EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

July 11, 2023, 5:30 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. **Discussion Items**

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

2. **Pledge of Allegiance**

3. **Declaration of Conflicts of Interest**

4. **Approval of Meeting Minutes**

4.A June 27, 2023 Planning Commission Minutes
PC 06.27.23 DRAFT Minutes

5. **Status Report**

6. **Action and Advisory Items**

6.A ACTION ITEM -- DEVELOPMENT CODE AMENDMENT: REPEAL OF RTI ZONE'S SUNSET DATE (17.48.110)
Planning Commission recommendation of a request by City legal counsel to amend EMMC 17.48.110 Repeal Date, by repealing the same. This section currently provides that the Regional Technology and Industry (RTI) zone will sunset on May 31, 2025.
EMMC 17.48.110 Revision(s)

6.B ACTION ITEM -- PUBLIC HEARING: SITE PLAN APPROVAL OF A TO Z BUILDING BLOCKS ADDITION
Planning Commission review of a site plan approval request by A to Z Building Blocks for an addition to their current building, located at 3563 E. Ranches Parkway.
Civil and Site - A to Z
Elevations - 7.7.23 (Not Reviewed) - A to Z
Elevations - A to Z
Lighting Schedule - A to Z
Parking Diagram - A to Z
Parking Lease Agreement - A to Z

Photometric Plan - A to Z
Shared Parking Table - A to Z
Snow Removal - A to Z
Utility Plan - A to Z

7. **Discussion Items**

8. **Next scheduled meeting**

9. **Adjournment**

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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.

EAGLE MOUNTAIN
Planning Commission MEETING MINUTES

June 27, 2023, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Jeremy Bergener, Matthew Everett, Christopher Pengra, and Brent Strong. Alternate Commissioner Robert Fox was excused.

CITY STAFF PRESENT: Steve Mumford, Deputy City Administrator/Community Development Director; Marcus Draper, City Attorney; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Planning Manager; David Stroud, Senior Planner; and Steven Lehmitz, Planner.

CITY STAFF PRESENT ELECTRONICALLY: Elizabeth Fewkes, Recording Secretary.

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

Commissioner Everett called the meeting to order at 5:33 p.m.

1. Discussion Items

1.A. DISCUSSION ITEM – WASH SETBACKS

Wildlife Biologist/Environmental Planner Todd Black explained that staff would like to discuss what "significant setback," as stated in Eagle Mountain Municipal Code 17.25.050(G), means when referring to the washes found within the City. This may lead to future code amendments to define significant setbacks more clearly through scientific methodology. The Wildlife Overlay Zone references a 50-foot setback. He explained varying situations with the washes in the City and suggested potential methodologies to measure setback distances with consideration of slope, flow, and soil in the wash. He proposed a 75-foot setback from the center of the wash to ensure safety by accounting for changes to the path and width of the washes over time and high flow events. Soil compaction and stabilization, vegetative cover, and debris also contribute to the erosion of the wash. He has been in discussions with landowners that would be affected by the changes. The City is working to install fencing along the wash in Deer Haven.

Discussion clarified elements of the proposal and supported amending the standards, particularly considering the impacts on the washes of historic snow levels last winter.

Commissioner Everett adjourned the work session at 5:51 p.m.

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

Commissioner Everett called the policy session to order at 6:31 p.m.

2. Pledge of Allegiance

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Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. June 13, 2023 Planning Commission Minutes

MOTION: ***Commissioner Pengra moved to approve the June 13, 2023 minutes. Commissioner Allen seconded the motion.***

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

The motion passed with a unanimous vote.

5. Status Report

Staff reviewed the planning items discussed and voted upon during the June 20, 2023 City Council meeting.

6. Action and Advisory Items

6.A. ACTION ITEM – PUBLIC HEARING: PRELIMINARY PLAT APPROVAL OF "PARKWAY FIELDS D"

Items 6.A. and 6.B. were presented and discussed concurrently.

Planning Manager Robert Hobbs presented the item. The applicant(s) is/are petitioning to subdivide a portion of the Ault Farms Master Development in the southeast region of the City approved by the City Council in December of 2021. The development continues the platting of that master development now using Parkway Fields as its name. Phase D proposes 240 single-family home sites and three 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. The project has been reviewed by the Development Review Committee (DRC) and suggested redline corrections have been incorporated into plat drawings. The plat's present configuration is not in full conformance with platting and site plan standards belonging to the RC, R1, R2, and R3 zones associated with the preapproved Ault Farms Master Development Plan.

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Should the Planning Commission determine to recommend approval of the preliminary plat for Parkway Fields D to the City Council, staff recommends that the approval be contingent upon compliance with the following conditions of approval:

1. The applicant(s) shall reconfigure proposed building lots within the R1 area of the plat such that their collective average size exceeds 14,520 square feet/1/3 acre;
2. The applicant(s) shall reconfigure the zoning pattern shown on page 9/sheet 501 of the 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 the Exhibit therein;
3. The applicant(s) shall rearrange lots 113, 114, 128, 154, and 155 in Phase D, Plat 1 to conform to the subdivision's approved zoning pattern as noted in DRC redlined plans;
4. The applicant(s) shall add a notation to the proposed plans that 6-foot privacy fencing compliant with Municipal Code shall be emplaced along Parkway Fields Boulevard;
5. All parcels shall be labeled with a designator and have a description of the nature of the parcel;
6. The applicant(s) shall make all other corrections and clarifications to the proposed plans in accordance with City's DRC redline corrections noted on said plans;
7. Any conditions adopted by the Planning Commission; and
8. A revised plat, with all required DRC, Planning Commission, and staff corrections incorporated thereon, shall be submitted to the City prior to application for a final plat within Plat D.

Alternatively, the Commission could table the plat to provide the applicant(s) time to make corrections thereto, especially the R1 lot averaging shuffle effect, as identified during the DRC review process.

Applicant representative Bronson Tatton stated that they are amenable to complying with the staff-recommended conditions of approval. He verified that the entire project has 1,708 units and Plat E will complete approximately 70% of the master plan and the remaining 30% is divided over three phases.

Commissioner Everett opened the public hearing at 6:42 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Bergener moved to recommend approval to the City Council of the preliminary plat for Parkway Fields D with the following conditions:***

1. ***The applicant(s) shall reconfigure proposed building lots within the R1 area of the plat such that their collective average size exceeds 14,520 square feet/1/3 acre;***
2. ***The applicant(s) shall reconfigure the zoning pattern shown on page 9/sheet 501 of the 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 the Exhibit therein;***

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3. ***The applicant(s) shall rearrange lots 113, 114, 128, 154, and 155 in Phase D, Plat 1 to conform to the subdivision's approved zoning pattern as noted in DRC redlined plans;***
4. ***The applicant(s) shall add a notation to the proposed plans that 6-foot privacy fencing compliant with Municipal Code shall be emplaced along Parkway Fields Boulevard;***
5. ***All parcels shall be labeled with a designator and have a description of the nature of the parcel;***
6. ***The applicant(s) shall make all other corrections and clarifications to the proposed plans in accordance with City's DRC redline corrections noted on said plans; and***
7. ***A revised plat, with all required DRC, Planning Commission, and staff corrections incorporated thereon, shall be submitted to the City prior to application for a final plat within Plat D.***

Commissioner Everett 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 unanimous vote.

6.B. ACTION ITEM – PUBLIC HEARING: PRELIMINARY PLAT APPROVAL OF "PARKWAY FIELDS E"

Mr. Hobbs presented the item. The applicant is petitioning to subdivide a portion of the Ault Farms Master Development approved by the City 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 proposes 275 single-family home sites, a well lot, and four common parcels on 82.60 acres of land. The building lots' dimensions and arrangement are designed in accordance with the RC, R1, R2, and R3 zones as well as the approved master plan for the project. The project has been reviewed by the DRC and suggested redline corrections have been incorporated into plat drawings. The plat's present configuration is not yet quite in full conformance with platting and site plan standards belonging to the RC, R1, R2, and R3 zones associated with the pre-approved Ault Farms Master Development Plan.

As pertaining to the preliminary plat for Parkway Fields E, staff recommends that the Planning Commission forward a positive recommendation to the City Council, contingent upon applicant(s)/project compliance with the following recommended conditions of approval:

1. The 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 the Exhibit therein;

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2. The applicant(s) shall rearrange lots 21, 22, 32, 33, 205, and 206 in Phase E, Plats 1 and 2 to conform to the subdivision's approved zoning pattern as noted in DRC redlined plans;
3. The applicant(s) shall add a notation to the proposed plans that 6-foot privacy fencing compliant with Municipal Code shall be emplaced along Parkway Fields Boulevard;
4. All parcels shall be labeled with a designator and have a description of the nature of the parcel. The well lot 179 shall be designated as such on the plat and its ownership maintenance called out by note thereon; and
5. The applicant(s) shall make all other corrections and clarifications to the proposed plans in accordance with City's DRC redline corrections noted on said plans.

Commissioner Everett opened the public hearing at 6:42 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Bergener moved to recommend approval to the City Council of the preliminary plat for Parkway Fields E with the following conditions:***

1. ***The 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 the Exhibit therein;***
2. ***The applicant(s) shall rearrange lots 21, 22, 32, 33, 205, and 206 in Phase E, Plats 1 and 2 to conform to the subdivision's approved zoning pattern as noted in DRC redlined plans;***
3. ***The applicant(s) shall add a notation to the proposed plans that 6-foot privacy fencing compliant with Municipal Code shall be emplaced along Parkway Fields Boulevard;***
4. ***All parcels shall be labeled with a designator and have a description of the nature of the parcel. The well lot 179 shall be designated as such on the plat and its ownership maintenance called out by note thereon; and***
5. ***The applicant(s) shall make all other corrections and clarifications to the proposed plans in accordance with City's DRC redline corrections noted on said plans.***

Commissioner Strong 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 unanimous vote.

6.C. ACTION ITEM – PUBLIC HEARING: AMENDING SECTION 17.60.120 GENERAL FENCING PROVISIONS

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Senior Planner David Stroud presented the item. 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 reduce conflict between 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. 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 the proximity of the structure to the golf course, the layout of the course, and the 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 are very limited.

Mr. Stroud proposed the addition of the following standards to Eagle Mountain Municipal Code 17.60.120 General Fencing Provisions, noting that the Planning Commission had suggested the removal of 17.60.120(K)(8) during the work session review of the standards during a previous meeting:

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.
8. Property owners shall carry sufficient insurance coverage in the case of the structure falling over due to, but not limited to, vandalism, act of nature, or deterioration. Proof of insurance shall be submitted at the time of the building permit application.

Commissioner Everett opened the public hearing at 6:51 p.m. As there were no comments, he closed the hearing.

Commissioner Strong stated that he is still in favor of removing subsection K(8).

Commissioner Everett suggested clarifying that the property owner is responsible for maintaining the net in a safe condition per subsection K(5).

Mr. Stroud explained that permitting the removal or lowering of the nets was to allow the homeowner to store, replace, or perform maintenance on the netting.

Commissioner Strong expressed concern about requiring property owners to be able to remove or lower the nets.

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Commissioner Allen recommended requiring that the nets be maintained in good condition to take into account the appearance of the nets in addition to safety concerns.

MOTION: ***Commissioner Everett moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code 17.60.120 General Fencing Provisions with the following change:***

1. ***17.60.120(K)(5), "Shall be maintained in a safe condition by the property owner."***

Commissioner Pengra seconded the motion.

AMENDED MOTION: ***Commissioner Everett moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code 17.60.120 General Fencing Provisions as presented in the packet materials, which excludes 17.60.120(K)(8), with the following change:***

1. ***17.60.120(K)(5), "Shall be maintained in a safe condition by the property owner."***

Commissioner Pengra 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 unanimous vote.

6.D. ACTION ITEM – PUBLIC HEARING: AMENDING SECTION 17.70.030 ACCESSORY DWELLING UNIT STANDARDS

Planner Steven Lehmitz presented the item. It is currently the City's practice to not require an internal connection from the primary unit to an attached or basement accessory delivery unit (ADU), though it is not referenced in Municipal Code. The passing of Senate Bill 174, during the most recent Utah State Legislative Session, amended USC 10-9a-530 to make it so municipalities could not restrict internal connectivity for attached ADUs. The purpose of this amendment is to better align the City Code with Utah State Code to clearly reflect that we will not require internal connections of attached ADUs. A common concern with attached ADUs is that without an internal connection requirement, they can easily become duplexes. However, it is challenging to police whether an internal connection is initially constructed or maintained. Staff realized this and it has been the practice of the City to not require the internal connections during the internal ADU application review. Approval of this amendment clarifies our compliance with the changes brought forth in Senate Bill 174.

Commissioner Everett opened the public hearing at 7:00 p.m. As there were no comments, he closed the hearing.

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MOTION: ***Commissioner Pengra moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code 17.70.030 Accessory Dwelling Unit Standards. Commissioner Strong 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 unanimous vote.

6.E. ACTION ITEM – PUBLIC HEARING: AMENDING SECTION 17.76.070 SOLAR ENERGY DEVICES (PANELS AND COLLECTORS)

Presented by Wildlife Biologist/Environmental Planner Todd Black. Staff began noticing an increase in the number of pigeons using and going under solar panel arrays to nest. When asked, a local pest control company indicated they have observed the same issue which leads to large deposits of fecal matter under the panels and in rain gutters. Staff has also fielded many calls from residents expressing their displeasure with the amount of pigeon feces on their properties, coming from pigeons nesting under solar panels on neighboring properties. Solar panels are becoming increasingly popular as a supplemental energy source for individual properties. As they continue to be constructed, it would be beneficial to have a control in place that discourages birds from nesting/roosting under the panels. Birds nesting under panels decreases the longevity of a roof and can cause damage to the solar panels. Staff will update any relevant material to reflect this new requirement and inspections will be conducted to ensure proper installation and maintenance.

Mr. Lehmitz clarified that the approval recommendation is based on the wording in the staff report in the packet materials as opposed to the wording in the staff presentation slides.

Commissioner Everett opened the public hearing at 7:04 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Pengra moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code 17.76.070 Solar Energy Devices (Panels and Collectors). Commissioner Allen seconded the motion.***

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

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☒ ***Brent Strong***	☐ ***Brent Strong***	☐ ***Brent Strong***	☐ ***Brent Strong***

The motion passed with a unanimous vote.

7. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for July 11, 2023.

Commissioner Everett plans to attend the meeting virtually. Commissioner Allen will be unable to attend.

Commissioner Everett thanked Commissioner Pengra for his service to the City.

Commissioner Pengra explained that schedule conflicts and time constraints have made him unable to continue fulfilling his responsibilities as a Planning Commissioner. He appreciates the opportunity to serve and the service others give to the community.

8. Adjournment

MOTION: ***Commissioner Pengra moved to adjourn at 7:09 p.m. Commissioner Everett 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 unanimous vote.

The meeting was adjourned at 7:09 p.m.

Approved by the Planning Commission on July 11, 2023.

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Steve Mumford, AICP
Deputy City Administrator/Community Development Director

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	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **JULY 11, 2023**
TITLE:	ACTION ITEM -- DEVELOPMENT CODE AMENDMENT: REPEAL OF RTI ZONE'S SUNSET DATE (17.48.110)
ITEM TYPE:	Development Code Amendment
APPLICANT:	Eagle Mountain City (Marcus Draper, City Attorney)

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
Robert Hobbs, Admin

BACKGROUND:

During processing and review of the Firefly project and discussions regarding prospective economic development opportunities, it became evident that an adjustment to the City's code standard regarding the longevity of the RTI zone was needed. City legal counsel prepared a simple amendment which is attached hereto for Planning Commission to make a recommendation to the City Council.

ITEMS FOR CONSIDERATION:

Staff proposes the sunsetting provision of the Regional Technology and Industry Overlay (RTI) zone be repealed from the Eagle Mountain Municipal Code (EMMC).

EMMC 17.48.110 provides that the RTI zone will automatically be repealed on May 31, 2025, unless the City Council takes faction to either extend the deadline through an amendment to the Code or repeals the section. The sunsetting provision potentially undermines the purposes of the RTI zone. EMMC 17.48.010 states “[t]he regional technology and industry (RTI) overlay zone is intended to provide for the development and operation of large-scale technological, clean industrial, and high-tech manufacturing uses that will increase the tax base and/or provide jobs for the city’s residents.” Those types of large-scale operations require significant investment from businesses looking to develop in the City within the RTI zone.

The sunsetting provision ensures that the permitted uses within the RTI zone will become non-conforming before the businesses making these large-scale investments see any return. Staff proposes repealing the sunsetting provisions to alleviate the concerns of those businesses looking to invest in Eagle Mountain City regarding this potential problem.

REQUIRED FINDINGS:

Ordinances pertaining to zoning code amendments may be found in EMMC 17.05.120 & Utah State Code Annotated 10-9a-501. Ordinance enactment is a legislative process and left to the discretion of the City Council.

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council respecting the proposed code amendment contingent upon any requisite revisions being made prior to Council review of this matter.

ATTACHMENTS:

EMMC 17.48.110 Revision(s)

~~**17.48.110 Repeal date.**~~

~~This chapter shall be automatically repealed on May 31, 2025, and a review by the planning commission and city council shall occur by November 30, 2024. [Ord. O-16-2022 § 2 (Exh. A); Ord. O-25-2019 § 2 (Exh. A); Ord. O-17-2018 § 2 (Exh. A); Ord. O-10-2017 § 2 (Exh. A). Formerly 17.48.120].~~

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[1] Code reviser's note: Per EMMC 17.48.110, as set out in Ords. O-10-2017, O-17-2018, O-25-2019 and O-16-2022, this chapter will automatically be repealed on May 31, 2025.

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **JULY 11, 2023**
TITLE:	ACTION ITEM -- PUBLIC HEARING: SITE PLAN APPROVAL OF A TO Z BUILDING BLOCKS ADDITION
ITEM TYPE:	Site Plan
APPLICANT:	Jody Zabriskie, owner of A to Z Building Blocks

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
Steven Lehmitz, Planning

BACKGROUND:

On July 6, 2021, the Eagle Mountain City Council approved the Site Plan of an addition to the existing A to Z Building Blocks day care center. This approval expired after one year, as the project failed to obtain a building permit (EMMC 17.100.090). The applicant resubmitted the project within the allotted two year time frame, and is substantially similar to the expired plan. The resubmitted project is reviewed under the current development code.

ITEMS FOR CONSIDERATION:

This proposal is to increase the size of the existing A to Z Building Blocks location and to relocate the playground. A to Z is located within the Parkway Crossroads development, which is zoned Village Core, a previous zoning district in the City. The future land use designation for this property is Community Commercial. Child Day Care Centers or Preschools are permitted uses in all commercial zones.

EMMC 17.100.050 Site Plan Development Standards. The following are standards required for all site plans in any zoning district:

A. Use of Property: The entire parcel is to be built, landscaped, or paved, thus the proposal complies with 17.100.050.A.

B. Screening Requirements: The project is located within a commercial district, and does not abut any agriculture or residential property, therefore it complies with 17.100.050.B.

C. Access Requirements: The site is accessed via Ranches Parkway.

D. Off-Street Truck Loading Space: This use does not require the frequent distribution of materials via and therefore does not provide off-street truck loading space.

E. Utilities: (Note: Due to a shortened review period and not having all plans submitted at the time of review, Utilities have not been properly reviewed by all departments.)
F. Grading and Drainage: (Note: Grading and Drainage plans have also not been properly reviewed.)

Commercial Design Standards. The following are design standards for the site and building design of commercial developments:
17.72.030.A The current A to Z Building Blocks location does not orient toward the public street or sidewalk. The primary entrance to the building is not altered by this development, however, pedestrian access will be provided from the public sidewalk to the primary entrance. The proposal meets this standard.
17.72.030.A.1 The proposed addition will have a door that opens onto Ranches Parkway, which will include a column and timbers covering, resembling the primary entrance (has rock columns but not timbers). With only the addition of the covering it is the opinion of staff that the proposed southwest elevation adjacent to Ranches Parkway needs more design elements to meet Code
17.72.030.B requires parking to be located to the side or rear of buildings, and not between any commercial building and the street. A to Z currently has parking between the building and Ranches Parkway, the proposed addition would bring the building closer to Ranches Parkway and would move the building slightly closer to the road than the existing parking. As the proposal doesn't add any parking to the parking lot and brings the building closer to the road it is the opinion of staff that the proposal complies with this provision.

Architectural Standards. The following architectural elements shall be applied to commercial development. Minor variations to these standards may be considered.
(Note: Staff has not been provided with a materials schedule providing details about the materials being used on the addition. The information about materials below is inferred from the provided elevation plans.)
17.72.040.A requires that commercial buildings be similar in style to adjacent buildings, and that all facades of the building be designed with consistent architectural style, detail, and trim features as the primary façade. Staff feels that the addition's materials and colors are similar to the current building, though the proposed flat roof line and lack of articulation does not match. It is on the Planning Commission to determine if the proposed elevations comply with this standard.

17.72.040.B requires the main entrance of a building to orient to major sidewalks and be clearly identifiable. The main entrance to A to Z is currently existing. This proposal doesn't alter the location or architecture of the main entrance.

17.72.040.C states, "The primary roof form of a structure should help reduce the perceived scale of the building. All commercial buildings shall contain either sloping roofs with overhanging eaves, or a decorative parapet and multiple roof planes and heights..." The current building has a sloping roof while the proposed addition contains a flat roof and only one roof plane. The addition is also considerably taller. A parapet is included on the proposed addition, though it is not clearly identifiable and needs to be more decorative. The Planning Commission should decide if the parapet needs to be more decorative, or a sloping roof with overhanging eaves should be used to bring the proposal into compliance and better match the current structure.

17.72.040.D states, "Vertical and horizontal articulation and relief reduces the perceived scale of buildings. Buildings shall include façade modulation (stepping portions of the façade), horizontal and vertical divisions (textures or materials), window patterns, offsets, recesses, projections, varied front setbacks or staggered and jogged unit planes within the same structure, and other techniques to help identify individual residential units in a multifamily structure, and to avoid large, featureless and/or panelized surfaces on commercial buildings. Large uninterrupted expanses of a building wall are prohibited." The proposed addition is using shiplap siding and a natural stone base to match the current building. Only the southwest elevation has a staggered plane. Though the materials somewhat match the existing building, it is the opinion of staff that there are still many areas on the addition where the walls are not properly articulated.

17.72.040.E.1 states, "Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and moldings, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers, and trellis structures. All sides of a building shall include the chosen details." The proposed elevations include windows, trim, decorative masonry, a column and timbers over the southwest door, and the use of awnings on the southeast elevation. It is the opinion of staff that while the proposal doesn't provide all the features called for by Code, it matches the existing building's color and materials. However, the

details aren't found on all sides of the addition.
17.72.040.F.2 "All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides including brick, rock, fiber/cement siding, wood, glass, stucco and colored CMU. Stucco may not be use on more than 50 percent of a building." The proposed elevations utilizes siding, awnings, stone, and timber sheltering elements over doors. The Planning Commission should determine if an appropriate mixture of building materials are being used for the proposed addition.
17.72.040.G states, "Buildings should not be restricted to using desert landscape colors, such as beige, tan, grays, browns, etc. A wide palette of colors is recommended, excluding any neon, ultra-bright, or reflective colors. A building's color palette should be similar to that of significant neighboring structures." It is the opinion of Staff that even though the proposed addition uses desert landscape colors, it does match the color palette of many neighboring structures, including the existing building.
17.72.040.I requires that all lighting shall be directed downwards and be full-cutoff. All proposed lighting on the addition meets this standard. No parking lot lighting is proposed.
17.72.040.K requires that all mechanical equipment be screened from view of a public or private street. The most recent elevation submission shows the mechanical equipment on the roof being properly screened behind a parapet.

Parking
Per 17.55.120.C Child Day Care Centers/Preschools require 1 parking stall per staff member plus 1 stall per 10 children. The applicant has indicated they will have 20 staff members and will serve up to 190 children, therefore 39 parking stalls are required. The project currently provides 17 parking stalls. They are proposing to utilize an additional 22 shared parking spaces from the Parkway Crossroads development to meet their parking requirements. The additional parking stalls will come from the following locations: 12 from Lot 2, 4 from Lots 3 and 4, and 6 from Lot 6.
17.55.100 states, "Up to 50 percent of the required parking may be shared with other required parking areas upon approval by the Planning Commission. The developer [applicant] must show an agreement granting shared parking or mutual access to the entire parking lot in perpetuity, as well as a professional traffic engineer's data showing that peak parking demand of all uses will not exceed

parking spaces." The applicant is proposing more than 50 percent of their required parking being shared with other required parking areas. They have provided an agreement for the shared parking, but have not provided data from a professional traffic engineer. The Planning Commission should determine if the applicant's proposed parking plan is acceptable with City standards.

Bike Racks
The current site does not have a bike rack. The applicant is not proposing any bike racks to be in compliance with 17.35.050.K.

Landscaping
Without a Landscaping Plan, it can't be determined if the new site plan meets City landscaping standards. The only proposed landscaping shown on the site plan is a 3.5' hedge to act as a headlight screen.

REQUIRED FINDINGS:
Site Plan approvals are based upon compliance with EMMC 17.100 and any other applicable standards.

RECOMMENDATION:
Staff recommends the Planning Commission consider proposed site plan as it relates to applicable EMMC requirements and forward a positive recommendation to the City Council with the following conditions and any other conditions deemed appropriate:

1. Utility, Grading, and Drainage plans are properly reviewed by the appropriate City departments. All redlines made by those departments shall be addressed to the satisfaction of Staff.
2. The southwest elevation, adjacent to Ranches Parkway, shall have increased architectural elements, including two columns instead of just one.
3. A schedule detailing the materials being used on the addition is provided to Staff.
4. The parapet is made more decorative.
5. Building elevations shall show increased articulation (structure and materials) to meet City Code.
6. Architectural details are provided on all sides of the proposed addition (i.e. natural stone on the southeast elevation with columns and timbers over the doors on the same elevation).

7. If the proposed shared parking is approved, then data from a professional traffic engineer shall be provided to Staff.
8. A bike rack is included on the new Site Plan.
9. A Landscaping Plan is provided to Staff for their review and acceptance.
10. All outstanding redlines on the submitted plans are resolved with Staff.

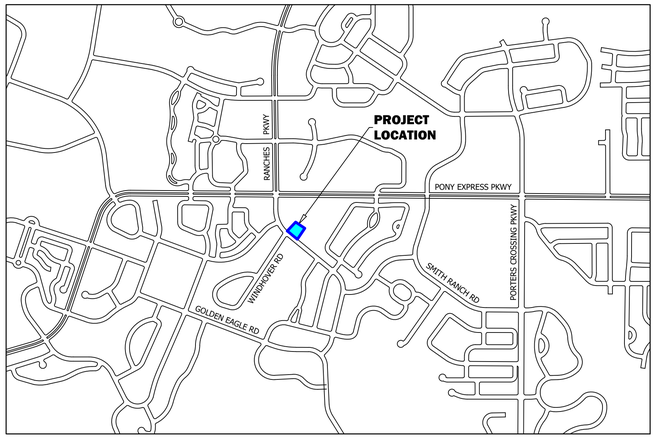
ATTACHMENTS:

Civil and Site - A to Z
Elevations - 7.7.23 (Not Reviewed) - A to Z
Elevations - A to Z
Lighting Schedule - A to Z
Parking Diagram - A to Z
Parking Lease Agreement - A to Z
Photometric Plan - A to Z
Shared Parking Table - A to Z
Snow Removal - A to Z
Utility Plan - A to Z

A TO Z BUILDING BLOCKS

3563 RANCHES PARKWAY
LOCATED IN THE NW 1/4 OF SECTION 29, T.5S., R.1W., S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

VICINITY MAP



SCALE: 1"=1000'

CIVIL DRAWING INDEX

SHEET	TITLE
C100	COVER & INDEX
C101	NOTES & LEGEND
C300	DEMOLITION PLAN
C400	SITE PLAN
C500	GRADING PLAN
C600	UTILITY PLAN
C900	SITE DETAILS
C910	UTILITY DETAILS
EC100	EROSION CONTROL PLAN

GENERAL NOTES

1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.

3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.

4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.

5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.

6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.

7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.

8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND THEY SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.

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

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

BENCHMARK STORM DRAIN MANHOLE IN PIZZA PARKING LOT
ELEVATION 4846.65

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus

REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6-30-23
STATE OF UTAH

DEVELOPER
A TO Z BUILDING BLOCKS
3563 RANCHES PARKWAY
EAGLE MOUNTAIN, UT 84005
PHONE: 801-516-3138

A TO Z BUILDING BLOCKS
3563 RANCHES PARKWAY
LOCATED IN THE NW 1/4 OF SECTION 29, T.5S., R.1W., S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

REVISIONS

DRAWN: JH	2021-05-24
APPROVED:	LKM
PROJECT #:	1794008
SITE 1794008.dwg	

C100
COVER & INDEX

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING.
2. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE. SEE UTILITY NOTE 3.
3. ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE.
4. PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS. END 0.1' ABOVE FLOWLINE OF CURB.
5. CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A.
6. UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3.
7. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE.
8. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING.
9. ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS.
10. STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S SPECIFICATIONS.
    PRIVATE STORM DRAIN PIPE OPTIONS SHALL CONSIST OF THE FOLLOWING MATERIALS.
    1. PVC PIPE, ASTM D3034, SDR 35, BELL & SPIGOT TYPE.
    2. RCP PIPE, CLASS 3, BELL & SPIGOT TYPE.
    3. HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE, ASTM D3350 WITH WATERTIGHT JOINTS.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
12. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS.
13. ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
14. PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE. USE 3/4" MAXIMUM SIZE ROAD BASE FOR BACKFILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT 8 INCHES.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS.
16. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2007 EDITION WITH ALL PERTINENT SUPPLEMENTS AND AMENDMENTS AND THE MANUAL OF STANDARD PLANS 2007 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE THE REQUIREMENTS.
17. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
19. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.
20. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

SEQUENCE OF CONSTRUCTION

1. CONSTRUCTION EXIT IS TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE.
2. CLEAR AND GRUB AREAS FOR SEDIMENT MEASURES.
3. INSTALL SILT FENCES.
4. COMPLETE CLEARING OF SITE AND BEGIN ROUGH GRADING.
5. FILL AREAS SHALL BE FILLED IN 12 INCH MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY.
6. DRAINAGE WILL BE CONTROLLED AND GROUND SLOPED SO AS TO DIRECT RUNOFF TO SEDIMENT CONTROLLED INLETS.
7. INSTALL REMAINDER OF STORM DRAIN.
8. INSTALL UTILITY LINES, WATER, ETC.
9. INSTALL CURBS, WALKS, ETC., AND STABILIZE ALL DISTURBED AREAS.
10. INSTALL BASE COURSE.
11. REMOVE SEDIMENT CONTROL MEASURES, CLEAN OUT TEMPORARY SEDIMENTATION BASINS AND REGRADE, CLEAN OUT SEDIMENT TRAPS AND CONVERT THEM TO STORM WATER MANAGEMENT STRUCTURES.
12. PAVE SITE.
13. OWNER TO BE RESPONSIBLE TO CHECK CLEAN OUT INLET BOXES FOR SEDIMENT AND OIL AND CLEAN AS NECESSARY

UTILITY NOTES

1. ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 10 FOOT P.U.E.
2. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS
3. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
4. CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE ENTELLUS. 48 HOURS PRIOR NOTICE SO ENTELLUS CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS.
5. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS WHERE APPLICABLE.
6. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.
8. ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
9. ALL SEWER LINES AND LATERALS ARE TO BE SDR 35 PVC PIPE.
10. SEWER LATERALS WILL BE INSTALLED AT A UNIFORM SLOPE OF NOT LESS THAN 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 4 FEET OF COVER, UNLESS OTHERWISE NOTED.
11. ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
12. WATER LINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR 10' HORIZONTAL SEPARATION FROM SEWER LINES.)
13. ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.
14. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.
15. ALL WATER LINES SHALL BE A MINIMUM 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS.
16. CONTRACTOR TO NOTIFY PUBLIC UTILITIES FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH LOCAL GOVERNING MUNICIPALITY. ALL TESTS TO BE IN ACCORDANCE WITH AWWA STANDARDS.
17. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4" INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET CITY STANDARDS.
18. ALL NEW STORM DRAIN/LAND DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
19. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR EQUAL, UNLESS OTHERWISE NOTED.
20. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO DOMINION ENERGY GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY GAS FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY GAS LIMITS.
21. ALL GAS LINE TAPS TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.
22. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO-FUSION TECHNOLOGY.
23. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.
24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.
25. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSES COMCAST LIMITS.
26. CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH CENTURYLINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURYLINK.
27. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS:
    WATER - EAGLE MOUNTAIN CITY
    SEWER - EAGLE MOUNTAIN CITY
    STORM DRAIN - EAGLE MOUNTAIN CITY
    IRRIGATION - EAGLE MOUNTAIN CITY
    ELECTRICAL - ROCKY MOUNTAIN POWER
    TELEPHONE - CENTURYLINK
    NATURAL GAS - DOMINION ENERGY

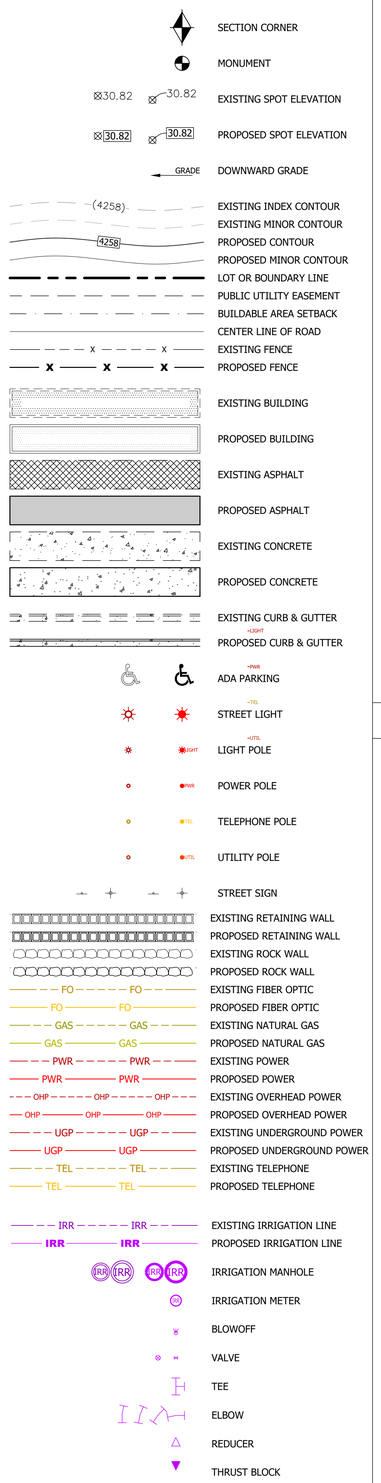
GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 95% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS. REPORT.
2. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHOWN SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
3. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
4. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS/HER OWN ESTIMATE OF EARTHWORK QUANTITIES.
6. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OF CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY:
    - PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS.
    - THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO THE PLACEMENT OF CONCRETE.
    - THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION.
    - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

EROSION CONTROL

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
2. ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE.
3. DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
5. ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM THROUGH THE USE OF SANDBAGS, STRAW BALES, SILT FENCES, GRAVEL, BOARDS, AND OTHER APPLICABLE METHODS.
6. ALL DISTURBED AREAS OUTSIDE OF ROADWAYS, PARKING LOTS, SIDEWALKS AND OR BUILDING FOOTPRINTS SHALL BE SEEDED, SODDED AND/OR MULCHED.
7. IF SITE IS READY TO RECEIVE FINAL COVER DURING THE NON-PLANTING SEASON, THEN IT SHALL BE PROTECTED BY MULCHING. THE MULCH WILL REMAIN UNTIL THE NEXT PLANTING SEASON AS DEFINED BY THE LOCAL GOVERNING MUNICIPALITY.
8. RE-VEGETATE ALL DENUDED AREAS AS PER THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
9. THE CONTRACTOR AGREES THAT:
    A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.
    B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
    C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.
    D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM FINAL PAYMENT.
    E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL. PERMITS, RETESTING AND REINSPECTION AT THEIR OWN EXPENSE.
    F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.
    G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAG-MEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

LEGEND



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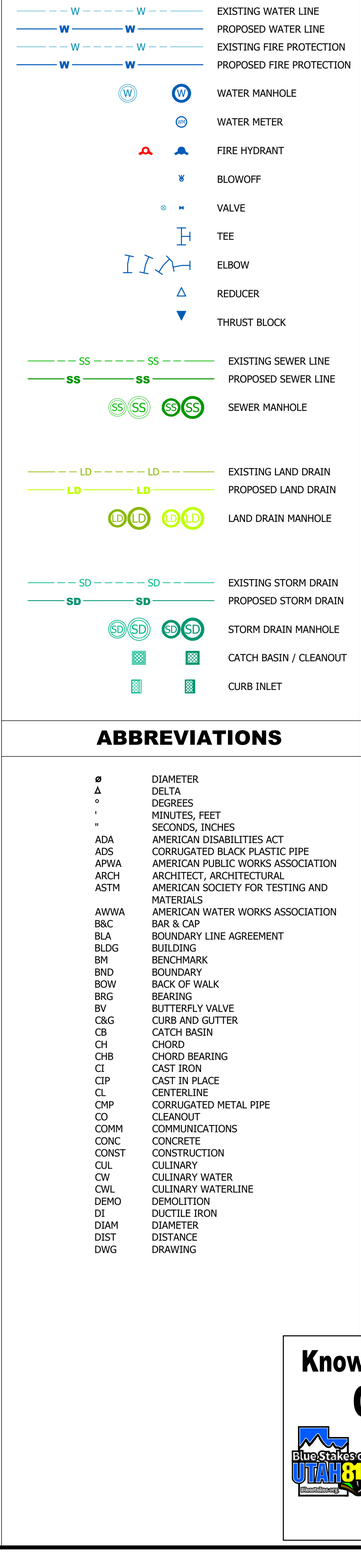

ABBREVIATIONS

⌀	DIAMETER
Δ	DELTA
°	DEGREES
'	MINUTES, FEET
"	SECONDS, INCHES
ADA	AMERICAN DISABILITIES ACT
ADS	CORRUGATED BLACK PLASTIC PIPE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ARCH	ARCHITECT, ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B&C	BAR & CAP
BLA	BOUNDARY LINE AGREEMENT
BLDG	BUILDING
BM	BENCHMARK
BND	BOUNDARY
BOW	BACK OF WALK
BRG	BEARING
BV	BUTTERFLY VALVE
C&G	CURB AND GUTTER
CB	CATCH BASIN
CH	CHORD
CHB	CHORD BEARING
CI	CAST IRON
CIP	CAST IN PLACE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COMM	COMMUNICATIONS
CONC	CONCRETE
CONST	CONSTRUCTION
CUL	CULINARY
CW	CULINARY WATER
CWL	CULINARY WATERLINE
DEMO	DEMOLITION
DI	DUCTILE IRON
DIAM	DIAMETER
DIST	DISTANCE
DWG	DRAWING

ABBREVIATIONS

E	EAST, ELECTRICITY, ELECTRICAL
EASE	EASEMENT
EG	EXISTING GRADE
EL	ELBOW
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END VERTICAL CURVE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE FND FOUNDATION
FP	FIRE PROTECTION
FTG	FOOTING
G	GAS, NATURAL GAS
GB	GRADE BREAK
GV	GATE VALVE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HPE	HIGH POINT ELEVATION
HPS	HIGH POINT STATION
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INV	INVERT
IRR	IRRIGATION
IRRMH	IRRIGATION MANHOLE
K	RADIUS OF CURVATURE
L	LENGTH
LAT	LATERAL SERVICE
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
LF	LINEAL FEET
LG	LIP OF GUTTER
LP	LOW POINT
LPE	LOW POINT ELEVATION
MECH	MECHANICAL
MH	MANHOLE
MON	MONUMENT
NE	NORTHEAST
NW	NORTHWEST
OD	OUTSIDE DIAMETER
OHP	OVERHEAD POWER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PCC	PORTLAND CONCRETE CEMENT
PI	POINT OF INFLECTION
PL	PROPERTY LINE
PPM	PARTS PER MILLION
PROP	PROPERTY
PT	POINT OF TANGENCY
PUE	PUBLIC UTILTIY EASEMENT
PUE&DE	PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INFLECTION
R	RADIUS
RC	REBAR & CAP
RCL	ROADWAY CENTERLINE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SDR	STANDARD DIMENSION RATIO
SE	SOUTHEAST
SEC	SECONDARY, SECTION
SLB&M	SALT LAKE BASE & MERIDIAN
SPEC	SPECIFICATION
SPP	STEEL PIPE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SW	SECONDARY WATER
SW	SOUTHWEST
SWL	SECONDARY WATERLINE
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
TAN	TANGENT
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBW	TOP BACK OF WALK
TEL	TELEPHONE
TCW	TOP OF CURBWALL
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOE	TOE OF SLOPE OR WALL
TOG	TOP OF GRATE
TOW	TOP OF WALL
UTIL	UTILITY
UD	UNDERDRAIN
UGP	UNDERGROUND POWER
VC	VERTICAL CURVE
W	WEST, WATER
W2	SECONDARY WATER
WL	WATERLINE
WM	WATER METER
WP	WORK POINT

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REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6-30-23
STATE OF UTAH

DEVELOPER

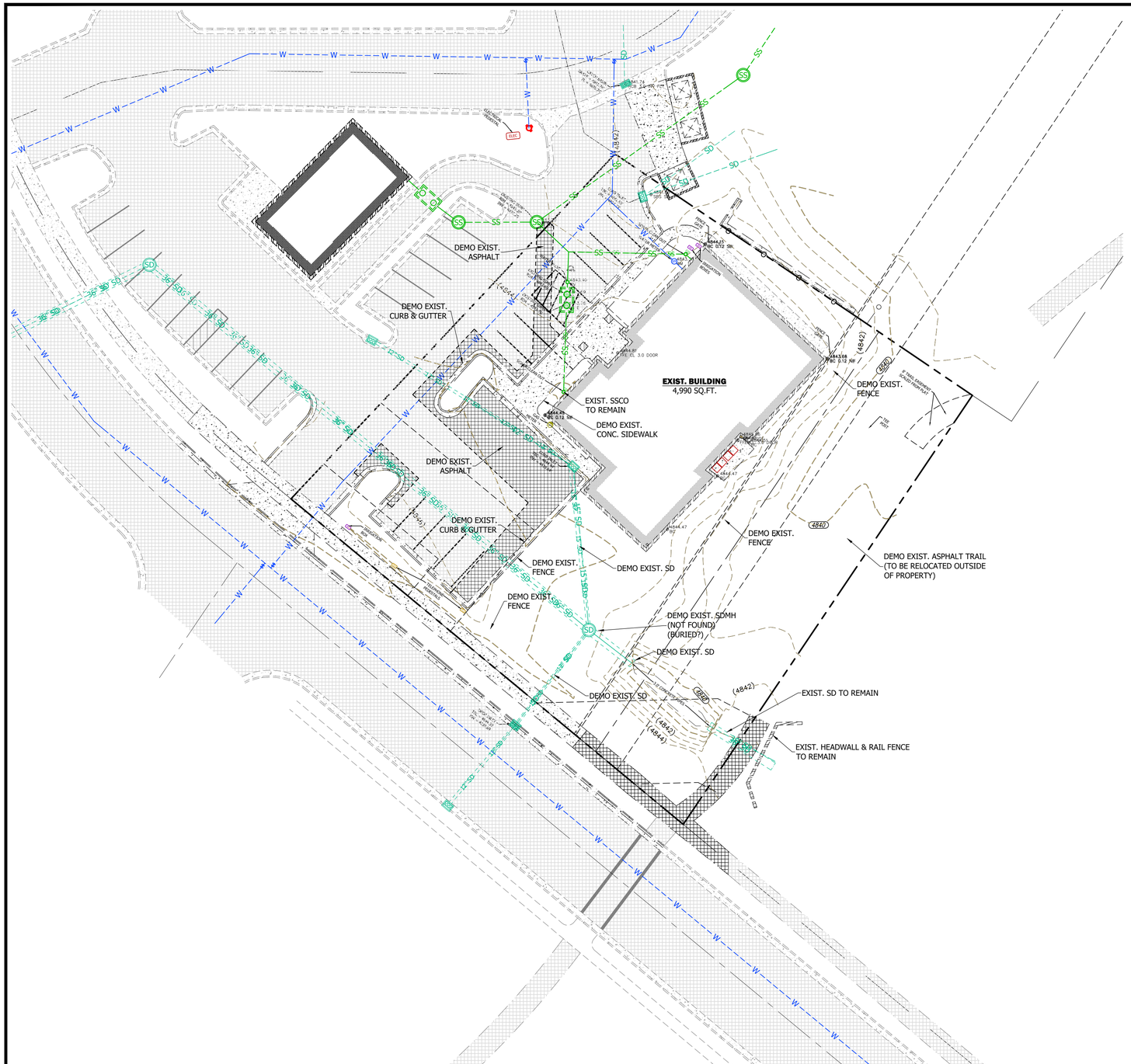
A TO Z BUILDING BLOCKS
3563 RANCHES PARKWAY
EAGLE MOUNTAIN, UT 84005
PHONE: 801-516-3138

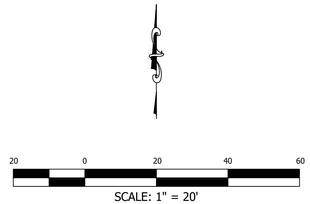
A TO Z BUILDING BLOCKS
3563 RANCHES PARKWAY
LOCATED IN THE NW 1/4 OF SECTION 29, T.5S., R.1W., S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

REVISIONS

DRAWN: JH	2021-05-24
APPROVED:	LKM
PROJECT #:	1794008
SITE 1794008.dwg	

C101
NOTES & LEGEND





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APPROVED:	LKM
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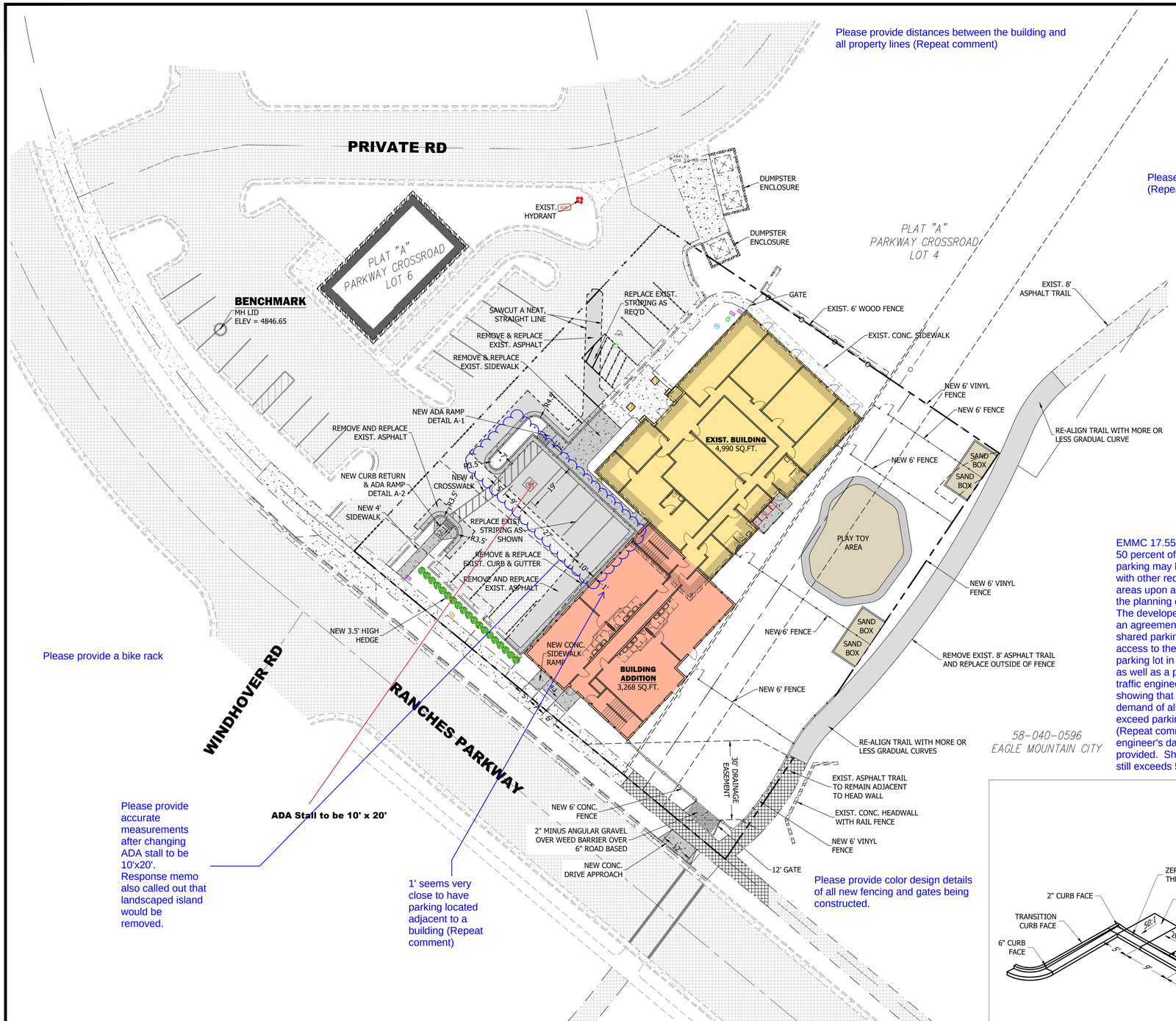
SITE 1794008.dwg	

C300
DEMOLITION PLAN

S. Lehmitz reviewed 07/07/2023 - Comments



Please provide distances between the building and all property lines (Repeat comment)

Please provide a landscape plan (Repeat comment)

20 0 20 40 60

SCALE: 1" = 20'

Please provide a bike rack

Please provide accurate measurements after changing ADA stall to be 10'x20'. Response memo also called out that landscaped island would be removed.

1' seems very close to have parking located adjacent to a building (Repeat comment)

Please provide color design details of all new fencing and gates being constructed.

58-040-0596
EAGLE MOUNTAIN CITY

EMMC 17.55.100 "Up to 50 percent of the required parking may be shared with other required parking areas upon approval by the planning commission. The developer must show an agreement granting shared parking or mutual access to the entire parking lot in perpetuity, as well as a professional traffic engineer's data showing that peak parking demand of all uses will not exceed parking spaces." (Repeat comment. No engineer's data has been provided. Shared parking still exceeds 50%)

SYMBOL LEGEND

A-1	ADA SIDEWALK RAMP AREA PER DETAIL, SHEET C900
A-2	ADA SIDEWALK RAMP PER DETAIL, SHEET C900
C-1	PRIVATE ASPHALT SECTION PER DETAIL, SHEET C901
C-2	PRIVATE CONCRETE CURB & GUTTER PER DETAIL, SHEET C901
C-3	PRIVATE CONCRETE CURB & GUTTER PER DETAIL, SHEET C901
C-4	PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C901

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"X60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

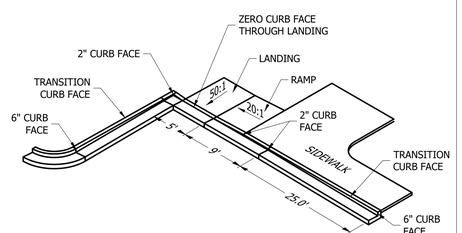
ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

AREA TABULATION

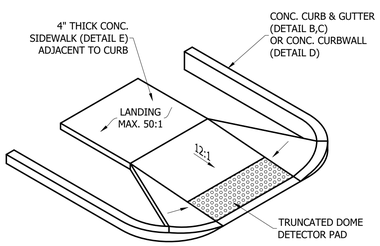
	sq.ft.	Acres	%
BUILDING	8,301	0.19	27.63%
IMPROVEMENTS	9,608	0.22	31.98%
LANDSCAPE	12,131	0.28	40.38%
TOTAL	30,040	0.69	100.00%

PARKING CALCULATION

1 REQ'D PER 10 CHILDREN (190/10)	19
1 REQ'D PER 1 STAFF (20/1)	20
TOTAL REQ'D PARKING	39
ON-SITE PARKING	17
SHARED PARKING (BY AGREEMENT)	22
TOTAL PARKING PROVIDED	39
ADA PARKING REQ'D	2 OF 39
ADA PARKING PROVIDED	2 OF 39



A-1 C400 **ADA ACCESSIBLE RAMP**
TYPICAL
N.T.S.



A-2 C400 **ADA ACCESSIBLE RAMP**
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REVISIONS

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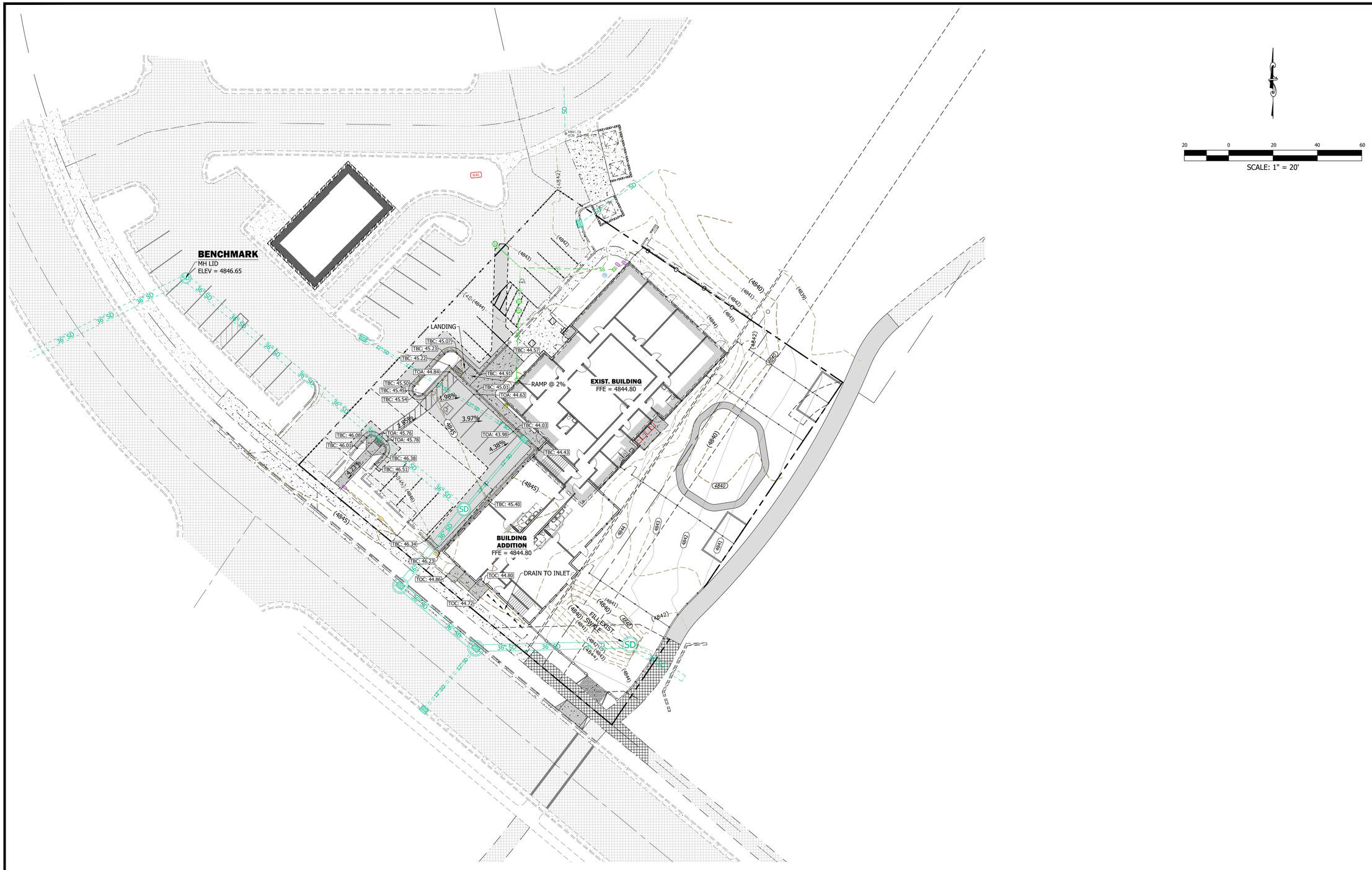
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

DRAWN: JH	2021-05-24
APPROVED:	LKM
PROJECT #:	1794008
SITE 1794008.dwg	

C400
SITE PLAN



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REVISIONS

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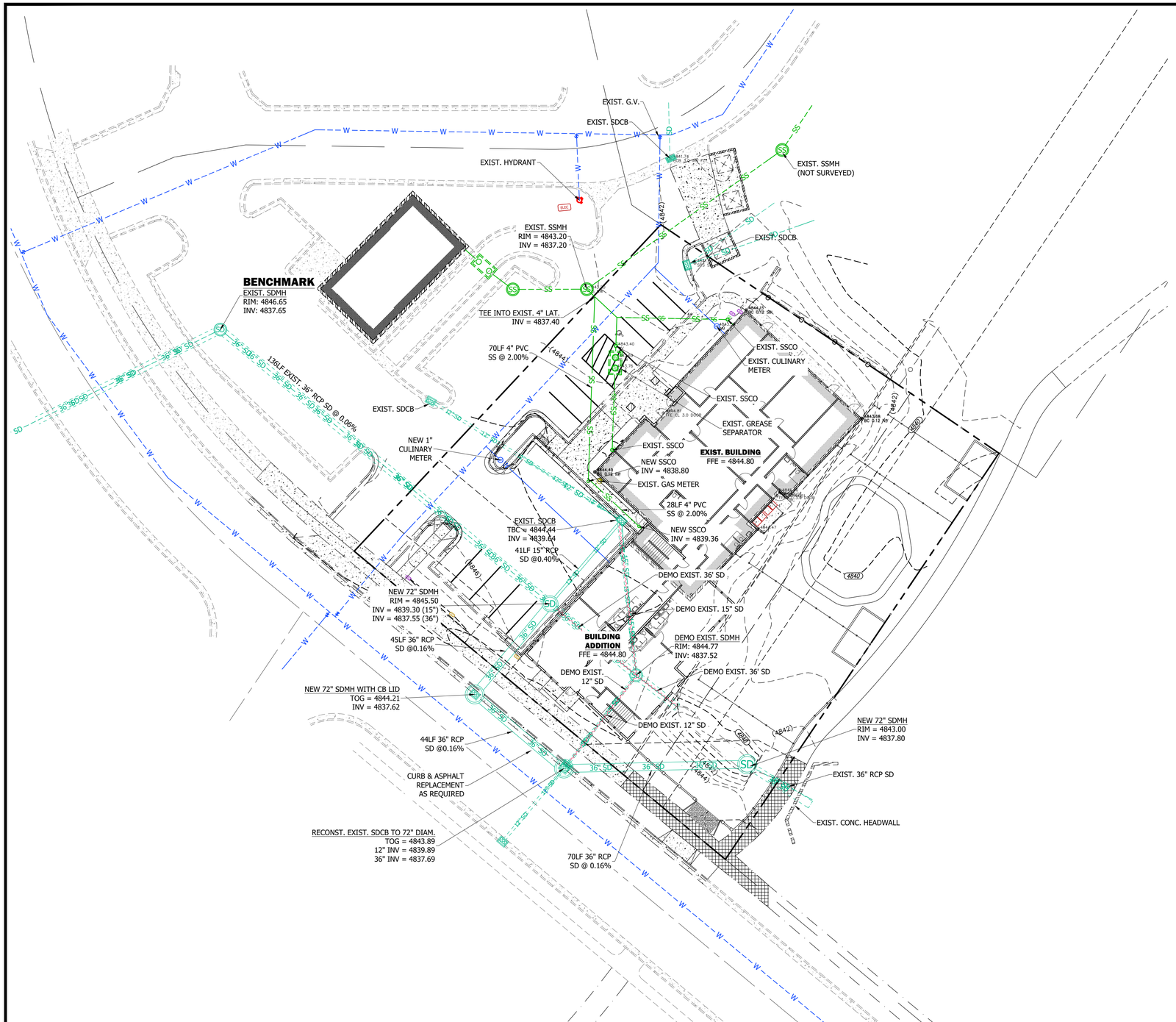
PROJECT #:	1794008
SITE 1794008.dwg	

C500
GRADING PLAN



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REVISIONS

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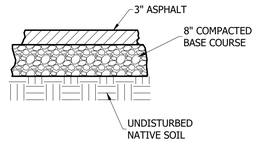
PROJECT #:	1794008
SITE 1794008.dwg	

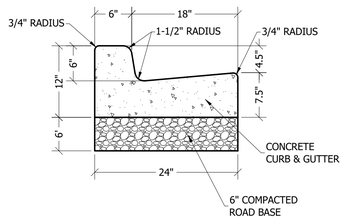
C600
UTILITY PLAN

NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. PLACE MATERIAL PER APWA SECTION 32 05 10.



PRIVATE ASPHALT SECTION
C-1 / C400 TYPICAL N.T.S.

NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 10' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



PRIVATE 24" CATCH CURB & GUTTER
C-2 / C400 TYPICAL N.T.S.

NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
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3. CONTROL JOINTS AT 10' INTERVALS.
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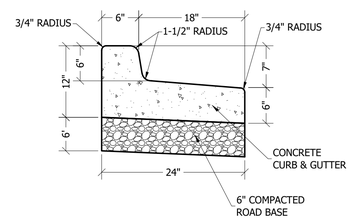
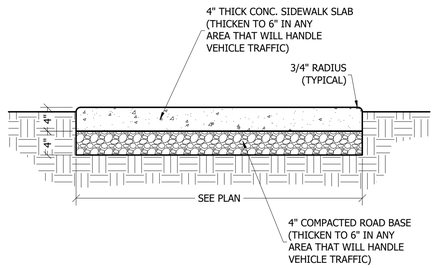
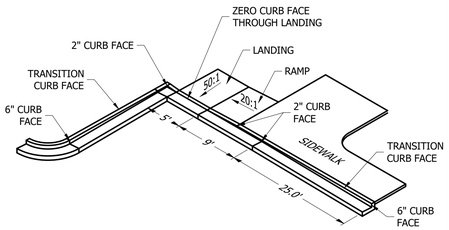


PRIVATE 24" RELEASE CURB & GUTTER
C-3 / C400 TYPICAL N.T.S.

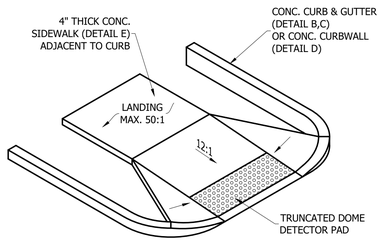
NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 5' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



PRIVATE CONCRETE SIDEWALK
C-4 / C400 TYPICAL N.T.S.



ADA ACCESSIBLE RAMP
A-1 / C400 TYPICAL N.T.S.



ADA ACCESSIBLE RAMP
A-2 / C400 TYPICAL N.T.S.

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7-11-2023
STATE OF UTAH

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EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

REVISION	DATE
REVISIONS	

DRAWN:
APPROVED: LKM 2023-06-30
DATE: LKM 2023-06-30
PROJECT #: 1794008
SITE 1794008.dwg

C900
SITE DETAILS

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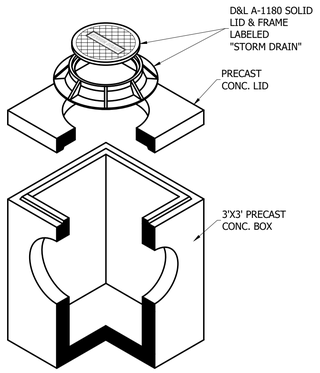
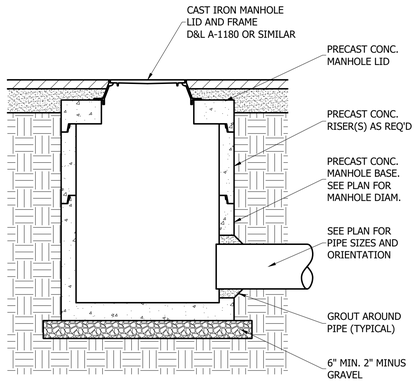


PRIVATE STORM DRAIN 3'X3' CLEANOUT

SD-1 / C600 TYPICAL N.T.S.



PRIVATE FLAT LID STORM DRAIN MANHOLE

SD-2 / C600 TYPICAL N.T.S.

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DRAWN:
APPROVED: LKM 2023-06-30
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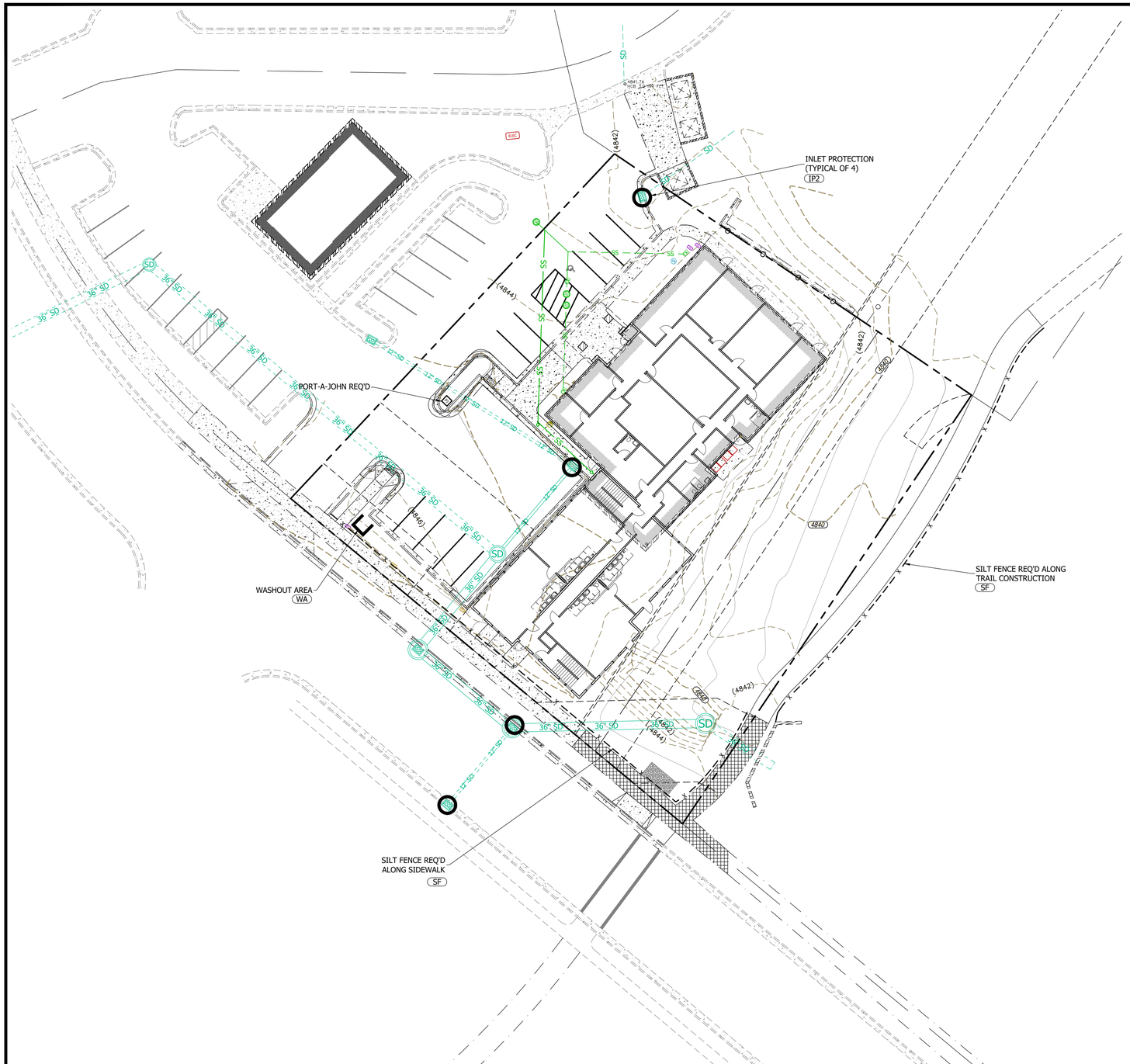
PROJECT #: 1794008
SITE 1794008.dwg

C910
UTILITY DETAILS

h:\1794008\d_production\Civil\04_Plan Set\SITE 1794008.dwg 2023-06-30 9:39:42 PM LELAND MARTINEAU

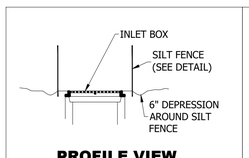


20 0 20 40 60

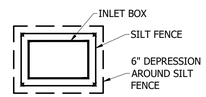
SCALE: 1" = 20'

CONSTRUCTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
3. CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
4. CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.
5. ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.
6. ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.
7. A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.
8. A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE EXCESS DIRT.
9. INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.
11. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.

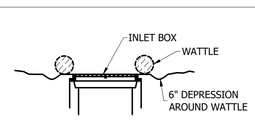


PROFILE VIEW

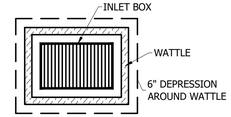


PLAN VIEW

IP1 / EC100 INLET PROTECTION
TYPICAL
N.T.S.

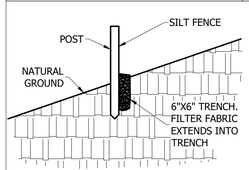


PROFILE VIEW

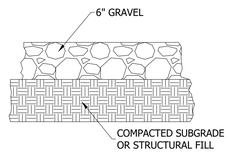


PLAN VIEW

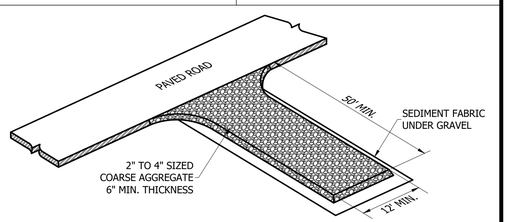
IP2 / EC100 INLET PROTECTION
TYPICAL
N.T.S.



SF / EC100 SILT FENCE
TYPICAL
N.T.S.



WA / EC100 WASHDOWN AREA
TYPICAL
N.T.S.



SCE / EC100 STABILIZED CONSTRUCTION ENTRANCE
TYPICAL
N.T.S.

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus

REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
6-30-23
STATE OF UTAH

DEVELOPER

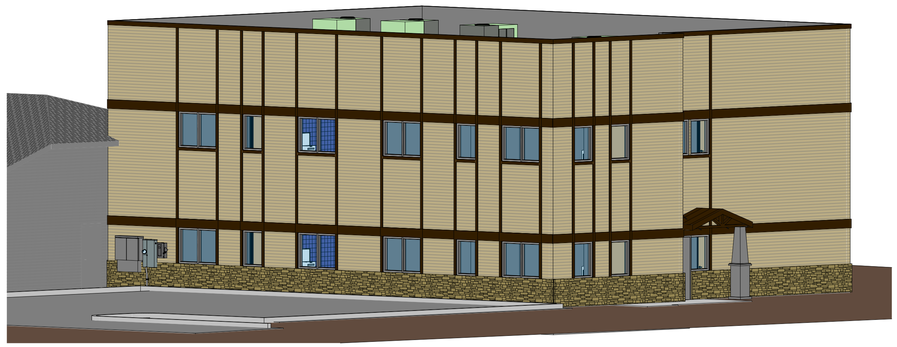
A TO Z BUILDING BLOCKS
3563 RANCHES PARKWAY
EAGLE MOUNTAIN, UT 84005
PHONE: 801-516-3138

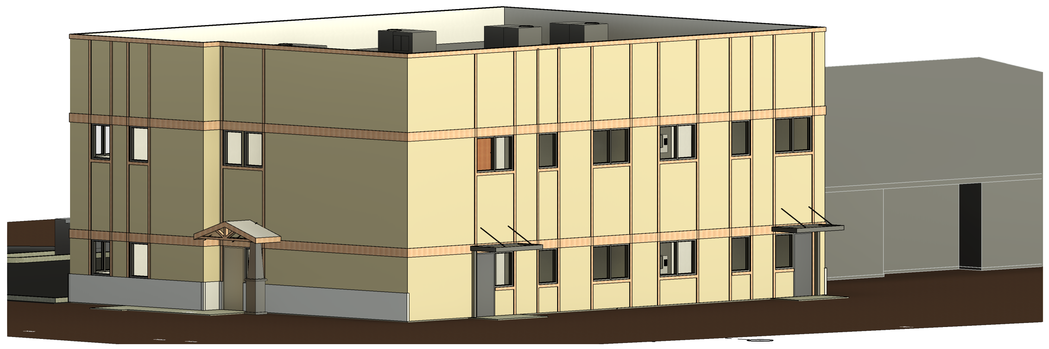
A TO Z BUILDING BLOCKS
3563 RANCHES PARKWAY
LOCATED IN THE NW 1/4 OF SECTION 29, T.5S., R.1W., S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

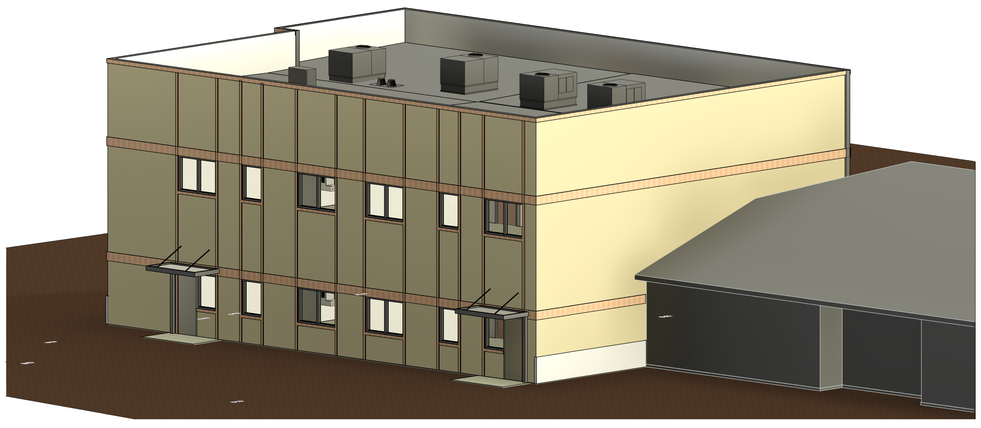
REVISIONS

DRAWN: JH	2021-05-24
APPROVED:	LKM
PROJECT #:	1794008
SITE 1794008.dwg	

EC100
EROSION CONTROL PLAN







ACHIEVE CONTRACTING LLC

alt architecture

1445 w. 8660 s.
west jordan, utah 84088
www.altarchitecture-ut.com

ANDY TONGISH 801-865-0633

TITLE: RENDERINGS
PROJECT: A to Z BUILDING BLOCKS
CLIENT: JODY ZABRISKIE
ADDRESS: 3563 RANCHES PARKWAY EAGLE MOUNTAIN 84005

REVISIONS

NO.	DATE	DESCRIPTION

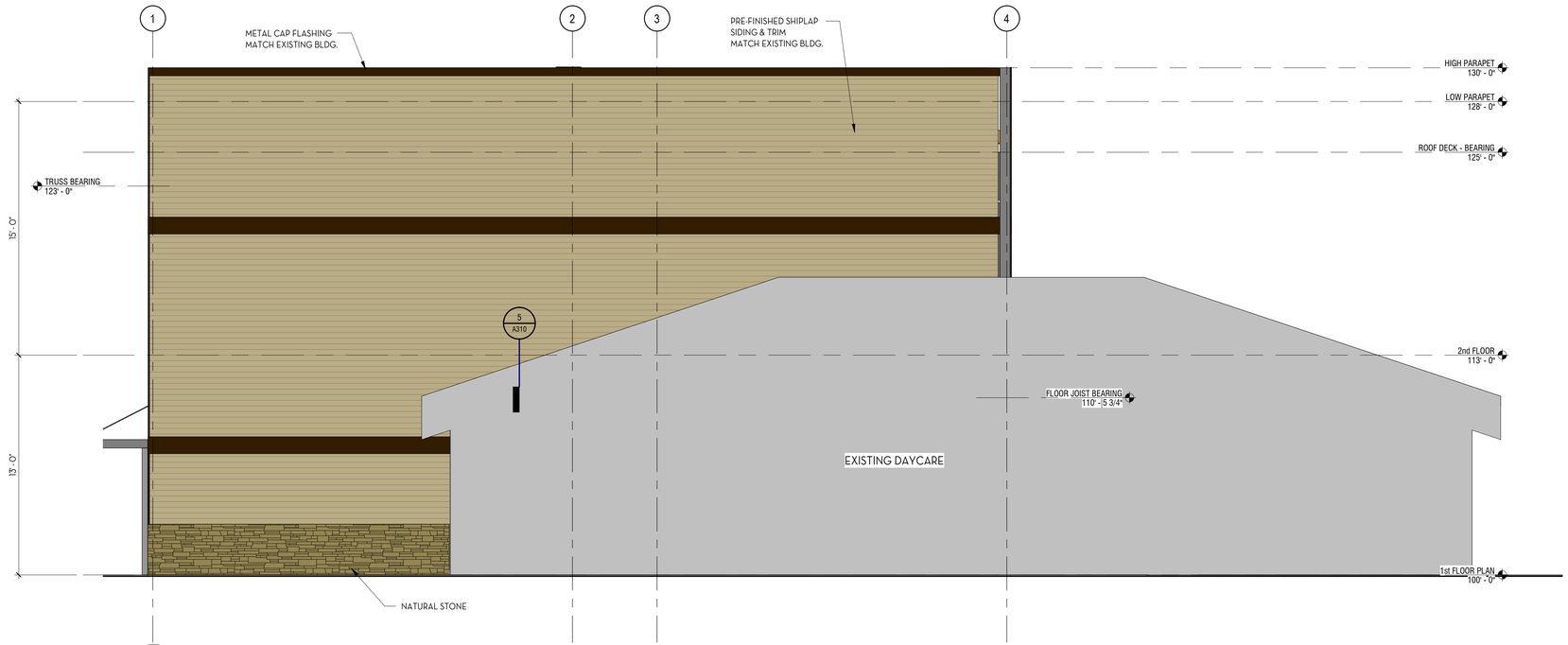
ISSUED: 7/5/2023
PROJECT #: 23-004
DRAWN BY: act
CHECKED BY: act

SHEET

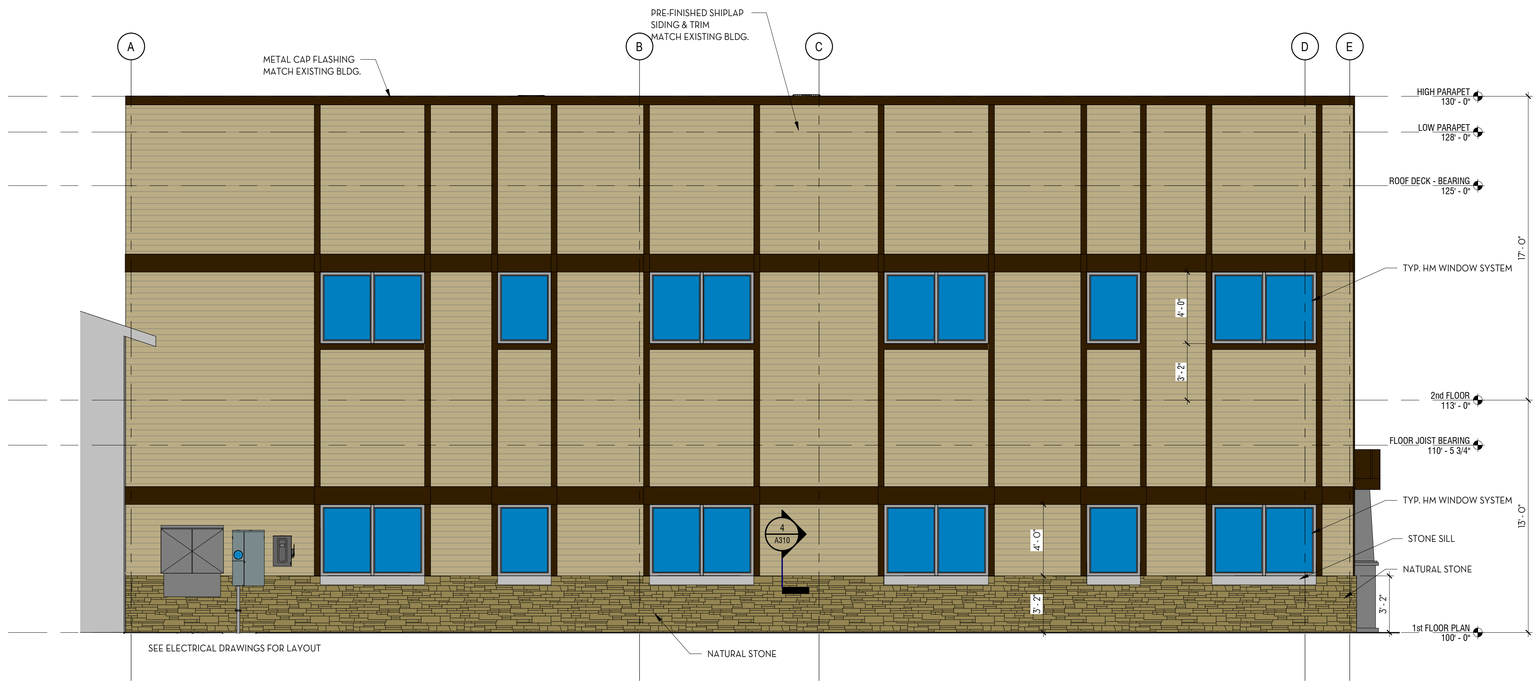
RENDERINGS

A100

7/6/2023 11:14:28 AM



1 NORTHEAST ELEVATION
A201 1/4" = 1'-0"



2 NORTHWEST ELEVATION
A201 1/4" = 1'-0"

7/6/2023 11:14:29 AM

ACHIEVE CONTRACTING LLC

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1445 w. 8660 s.
west jordan, utah 84088
www.altarchitecture-ut.com

STATE OF UTAH
ANDREW C. TONGISH
No. 135322-0301
LICENSED ARCHITECT

ANDY TONGISH 801-865-0633

TITLE: EXTERIOR ELEVATIONS
PROJECT: A to Z BUILDING BLOCKS
CLIENT: JODY ZABRISKIE
ADDRESS: 3563 RANCHES PARKWAY EAGLE MOUNTAIN 84005

REVISIONS

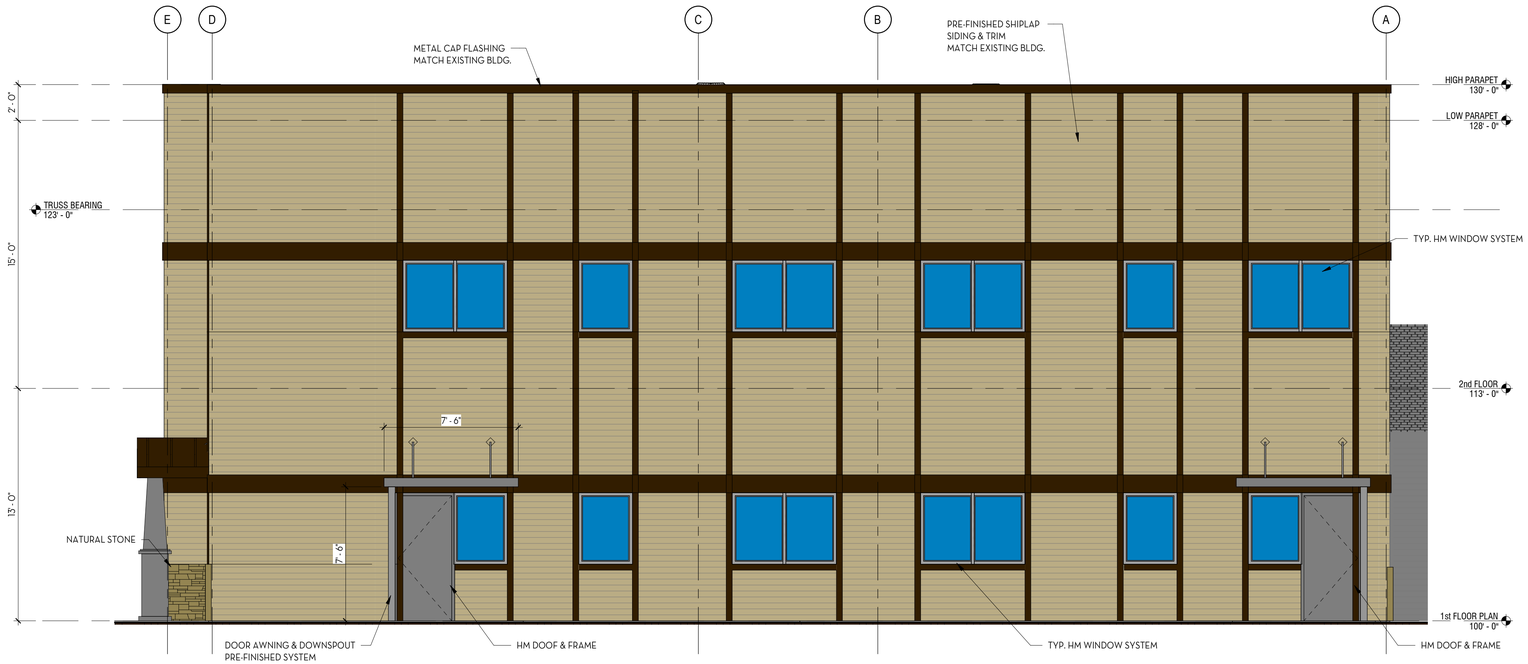
NO.	DATE	DESCRIPTION

ISSUED: 7/5/2023
PROJECT #: 23-004
DRAWN BY: act
CHECKED BY: act

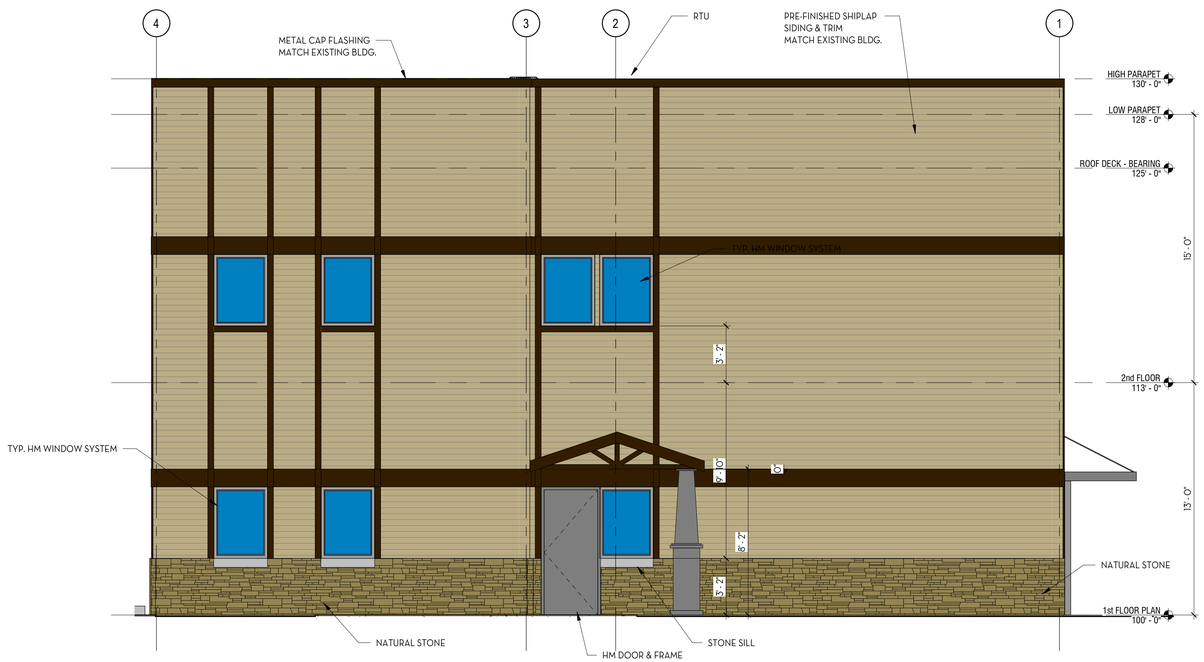
SHEET

EXTERIOR ELEVATIONS

A201



1 A202 **SOUTHEAST ELEVATION**
1/4" = 1'-0"



2 A202 **SOUTHWEST ELEVATION**
1/4" = 1'-0"

ACHIEVE CONTRACTING LLC

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1445 w. 8660 s.
west jordan, utah 84088
www.altarchitecture-ut.com

STATE OF UTAH
ANDREW C. TONGISH
No. 135322-0301
LICENSED ARCHITECT

ANDY TONGISH 801-865-0633

TITLE: EXTERIOR ELEVATIONS
PROJECT: A to Z BUILDING BLOCKS
CLIENT: JODY ZABRISKIE
ADDRESS: 3563 RANCHES PARKWAY EAGLE MOUNTAIN 84005

REVISIONS

NO.	DATE	DESCRIPTION

ISSUED: 7/5/2023
PROJECT #: 23-004
DRAWN BY: act
CHECKED BY: act

SHEET

EXTERIOR ELEVATIONS

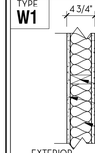
A202

7/6/2023 11:14:29 AM

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE. LARGER SCALE DRAWINGS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWEINGS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DIMENSION DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THAT PORTION OF WORK.
2. CONTRACTOR SHALL VERIFY LAY-OUT OF STRUCTURAL, MECHANICAL, AND ELECTRICAL.
3. ALL INTERIOR DIMENSIONS ARE TO/FROM FACE OF STUD / MASONRY. ALL EXTERIOR DIMENSIONS ARE TO/FROM FACE OF GRID/FOUNDATION. DIMENSIONS MARKED 'CLEAR' OR 'CLR' ARE FROM FACE OF FINISH TO FACE OF FINISH AND SHALL BE MAINTAINED AND CANNOT BE FIELD ADJUSTED WITHOUT PRIOR APPROVAL OF THE ARCHITECT.
4. ALL DOOR FRAMES SHALL BE 3" MIN. FROM WALL U.N.O.
5. BLOCKING TO BE PROVIDED FOR ALL WALL MOUNTED EQUIPMENT
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK REGARDLESS OF THE LOCATION OF THE INFORMATION IN THE DOCUMENTS. THE GENERAL CONTRACTOR SHALL UTILIZE THE COMPLETE & ENTIRE CONSTRUCTION DRAWINGS AND WRITTEN SPECIFICATIONS FOR ALL REQUIRED INFORMATION TO PROVIDE COMPLETE CONSTRUCTION OF THIS PROJECT AND IS RESPONSIBLE TO COORDINATE ALL DRAWINGS AND SPECIFICATIONS WITH ALL SUBCONTRACTORS REGARDLESS OF LOCATION IN CONTRACT DOCUMENTS. ITEMS LISTED IN DRAWINGS MAY NOT BE INCLUDED IN SPECIFICATIONS. ITEMS LISTED IN SPECIFICATIONS MAY NOT BE INCLUDED IN DRAWINGS.
7. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK.
8. THE GENERAL CONTRACTOR IS TO CLARIFY WITH THE ARCHITECT ANY DISCREPANCIES DURING BIDDING AND PRIOR TO COMMENCING WORK.
9. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S STANDARD DETAILS OR APPROVED SHOP DRAWINGS / DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
10. CONSTRUCTION SHALL CONFORM WITH ANSI A-117.1-2009, AND THE AMERICANS WITH DISABILITIES ACT (ADA).
11. THE GENERAL CONTRACTOR SHALL PROVIDE AND IS SOLELY RESPONSIBLE AND LIABLE FOR PUBLIC AND EMPLOYEE PROTECTION AS NECESSARY AND AS REQUIRED BY THE CODES, INCLUDING EXTERIOR AND INTERIOR PEDESTRIAN TRAFFIC BARRIERS. ALL WORK SHALL CONFORM TO THE ORDINANCES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT.
12. THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES FOR DUST AND NOISE CONTROL, AND ALL REQUIRED ENVIRONMENTAL PROTECTION WHERE WORK JOINS EXISTING CONDITIONS.
13. ALL PENETRATIONS THROUGH ANY SURFACE SHALL BE THOROUGHLY SEALED WITH APPROPRIATE SEALANT MATERIAL.

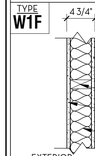
TYPE W1



FIRE RATING NONE
FIRE TESTING NONE
HEIGHT TO DECK ABOVE

INTERIOR FACE: 5/8" GYPSUM BOARD
SEE FINISH SCHEDULE FOR MATERIAL FINISH
STRUCTURE: 2x4 WOOD STUD @ 16" oc
EXTERIOR: 5/8" GYPSUM BOARD
SEE FINISH SCHEDULE FOR MATERIAL FINISH
INSULATION: R13 SOUND INSULATION

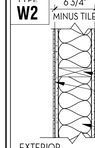
TYPE W1F



FIRE RATING 1 HOUR
FIRE TESTING NONE
HEIGHT TO DECK ABOVE

INTERIOR FACE: 5/8" TYPE 'X' GYPSUM BOARD
SEE FINISH SCHEDULE FOR MATERIAL FINISH
STRUCTURE: 2x4 WOOD STUD @ 16" oc
EXTERIOR: 5/8" TYPE 'X' GYPSUM BOARD
SEE FINISH SCHEDULE FOR MATERIAL FINISH
INSULATION: R13 SOUND INSULATION

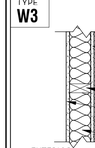
TYPE W2



FIRE RATING NONE
FIRE TESTING NONE
HEIGHT TO DECK ABOVE

INTERIOR FACE: CERAMIC TILE ON 5/8" GLASS MAT, TYPE 'X' GYPSUM BOARD - SEE INTERIOR ELEVATIONS & FINISH SCHEDULE FOR MATERIAL FINISH
STRUCTURE: 2x6 WOOD STUD @ 16" oc
EXTERIOR FACE: CERAMIC TILE ON 5/8" GLASS MAT, TYPE 'X' GYPSUM BOARD - SEE INTERIOR ELEVATIONS & FINISH SCHEDULE FOR MATERIAL FINISH
INSULATION: R19 SOUND INSULATION

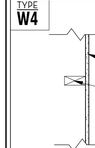
TYPE W3



FIRE RATING NONE
FIRE TESTING NONE
HEIGHT TO DECK ABOVE

INTERIOR FACE: CERAMIC TILE ON 5/8" GLASS MAT GYPSUM BOARD - SEE INTERIOR ELEVATIONS & FINISH SCHEDULE FOR MATERIAL FINISH
STRUCTURE: 2x4 WOOD STUD @ 16" oc
EXTERIOR FACE: 5/8" GYPSUM BOARD
SEE FINISH SCHEDULE FOR MATERIAL FINISH
INSULATION: R13 SOUND INSULATION

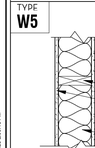
TYPE W4



FIRE RATING NONE
FIRE TESTING NONE
HEIGHT TO DECK ABOVE

INTERIOR FACE: 5/8" GYPSUM BOARD
SEE FINISH SCHEDULE FOR MATERIAL FINISH
STRUCTURE: 2x4 WOOD STUD @ 16" oc

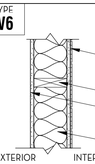
TYPE W5



FIRE RATING 1 HOUR
FIRE TESTING NONE
HEIGHT TO DECK ABOVE

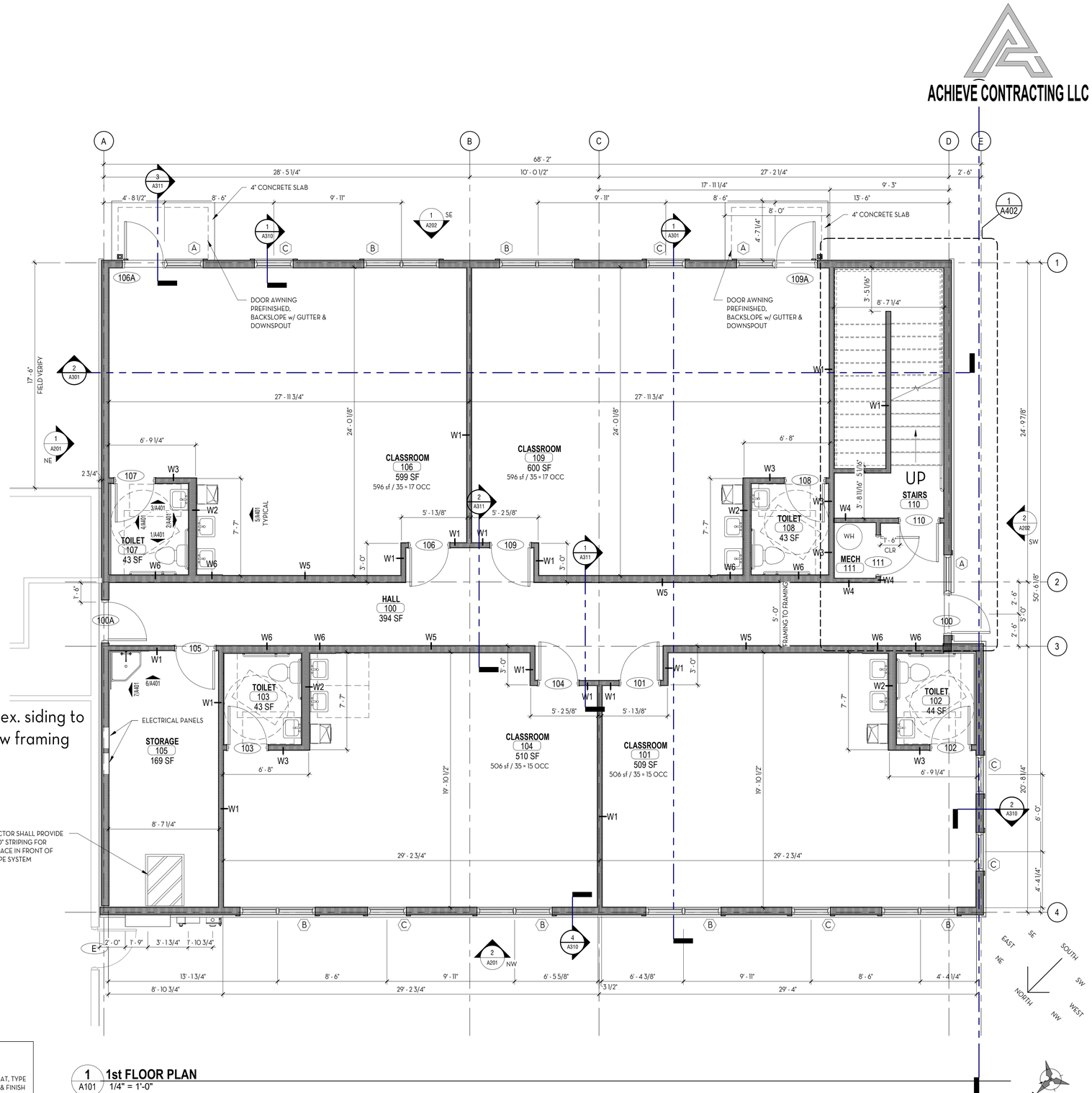
INTERIOR FACE: 5/8" TYPE 'X' GYPSUM BOARD
SEE FINISH SCHEDULE FOR MATERIAL FINISH
STRUCTURE: 2x6 WOOD STUD @ 16" oc
EXTERIOR FACE: 5/8" TYPE 'X' GYPSUM BOARD
SEE FINISH SCHEDULE FOR MATERIAL FINISH
INSULATION: R19 SOUND INSULATION

TYPE W6



FIRE RATING 1 HOUR
FIRE TESTING NONE
HEIGHT TO DECK ABOVE

INTERIOR FACE: CERAMIC TILE ON 5/8" GLASS MAT, TYPE 'X' GYPSUM BOARD - SEE INTERIOR ELEVATIONS & FINISH SCHEDULE FOR MATERIAL FINISH
STRUCTURE: 2x6 WOOD STUD @ 16" oc
EXTERIOR FACE: 5/8" TYPE 'X' GYPSUM BOARD
SEE FINISH SCHEDULE FOR MATERIAL FINISH
INSULATION: R19 SOUND INSULATION



1 A101 1st FLOOR PLAN
1/4" = 1'-0"

alt architecture
1445 w. 8660 s.
west jordan, utah 84088
www.altarchitecture-ut.com
STATE OF UTAH ANDREW C. TONGISH No. 135322-0301 LICENSED ARCHITECT
ANDY TONGISH 801-865-0633

TITLE 1st FLOOR PLAN
PROJECT A to Z BUILDING BLOCKS
CLIENT JODY ZABRISKIE
ADDRESS 3563 RANCHES PARKWAY EAGLE MOUNTAIN 84005

REVISIONS

NO.	DATE	DESCRIPTION

ISSUED: 4/28/2023
PROJECT #: 23-004
DRAWN BY: act
CHECKED BY: act

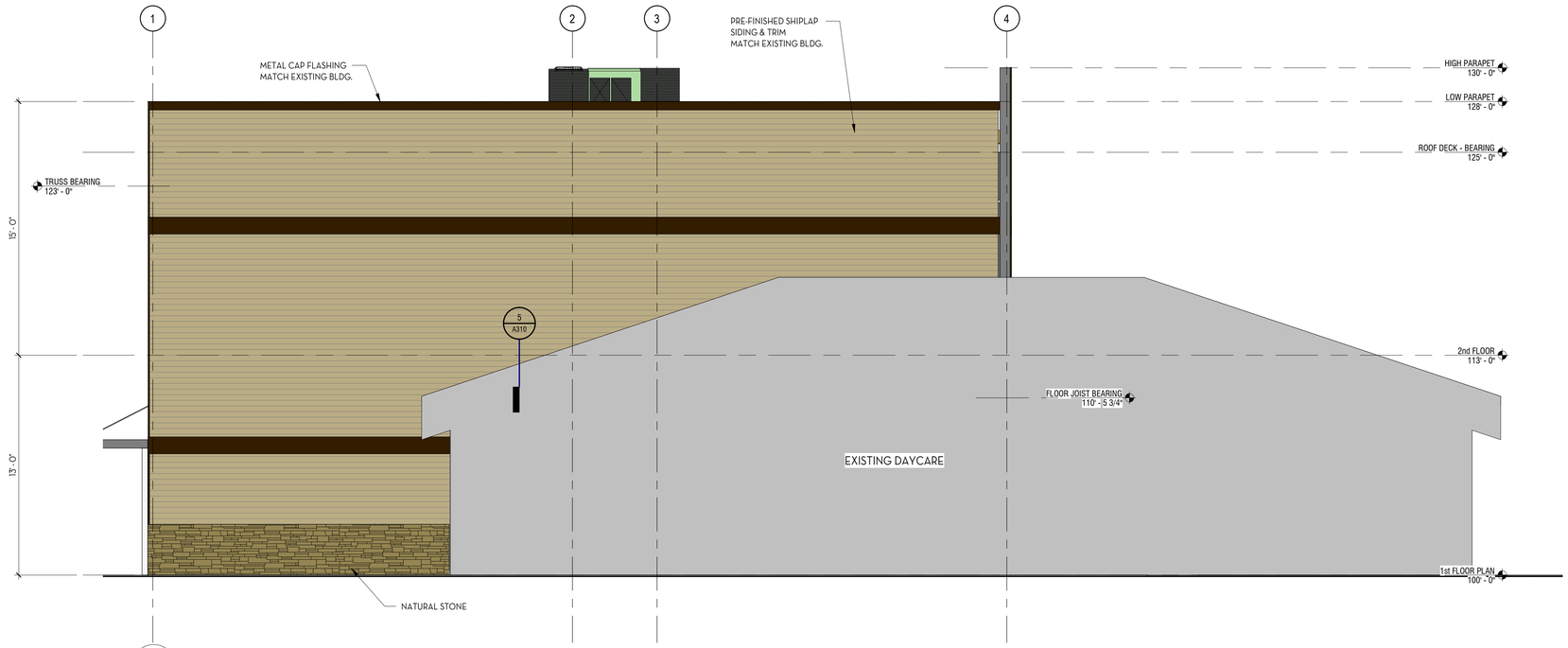
SHEET

1st FLOOR PLAN

A101

6/28/2023 2:20:13 PM

S. Lehmitz reviewed 07/07/2023 - Comments

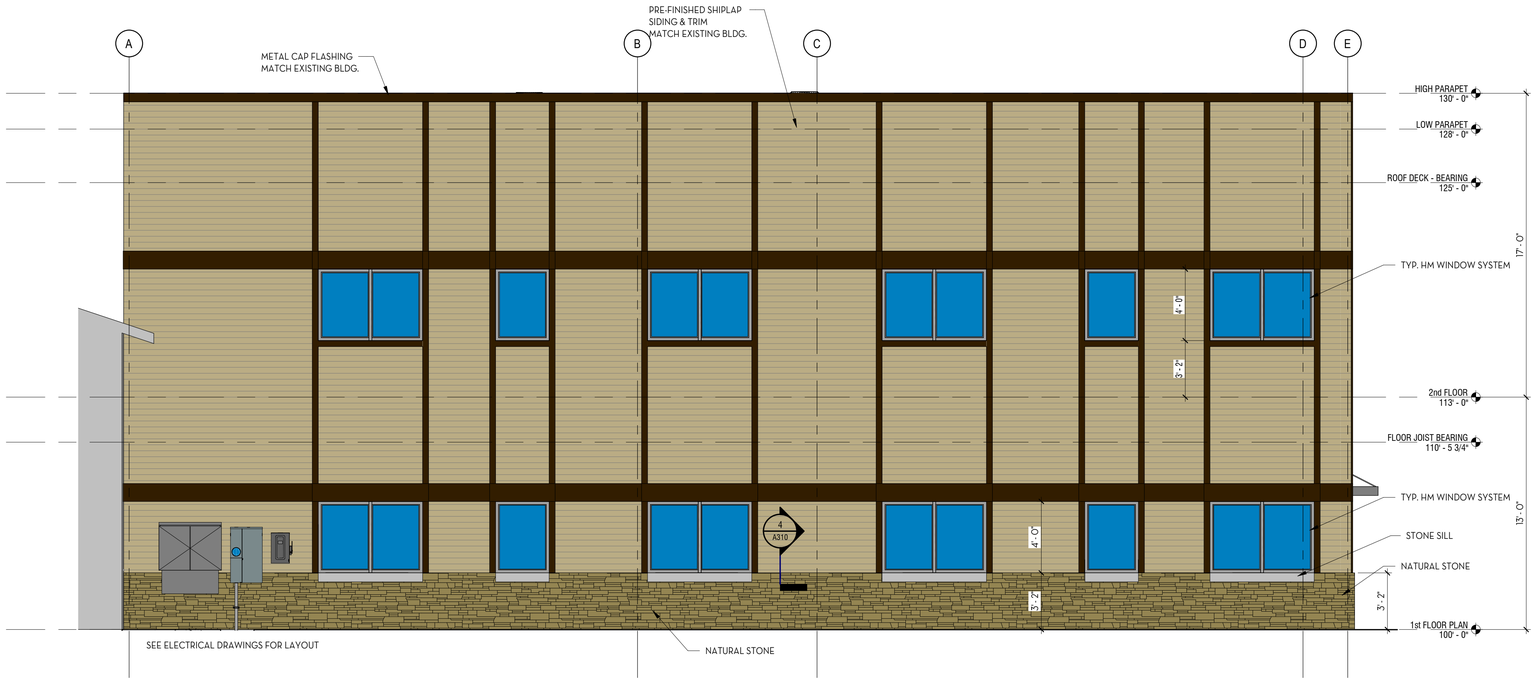


1 A201 **NORTHEAST ELEVATION**
1/4" = 1'-0"

EMMC 17.72.040 D. Building Articulation. Vertical and horizontal articulation and relief reduces the perceived scale of buildings. Buildings shall include facade modulation (stepping portions of the facade), horizontal and vertical divisions (textures or materials), window patterns, offsets, recesses, projections, varied front setbacks or staggered and jogged unit planes within the same structure, and other techniques to help identify individual residential units in a multifamily structure, and to avoid large, featureless and/or panelized surfaces on commercial buildings. Large uninterrupted expanses of a building wall are prohibited. (Repeat comment)

EMMC 17.72.040.E. Architectural Detailing. Pedestrian-scaled architectural features/details shall be incorporated into commercial and multifamily buildings to orient the building to pedestrian activity and to increase the overall visual appeal of the structure.
1. Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and moldings, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers, and trellis structures. All sides of a building shall include the chosen details. (Repeat comment)

EMMC 17.72.040.F. Building Materials. Buildings should incorporate materials used throughout the city and be similar in character and architectural theme as significant neighboring structures.
...
2. All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides, including brick, rock, fiber/cement siding, wood, glass, stucco, and colored architectural CMU (concrete masonry unit). Stucco may not be used on more than 50 percent of a building. Metal, plain CMU, or other materials deemed appropriate by the planning commission and city council may be used as accents only. (Repeat comment)



2 A201 **NORTHWEST ELEVATION**
1/4" = 1'-0"

6/28/2023 2:00:14 PM

ACHIEVE CONTRACTING LLC

The prior elevations that were approved had more architectural details than the current proposal. The Planning Commission and City Council are likely going to want to see details equal to or greater than what was earlier approved. (Repeat comment)

Please provide details on all materials used. (Repeat comment)

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west jordan, utah 84088
www.altarchitecture-ut.com
STATE OF UTAH ANDREW C. TONGISH No. 135322-0301 LICENSED ARCHITECT
ANDY TONGISH 801-865-0633

TITLE: EXTERIOR ELEVATIONS
PROJECT: A to Z BUILDING BLOCKS
CLIENT: JODY ZABRISKIE
ADDRESS: 3563 RANCHES PARKWAY EAGLE MOUNTAIN 84005

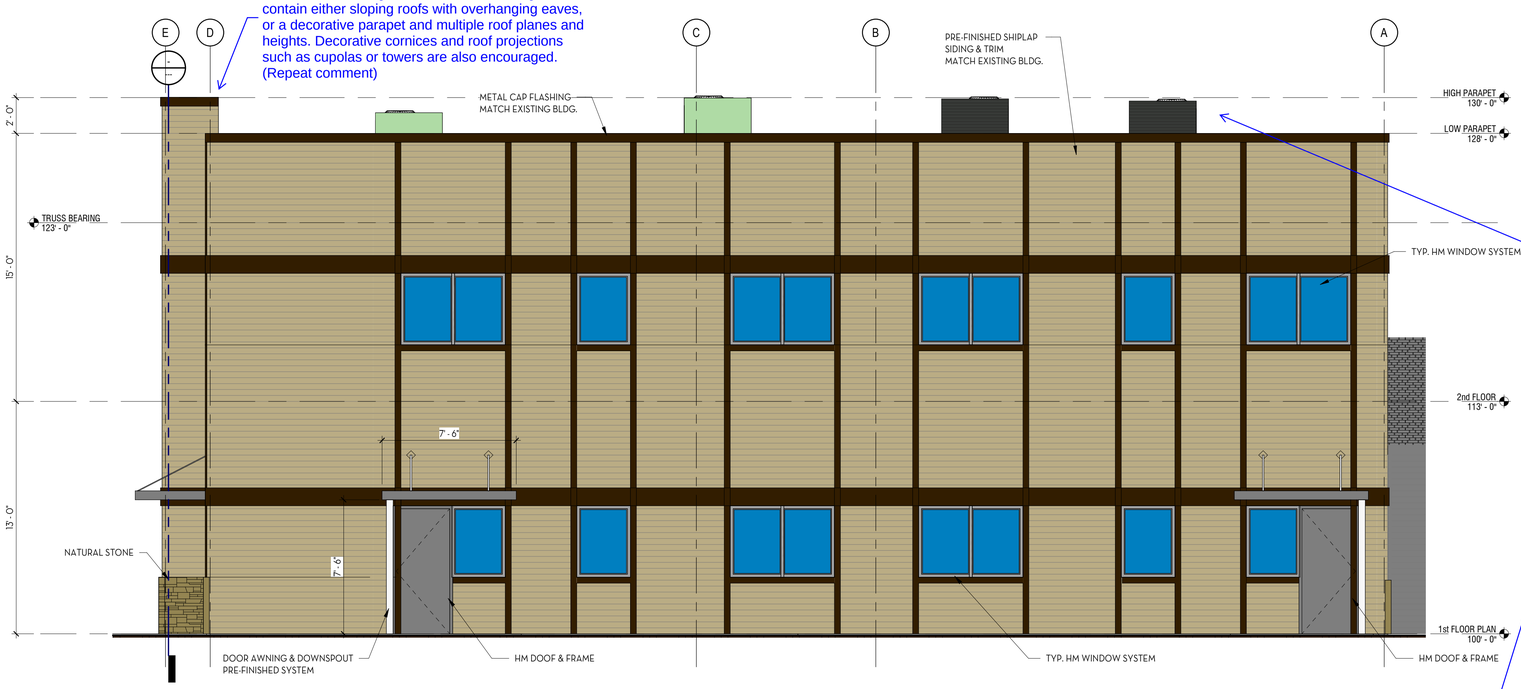
REVISIONS

NO.	DATE	DESCRIPTION

ISSUED: 4/28/2023
PROJECT #: 23-004
DRAWN BY: act
CHECKED BY: act

SHEET
EXTERIOR ELEVATIONS
A201

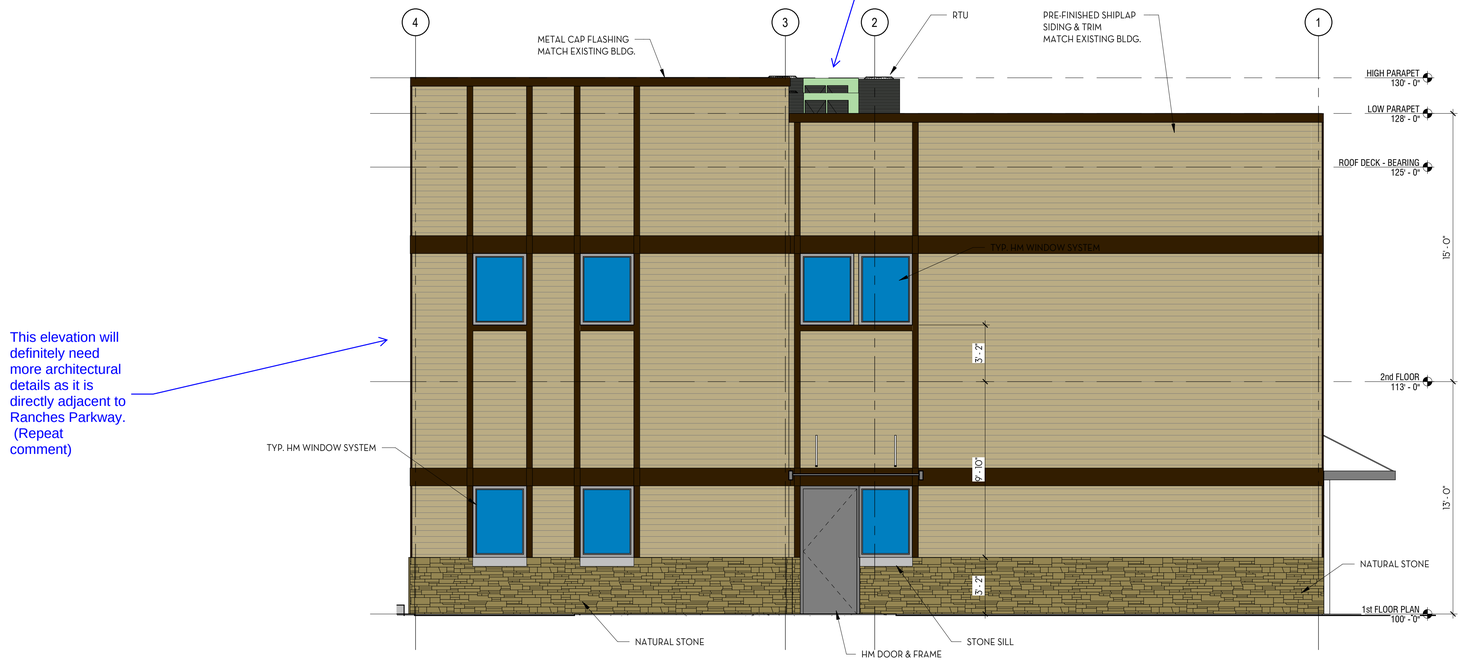
EMMC 17.72.040 (C) Roof Design. The primary roof form of a structure should help reduce the perceived scale of the building. All commercial buildings shall contain either sloping roofs with overhanging eaves, or a decorative parapet and multiple roof planes and heights. Decorative cornices and roof projections such as cupolas or towers are also encouraged. (Repeat comment)



1 A202 **SOUTHEAST ELEVATION**
1/4" = 1'-0"

Mechanical equipment on roof must be screened from view. (Repeat comment)

This elevation will definitely need more architectural details as it is directly adjacent to Ranches Parkway. (Repeat comment)



2 A202 **SOUTHWEST ELEVATION**
1/4" = 1'-0"

ACHIEVE CONTRACTING LLC

alt architecture
1445 w. 8660 s.
west jordan, utah 84088
www.altarchitecture-ut.com

STATE OF UTAH
ANDREW C. TONGISH
No. 135322-0301
LICENSED ARCHITECT

ANDY TONGISH 801-865-0633

TITLE: EXTERIOR ELEVATIONS
PROJECT: A to Z BUILDING BLOCKS
CLIENT: JODY ZABRISKIE
ADDRESS: 3563 RANCHES PARKWAY EAGLE MOUNTAIN 84005

REVISIONS

NO.	DATE	DESCRIPTION

ISSUED: 4/28/2023
PROJECT #: 23-004
DRAWN BY: act
CHECKED BY: act

SHEET

EXTERIOR ELEVATIONS

A202

6/28/2023 2:00:14 PM

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 4

Product Certifications

Quick Facts

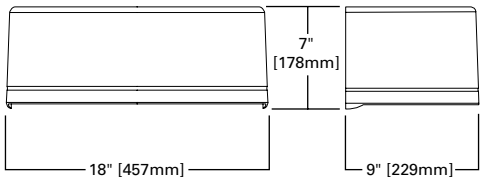
- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 66W)
- Efficacy up to 143 lumens per watt

Connected Systems

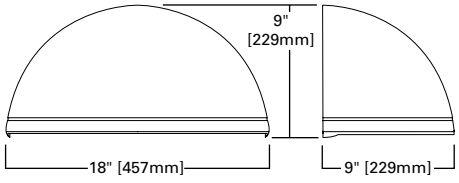
- WaveLinx
- Enlighted

Dimensional Details

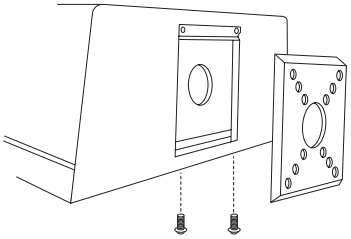
Cylinder



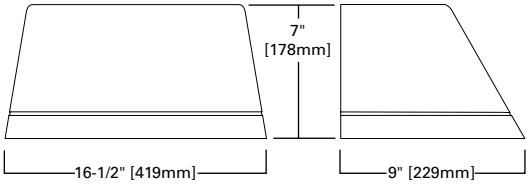
Quarter Sphere



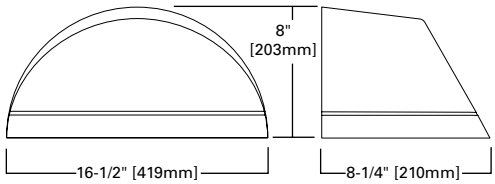
Hook -n- Lock



Trapezoid



Wedge



Ordering Information

SAMPLE NUMBER: **ISC-SA1F-740-U-T3-BZ**

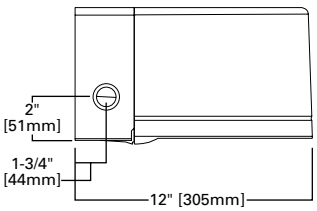
Product Family [1]	Light Engine		Color Temperature	Voltage	Distribution	Finish
	Configuration	Drive Current				
ISC=Impact Elite LED Small Cylinder **ISS**=Impact Elite LED Small Quarter Sphere **IST**=Impact Elite LED Small Trapezoid **ISW**=Impact Elite LED Small Wedge	**SA1**=1 Square	**A**=350mA **B**=450mA **C**=600mA **D**=800mA **E**=1000mA **F**=1200mA [2]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [3, 4]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [2, 5] **9**=347V [2]	**T2**=Type II **T3**=Type III **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately)
HA=50°C High Ambient [8] **AHD145**=After Hours Dim, 5 Hours, 50% [9] **AHD245**=After Hours Dim, 6 Hours, 50% [9] **AHD255**=After Hours Dim, 7 Hours, 50% [9] **AHD355**=After Hours Dim, 8 Hours, 50% [9] **CBP**=Battery Pack with Back Box, Cold Weather Rated [13, 15] **CBP-CEC**=Battery Pack with Back Box, Cold Weather Rated, CEC compliant [13] **LCF**=Light Square Trim Plate Painted to Match Housing **HSS**=Factory Installed House Side Shield [16] **ULG**=Uplight Glow [6, 7] **CC**=Coastal Construction [22] **TR**=Tamper Resistant Hardware **X**=Driver Surge Protection (6kV) Only [17] **20K**=Series 20kV UL 1449 Surge Protective Device	**BPC**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) **PR7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [2, 6, 7] **SPB1**=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [12, 23] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting [12, 23] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting [12, 23] **MS/DIM-LXX**=Motion Sensor for Dimming Operation [7, 10, 11, 12] **LWR-LW**=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height [6, 12, 13] **LWR-LN**=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height [6, 12, 13] **ZW**=WaveLinx-Enabled Module and 4-PIN Receptacle [7] **ZD**=WaveLinx-Enabled Module with DALI Driver and 4-PIN Receptacle [7] **ZW-SWPD4XX**=WaveLinx Control Module and Wireless Sensor – 7'-15' [7, 18, 20] **ZW-SWPD5XX**=WaveLinx Control Module and Wireless Sensor – 15'-40' [7, 18, 20] **ZW-WOBXX**=WaveLinx Control Module and LC Bluetooth Sensor – 7'-15' [7, 18, 20] **ZW-WOFXX**=WaveLinx Control Module and LC Bluetooth Sensor – 15'-40' [7, 18, 20] **ZD-SWPD4XX**=WaveLinx with DALI Driver and Wireless Sensor – 7'-15' [7, 18, 20] **ZD-SWPD5XX**=WaveLinx with DALI Driver and Wireless Sensor – 15'-40' [7, 18, 20] **ZD-WOBXX**=WaveLinx with DALI Driver and LC Bluetooth Sensor – 7'-15' [7, 18, 20] **ZD-WOFXX**=WaveLinx with DALI Driver and LC Bluetooth Sensor – 15'-40' [7, 18, 20]	**MA1253**=10kV Circuit Module Replacement **MA1254-XX**=Thruway Back Box - Impact Elite Trapezoid **MA1255-XX**=Thruway Back Box - Impact Elite Cylinder **MA1256-XX**=Thruway Back Box - Impact Elite Quarter Sphere **MA1257-XX**=Thruway Back Box - Impact Elite Wedge **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor **WOLC-7P-10A**=WaveLinx Outdoor Control Module (7-pin) [7, 19] **SWPD4-XX**=Wavelinx Wireless Sensor, 7' – 15' Mounting Height [7, 18, 20, 21] **SWPD5-XX**=Wavelinx Wireless Sensor, 15' – 40' Mounting Height [7, 18, 20, 21]

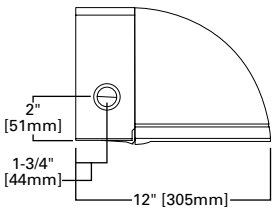
NOTES:
1. DesignLight Consortium® Qualified. Refer to www.designlights.org, Qualified Products List under Family Models for details.
2. Not available with ULG option.
3. Choose Drive Current "B" for Amber 590nm, which is provided at 500mA only
4. Narrow-band 590nm +/- 5nm for wildlife and observatory use.
5. 480V must use Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
6. Not available with ISS or ISW.
7. Cannot be used in conjunction with other control options.
8. Suitable for 50°C provided no options other than motion sensor are included and driver output set to 1000mA or less.
9. Requires the use of photocontrol. Not available with 350mA drive current. See After Hours Dim supplemental guide for additional information.
10. Replace LXX with L08 (<8' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting.)
11. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
12. Includes integral photocell.
13. Enlighted wireless sensors are factory installed and require network components in appropriate quantities.
14. Battery pack operating temperature of -20C to +40C. Operates downlight for 90-minutes.
15. Must specify 120V or 277V.
16. Not for use with 5NQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected.
17. Removes additional surge module.
18. Replace XX with sensor color (WH, BZ, or BK).
19. Requires PR7.
20. For WaveLinx applications, WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. Gateway not required for WaveLinx Lite Commercial (LC) applications.
21. Requires ZW or ZD receptacle.
22. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
23. Smart device with mobile application required to change system defaults. See controls section for details.

Thruway Back Box

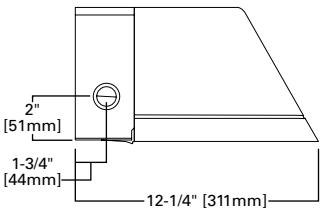
Cylinder



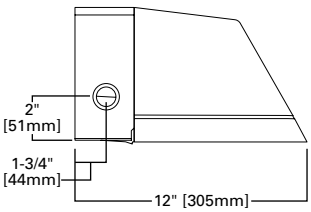
Quarter Sphere



Trapezoid



Wedge



Product Specifications

Construction
- Heavy-wall, die-cast aluminum housing and removable hinged door frame
- Optional tamper-resistant fasteners offer vandal resistant access

Optics
- High-efficiency injection-molded AccuLED optics technology
- 10 optical distributions
- IDA Certified (3000K CCT and warmer only)

Electrical
- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting
- Utilizes "Hook-N-Lock" mounting mechanism, securing to a gasketed and zinc plated mounting attachment
- Two black oxide coated Allen set screws concealed but accessible from below

Finish
- Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

1 Light Squares (AF)		Cylinder (ISC) and Quarter Sphere (ISS)						Trapezoid (IST) and Wedge (ISW)					
Drive Current (mA)		350	450	600	800	1000	1200	350	450	600	800	1000	1200
Power (Watts)	120-277V	20.1	25.4	34.2	45.2	58.2	66.0	20.1	25.4	34.2	45.2	58.2	66.0
Current (A)	120	0.17	0.22	0.29	0.38	0.48	0.56	0.17	0.22	0.29	0.38	0.48	0.56
	277V	0.09	0.10	0.13	0.17	0.21	0.25	0.09	0.10	0.13	0.17	0.21	0.25
Power (Watts)	347V or 480V	23.3	28.7	36.6	49.5	60.7	70.1	23.3	28.7	36.6	49.5	60.7	70.1
Current (A)	347V	0.07	0.08	0.11	0.15	0.18	0.21	0.07	0.08	0.11	0.15	0.18	0.21
	480V	0.05	0.06	0.08	0.11	0.13	0.16	0.05	0.06	0.08	0.11	0.13	0.16
Optics (4000K, 70 CRI)													
T2	Lumens	2,802	3,500	4,618	5,778	7,231	7,895	2,772	3,475	4,576	5,733	7,175	7,834
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	139	138	135	128	124	120	138	137	134	127	123	119
T3	Lumens	2,778	3,470	4,578	5,729	7,169	7,827	2,731	3,424	4,508	5,648	7,069	7,718
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	138	137	134	127	123	119	136	135	132	125	121	117
T4FT	Lumens	2,751	3,436	4,534	5,673	7,099	7,751	2,762	3,462	4,559	5,712	7,149	7,805
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	137	135	133	126	122	117	137	136	133	126	123	118
T4W	Lumens	2,780	3,473	4,582	5,733	7,174	7,833	2,739	3,434	4,522	5,665	7,089	7,740
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	138	137	134	127	123	119	136	135	132	125	122	117
SL2	Lumens	2,763	3,451	4,554	5,698	7,130	7,785	2,730	3,422	4,507	5,646	7,066	7,715
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2
	Lumens Per Watt	137	136	133	126	123	118	136	135	132	125	121	117
SL3	Lumens	2,745	3,429	4,524	5,660	7,084	7,734	2,709	3,396	4,472	5,603	7,012	7,655
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	137	135	132	125	122	117	135	134	131	124	120	116
SL4	Lumens	2,680	3,348	4,417	5,526	6,916	7,551	2,666	3,342	4,401	5,514	6,900	7,534
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	133	132	129	122	119	114	133	132	129	122	119	114
SLL	Lumens	2,447	3,057	4,033	5,046	6,315	6,895	2,459	3,083	4,059	5,086	6,365	6,949
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	122	120	118	112	109	104	122	121	119	113	109	105
RW	Lumens	2,883	3,601	4,751	5,945	7,440	8,123	2,818	3,533	4,652	5,828	7,294	7,964
	BUG Rating	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1
	Lumens Per Watt	143	142	139	132	128	123	140	139	136	129	125	121

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards
** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

View Impact Elite IES files

Control Options

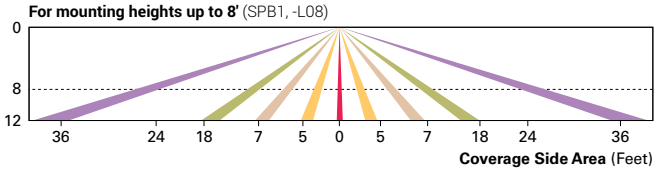
0-10V (DIM)
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC and PR7)
Optional button-type photocontrol provides a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels.

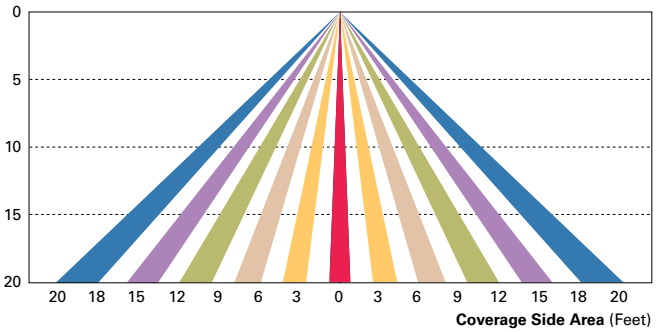
After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX)
These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.

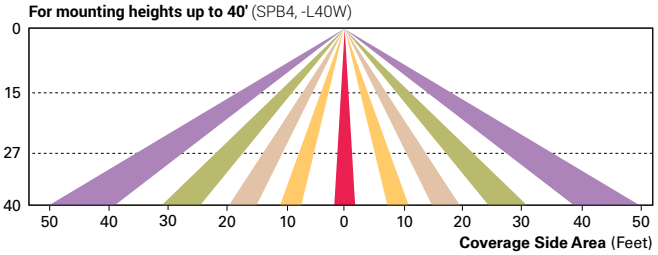
For mounting heights up to 8' (SPB1, -L08)



For mounting heights up to 20' (SPB2, -L20)

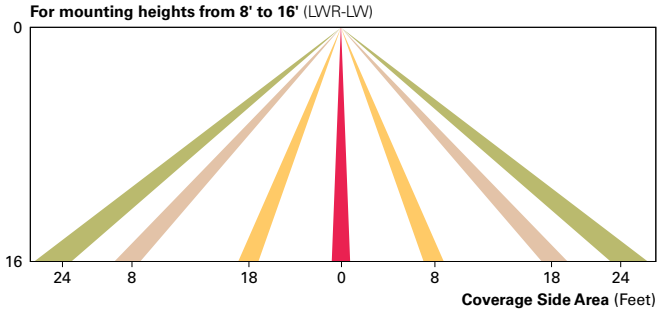


For mounting heights up to 40' (SPB4, -L40W)

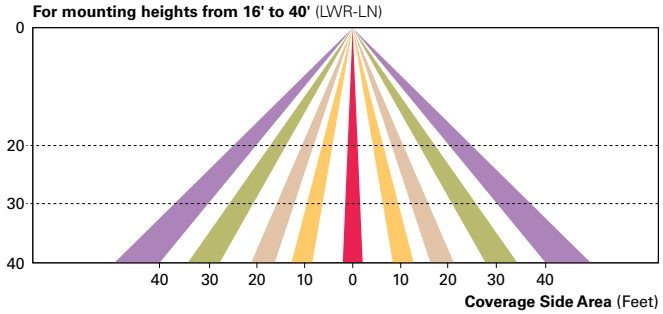


Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN)
Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)
The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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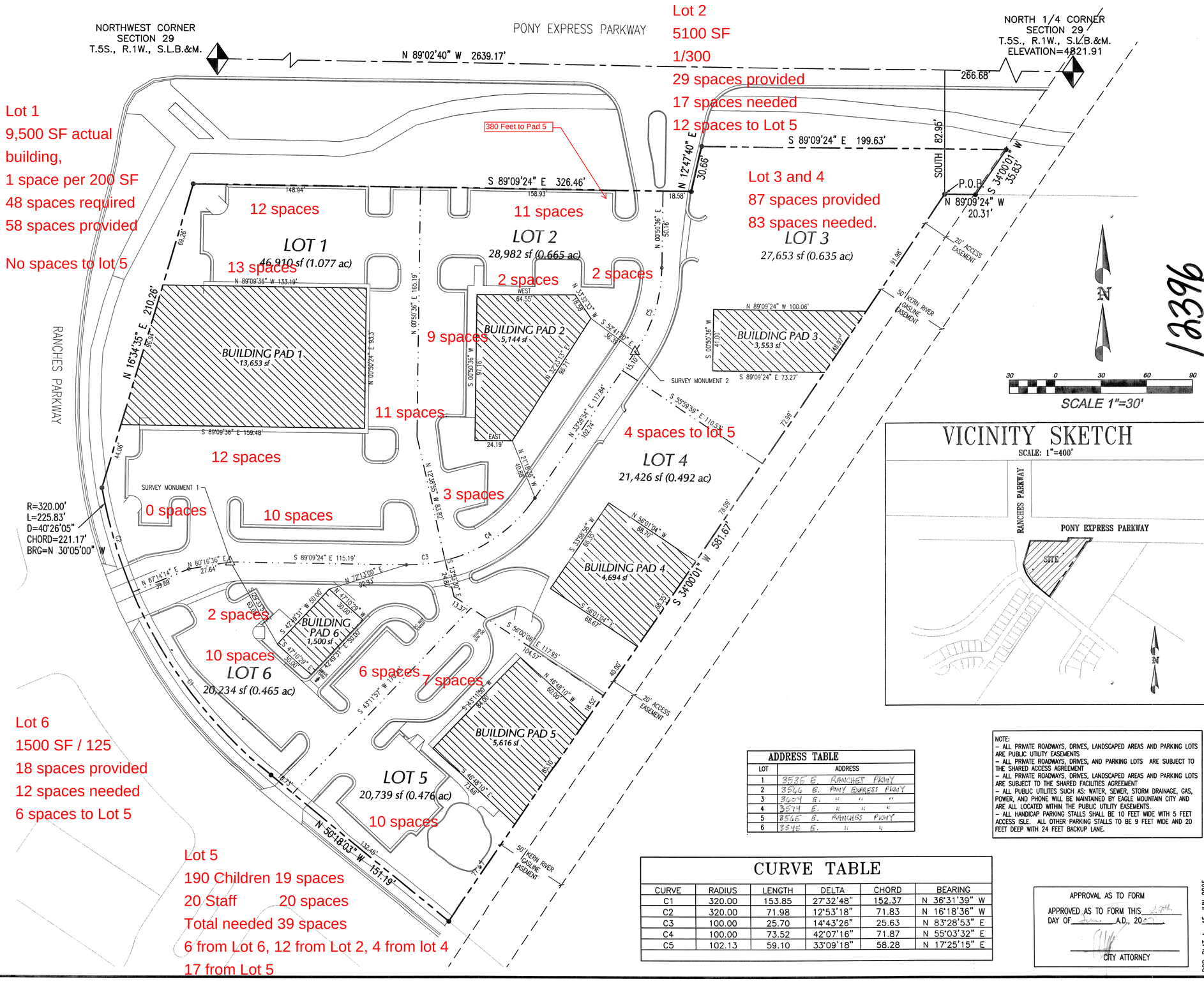
All Rights Reserved.

Specifications and dimensions subject to change without notice.



SURVEYOR'S CERTIFICATE

I, Owen V. Tippets, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 164947 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 INTO LOTS, STREETS, EASEMENTS, PRIVATE, LIMITED COMMON, AND COMMON AREA 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.

MARCH 6, 2007 — DATE

SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PONY EXPRESS PARKWAY AS SHOWN ON "THE RANCHES PARKWAY/PONY EXPRESS PARKWAY ROAD DEDICATION PLAT" RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP FILING #8060, WHICH POINT IS N 89°02'40" W ALONG THE SECTION LINE 266.68 FEET AND SOUTH 82.95 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

RUNNING THENCE S 34°00'01" W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE KERN RIVER GAS TRANSMISSION COMPANY EASEMENT (ENTRY #10145-90) 581.67 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE RANCHES PARKWAY AS SHOWN ON "PLAT A CHIMNEY ROCK AT RED HAWK RANCH SUBDIVISION" AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP FILING #8096; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: (1) N 50°18'03" W 151.19 FEET, (2) NORTHWESTERLY 225.83 FEET ALONG THE ARC OF A 320.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ANGLE OF 40°26'05" (CHORD= N 30°05'00" W 221.17 FEET); THENCE N 16°34'35" E 210.26 FEET TO A POINT ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PONY EXPRESS PARKWAY; THENCE EASTERLY ALONG SAID LINE S 89°09'24" E 326.46 FEET; THENCE N 12°47'40" E 30.66 FEET; THENCE S 89°09'24" E 199.63 FEET; THENCE S 34°00'01" W 35.83 FEET TO POINT ALONG SAID SOUTHERLY RIGHT-OF-WAY; THENCE N 89°09'24" W 20.31 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING.

CONTAINING 3.810 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, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9 J7, 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)

ACKNOWLEDGMENT

ON THE 5th DAY OF March, 2007, 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 3-25-07

NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MT. CITY COUNTY OF UTAH, APPROVES THIS PLANNED UNIT DEVELOPMENT 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 5th DAY OF June, A.D. 20 07

MAYOR

APPROVED — CITY ENGINEER (SEE SEAL BELOW)

ATTEST — CLERK-RECORDER (SEE SEAL BELOW)

ADDRESS TABLE	
LOT	ADDRESS
1	3535 E. RANCHES PKWY
2	3566 E. PONY EXPRESS PKWY
3	3604 E. " "
4	3574 E. " "
5	8566 E. RANCHES PKWY
6	3548 E. " "

NOTE:
- ALL PRIVATE ROADWAYS, DRIVES, LANDSCAPED AREAS AND PARKING LOTS ARE PUBLIC UTILITY EASEMENTS
- ALL PRIVATE ROADWAYS, DRIVES, AND PARKING LOTS ARE SUBJECT TO THE SHARED ACCESS AGREEMENT
- ALL PRIVATE ROADWAYS, DRIVES, LANDSCAPED AREAS AND PARKING LOTS ARE SUBJECT TO THE SHARED FACILITIES AGREEMENT
- ALL PUBLIC UTILITES SUCH AS: WATER, SEWER, STORM DRAINAGE, GAS, POWER, AND PHONE WILL BE MAINTAINED BY EAGLE MOUNTAIN CITY AND ARE ALL LOCATED WITHIN THE PUBLIC UTILITY EASEMENTS.
- ALL HANDICAP PARKING STALLS SHALL BE 10 FEET WIDE WITH 5 FEET ACCESS ISLE. ALL OTHER PARKING STALLS TO BE 9 FEET WIDE AND 20 FEET DEEP WITH 24 FEET BACKUP LANE.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	320.00	153.85	27°32'48"	152.37	N 36°31'39" W
C2	320.00	71.98	12°53'18"	71.83	N 16°18'36" W
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C4	100.00	73.52	42°07'16"	71.87	N 55°03'32" E
C5	102.13	59.10	33°09'18"	58.28	N 17°25'15" E

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 4th DAY OF April A.D., 2007

CITY ATTORNEY

PLAT "A" PARKWAY CROSSROADS

LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, T5S, R1W, SLB&M

PLANNED UNIT DEVELOPMENT EAGLE MT. CITY, UTAH COUNTY, STATE OF UTAH

SCALE: 1" = 30 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
		4-12-07	

ENT 112975:2007 BK 8 1239
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2007 Aug 03 3:43 pm FEE 0.00 BY SS
RECORDED FOR EAGLE MOUNTAIN CITY

12396

POR_PLAT A 15 JUN 2005

SEC. 29 T.5S. R.1W. 16-038 ST

DocuSign Envelope ID: B9462323-A137-490C-9847-3E59DAF37ABA

PARKING SPACE LEASE AGREEMENT

This Parking Space Lease Agreement (this "**Lease**") is made as of June 21, 2023 by and between PARKWAY CROSSROADS, LLC, a Utah limited liability company ("**Landlord**"), and ZABRISKIE PROPERTIES #6, LLC, a Utah limited liability company ("**Tenant**"). Landlord and Tenant are each individually a "**Party**" and collectively the "**Parties**".

WHEREAS, Landlord is the owner of two lots located at 3535 Ranches Parkway, Eagle Mountain, UT 84005, Utah County Parcel IDs 49:675:0001 and 49:675:0006, respectively (both lots collectively hereinafter the "**Burdened Lots**"); and

WHEREAS, Tenant is the owner of one lot located at 3535 Ranches Parkway, Eagle Mountain, UT 84005, Utah County Parcel ID 49:938:0002 (the "**Tenant's Lot**"), and desires to lease from Landlord 22 parking stalls located on the Burdened Lots, subject to the terms and conditions set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby covenant and agree as follows.

1. Lease of Parking Stalls. Landlord hereby leases to Tenant and Tenant leases from Landlord 22 parking stalls (the "**Assigned Stalls**") from the Burdened Lots. Initially, the Assigned Stalls shall not be specifically designated but Landlord may, in its sole discretion, make such designations at any time while this Agreement is in effect.

2. Term. This Lease shall commence on the date Tenant receives a certificate of occupancy from Eagle Mountain City for its expanded building project (the "**Commencement Date**") and shall automatically renew each year on the anniversary of the Commencement Date at the same terms, subject to the Annual Rent Increase described below, unless otherwise communicated in writing by either party at least 30 days before renewal. In the event Eagle Mountain City denies Tenant’s commercial site plan amendment proposal or building permit as currently programmed, Tenant shall have the right to rescind this agreement without penalty. Similarly, the parties agree to renegotiate in good faith any adjustment in parking requirements mandated by Eagle Mountain City, but neither party shall be obligated to amend this agreement as currently constituted.

3. Rent. Tenant shall pay Landlord monthly rent payments in the amount of $555.50 per month, based on a rate of $25.25 per stall. The rent amount shall increase annually by 3% on the anniversary of the Commencement Date (the "**Annual Rent Increase**"). Rent shall be due monthly on the first of each month and shall be paid to Landlord by ACH transfer or another method agreed upon by the Parties.

4. Use. The Tenant's sole use of the Leased Premises shall be for the parking of vehicles used by its agents, employees, consultants, affiliates, guests, customers, and invitees. The Assigned Stalls are being leased to Tenant so that Tenant's Lot may be in compliance with the number of parking stalls required by the city of Eagle Mountain, Utah, based on the square footage of the building located on Tenant's Lot. This lease is made in full acknowledgement of the Property Owner's Association Declaration recorded against the Burdened Lots and the Tenant's Lot, which includes "cross easements" for parking and drive aisles.

5. Repairs, Maintenance and Alterations. Landlord shall be responsible for repairs and maintenance related to ordinary use of the Assigned Stalls, including snow removal. Tenant shall be responsible for any repairs related to damage caused either negligently or intentionally by Tenant, its agents, employees, consultants, affiliates, guests, customers, and invitees.

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6. Default. In the event that Tenant shall fail to pay Rent on or before the first of a given month, or shall violate or fail to perform any of the covenants contained herein, the following default provisions shall apply:

a. Late Payments. If Tenant shall fail to pay Rent on or before the 6th day of the month, a $100 late fee shall become due on the 7th day. The late fee and past due Rent shall accrue interest at a rate of $10 per day, starting on the 8th day of the month, until all past-due Rent amounts, late fees, and interest charges have been paid in full.

b. Failure to Perform. If Tenant shall violate or fail to perform any of the covenants contained herein, or if Tenant shall fail to pay Rent on or before the 15th day of the month, Landlord shall be entitled to terminate this Lease immediately, upon written notice to Tenant. Landlord's election to terminate under this section shall not preclude Landlord from exercising any other right granted in this Lease, including the collection of rent. Termination will not relieve Tenant of its obligation to pay any rent previously owed to Landlord, and Tenant shall not be entitled to any refund of rent if the Lease is terminated pursuant to this section.

7. Termination. Notwithstanding any other term of this Lease to the contrary, the Parties shall each have the right to terminate this Lease at any time upon not less than 30 days' prior written notice to the other.

8. Notice. All notices sent or required to be sent hereunder shall be delivered in writing to the mailing address provided below by each Party, or by e-mail, or other method as mutually agreed upon by the Parties.

9. Waiver; Invalidity of a Particular Provision. The failure of a Party to exercise or enforce any of its rights under this Lease shall not be a waiver of those rights and shall not affect any other right of that Party under this Lease. If any provision of this Lease shall be found to be void or unenforceable, such findings shall not be construed to render any other provision of this Lease either void or unenforceable and all other provisions shall remain in full force and effect unless the provisions which are invalid or unenforceable shall substantially affect the rights or obligations granted to or undertaken by either Party.

10. Construction; Section Headings. Each term and each provision of this Lease to be performed by the Tenant shall be construed to be both a covenant and a condition. The paragraph headings throughout this Lease are used for convenience only, and shall not be held to explain, modify, amplify, or otherwise aid in the interpretation, construction or meaning of this Lease.

11. Counterparts. This Lease may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[Signature Page Follows]

DocuSign Envelope ID: B9462323-A137-490C-9847-3E59DAF37ABA

IN WITNESS WHEREOF, the Parties have caused this Lease to be executed as of the date first written above.

LANDLORD
PARKWAY CROSSROADS, LLC

DocuSigned by:
Scot Hazard
2031100D64098128...

By Scot Hazard, Manager

TENANT
ZABRISKIE PROPERTIES #6, LLC

DocuSigned by:
Zabriskie
8D3542F5A10C445...

By Jody Zabriskie, Manager

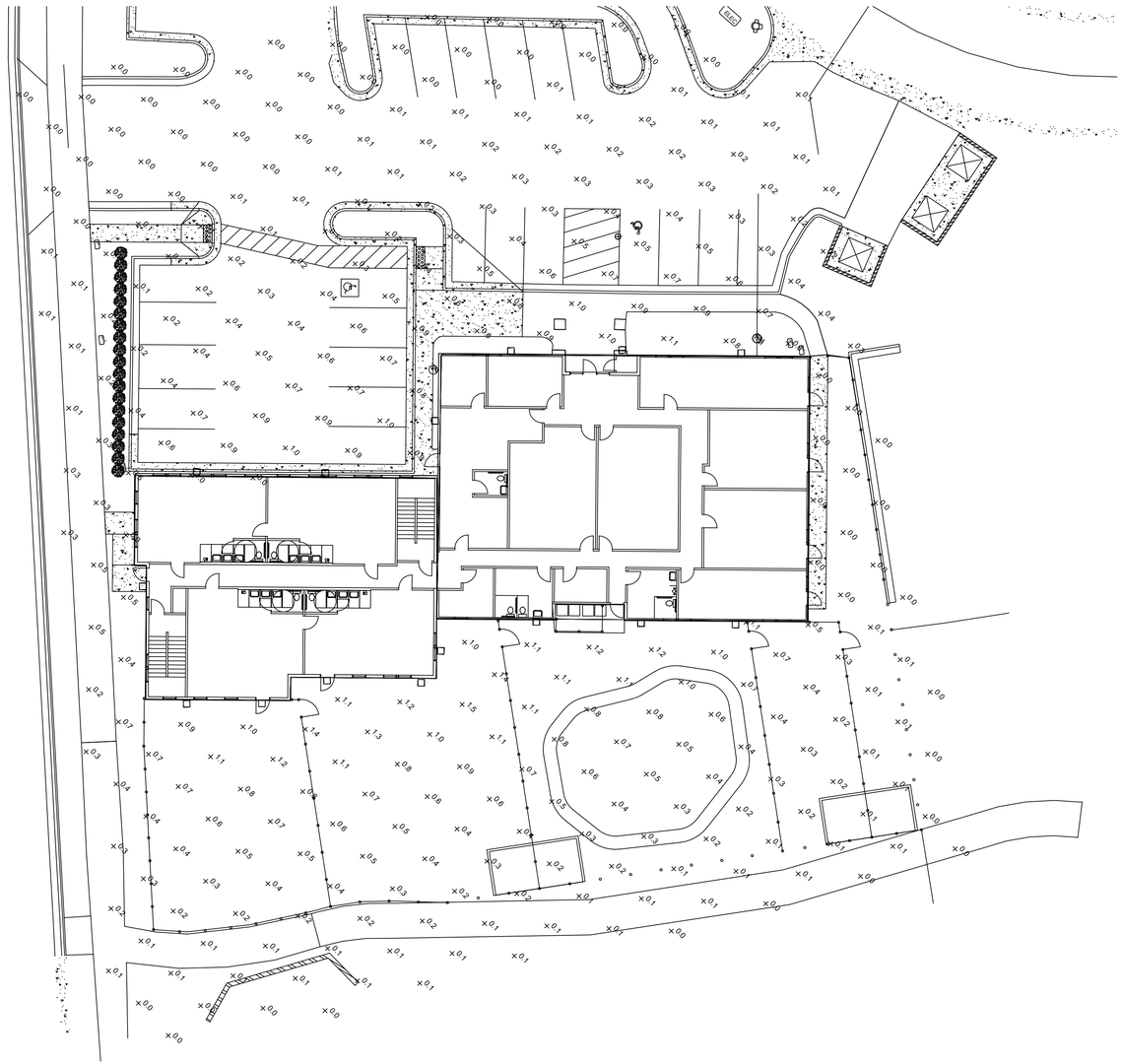
Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Light Loss Factor	Total Lamp Lumens	Wattage	Plot
□	A	15	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	ISS-SA1C-730-U-T4FT	WALL MOUNTED QUARTER SPHERE LIGHT FIXTURE WITH FULL CUTOFF OPTICS. PROVIDE WITH MOTION SENSOR. MOUNT 15' A.F.G.	0.28	4129	34.2	Max: 3362cd

Statistics						
Description	Symbol	Avg	Max	Avg/Max	Max/Avg	UG
Calc Zone #2	+	0.3 fc	1.5 fc	0.2:1	5.00	-1.0

General Notes:

1.– Tie all the exterior lighting to an available circuit through a relay in the lighting control panel. The lighting control panel shall be Hubbell #CX082S08SP-CMDIMCONTRBD. Provide a 0–10V dimmer to set the light intensity of the fixtures. Dim the fixtures to 50% at the end of the business day.

2.– All ligth fixtures shall have a full cutoff.



Site Plan– Lighting Calculation

Scale: 1/16"=1'–0"

ENTELEN
Design - Build, LLC

8707 SANDY PARKWAY
SANDY, UT 84070
PHONE: 801-542-8090
FAX: 801-542-8093

THE IDEAS AND DESIGN INCORPORATED HEREIN, ARE AN INSTRUMENT OF PROFESSIONAL SERVICE, AND IS THE PROPERTY OF ENTELEN, AND SHALL NOT BE USED IN WHOLE OR PART ON ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM ENTELEN – 2009

Enneds
Enhanced Engineering Research and Development Services
5415 S. Woodruff Way
Salt Lake City, Utah 84108
(801) 571-5744

Job #0185

No.	Revisions	Date

Project Title
A TO Z BUILDING BLOCKS
3563 RANCHES PARKWAY
EAGLE MOUNTAIN, UTAH

Sheet Title
SITE PLAN LIGHTING CALCULATION

File No.

Drawn by:

Reviewed by:

Date Issued:
August 27th, 2021

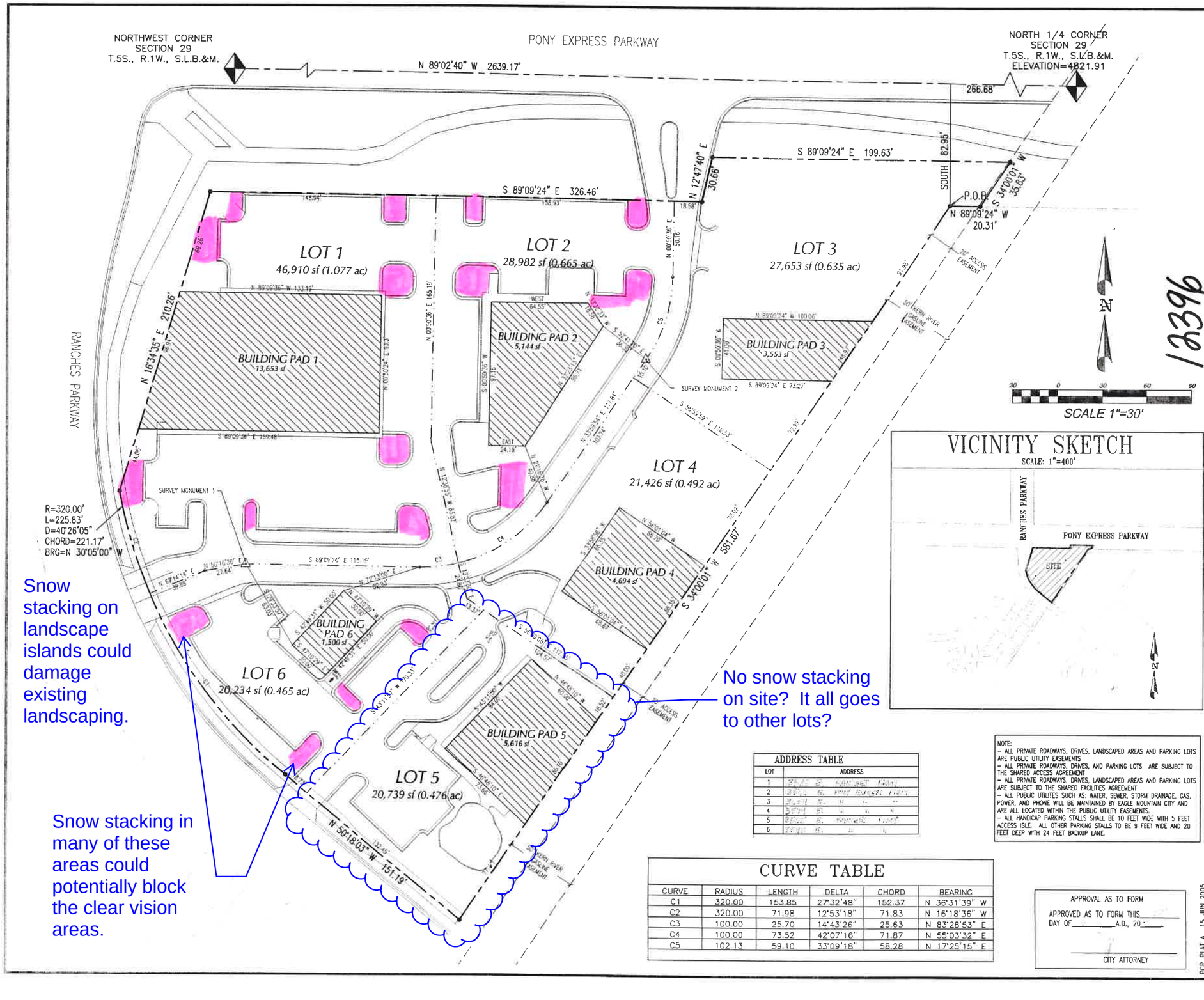
Seal

Sheet No.
E101

Shared Parking					
Lot	Parking Provided	Parking Required	Difference	Parking shared with Lot 5 (A to Z)	Excess Stalls remaining
1	58	48	10	0	10
2	29	17	12	12	0
3&4	87	83	4	4	0
6	18	12	6	6	0
Total	192	160	32	22	10

A to Z Parking Reqirements					
Lot	Parking Required	Parking Provided	Difference	Shared Parking provided	Parking Total with Shared Parking
5 (A to Z)	39	17	-22	22	0

S. Lehmitz reviewed 07/07/2023 - Comments



Snow stacking on landscape islands could damage existing landscaping.

Snow stacking in many of these areas could potentially block the clear vision areas.

No snow stacking on site? It all goes to other lots?

VICINITY SKETCH

SCALE: 1"=400'

SURVEYOR'S CERTIFICATE

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_____ DATE

_____ SURVEYOR (SEE SEAL BELOW)

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_____ _____

OWNER(S): PRINTED NAME OF OWNER

_____ AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

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MY COMMISSION EXPIRES _____ _____ NOTARY PUBLIC

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_____ _____ MAYOR

APPROVED _____ CITY ENGINEER (SEE SEAL BELOW) ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

ADDRESS TABLE	
LOT	ADDRESS
1	[illegible]
2	[illegible]
3	[illegible]
4	[illegible]
5	[illegible]
6	[illegible]

NOTE:
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APPROVAL AS TO FORM

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

_____ CITY ATTORNEY

PLAT "A" PARKWAY CROSSROADS

LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, T5S, R1W, SLB&M

PLANNED UNIT DEVELOPMENT EAGLE MT. CITY, UTAH COUNTY, STATE OF UTAH

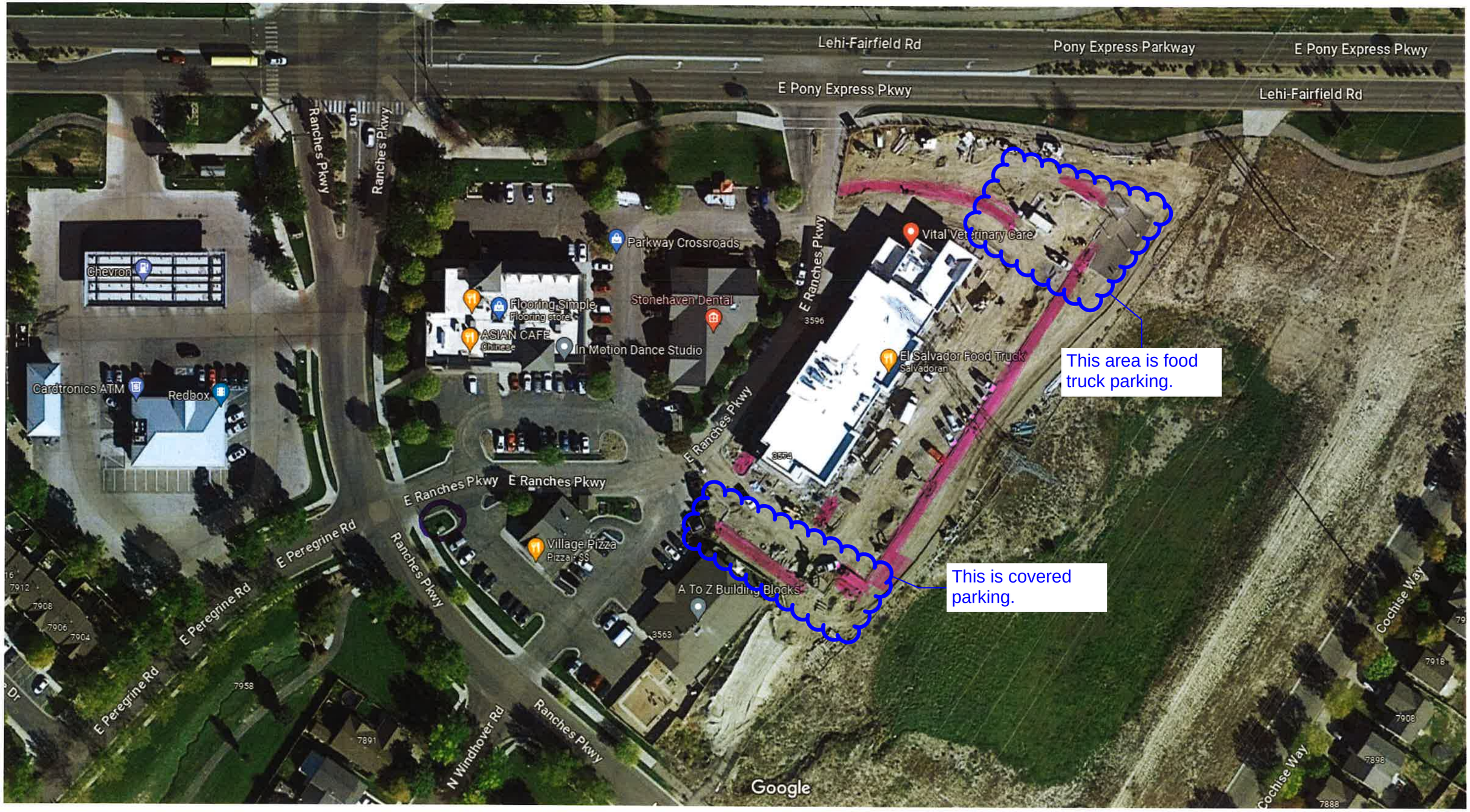
SCALE: 1" = 30 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

POR_PLAT A 15 JUN 2005

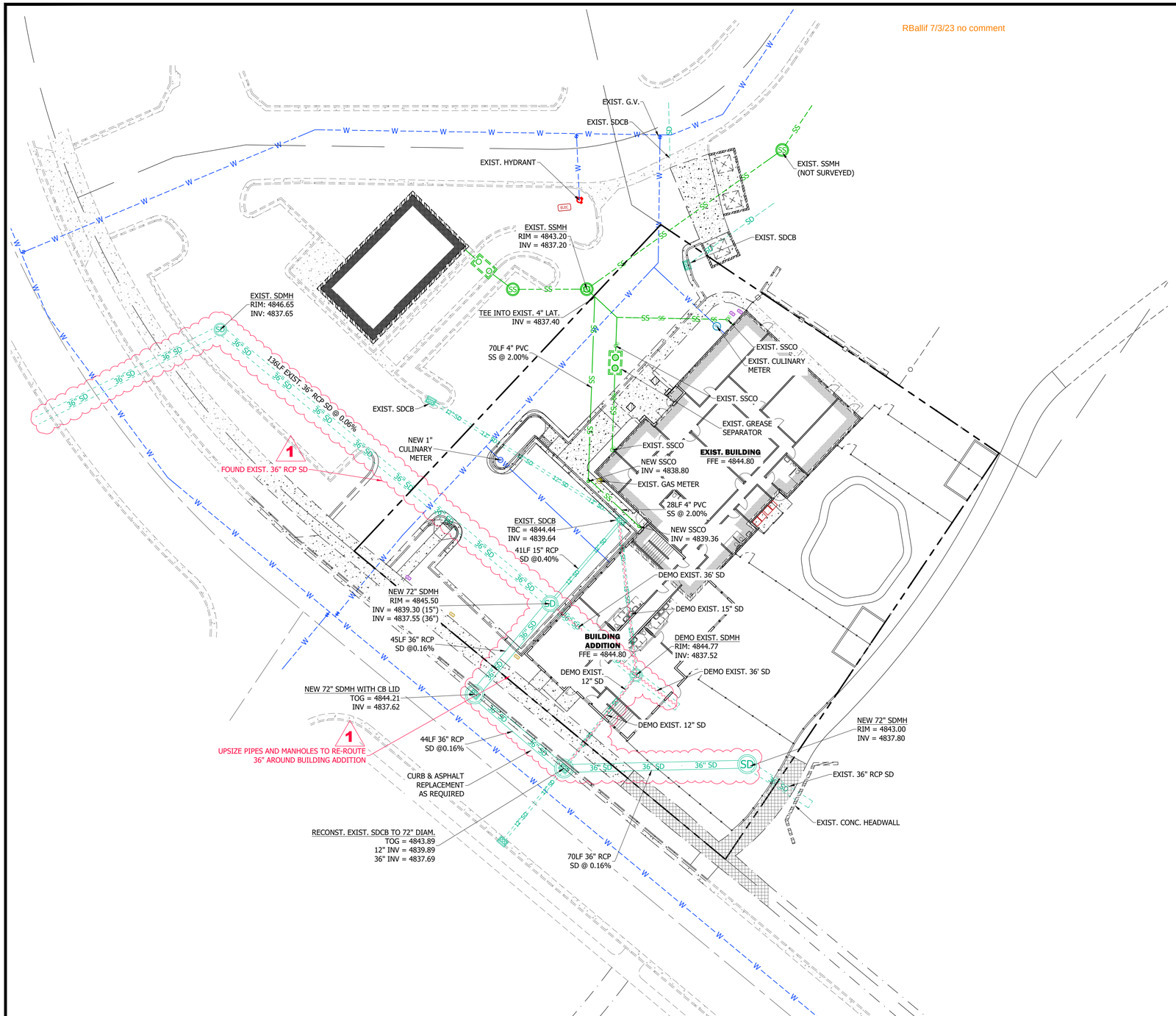
12396

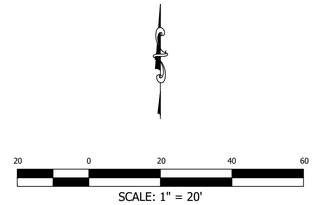
Google Maps



Imagery ©2023 CNES / Airbus, Maxar Technologies, State of Utah, Map data ©2023 Google 50 ft

RBallif 7/3/23 no comment





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

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1470 South 600 West
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REGISTERED PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
12-02-22
STATE OF UTAH

DEVELOPER

A TO Z BUILDING BLOCKS
3563 RANCHES PARKWAY
EAGLE MOUNTAIN, UT 84005
PHONE: 801-516-3138

A TO Z BUILDING BLOCKS

3563 RANCHES PARKWAY
LOCATED IN THE NW 1/4 OF SECTION 29, T.5S., R.1W., S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

REVISIONS

REV1 - LKM 2022-12-02	FOUND EXISTING 36" STORM DRAIN, RE-ROUTED STORM DRAIN AROUND BUILDING ADDITION

DRAWN: JH	2021-05-24
APPROVED:	LKM
PROJECT #:	1794008
SITE 1794008.dwg	

C600
UTILITY PLAN