG 4843.52	EG 4843.42	EG 4843.37	EG 4843.32	EG 4843.26	EG 4843.27	EG 4843.26	EG 4843.26	EG 4843.24	EG 4843.16	EG 4843.17	EG 4843.20	EG 4843.18	EG 4843.15	EG 4843.10	EG 4843.24	EG 4843.38	EG 4843.28	EG 4843.09	EG 4842.92	EG 4842.73	EG 4842.55	EG 4842.91	EG 4842.72
FG 4845.00	FG 4844.88	FG 4844.75	FG 4844.62	FG 4844.50	FG 4844.38	FG 4844.25	FG 4844.12	FG 4844.00	FG 4844.12	FG 4844.25	FG 4844.38	FG 4844.50	FG 4844.62	FG 4844.75	FG 4844.87	FG 4844.87	FG 4844.62	FG 4844.25	FG 4843.88	FG 4843.50	FG 4843.12	FG 4842.75	FG 4842.38	FG 4842.13	FG 4842.13	FG 4842.25	FG 4842.38	FG 4842.50

DATA DRIVE
FINNSTOWN DRIVE (5 EAST)
HYPERSCALE WAY
VIRTUAL DRIVE
LOT 10
LOT 9
LOT 11
LOT 8
LOT 3
LOT 2
LOT 1
KEYMAP

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS - INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

FINNSTOWN DRIVE (5 EAST) UTILITY PLAN AND PROFILE

STA 148+00 TO 156+00

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C3.17

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

C:\

INSTALL 2" IRRIGATION SERVICE LATERAL
INSTALL 2" IRRIGATION METER & METER BOX
PER APWA PLAN NO. 522
AND NO. 505 AND 502.

INSTALL 2" CULINARY SERVICE LATERAL
INSTALL 2" METER AND METER BOX
PER APWA PLAN NO. 522
AND NO. 505 AND 502.

CONNECT PROPOSED 10" FIRE LATERAL
TO PROPOSED 12" WATER MAIN
INSTALL 12"x12"x 10" TEE
W/10" GATE VALVE W/THRUST BLOCKS
CAP AND MARK WITH POST

CONNECT PROPOSED 6" SEWER LATERAL
TO PROPOSED 12" SEWER MAIN
PER APWA PLAN NO 431.
MIN SLOPE 1.0% CAP AND
MARK WITH POST

LOT 6

STA 155+50.00 –23.50 L
INSTALL 12"x12"X6" TEE & GATE VALVE
W/THRUST BLOCKS AND INSTALL FIRE
HYDRANT ASSEMBLY PER APWA PLAN
NO. 511. SEE DETAIL SHEET C5.03

INSTALL 12" PVC C900 DR–18 WATER PIPE

STA: 158+00.00 24.50' LT
PROPOSED STREET LIGHT

INSTALL 2" CULINARY SERVICE LATERAL
INSTALL 2" METER AND METER BOX
PER APWA PLAN NO. 522
AND NO. 505 AND 502.

INSTALL 2" IRRIGATION SERVICE LATERAL
INSTALL 2" IRRIGATION METER & METER BOX
PER APWA PLAN NO. 522
AND NO. 505 AND 502.

STA 159+50.00 –23.50 L
INSTALL 12"x12"X6" TEE & GATE VALVE
W/THRUST BLOCKS AND INSTALL FIRE
HYDRANT ASSEMBLY PER APWA PLAN
NO. 511. SEE DETAIL SHEET C5.03

LOT 5

CONNECT PROPOSED 10" FIRE LATERAL
TO PROPOSED 12" WATER MAIN
INSTALL 12"x12"x 10" TEE
W/10" GATE VALVE
W/THRUST BLOCKS
CAP AND MARK WITH POST

CONNECT PROPOSED 6" SEWER LATERAL
TO PROPOSED 10" SEWER MAIN
PER APWA PLAN NO 431.
MIN SLOPE 1.0% CAP AND MARK WITH POST

SEE SHEET C3.17
MATCHLINE – STA 156+00

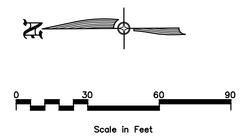
FINNSTOWN DRIVE (5 EAST)

MATCHLINE – STA 162+00
SEE SHEET C3.19

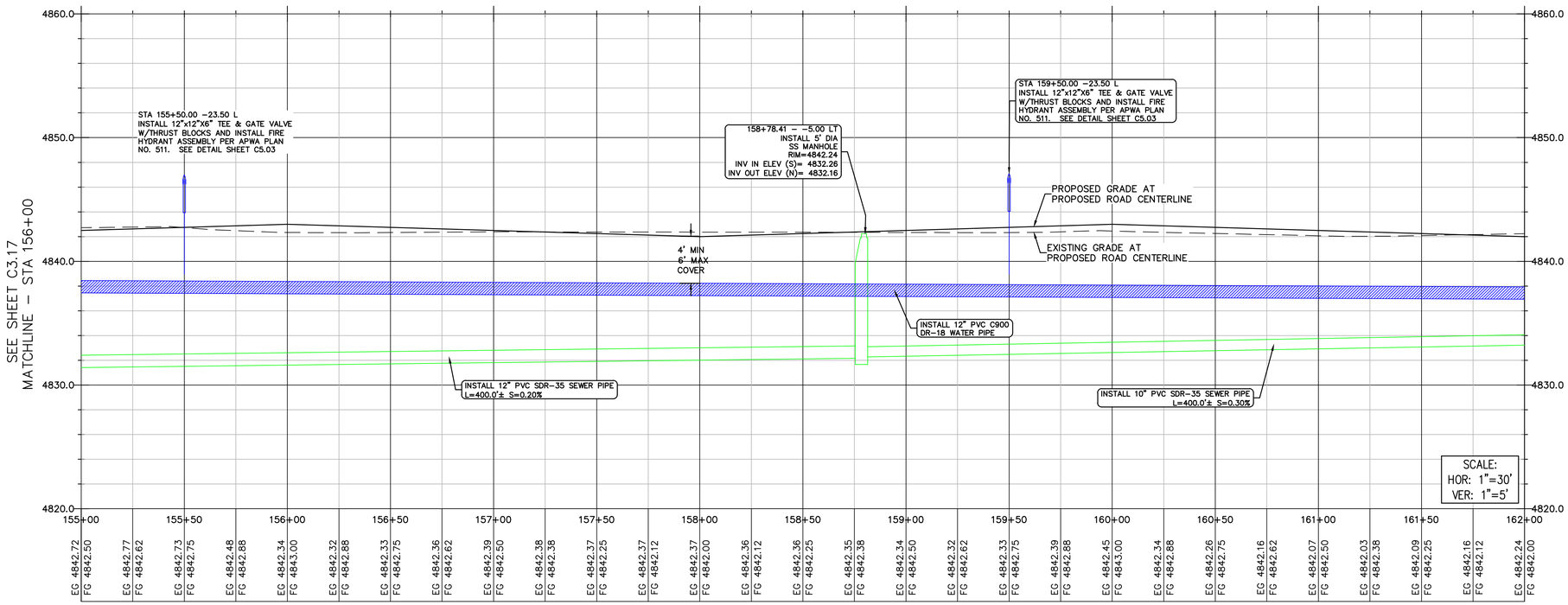
INSTALL 12" PVC SDR–35 SEWER PIPE
L=400.0'± S=0.20%

158+78.41 – –5.00 LT
INSTALL 5' DIA
SS MANHOLE
RIM=4842.24
INV IN ELEV (S)= 4832.26
INV OUT ELEV (N)= 4832.16

INSTALL 10" PVC SDR–35 SEWER PIPE
L=400.0'± S=0.30%

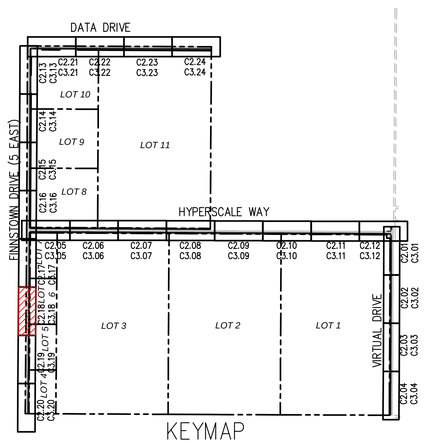


SEE COVER SHEET FOR PROJECT LEGEND



SEE SHEET C3.17
MATCHLINE – STA 156+00

MATCHLINE – STA 162+00
SEE SHEET C3.19



ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

CIVIL ENGINEERING
+SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

FINNSTOWN DRIVE (5 EAST) UTILITY PLAN AND PROFILE

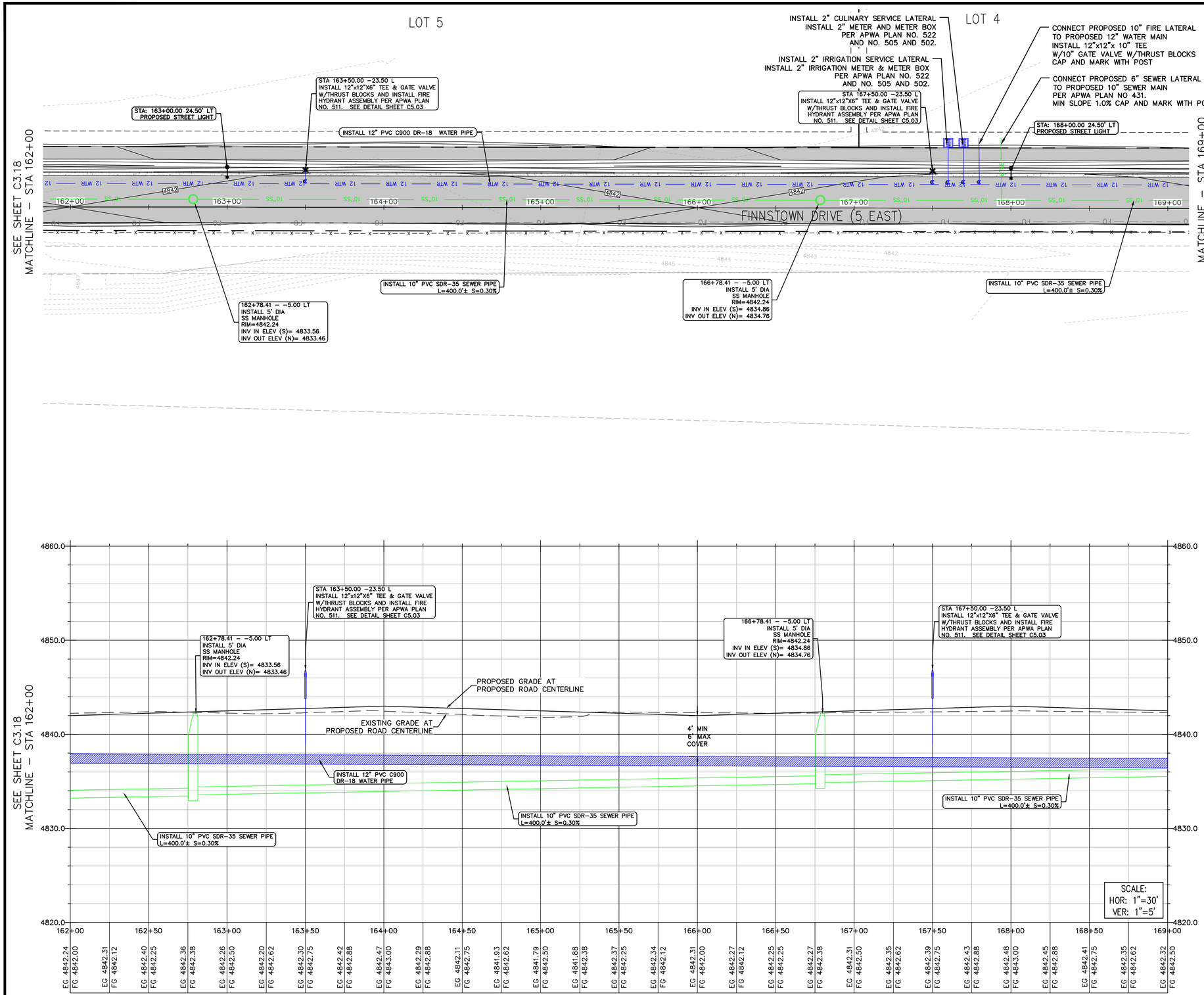
STA 156+00 TO 162+00

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C3.18

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

c:\



ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

CIVIL ENGINEERING
+SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

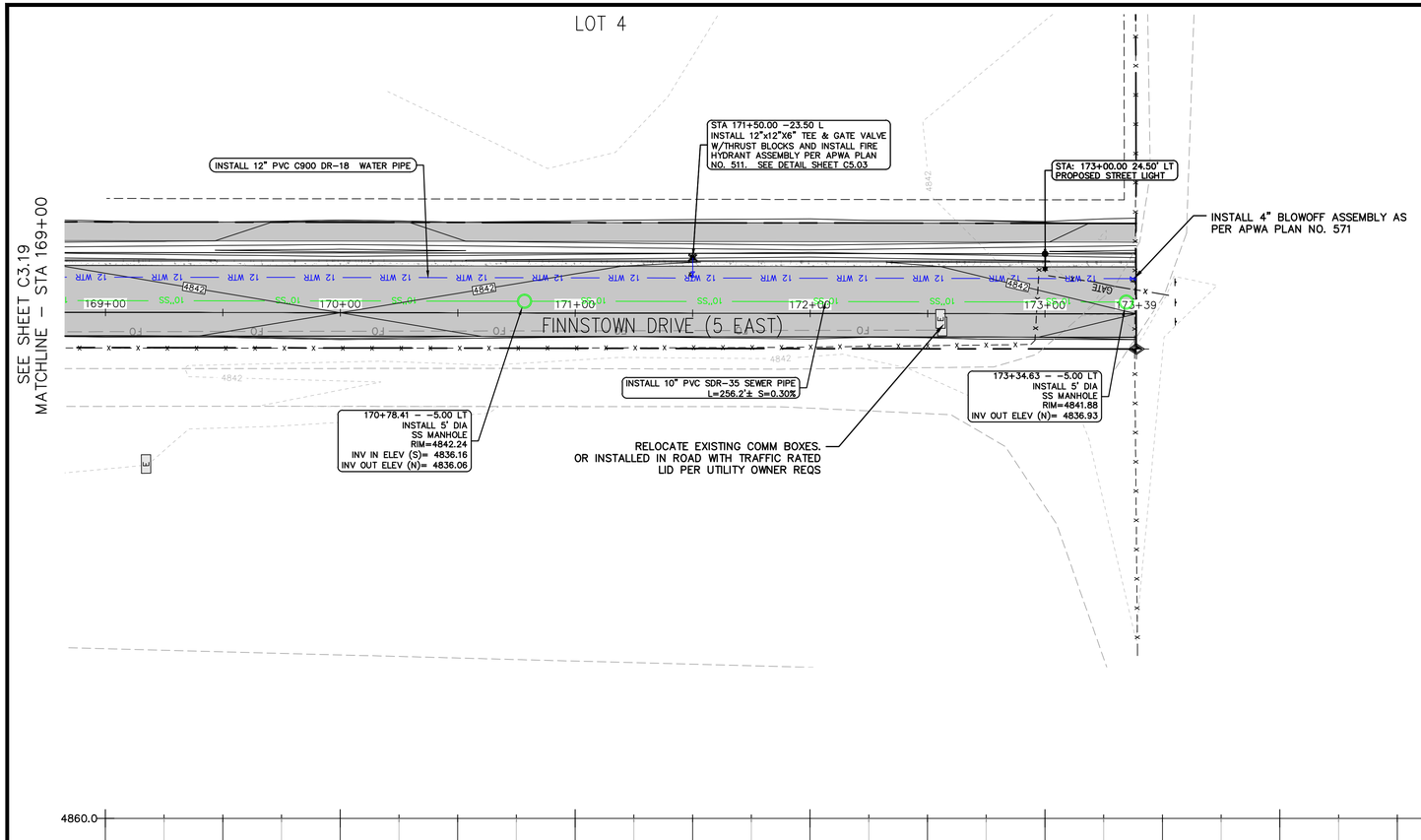
FINNSTOWN DRIVE (5 EAST) UTILITY PLAN AND PROFILE

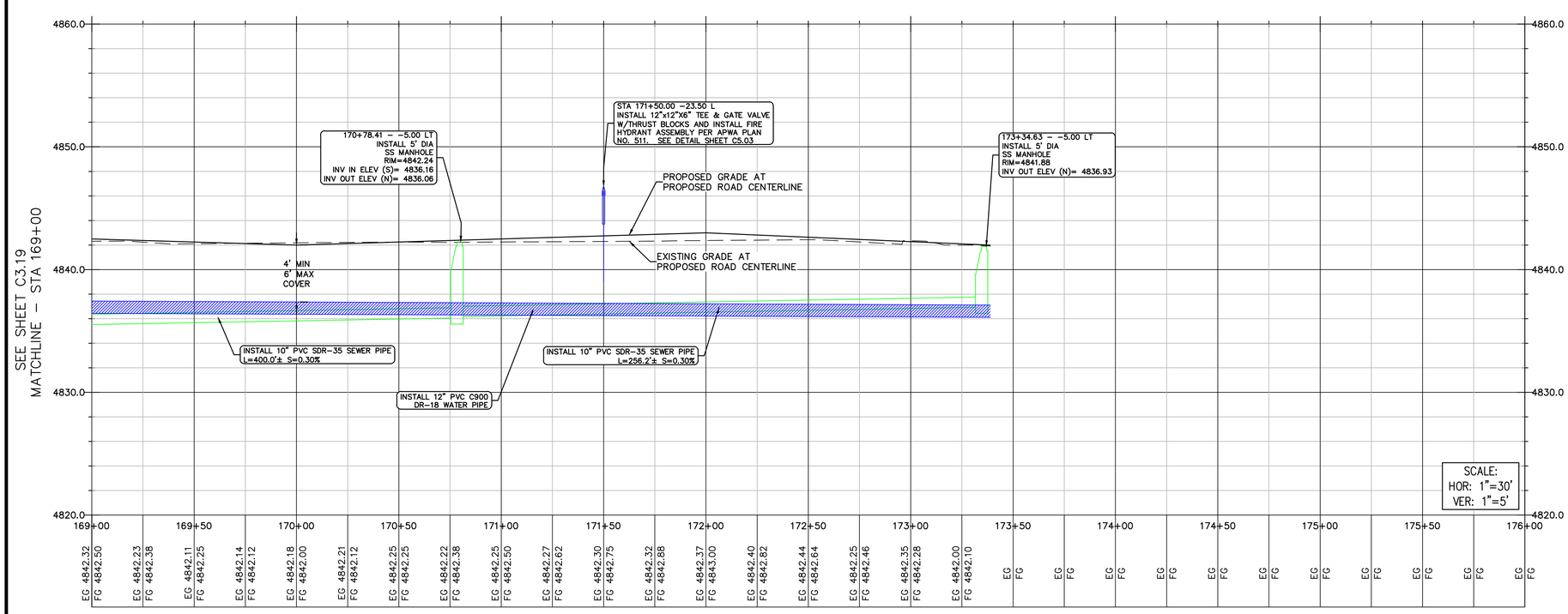
STA 162+00 TO 169+00

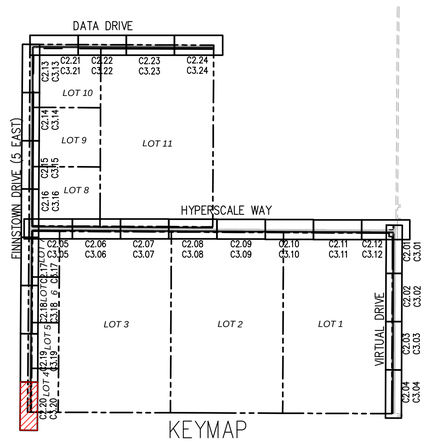
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG
ANDERSON
06/16/2023
STATE OF UTAH

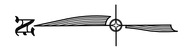
SHEET NO.
C3.19

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'









SEE COVER SHEET FOR PROJECT LEGEND

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE
DESIGNER: SDT		PROJECT ENGINEER: SDT	

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

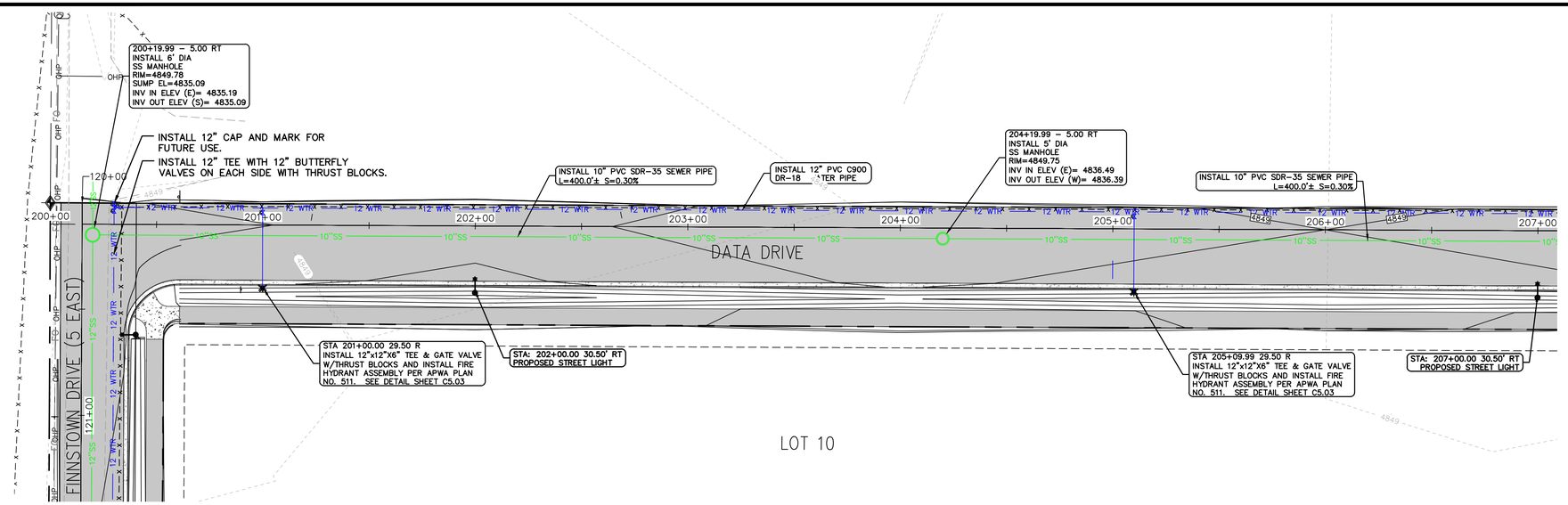
FINNSTOWN DRIVE (5 EAST) UTILITY PLAN AND PROFILE

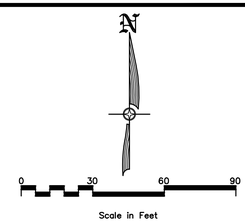
STA 169+00 TO 176+00

REGISTERED PROFESSIONAL ENGINEER
No. 8708815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

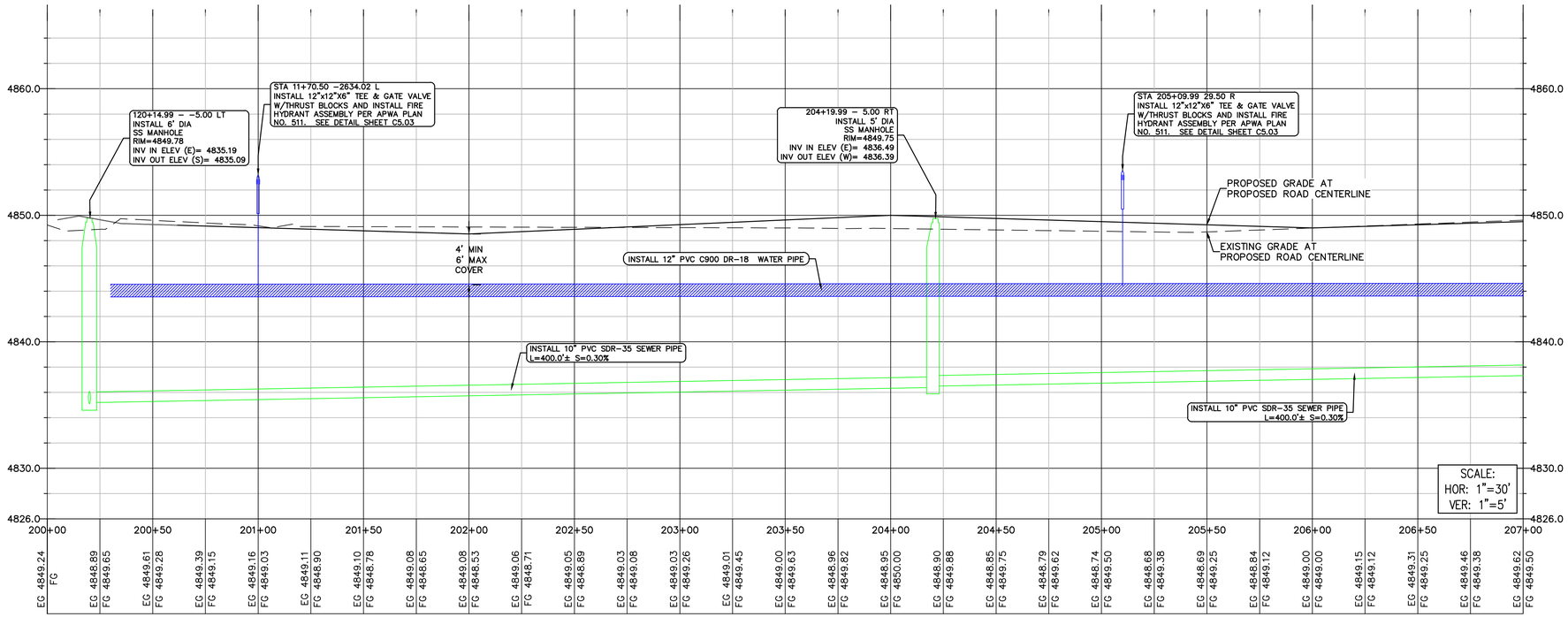
SHEET NO.
C3.20

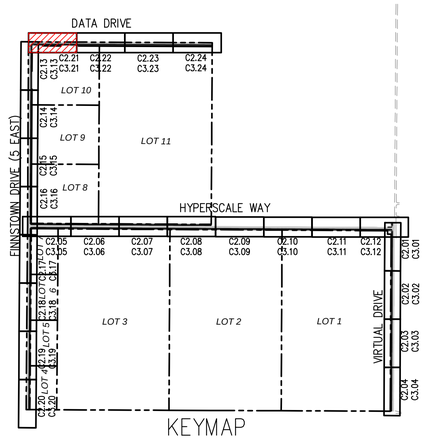
PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'





SEE COVER SHEET FOR PROJECT LEGEND





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

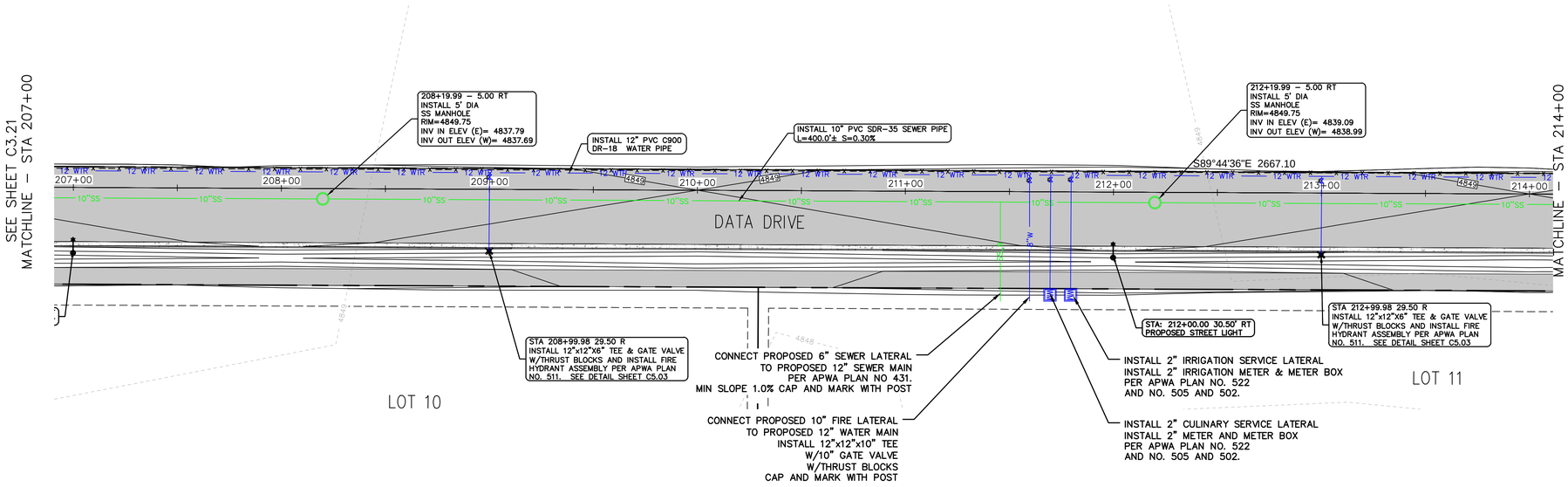
CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

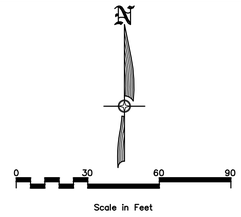
EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

DATA DRIVE UTILITY PLAN AND PROFILE
STA 200+00 TO 207+00

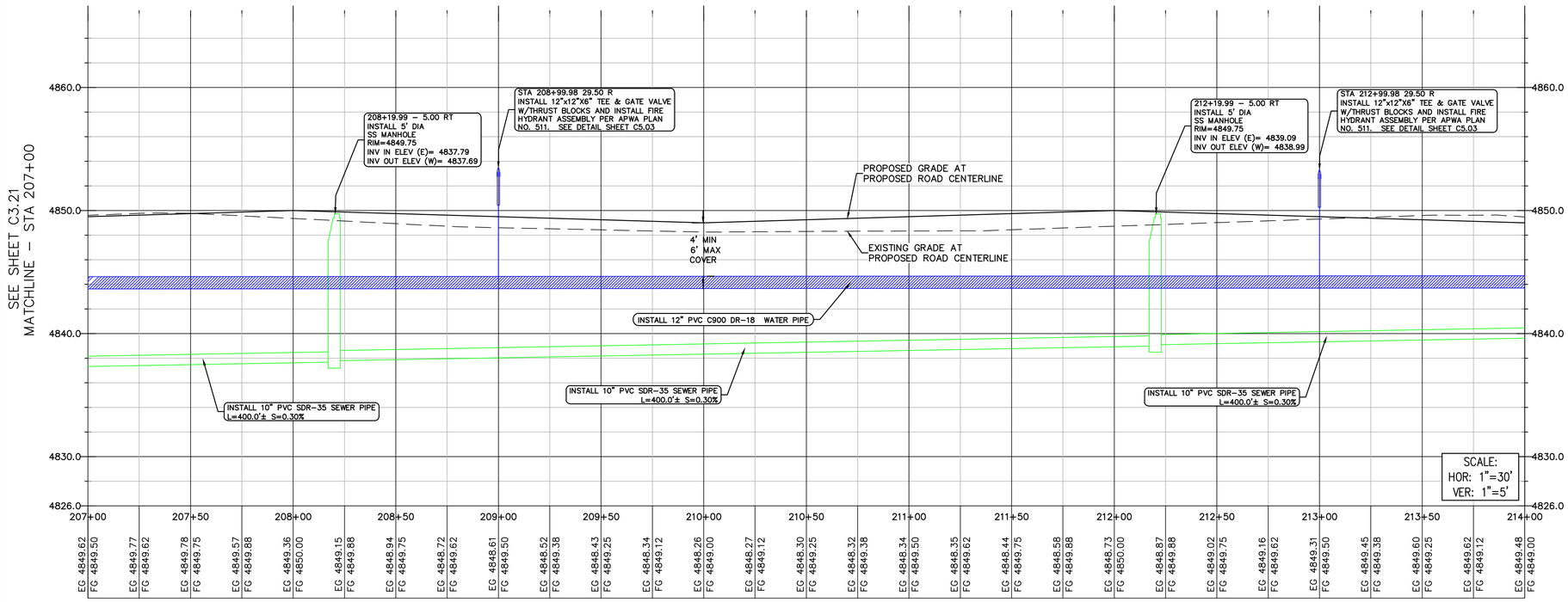
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

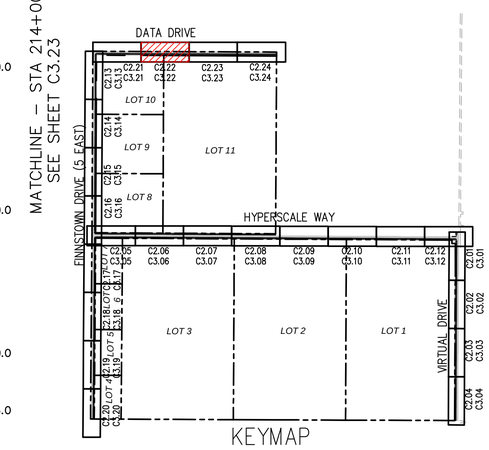
SHEET NO.	
C3.21	
PROJECT ID: E22-090	DATE: 05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'





SEE COVER SHEET FOR PROJECT LEGEND





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE
DESIGNER: SDT		PROJECT ENGINEER: SDT	

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

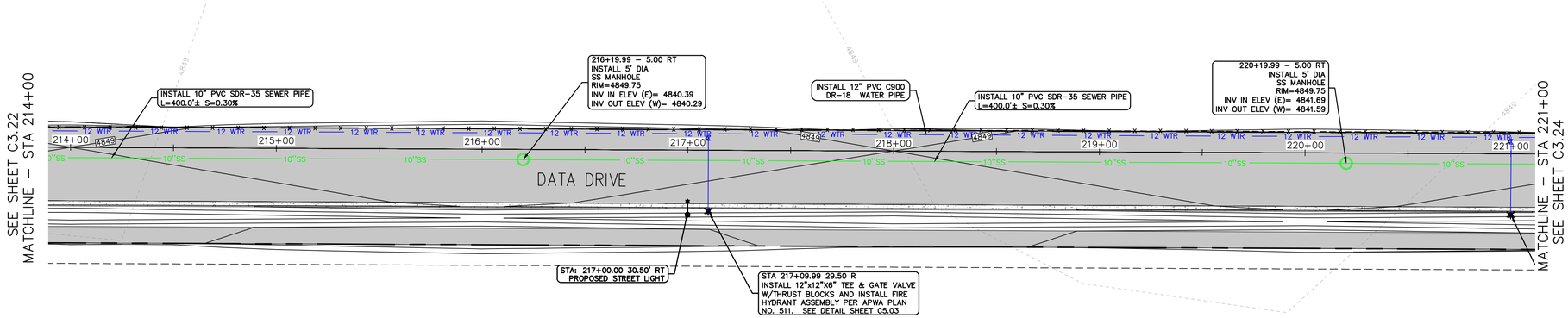
DATA DRIVE UTILITY PLAN AND PROFILE

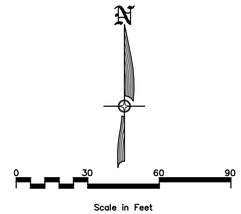
STA 207+00 TO 214+00

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

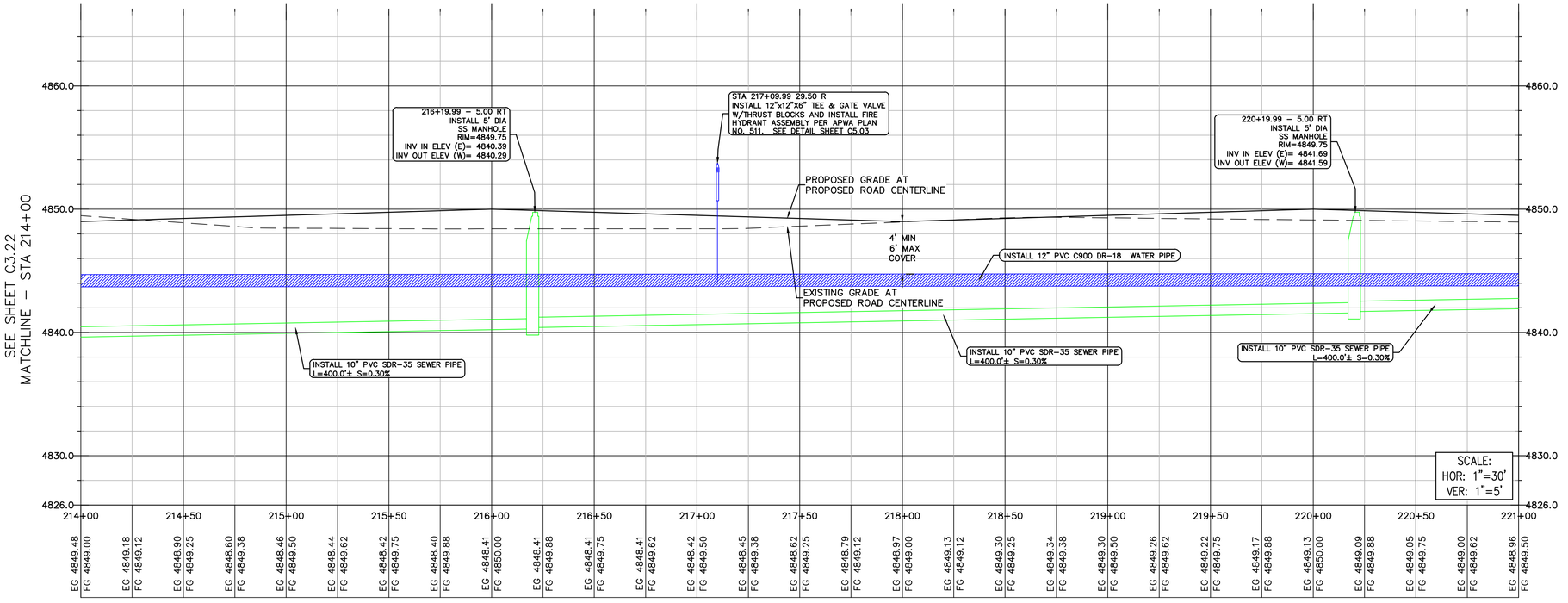
SHEET NO.
C3.22

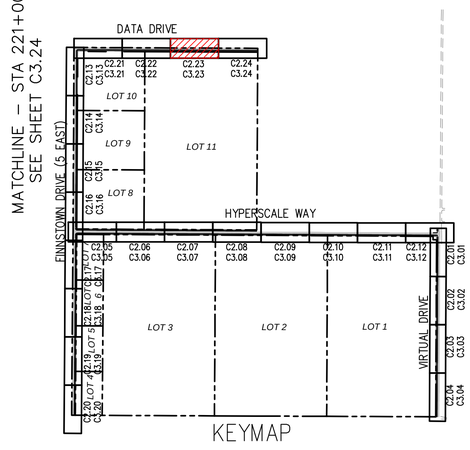
PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'





SEE COVER SHEET FOR PROJECT LEGEND





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

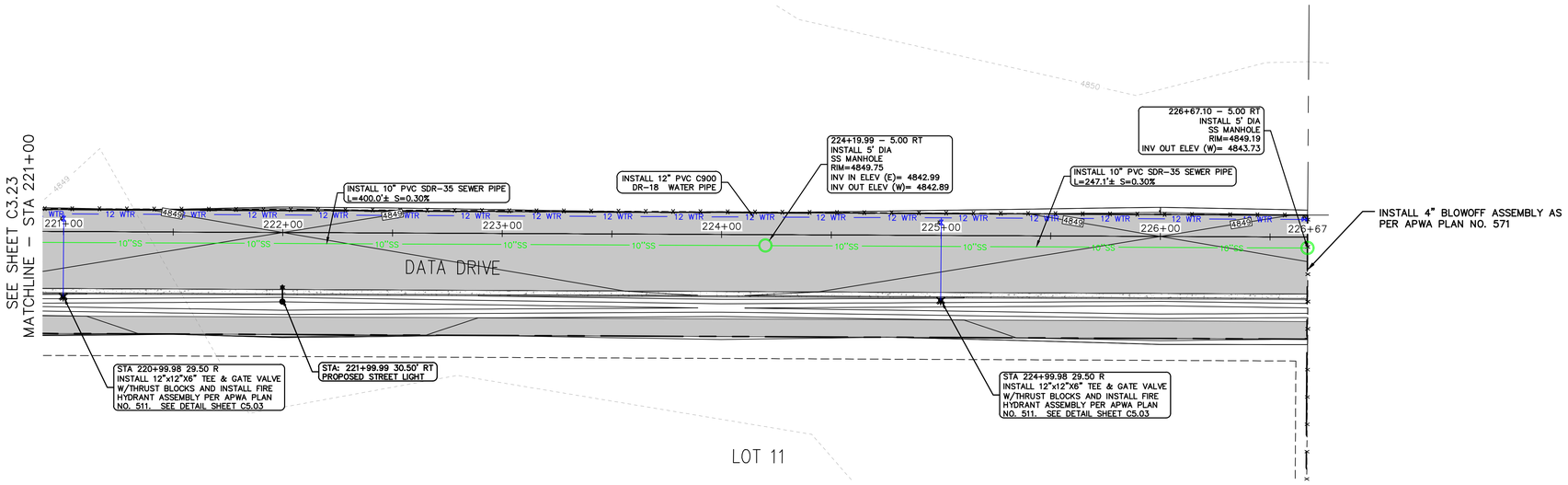
DATA DRIVE UTILITY PLAN AND PROFILE

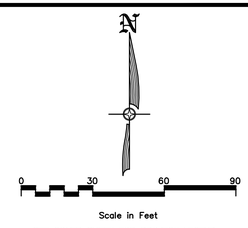
STA 214+00 TO 221+00

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

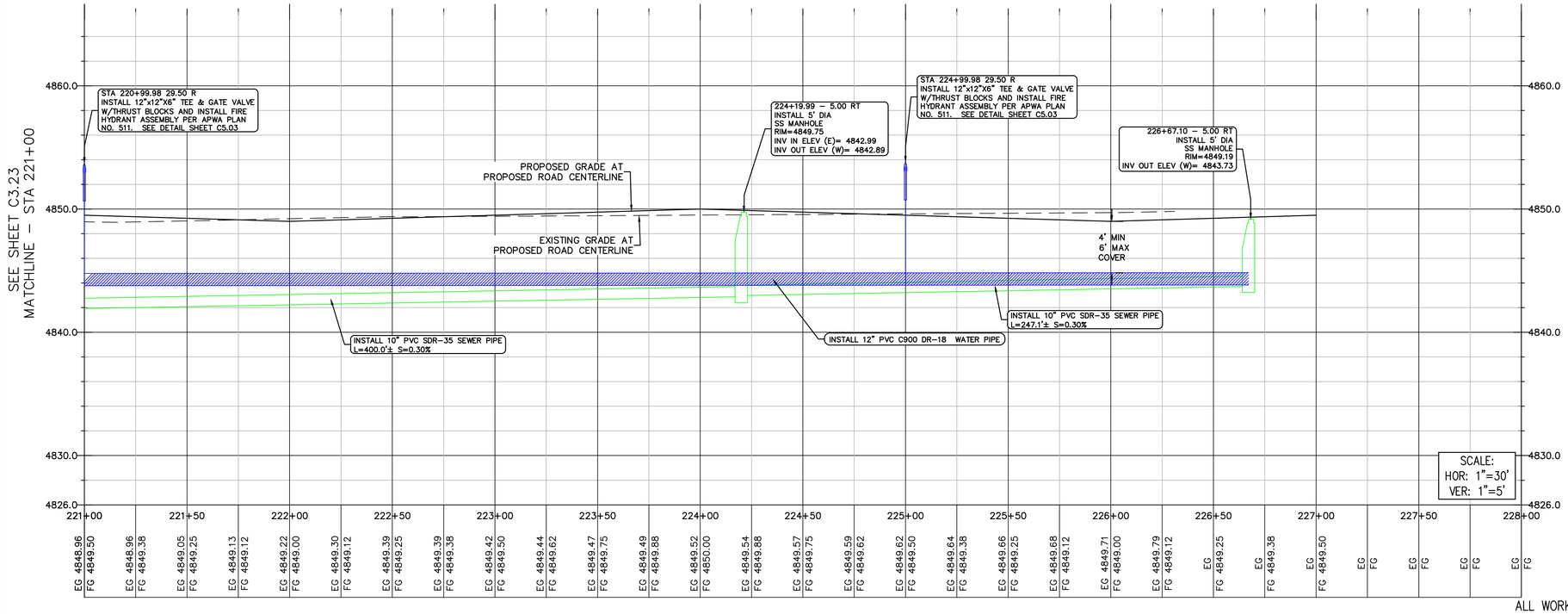
SHEET NO.
C3.23

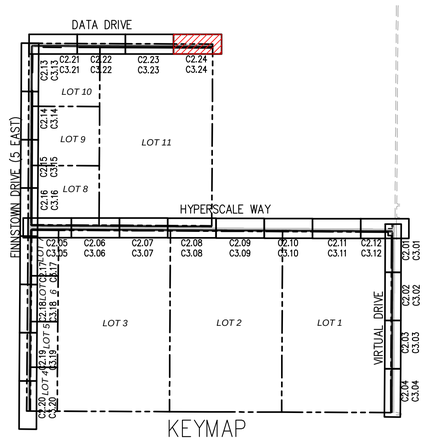
PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'





SEE COVER SHEET FOR PROJECT LEGEND





ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

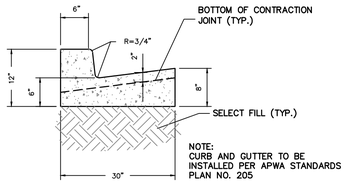
DATA DRIVE UTILITY PLAN AND PROFILE

STA 221+00 TO 228+00

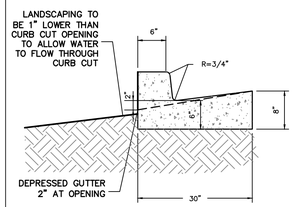
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

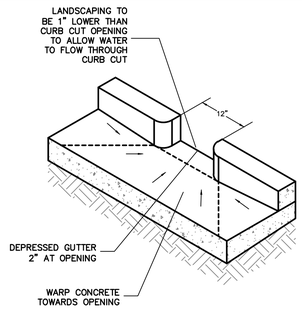
SHEET NO.
C3.24

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

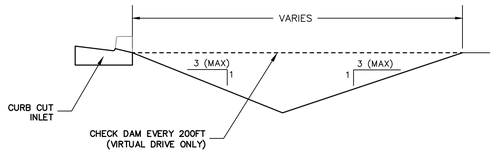


1 | 30" CURB & GUTTER
N.T.S.

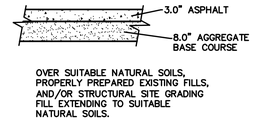




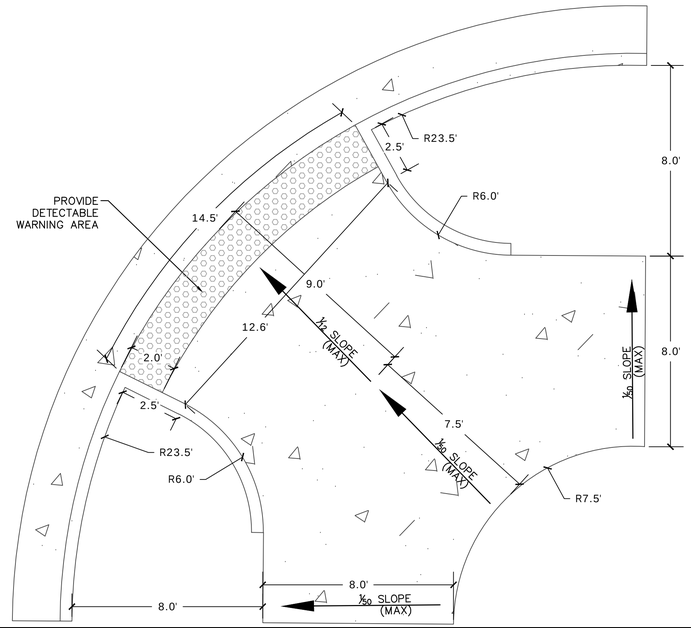
2 | 30" CURB CUT INLET
N.T.S.



3 | ROADSIDE SWALE CROSS-SECTION (TYP)
N.T.S.



4 | ASPHALT SIDEWALK
N.T.S.



6 | ADA RAMP
N.T.S.

NO.	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

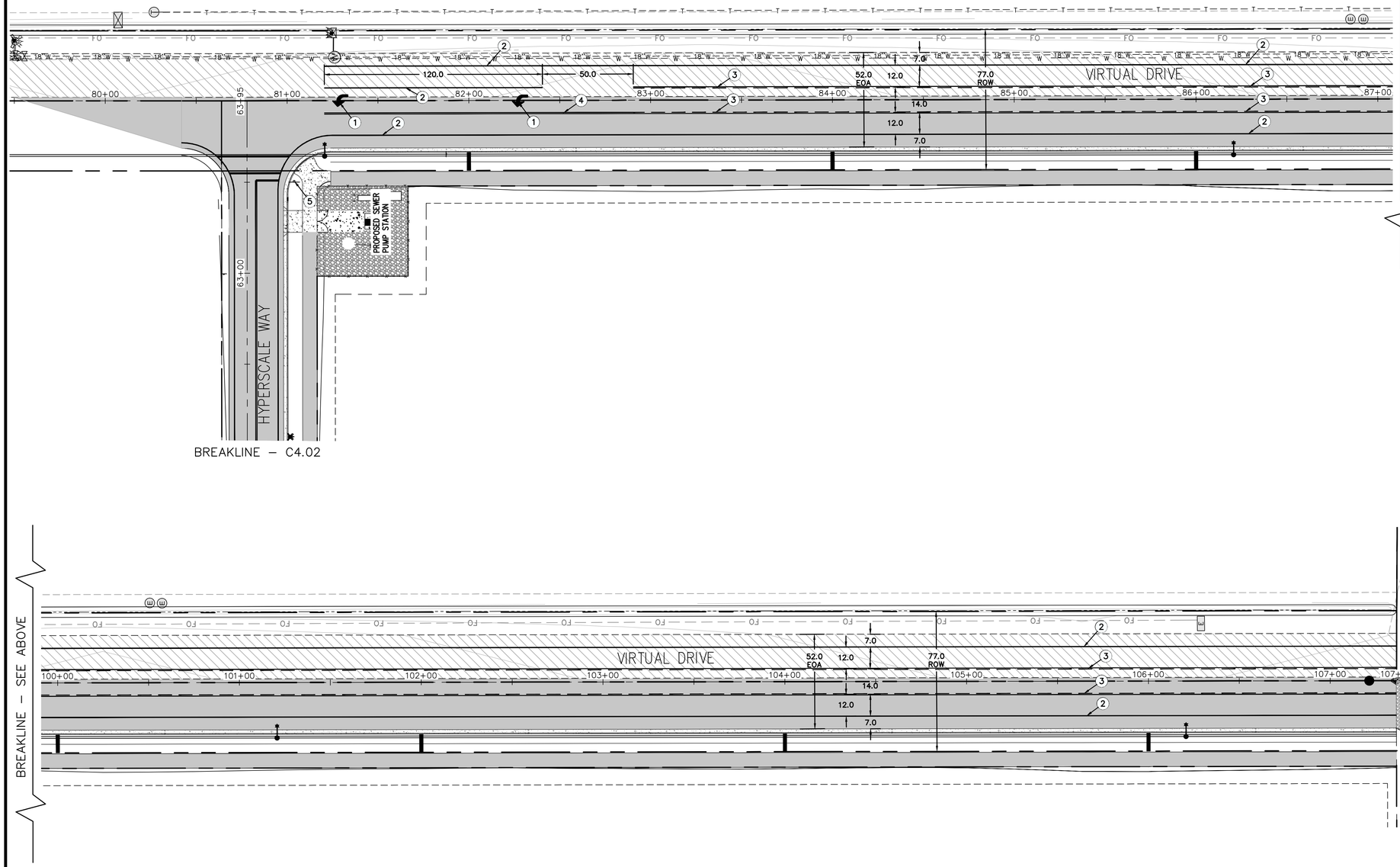
DETAIL SHEET

REGISTERED PROFESSIONAL ENGINEER
No. 8708815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C4.00

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE:

C:\



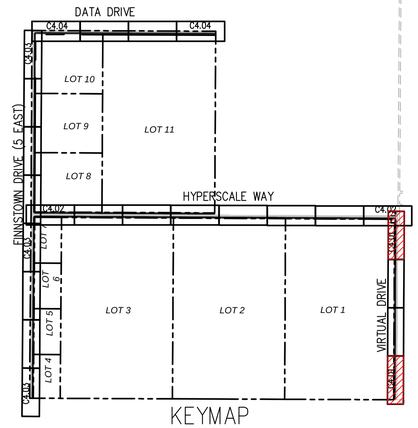
0 30 60 90

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

KEYNOTES:

1. INSTALL LEFT TURN ARROW PER MUTCD
2. 6" WIDE SINGLE WHITE LINE
3. 4" DOUBLE YELLOW LINE OUTSIDE SOLID, INSIDE DASHED
4. 4" WIDE DOUBLE YELLOW LINE
5. INSTALL STREET AND STOP SIGN PER MUTCD R1–1.



KEYMAP

NO	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

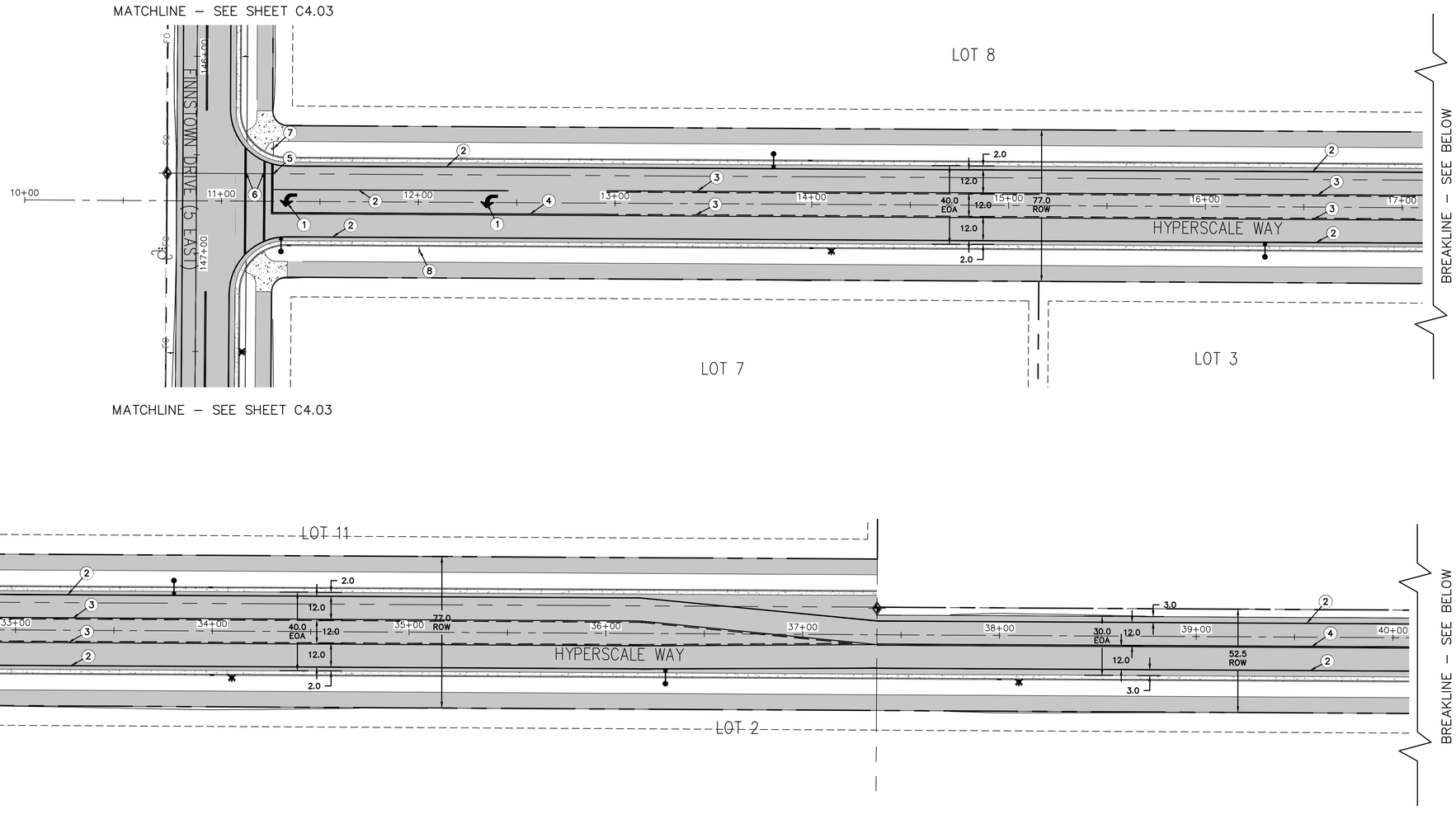
VIRTUAL DRIVE STRIPING/SIGNAGE PLAN

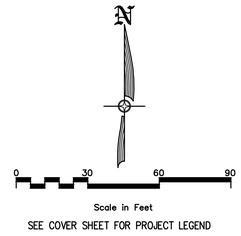
STA 80+00 TO 108+00

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C4.01

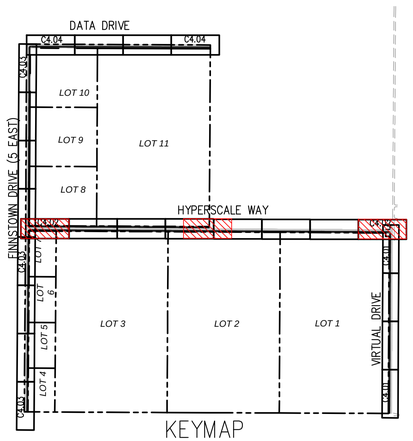
PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: ########





KEYNOTES:

1. INSTALL LEFT TURN ARROW PER MUTCD
2. 6" WIDE SINGLE WHITE LINE
3. 4" DOUBLE YELLOW LINE OUTSIDE SOLID, INSIDE DASHED
4. 4" WIDE DOUBLE YELLOW LINE
5. 12" WIDE WHITE STOP BAR
6. 12" WIDE WHITE CROSSWALK LINES
7. INSTALL STREET AND STOP SIGN PER MUTCD R1–1.
8. INSTALL 35 MPH SPEED LIMIT SIGN PER MUTCD R2–1.



NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

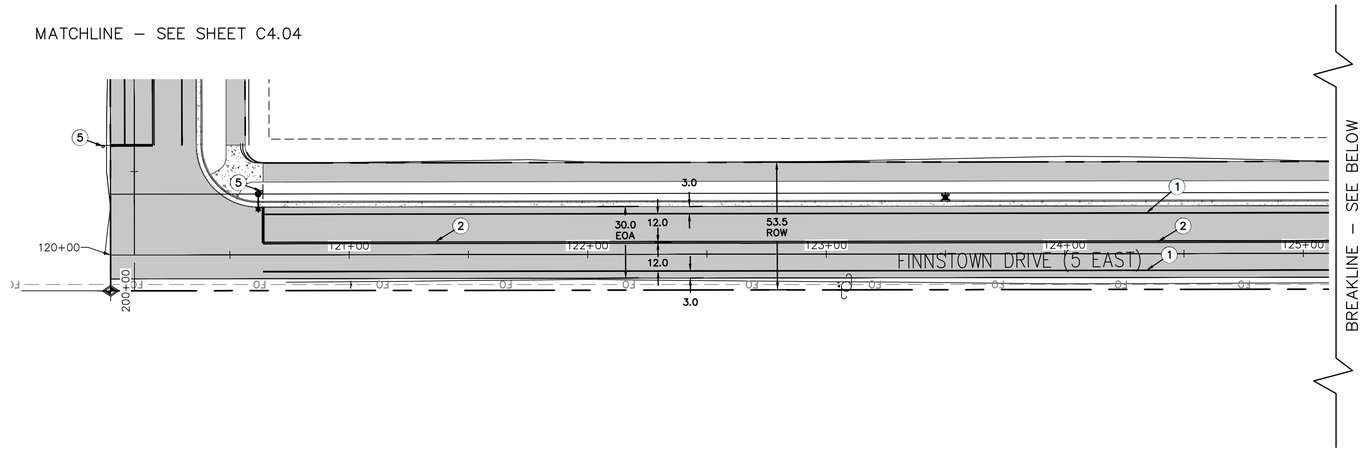
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

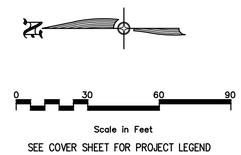
HYPERSCALE WAY STRIPING/SIGNAGE PLAN

STA 10+00 TO 66+00

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.	
C4.02	
PROJECT ID: E22-090	DATE: 05-09-23
FILE NAME: PRJ-RGE	SCALE: ########

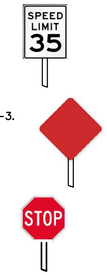


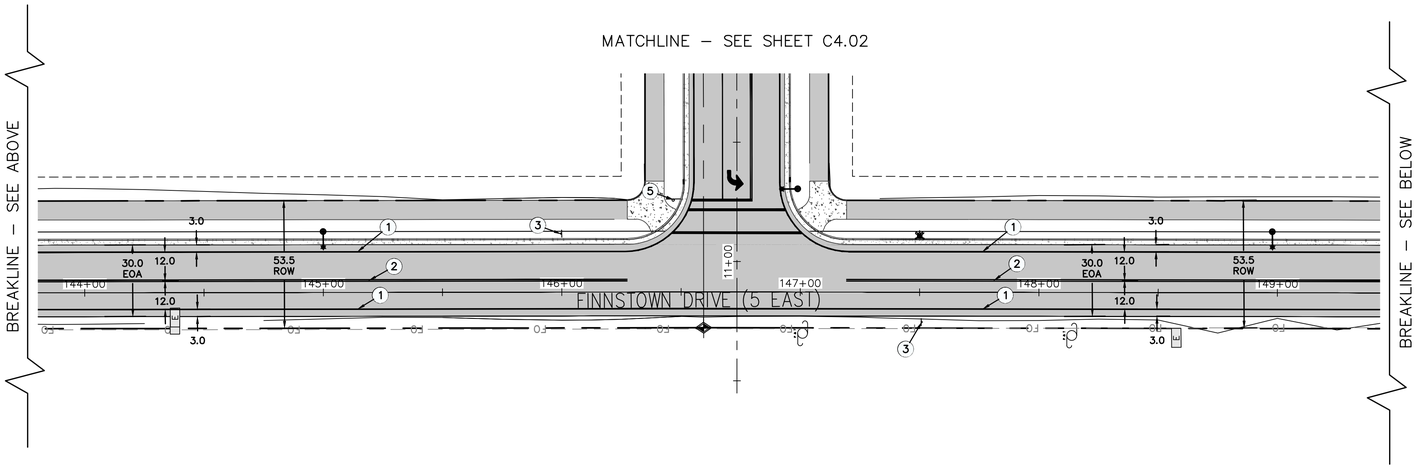


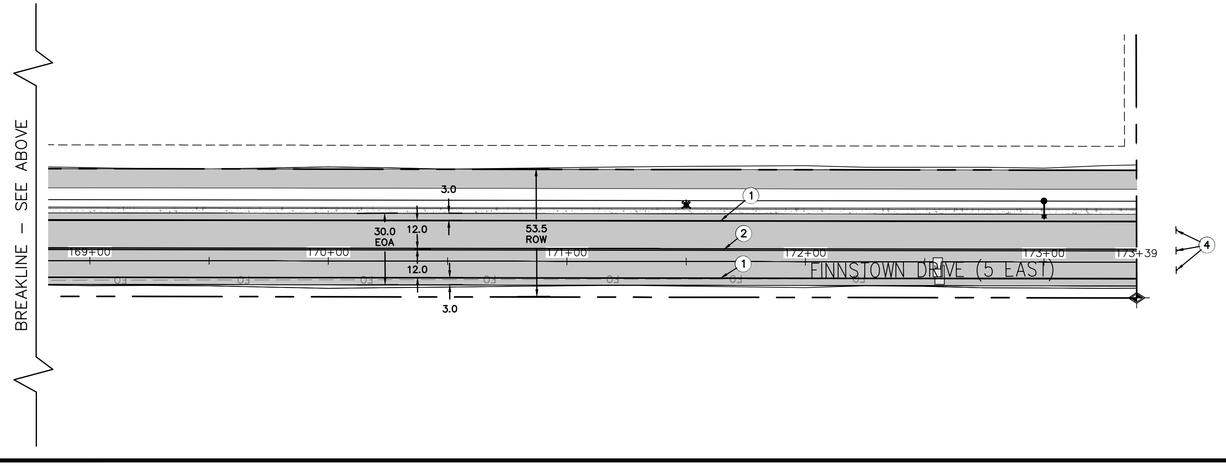
SEE COVER SHEET FOR PROJECT LEGEND

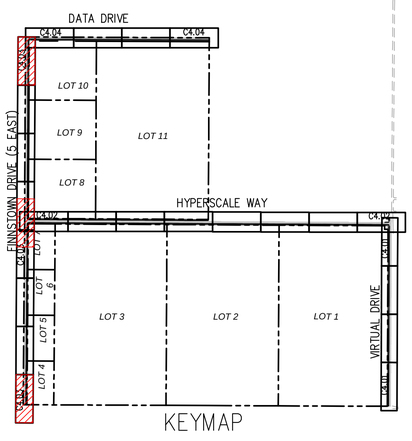
KEYNOTES:

1. 6" WIDE SINGLE WHITE LINE
2. 4" WIDE DOUBLE YELLOW LINE
3. INSTALL 35 MPH SPEED LIMIT SIGN PER MUTCD R2-1.
4. INSTALL RED DIAMOND, END OF ROAD SIGN PER MUTCD OM4-3.
5. INSTALL STREET AND STOP SIGN PER MUTCD R1-1.









NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

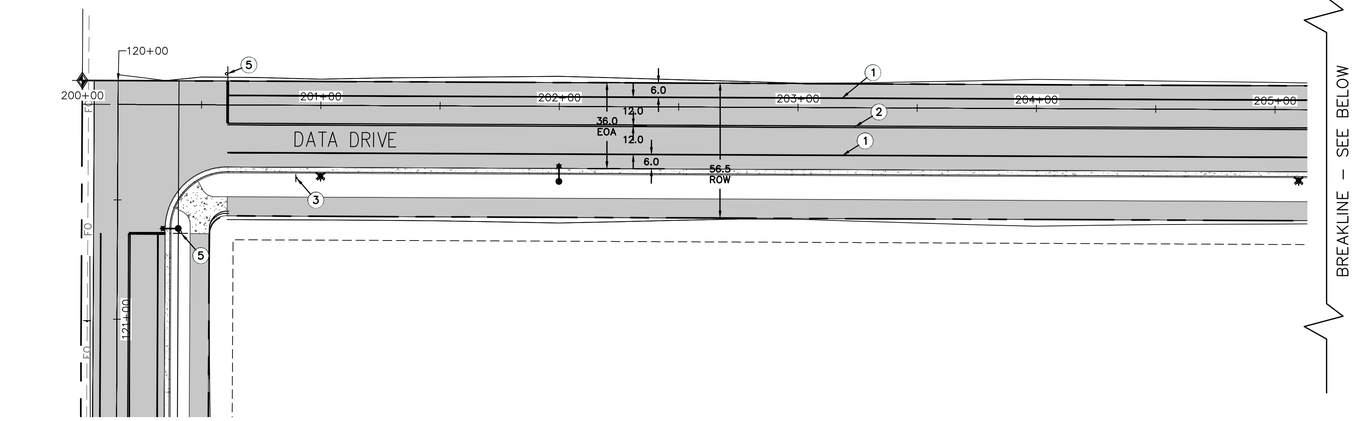
EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

FINNSTOWN DRIVE (5 EAST) STRIPING/SIGNAGE PLAN
STA 120+00 TO 176+00

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

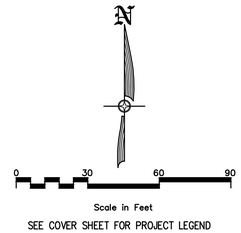
SHEET NO.
C4.03

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: ########



MATCHLINE – SEE SHEET C4.03

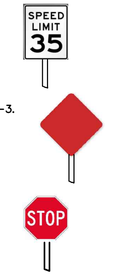
BREAKLINE – SEE BELOW



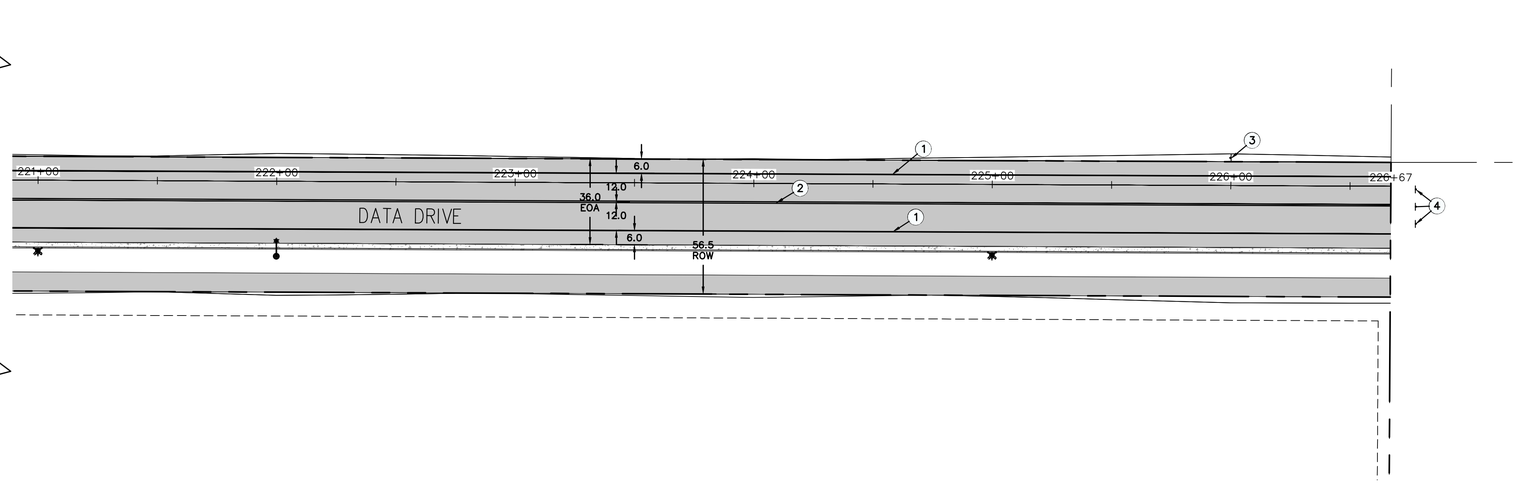
SEE COVER SHEET FOR PROJECT LEGEND

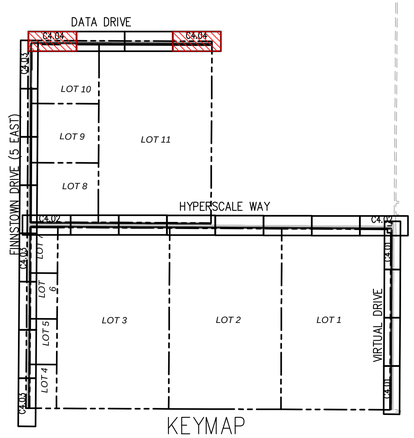
KEYNOTES:

1. 6" WIDE SINGLE WHITE LINE
2. 4" WIDE DOUBLE YELLOW LINE
3. INSTALL 35 MPH SPEED LIMIT SIGN PER MUTCD R2-1.
4. INSTALL RED DIAMOND, END OF ROAD SIGN PER MUTCD OM4-3.
5. INSTALL STREET AND STOP SIGN PER MUTCD R1-1.



BREAKLINE – SEE ABOVE





KEYMAP

CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

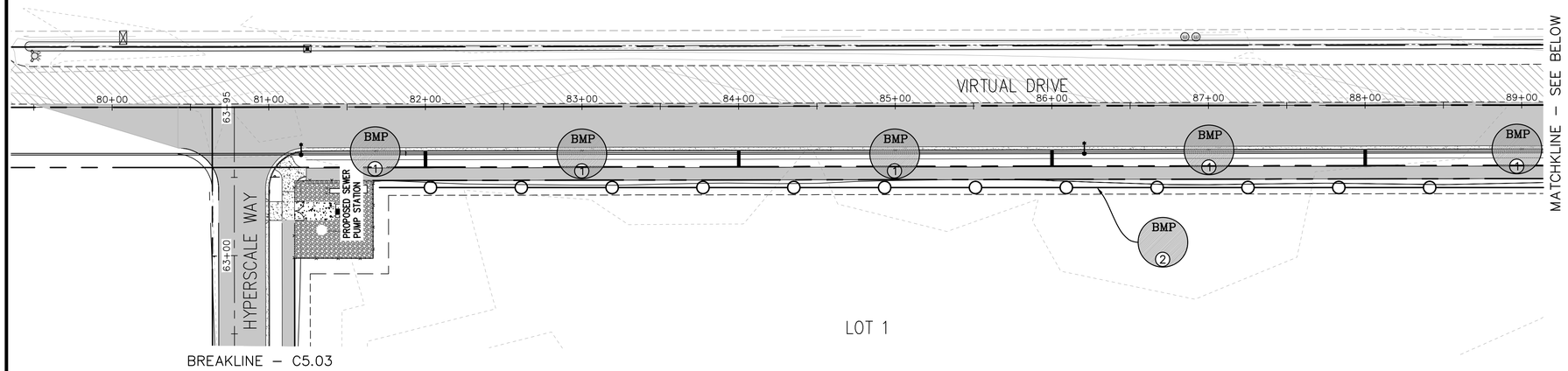
EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

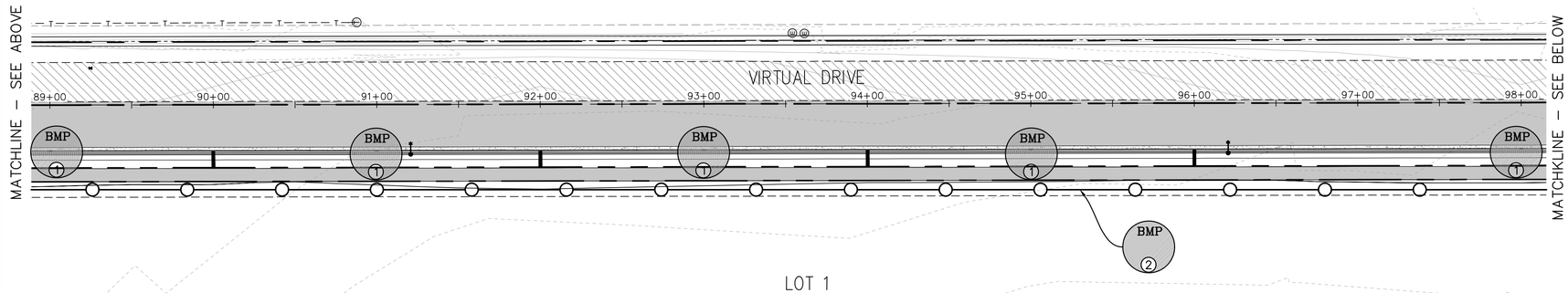
DATA DRIVE STRIPING/SIGNAGE PLAN
STA 200+00 TO 228+00

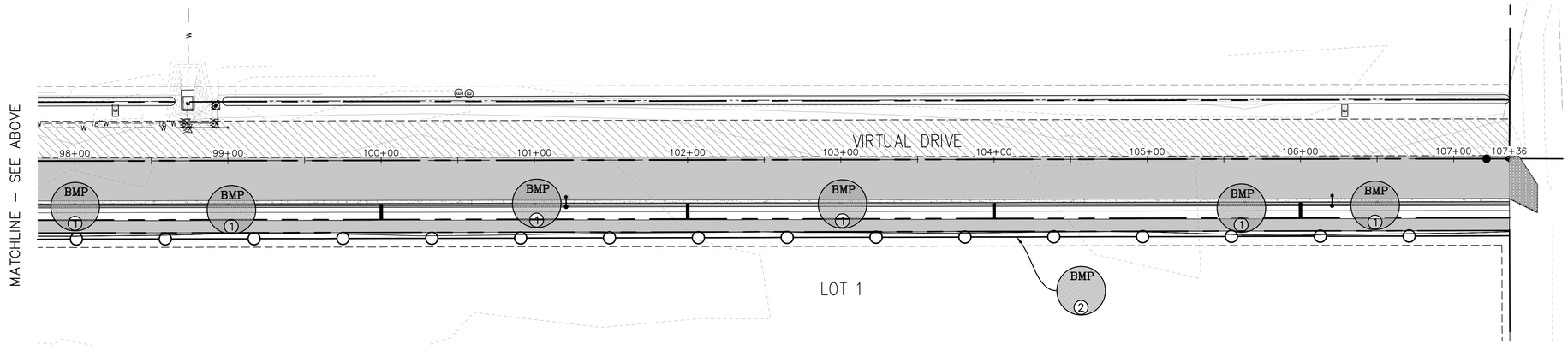
REGISTERED PROFESSIONAL ENGINEER
No. 8708815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

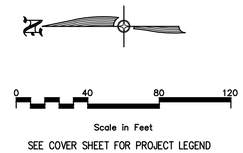
SHEET NO.
C4.04

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: ########









SEE COVER SHEET FOR PROJECT LEGEND

BMP CALLOUTS

1. PLACE ROCK SOCK STORM WATER FILTER IN BOTTOM OF SWALE, PERPENDICULAR TO FLOW, AS A CHECK DAM FOR SEDIMENT EROSION PROTECTION.
2. INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
   NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.

LEGEND

BMP AREA — BMP (X)

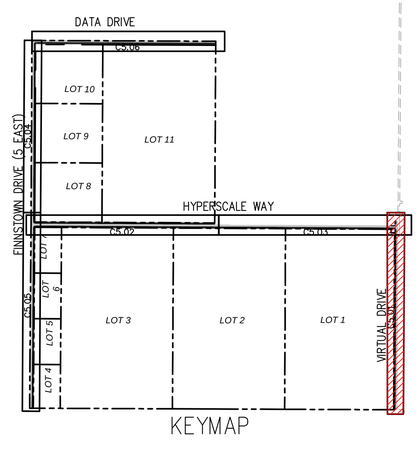
SILT FENCE

DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE CONSTRUCTION AREA
3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
8. CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY.
9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC. 10. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE



KEYMAP

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

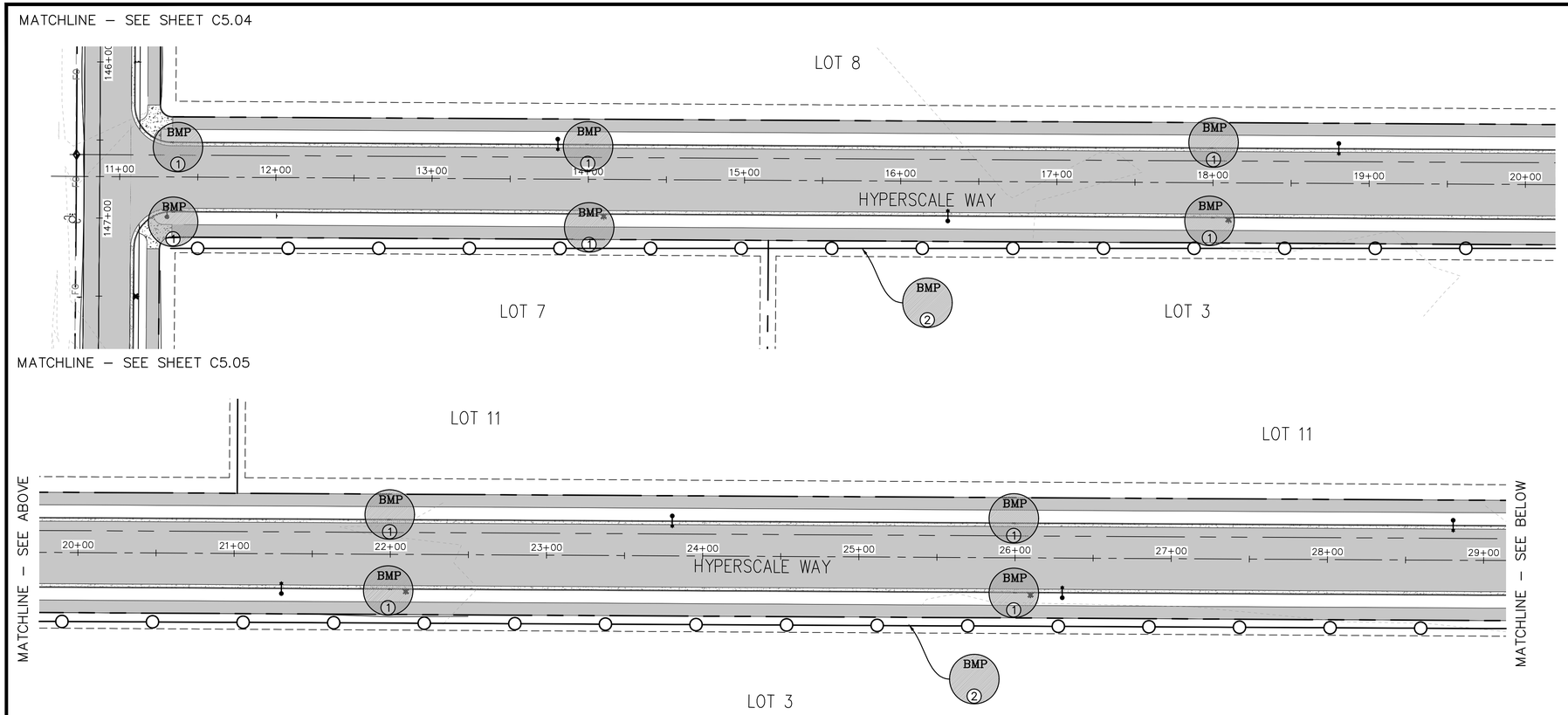
VIRTUAL DRIVE EROSION CONTROL PLAN

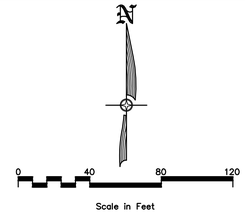
STA 80+00 TO 108+00

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C5.01

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: ########





SEE COVER SHEET FOR PROJECT LEGEND

BMP CALLOUTS

(1) PLACE ROCK SOCK STORM WATER FILTER IN BOTTOM OF SWALE, PERPENDICULAR TO FLOW, AS A CHECK DAM FOR SEDIMENT EROSION PROTECTION.

(2) INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.

LEGEND

BMP AREA — BMP (X)

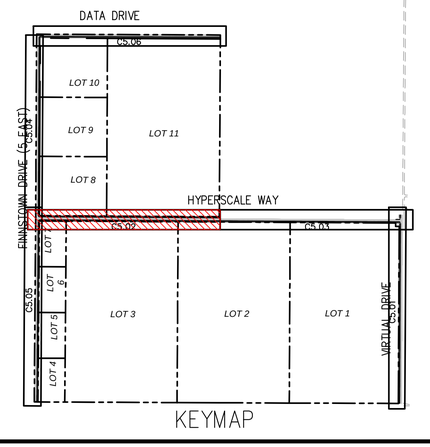
SILT FENCE

DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE CONSTRUCTION AREA
3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
4. STAGED SEEDING TO RE–VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
8. CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY.
9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC. 10. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE



KEYMAP

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

NO	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

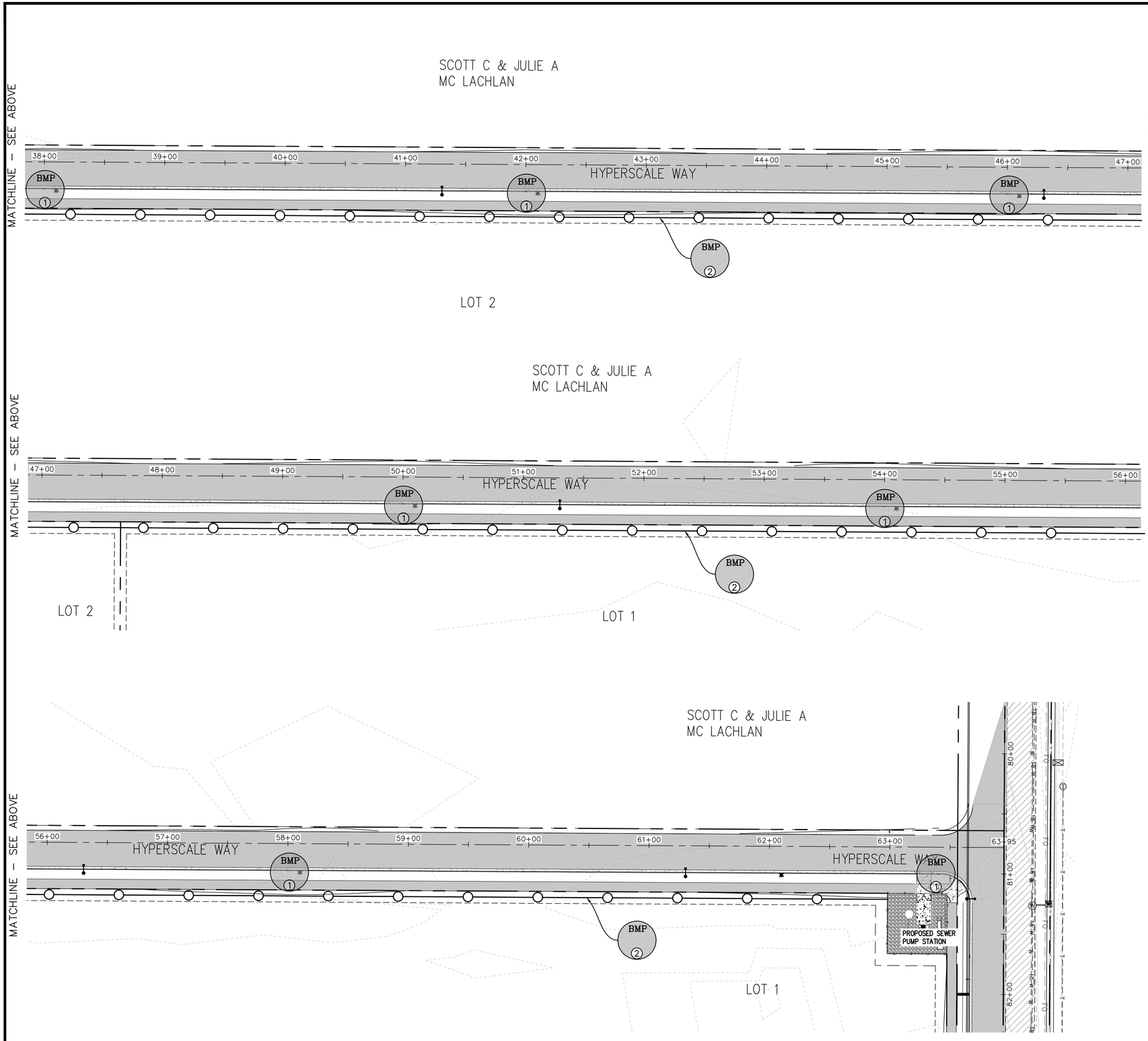
HYPERSCALE WAY ROAD EROSION CONTROL PLAN
STA 10+00 TO 38+00

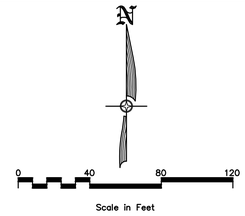
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C5.02

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: ########

V:3





SEE COVER SHEET FOR PROJECT LEGEND

BMP CALLOUTS

1. PLACE ROCK SOCK STORM WATER FILTER IN BOTTOM OF SWALE, PERPENDICULAR TO FLOW, AS A CHECK DAM FOR SEDIMENT EROSION PROTECTION.
2. INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
   NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.

LEGEND

BMP AREA — BMP (X)

SILT FENCE

DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE CONSTRUCTION AREA
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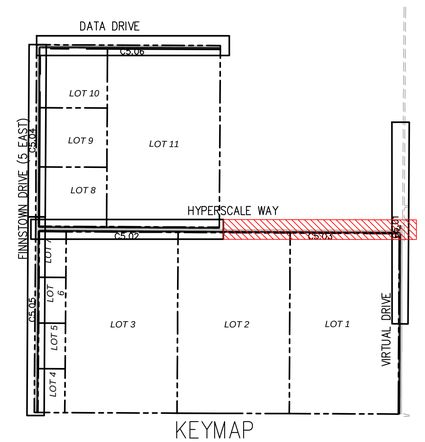


KEYMAP

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIR | CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

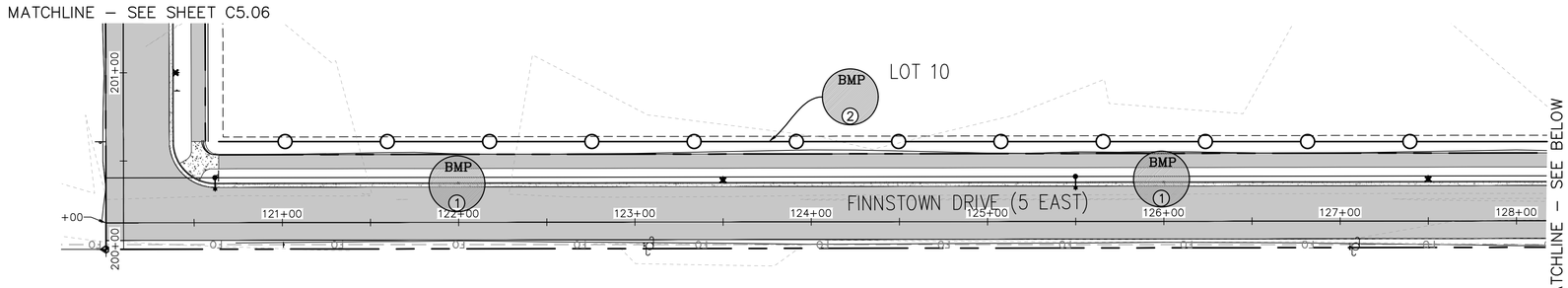
HYPERSCALE WAY EROSION CONTROL PLAN
STA 38+00 TO 66+00

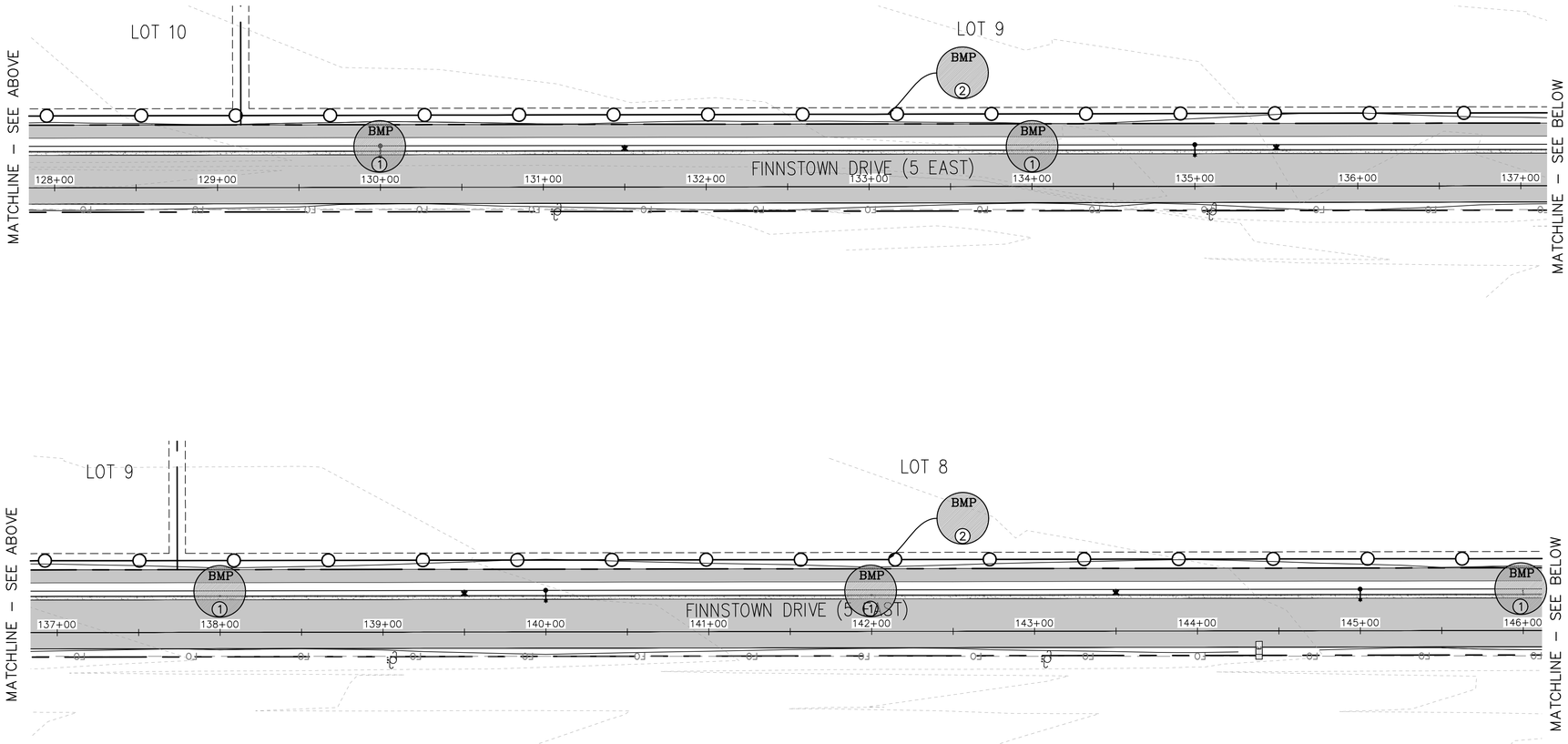
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

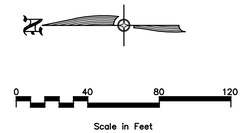
SHEET NO.
C5.03

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: ########

C:\







SEE COVER SHEET FOR PROJECT LEGEND

BMP CALLOUTS

1. PLACE ROCK SOCK STORM WATER FILTER IN BOTTOM OF SWALE, PERPENDICULAR TO FLOW, AS A CHECK DAM FOR SEDIMENT EROSION PROTECTION.
2. INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
   NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.

LEGEND

BMP AREA — BMP (X)

SILT FENCE

DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE CONSTRUCTION AREA
3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
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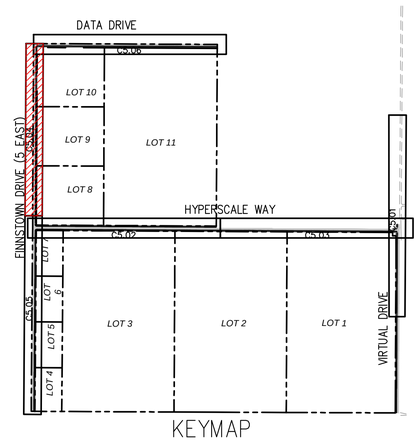


KEYMAP

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIR | CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

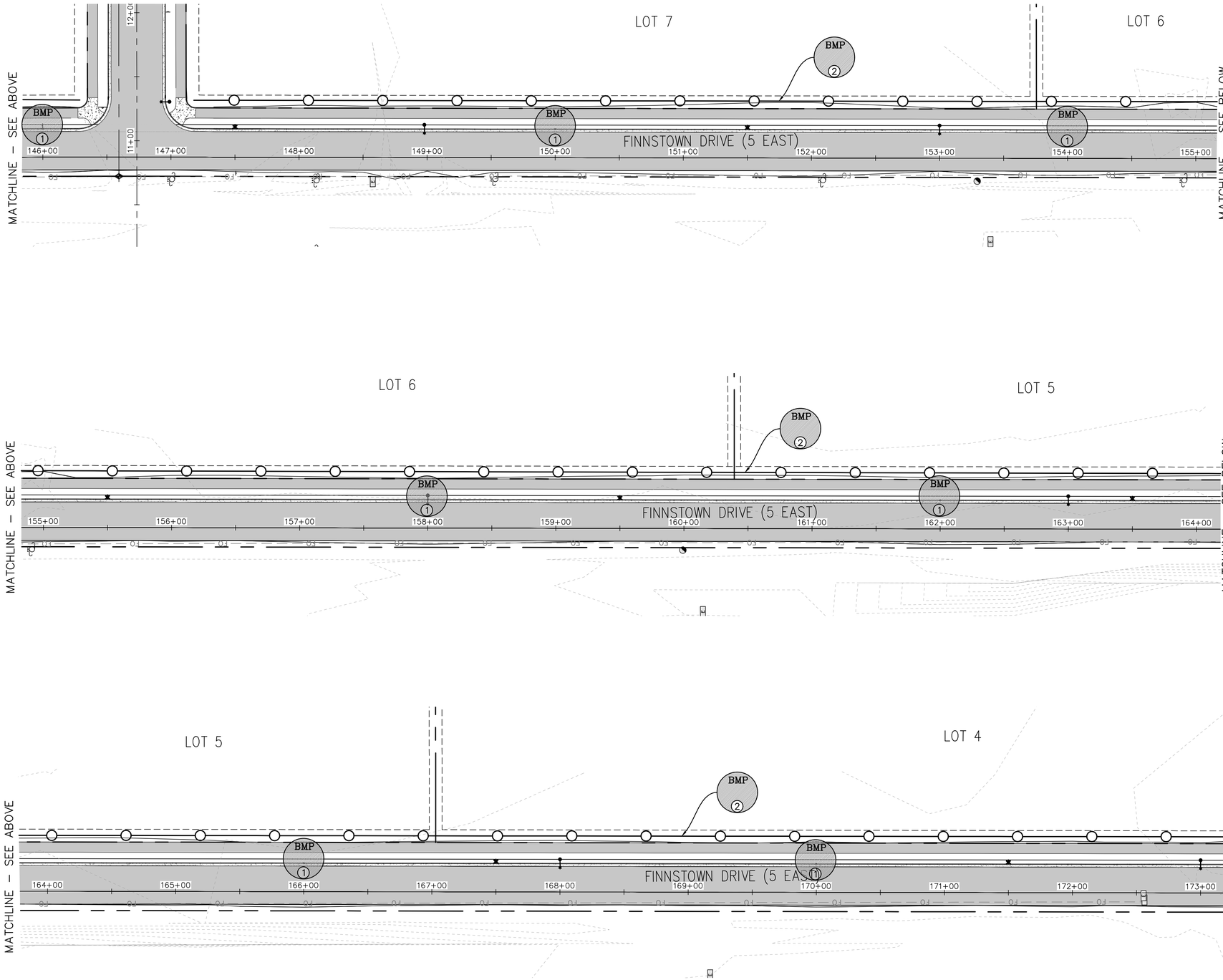
EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

2000 EAST EROSION CONTROL PLAN
STA 120+00 TO 146+00

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.
C5.04

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: ########



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Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

BMP CALLOUTS

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LEGEND

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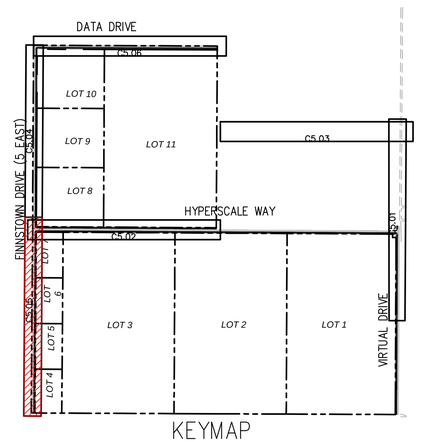

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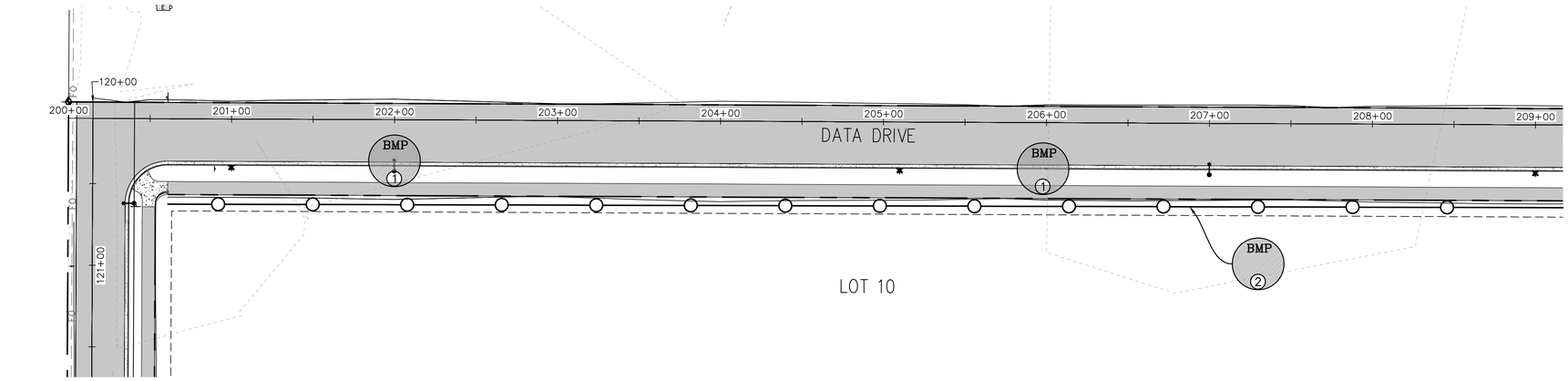
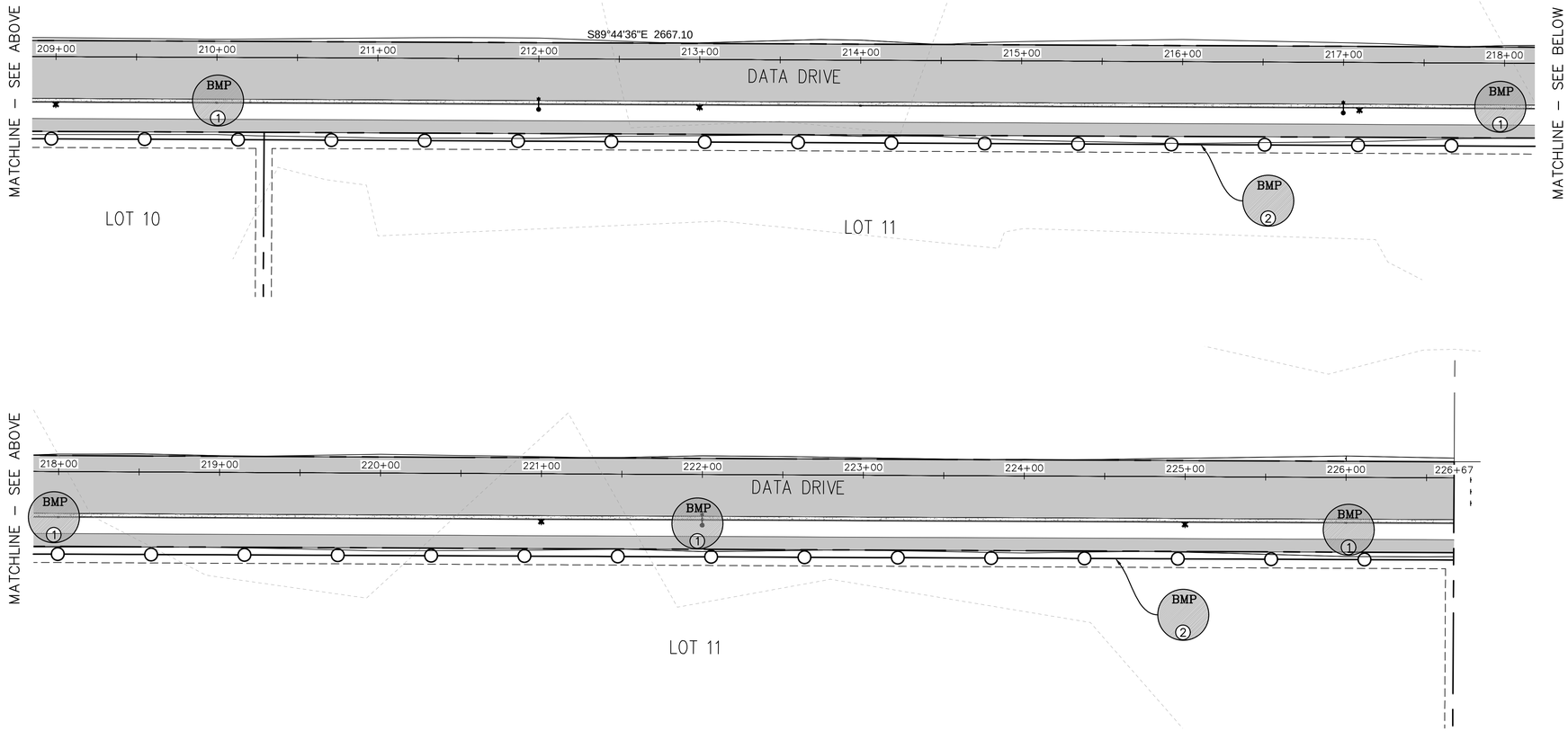
REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

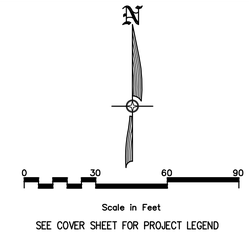
SHEET NO.
C5.05

PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME: PRJ-RGE	SCALE: ########

V:3







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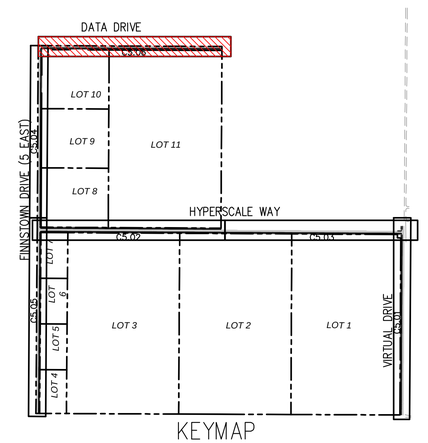

NO	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

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1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

DATA DRIVE EROSION CONTROL PLAN
STA 200+00 TO 228+00

REGISTERED PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG ANDERSON
06/16/2023
STATE OF UTAH

SHEET NO.	
C5.06	
PROJECT ID: E22–090	DATE: 05–09–23
FILE NAME: PRJ–RGE	SCALE: ########

EXHIBIT E

CONCEPTUAL SITE & SUBDIVISION PLAN

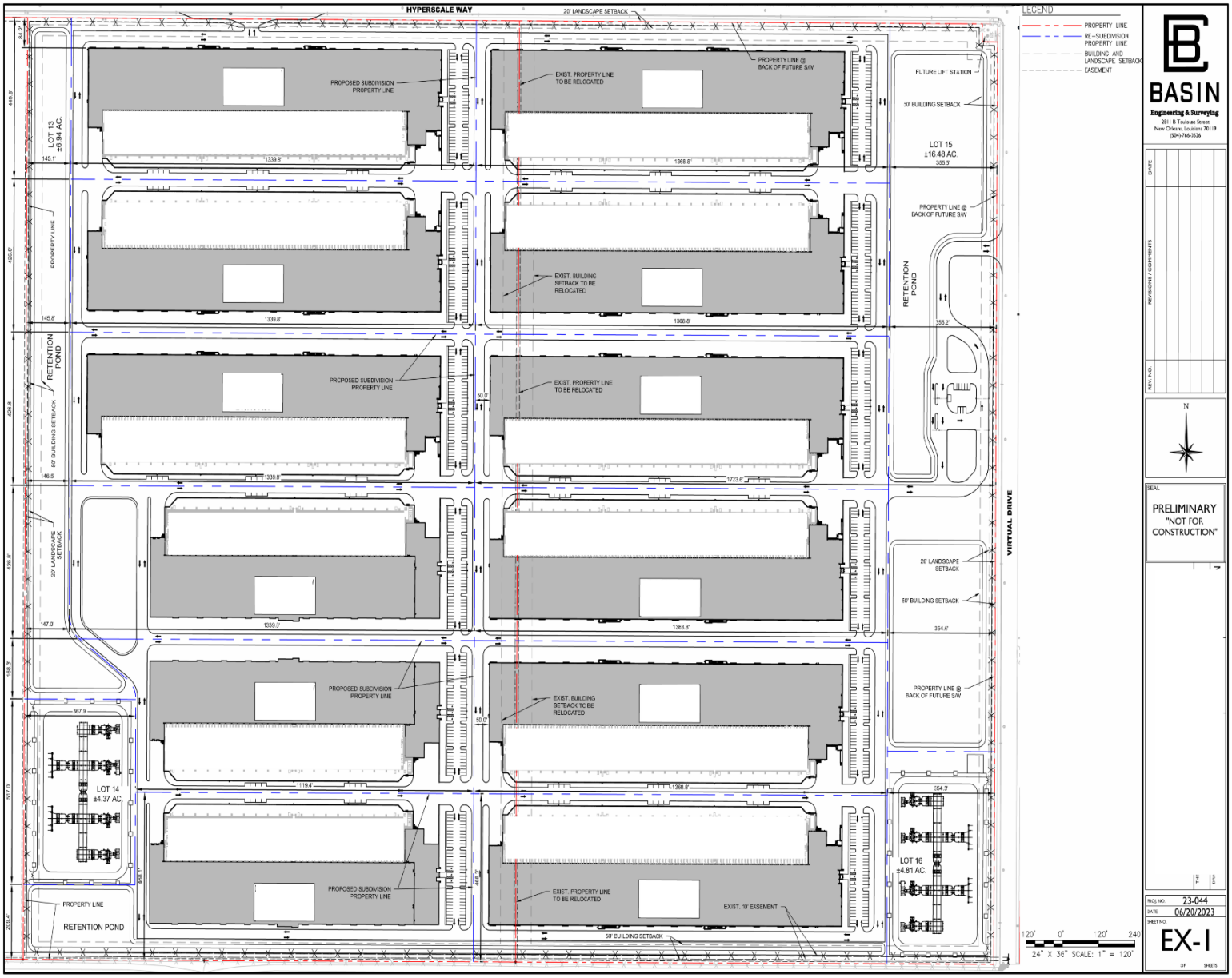

EXHIBIT F

BULK DEVELOPMENT STANDARDS

Building/Site Design Standards and Requirements:

Maximum Building Height:	• 100 ft maximum height (measured to top of deck structure)
Front Setback Requirement	• 25 ft front setback requirement.
Side Setback Requirement	• 50 ft side lot setback requirement where adjacent to residential or agricultural zone. • Lots adjoining within the industrial and/or Technology Overlay Zone require no side lot setbacks.
Rear Setback Requirement	• 20 ft rear setback requirement.
Interior Lot Lines	• Interior lot lines to subdivide buildings, substations, retention ponds, etc. into individual parcels shall be in drive aisles and landscape areas. Screening, Setback, and Landscape Buffer requirements shall not apply to interior lot lines.
Minimum Parking Ratio	• One (1) space for each 2,000 sf of GFA for office area • One (1) space for each 11,000 sf of GFA for data halls
Screening Requirements	• A wall, fence and/or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot, which abuts residential use. Such wall, fence or landscaping shall be at least six feet in height. Such wall, fence or landscaping shall be maintained in good condition with no advertising thereon, except as permitted by the city's signage regulations.
Notes:	• Substation(s) are not required to comply w/ setback or screening requirements and shall be located in coordination with Rocky Mountain Power Transmission Planning. • Adjustments to Bulk Development Standards shall be approved administratively by City Administrator or Community Development Director if in its judgment the reduction does not interfere with the use, enjoyment and character of adjacent properties.

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**
TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Section 2.16.030 Hiring and Employment Terms to Remove Reference to a Six-Month Severance Stipulation.
ITEM TYPE:	Ordinance
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Marcus Draper, Admin

PRESENTED BY:
City Attorney Marcus Draper

RECOMMENDATION:
Staff recommends the City Council approve an ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code Section 2.16.030 Hiring and Employment Terms to remove reference to a six-month severance stipulation.

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

ORD--EMMC 2.16.030 Hiring and Employment Terms
EMMC 2.16.030 Hiring and Employment Terms - Redlines

ORDINANCE NO. O- -2023

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE, SECTION 2.16.030 HIRING AND EMPLOYMENT TERMS
(CITY ADMINISTRATOR SEVERANCE)

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend Eagle Mountain Municipal Code, Section 2.16.030 Hiring and Employment Terms, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to enact Eagle Mountain Municipal Code, Section 2.16.030 Hiring and Employment Terms.

2. The amendment described in Exhibit A is hereby approved.

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

ADOPTED by the City Council of Eagle Mountain City this 18th day of July, 2023.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 18th day of July, 2023.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

2.16.030 Hiring and employment terms.

The term of employment, salary, benefits, duties, and termination of the city administrator shall be set out in a written contract. The city council shall by a majority vote approve the contract of a city administrator, except the mayor shall act as a voting member of the city council with respect to approval of the contract for a city administrator. The city administrator shall serve as an at-will employee subject to termination at any time with or without cause~~, and the contract for the city administrator shall not include severance benefits that exceed six months of salary and benefits~~.

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**		
TITLE:	AGREEMENT - Approving an Amended and Restated Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services.		
ITEM TYPE:	Agreement		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
No

PREPARED BY:
Marcus Draper, Admin

PRESENTED BY:
City Attorney Marcus Draper

RECOMMENDATION:
Staff recommends the City Council consider an amended and restated agreement between Eagle Mountain City and Paul Jerome for City Administrator Services, and if approved, authorize the Mayor to sign the contract.

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Amended and Restated Agreement for City Administrator Services

AMENDED AND RESTATED AGREEMENT
between
EAGLE MOUNTAIN CITY
and
PAUL JEROME
for
CITY ADMINSTRATOR SERVICES

This Agreement entered into this _____ day of ____, 2023, between Eagle Mountain City, a municipal corporation ("City") and Paul Jerome ("Employee"), collectively referred to as the Parties.

WHEREAS, the City desires to retain the expertise and services of Paul Jerome to serve as the City Administrator and as an employee of Eagle Mountain City;

WHEREAS, it is the desire of the Eagle Mountain Municipal Council ("Council") to provide benefits and to establish conditions of employment for the Employee;

WHEREAS, the Council desires to retain the services of the Employee, make possible full work productivity by assuring Employee's morale and peace of mind with respect to future security, and provide a just means for terminating Employee's services should the City desire to terminate his employment; and

WHEREAS, Employee desires to be retained as an employee of the City;

NOW, THEREFORE, in consideration of the mutual promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. The City hereby agrees to employ Paul Jerome as its City administrator to perform the duties and functions of that position as set forth in the Eagle Mountain City Employee Policies and Procedures Manual ("Policy Manual"), the job description, the Eagle Mountain Municipal Code ("Code"), and this Agreement.

2. Employee will receive a salary in the amount of $154,500 beginning _____. Employee's salary shall be payable in installments at the same time as all other City employees. Employee will receive the same cost of living adjustment to annual salary, if any, granted to other employees of the City.

3. All provisions of the Policy Manual and any statutes, ordinances, rules, or regulations relating to leave, retirement, pension system contributions, holidays, health (including dental and vision) and life insurance, and all other benefits and working conditions as they now exist or may hereafter be amended or adopted shall also apply to Employee. The following additional benefits shall also apply:

a. City agrees to budget and to pay for the professional dues and subscriptions of Employee as determined are appropriate for his continuation and full participation in national, regional, state, and local associations and organizations necessary and desirable for his continued professional participation, growth, and advancement, recognizing that these are also for the good of the City.

b. City agrees to budget and to pay for the costs of travel, lodging, per diem, and other expenses of Employee for professional and official travel, meetings, and occasions adequate to continue the professional development of Employee.

c. Except for unusual circumstances necessitating use of a City vehicle, Employee shall use his personal vehicle for City business and City agrees to pay Employee a monthly car allowance of $500. Should travel be required of greater than 50 miles (one-way), Employee shall be entitled to reimbursement at the IRS standard mileage rate.

d. City recognizes that certain expenses of a non-personal but job-related nature are incurred by Employee and agrees to reimburse or pay for such general expenses. These expenses may include, but are not limited to, meals where City business is being discussed or conducted and participation in social events of various organizations when representing the City. Such expenditures are subject to annual budget constraints, as well as state and City ethics and purchasing policies.

4. During the term of this Agreement, Employee shall devote all of his professional time to the duties of City Administrator and shall not hold a separate job or perform services other than volunteer, religious, social, or other community services. The City may approve exceptions to this requirement in writing following a vote of the City Council and approval by the Mayor.

5. In accordance with the Code, Employee shall work under the direction of the Mayor in the administration of City affairs; however, Employee shall be responsive to the direction of the Council as a body, as well as the requests of individual members of the Council. Such requests shall not interfere with the administrative duties required by the Mayor.

6. Employee shall serve at the pleasure of the City and may be terminated with or without cause in accordance with the Code, provided that the City may not terminate employee without cause within six months of January 1st following any municipal election in which there is a new Mayor or member of Council who takes office.

7. In the event that Employee is terminated, City shall pay a payment equal to 12 months salary at Employee's then rate of pay in a lump sum within 15 days of termination. City shall also pay a lump sum amount equivalent to the amount the City would have contributed to health, dental, vision, and life insurance premiums. In the event that Employee is terminated because of a criminal conviction of a felony or for malfeasance in office, City shall not be obligated to pay these severance payments.

8. This Agreement shall be binding upon and inure to the benefit of the successors, heirs, and assigns of the parties hereto and to any entities resulting from the reorganization, consolidation, or merger of any party hereto.

9. Except as specifically stated in the preceding paragraph, this Agreement is not intended to create any third-party beneficiary rights for any person or entity not a party to this Agreement.

10. This Agreement shall supersede all prior agreements with respect to the subject matter herein, and all prior agreements and understandings are merged herein. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the parties.

11. Neither Party may waive any condition or breach of any representation, term, covenant or condition of this Agreement, except in a writing signed by the waiving Party and specifically describing the condition or breach waived. The waiver by either Party of any condition or breach of any representation, term, condition or covenant contained in this Agreement shall not be deemed to be a waiver of any other representation, term, condition or covenant or of any subsequent breach of the same or of any other representation, term, condition or covenant of this Agreement.

12. Any provision of this Agreement, or portion thereof, that is declared by a court of competent jurisdiction to be invalid or unenforceable shall not affect the validity of the remainder of this Agreement and each paragraph of this Agreement will be valid and enforceable to the fullest extent permitted by law.

13. This Agreement is governed by and shall be construed in accordance with the laws of the State of Utah.

14. If any action is brought by either Party against the other Party, relating to or arising out of this Agreement or the enforcement hereof, the prevailing Party shall be entitled to recover from the other Party the reasonable attorneys' fees, costs and expenses incurred in connection with the prosecution or defense of such action, including the costs and fees incurred in connection with the enforcement or collection of any judgment obtained in any such proceeding.

[Signatures appear on following page]

EAGLE MOUNTAIN CITY

ATTEST:

_____
Tom Westmoreland
Mayor

_____
Fionnuala B. Kofoed, MMC
City Recorder

_____
Paul Jerome

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 18, 2023**

TITLE:	UPDATE - Legislative Priorities List
ITEM TYPE:	Discussion
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Cliff Strachan, Admin

PRESENTED BY:
Cliff Strachan, Director of Legislative Affairs

RECOMMENDATION:
For information

BACKGROUND:

EMMC 2.15.100 establishes a legislative priorities list to clarify by adoption or amendment the authorized ongoing priorities of the city council and to provide direction to the city administrator in prioritizing the day-to-day activities of the director of legislative affairs. The list is provided for information and discussion. The city council may make changes to the list of priorities via majority vote.

Several items listed have new updates as denoted in the column "Date of Last Update" being the current council meeting.

ITEMS FOR CONSIDERATION:
Updated items include: 23.001, 23.032, 23.002, 23.022, 23.013, 23.006, 23.005

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Legislative Priorities List

EAGLE MOUNTAIN CITY COUNCIL

LEGISLATIVE PRIORITIES LIST

Number	Issue	Description	Priority [see EMMC 2.15.100]	Status	Target Date	Date of last update	Comment/Update	Date proposed	Date Adopted
23.001	**Title 16 Subdivisions**	Review and update language, address concerns in preliminary and final plat approvals regarding language and requirements due to SB174 (state removes council review of residential plats). Tighten up the code.	**High Priority**	**In Progress**	2/1/2024	7/18/2023	PC public hearing on June 13 resulted in a recommended approval. Coming to the Council date to be determined.	5/2/2023	5/16/2023
23.032	**Development Code**	The Utah Legislature passed several bills in 2023 that necessitate changes to the city's code. SB174, HB364, HB406, HB265, and SB118 all affect the city's development codes. SB199 makes certain land use laws not referrable but no changes are needed to the code. SB127 requires changes to internet domains.	**High Priority**	**In Progress**	Various	7/18/2023	Was discussed at PC work session on June 13. Coming to the Council date to be determined. Staff is researching changes to the city's internet domain names per SB127.	5/2/2023	5/16/2023
23.002	**Zoning Map Update**	Update the city's zoning map(s).	**High Priority**	**In Progress**	8/31/2024	7/18/2023	Planning is actively working on this; goal is to have general version first draft by end of July.	5/2/2023	5/16/2023
23.036	**Water Conservation Issues**	Adjust water rates to save for infrastructure needs.	**High Priority**	**In Progress**	8/31/2023	6/6/2023	Staff is working on a rate review focused on O&M; some future infrastructure costs will be covered by Impact Fees. Current tiers for water conservation capture 95% of users in the first tier. More work to be done.	5/8/2023	5/16/2023
23.009	**Facilities Master Plan**	Create or update the Facilities Master Plan. Include civic buildings in the plan. Other comments include: Is there a deed restriction that prevents the cemetery from growing…Pony Express Park. Need to have a financial plan to accomplish.	**High Priority**	**In Progress**	12/31/2023	6/6/2023	Contracted with Galloway, staff is meeting every two weeks; have toured existing facilities and met with key staff; and assessing space and staffing needs/wants through surveys and interviews. Not yet at the writing stage.	5/2/2023	5/16/2023
23.024	**Future Land Use Plan**	Redo residential zoning to specify housing unit mix.	**High Priority**	**New**			Within R1 there are various lot sizes, developers can propose all smaller size; wants a variety in each development. Tie this into the General Plan item. Work on GP map first.	5/2/2023	5/16/2023
23.034	**Irrigation pipe requirements in code**	Currently, we don't require it. Require purple pipe to make use of secondary water or other reuse options for the future.	**High Priority**	**Ongoing**		6/6/2023	A plan exists, city code authorizes where city can supply water within 3 years. All 3 phases of the plan would cost $70+M. Currently, pipe runs to Corey Wride Park. A new plan would likely scale it back to be available for schools and regional parks. Requires reuse water.	5/2/2023	5/16/2023
23.010	**City Hall Land Acquisition**	Need to prioritize land acquisition for future civic uses, of different types.	**High Priority**	**New**			Related to the Facilities Master Plan project.	5/2/2023	5/16/2023
23.011	**Airport & Midvalley Roads**	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	**High Priority**	**In Progress**	12/31/2024	6/6/2023	Phase 2 of Airport Road has $9.1 million set aside from the 2022 Sales Tax bond that was issued. The City was also awarded $7.2 million from the Transportation Improvement Plan managed by MAG. This funding will become available in FY 2026 and will be used to pay back any transportation impact fees used to make debt service payments on the 2022 Sales Tax Bond and then the remaining funds can either be held to pay the debt off early or held in reserves to make the future debt service payments. The city council approved the CO to complete the design at the last meeting. The surveyor will be out [in May], ... design completed by November. ...out to bid for construction next spring but ... still need to get right of way before ... [beginning] construction. ROW acquisition is progress, eminent domain letters have been sent, working on legal descriptions. Midvalley Road project is already awarded.	5/2/2023	5/16/2023
23.018	**Transportation Funding**	Work with MAG/UDOT/Lehi/Saratoga etc. to find out about our transportation funding. For example, the overpass for Mountain View Corridor and SR73.	**High Priority**	**New**			This is relevant per EMMC 2.19.030.G. Address needed UDOT projects. Overpass project is located in Saratoga Springs.	5/2/2023	5/16/2023

Number	Issue	Description	Priority [see EMMC 2.15.100]	Status	Target Date	Date of last update	Comment/Update	Date proposed	Date Adopted
23.003	**General Plan Land Use Map Update**	Schedule joint 2-hour meeting between CC and PC within 30 days to consider the updates. Consider how to require equal zoning designations per land use designation (i.e.. NR1 requires 1/3 unit by count in R1, R2, and R3). Do all designated areas make sense? Consider additional zoning designations (i.e.. separate RC from MF1). It is time to look at it and see what needs to be updated, if any. Used to be tiered system…as long as developer met certain (amenities?) requirements, they could have maximum densities. We have 31,000 units vested still.	**Secondary Priority**	**New**	8/31/2023	7/18/2023	Staff indicates this is a mix of GP and zoning issues. This really should be combined with the Future Land Use Map Item above. We need to do the small area plans first and suggest September as the earliest possible date.	5/2/2023	5/16/2023
23.004	**MDP/MDA Amendment Proposals**	Establish criteria for MDP/MDA amendment proposals. Require side by side vesting comparison (may be appropriate for EMMC 16.10.090). Other MDA modifications? Six years - is it serving us? NR2 - discretion is being removed. At ULCT, heard that we have to be careful with MDAs because if not structured carefully they can be undermined. Wants to see some side by side vesting comparisons. We still have some cities with unlimited end dates. Need to reevaluate MDAs.	**Secondary Priority**	**New**	12/31/2023			5/2/2023	5/16/2023
23.022	**Affordable Housing**	Objective to require a percentage of smaller, deed restrictive units, with smaller margin, in exchange with increased density (RC, R3). Look at MIHP, and the affordable housing money. How to use it. Wants to use it for deed restricted and have some form of assistance program. How do we get R1 when developers ask for R3? We have yellow with no better definitions.	**Secondary Priority**	**In Progress**		7/18/2023	Different than the MIHP, Evan is working on an affordable housing master plan with LYRB. Initial data gathering and stakeholder interviews are done. Staff and LYRB discussed this item with the Council on June 20.	5/2/2023	5/16/2023
23.013	**City-wide Trail Network Plan**	Do a trail network plan separate from the bike and pedestrian plan; address power line corridor preservation. Connect trail along wash.	**Secondary Priority**	**In Progress**		7/18/2023	Parks' interns are mapping all the trails in the city. When we have that data, we can work on a plan. TBD. Tickville Wash plan is ready to be presented.	5/2/2023	5/16/2023
23.006	**Wildlife Overlay Zone**	Facilitate bringing forward a presentation soon.	**Secondary Priority**	**In Progress**	June or July	7/18/2023	A tour was done June 29. Significant code amendments are being prepared. Will go to PC before coming to the Council, possibly August or September.	5/2/2023	5/16/2023
23.008	**Rodeo Feasibility Study**	Coordinate a feasibility study to consider relocating the rodeo.	**Secondary Priority**	**New**		6/6/2023	The rodeo facility should be part of the Facilities Master Plan. A study for relocating can be done separately.	5/2/2023	5/16/2023
23.015	**Buffering Code**	Review Zone Transition Code	**Secondary Priority**	**New**	12/31/2023	5/16/2023	Planning can work on this and bring back by fall.	5/2/2023	5/16/2023
23.023	**Water Plan**	Establish a water plan based on residential density. Need to get a water element into the GP.	**Secondary Priority**	**New**		5/16/2023	ULCT conference showed some water usages based on residents; how much less used when apartments instead of having 1/4 acre lots. Higher density may use more water than 1/4 acre lots. Balance density with road needs and water use. Staff agrees that this needs to be looked at, in the context of multiple scenarios.	5/2/2023	5/16/2023

Number	Issue	Description	Priority [see EMMC 2.15.100]	Status	Target Date	Date of last update	Comment/Update	Date proposed	Date Adopted
23.035	**Capital Asset Management Plan**	Incorporate into our planning and budget process, financing etc. Do impact fees sufficiently cover state mandates like ADUs?	**Secondary Priority**	**New**		5/16/2023	This idea came up in discussion. KR is interested in such a project.	5/5/2023	5/16/2023
23.005	**Establish discontinued zoning ordinances**	Establish discontinued zoning ordinances for vested undeveloped expired zones or other antiquated land uses. Use Saratoga Springs' 19.04.09-6 Discontinuation of Office Warehouse Zone as a reference.	**Secondary Priority**	**New**		7/18/2023	Requires more research before getting back to the Council. A planner has commenced work on it.	5/2/2023	5/16/2023
23.007	**Annual Council Training**	Code to establish yearly training of Council by DOLA; to include duties, responsibilities, and authorities granted to the council by the state; LUDMA, OPMA, Ethics, etc.	**Secondary Priority**	**New**	12/31/2023	5/16/2023	State code requires annual trainings; DOLA could also create an orientation manual for new council members and update it annually. It is helpful for council members to meet with department heads.	5/2/2023	5/16/2023
Completed									
23.027	**Second class city requirements**	What needs to be done? When?	**Secondary Priority**	Completed	6/6/2023	6/6/2023	Reviewed Title 10 for differences between cities of the second and third classes to identify required and possible impacts on city governance and administration.	5/2/2023	5/16/2023

UPCOMING AGENDA ITEMS

Upcoming Items
Consolidated Fee Schedule Update – Impact Fees

Planning Items
A to Z Building Blocks Site Plan
Cleverly Court Rezone and Preliminary Plat
Eagle Mountain Pet Care
Pinnacles Multifamily Preliminary Plat
Rose Ranch MDP, Rezone, and Preliminary Plat
Sunset Flats Storage Phase E Concept Plan

Code Amendments
Internal ADU Connection Clarification
Lot Line Adjustments
RTI Overlay
Solar Panel Protection
Subdivision Code
Wash Setbacks