EAGLE MOUNTAIN
CITY COUNCIL MEETING

July 6, 2021, 4:00 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

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

1.A UPDATE - City Administrator Items

1.B PLANNING UPDATE - Upcoming Items

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

3. ADJOURN TO A CLOSED EXECUTIVE SESSION
The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

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

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

9. APPOINTMENTS

9.A Youth Council Appointments
1. Madi Haslam - Youth Mayor

2. Macy Campos - Youth Councilmember
3. Adrian Fulkerson - Youth Councilmember
4. Gabbi Pengra - Youth Councilmember
5. Salem Shimakonis - Youth Councilmember
6. Kayson Welch - Youth Councilmember

CONSENT AGENDA

10. BOND RELEASES

10.A SilverLake Plat 28 - Into Warranty
Bond Release Letter
Recorded Plat

10.B SilverLake Plat 17 - Out of Warranty
Bond Release Letter
Recorded Plat

11. CHANGE ORDERS

11.A SilverLake Woodhaven Community Park Change Order #1 - Stratton & Bratt
SilverLake Change Order

12. MINUTES

12.A June 15, 2021 Minutes - Regular City Council Meeting
06.15.2021 City Council Minutes - DRAFT

13. PRELIMINARY PLATS & SITE PLANS

13.A SITE PLAN - A to Z Building Blocks
Elevations
Plat A Parking
Playground
Plat 3 & 4 Parking
Site Plan
A to Z Parking Table
Planning Presentation

13.B SITE PLAN - Marketplace at Eagle Mountain Town Center Lot 1 Pad G
Elevations
Site Plan
Planning Presentation

13.C SITE PLAN - Marketplace at Eagle Mountain Town Center Lot 4 Pad E

Site Plan
Elevations
MDA Pad Site Approved Elevations
Planning Presentation

13.D SITE PLAN - Maverik at Marketplace
Photometric Plan
Maverik Building 1
Maverik Building 2
Site Plan
Floor Plan and Elevations
Planning Presentation

13.E SITE PLAN - Pony Express Dental at Porters Crossing
Elevations
Site Plan
Planning Presentation

13.F Jeppson Auto
i. Site Plan
ii. Fee Waiver Request
Color Elevations
Site Plan
Fee Waiver Request
Planning Presentation

14. RESOLUTIONS

14.A RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Consolidated Fee Schedule for New Asphalt Seal Coats.
RES--Consolidated Fee Schedule - New Asphalt Seal Coat
New Asphalt Seal Coat Redlines

SCHEDULED ITEMS

15. HIDDEN HOLLOW

15.A MOTION/PUBLIC HEARING - Disposal of Significant Real Property Identified as a Portion of Utah County Parcel Number 58:040:0013.

BACKGROUND: *(Presented by Assistant City Administrator/Community Development Director Steve Mumford)* The applicant for Hidden Hollow Phase C requested that the City Council consider disposal of 1.5 acres in the Lower Hidden Valley area to be included as part of that development project. Since this property is classified "significant",

the City Council must hold a public hearing to consider disposal of this City-owned property.
Updated Appraisal
Updated Appraisal 2
Planning Presentation

15.B MOTION - Hidden Hollow Phase C Preliminary Plat and Site Plan

BACKGROUND: *(Presented by Assistant City Administrator/Community Development Director Steve Mumford)* The proposed Hidden Hollow Phase C preliminary plat and site plan includes 134 lots/units (48 single-family lots and 86 townhomes). The project is located along the extension of Hidden Valley Parkway, southeast of the Hidden Hollow Phase B project. This is the third and final planning area of the original Hidden Valley North preliminary plat.
Exhibits - Hidden Hollow Ph C Plans
Planning Presentation

16. AULT FARMS

16.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Future Land Use Map of the General Plan for Certain Lands Known as Ault Farms.

BACKGROUND: *(Presented by Assistant City Administrator / Community Development Director Steve Mumford)* The proposed Ault Farms project includes approximately 752 acres located east of Pony Express Parkway and south of the Eagle Point and Eagle Village neighborhoods. It proposes a mix of FR, R1, R2, R3, RC, MF1, CN, and open space areas (and a future business park area). Applications include a proposed rezone, general plan amendment, and master development plan.
ORD--Ault Farms General Plan Amendment

16.B ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving a Master Development Plan for Ault Farms.
ORD--Ault Farms Rezone and Master Development Plan
GP & Rezone & MDP Exhibits
Master Plan Tabulations
Waiver Request
Traffic Impact Study Executive Summary (July 2020)
Traffic Generation Study (January 2021)
Environmental Impact Report (June 2020)
Planning Presentation

17. DEER HAVEN

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

BACKGROUND: *(Presented by Planner Tayler Jensen)* The proposed ordinance amends the General Plan and rezones the 40-acre parcel (Parcel 58:047:0017) located west of Cedar Pass Ranch, and north of Lone Tree. The applicant has requested to amend the future land use designation of approximately 19.5 acres of property to Agricultural/Rural Density Two, which allows for the possibility of the RD1 and RD2 Zones. The remaining 20.5 acres of property will retain the existing future land use designation of Agricultural/Rural Density One.
ORD--Deer Haven General Plan Amendment and Rezone
Rezoning Exhibit
Proposed Easement Controls

17.B MOTION - Deer Haven Preliminary Plat
Preliminary Plat
Proposed Easement
Planning Presentation

18. ORDINANCES/PUBLIC HEARINGS

18.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Future Land Use Map of the General Plan for Certain Lands Known as Rush Creek.

BACKGROUND: *(Presented by Planner Tayler Jensen)* The proposed ordinance amends the Eagle Mountain Future Land Use Map which would accommodate the future development of two Light Manufacturing/Distribution Zone subdivisions located in the Rush Creek development, north of the Sage Park subdivision and west of the Overland subdivision.
ORD--Rush Creek General Plan Amendment
General Plan Amendment Exhibit
Industrial Concept Plan
Planning Presentation

18.B ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as The District at Eagle Mountain Town Center.

BACKGROUND: *(Presented by Planner Tayler Jensen)* The proposed ordinance rezones approximately 19.27 acres of property to the Commercial Community Zone. The property is bordered by Pony Express Parkway to the west and Eagle Mountain Boulevard to the south.

ORD--The District at Eagle Mountain Town Center Rezone
Rezoning Exhibt
Vicinity Map
Planning Presentation

19. ORDINANCE

19.A ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving a Temporary Land Use Regulation Delaying a Requirement for Front and Side Yard Landscaping due to Drought Conditions.

BACKGROUND: *(Presented by Assistant City Administrator / Community Development Director Steve Mumford)* The proposed ordinance is a temporary amendment to EMMC 17.25.050(A) to allow certificates of occupancy to be issued for new residential units through September 15, 2021. A landscape escrow shall be deposited with the City enabling the delayed installation of front and side yard landscaping due current drought conditions.
ORD--Temporary Land Use Regulation

20. CITY COUNCIL/MAYOR'S BUSINESS
This time is set aside for the City Council's and Mayor's comments on City business.

21. CITY COUNCIL BOARD LIAISON REPORTS
This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

22. COMMUNICATION ITEMS

22.A Upcoming Agenda Items
CI--Upcoming Agenda Items

23. ADJOURNMENT

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 1st day of July, 2021, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website http://www.utah.gov/pmn/index.html, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 6, 2021**

TITLE:	PLANNING UPDATE - Upcoming Items
ITEM TYPE:	Communication Item
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Jessa Porter, Planning

PRESENTED BY:
Tayler Jensen

RECOMMENDATION:

BACKGROUND:
The following is a brief updated on Planning items that will be coming to the City Council for review in the near future. Due to time restraints staff will be happy to meet with Council members to address questions or concerns.

ITEMS FOR CONSIDERATION:
7 - Eleven at Campus Drive - A site plan and rezone application for a proposed 7-Eleven at the intersection of Campus Drive and Ranches Parkway and bordered to the north by SR-73. the applicant has proposed to rezone the lot to Community Commercial which falls in line with the General Plan Future Land Use Map. The Planning Commission made a recommendation of approval (5-0) on June 22, 2021.

White Hills Country Estates - A Rezone and Recorded Plat Amendment to split a 5.51 acre lot located on North Stagecoach Drive (parcel 55.320.0004). The Future Land Use Map has a land use designation of "Neighborhood Residential Two." The proposed rezone to RD1 is an appropriate zone for the surrounding land uses and for the General Plan land use designation. Since attending DRC, the applicant has worked with the adjacent land owner to the west to split the northwestern sliver of land to provide the applicant with 10 feet of land to be able to stub water to the new lot. The Planning

Commission made a recommendation of approval (5-0) on June 22, 2021.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 6, 2021**

TITLE:	Youth Council Appointments
ITEM TYPE:	Appointment
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Fionnuala Kofoed, Recorder's Office

PRESENTED BY:
Fionnuala Kofoed

RECOMMENDATION:
Staff recommends that the City Council approve the proposed Eagle Mountain Youth Council appointments for a one year term.

BACKGROUND:
The proposed appointments are to fill the positions for the Eagle Mountain Youth City Council, for a term of one year.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

EAGLE MOUNTAIN

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

Wednesday, June 23, 2021

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

SUBJECT: **Silverlake plat 28 into warranty Bond Release**

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

EAGLE MOUNTAIN

BOND RELEASE REQUEST LETTER
Silverlake plat 2B Bond
Reduced

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

1st Bond Release		
Original Bond Amount:	$	75,697.95
Previous Release Amount:	$	-
Amount to Release this Period:	$	4,000.00
Amount Remaining in Bond :	$	71,697.95

Bond Releases Summary		
#1	$	4,000.00
#2	$	-
#3	$	-
#4	$	-
TOTAL	$	4,000.00

6/23/2021

							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	**SITE PREP.**										
a	Construction entrance	1	0	EA	$3,000.00	$0.00	0	0	100%	$0.00	$0.00
b	Silt fence	1200	0	LF	$2.50	$0.00	0	0	100%	$0.00	$0.00
c	Curb inlet protection	8	0	EA	$300.00	$0.00	0	0	100%	$0.00	$0.00
2	**MOBILIZATION & EARTHWORK**										
a	Mobilization & traffic control	1	0	LS	$2,000.00	$0.00	0	0	100%	$0.00	$0.00
b	Clear & grub	312000	0	SF	$0.05	$0.00	0	0	100%	$0.00	$0.00
c	Site cut/fill	3525	0	CY	$3.50	$0.00	0	0	100%	$0.00	$0.00
3	**ROADWAY IMPROVEMENTS**										
a	3" Asphalt Roadway	31550	0	SF	$1.25	$0.00	0	0	100%	$0.00	$0.00
b	6" road base	31550	0	SF	$0.65	$0.00	0	0	100%	$0.00	$0.00
c	9" subbase	1900	0	TON	$12.50	$0.00	0	0	100%	$0.00	$0.00
d	Sidewalk	9200	0	SF	$4.25	$0.00	0	0	100%	$0.00	$0.00
e	Sidewalk prep	9200	0	SF	$0.80	$0.00	0	0	100%	$0.00	$0.00
f	ADA ramps & placards	4	0	EA	$1,250.00	$0.00	0	0	100%	$0.00	$0.00
g	Rough grade	95100	0	SF	$0.12	$0.00	0	0	100%	$0.00	$0.00
h	30" curb & gutter prep.	2150	0	LF	$4.00	$0.00	0	0	100%	$0.00	$0.00
i	30" curb & gutter APWA type D	2150	0	LF	$15.00	$0.00	0	0	100%	$0.00	$0.00
j	Valve collars	14	0	EA	$400.00	$0.00	0	0	100%	$0.00	$0.00
k	Manhole collars	19	0	EA	$500.00	$0.00	0	0	100%	$0.00	$0.00
l	Street sign	4	4	EA	$500.00	$2,000.00	0	4	100%	$2,000.00	$2,000.00
m	Stop sign	4	4	EA	$500.00	$2,000.00	0	4	100%	$2,000.00	$2,000.00
4	**CULINARY WATER**										
a	8" C-900 water line	1750	0	LF	$27.00	$0.00	0	0	100%	$0.00	$0.00
b	8" gate valve w/collar	10	0	EA	$1,850.00	$0.00	0	0	100%	$0.00	$0.00
c	8" tee	3	0	EA	$1,100.00	$0.00	0	0	100%	$0.00	$0.00
d	8" bend	5	0	EA	$900.00	$0.00	0	0	100%	$0.00	$0.00
e	1" service	10	0	EA	$1,350.00	$0.00	0	0	100%	$0.00	$0.00
f	3/4" service	64	0	EA	$1,050.00	$0.00	0	0	100%	$0.00	$0.00
g	2" irr. service	1	0	EA	$2,850.00	$0.00	0	0	100%	$0.00	$0.00
h	2" temp blow off	2	0	EA	$1,000.00	$0.00	0	0	100%	$0.00	$0.00
i	Connect to existing	3	0	EA	$1,500.00	$0.00	0	0	100%	$0.00	$0.00
j	Fire Hydrant	4	0	EA	$5,600.00	$0.00	0	0	100%	$0.00	$0.00
5	**SEWER**										
a	8" sewer main	1760	0	LF	$28.00	$0.00	0	0	100%	$0.00	$0.00
b	Connect to existing	3	0	EA	$1,500.00	$0.00	0	0	100%	$0.00	$0.00
c	Sewer services	74	0	EA	$1,000.00	$0.00	0	0	100%	$0.00	$0.00
d	48" manhole	7	0	EA	$2,650.00	$0.00	0	0	100%	$0.00	$0.00
e	60" manhole	3	0	EA	$3,075.00	$0.00	0	0	100%	$0.00	$0.00
6	**STORM DRAIN**										
a	15" RCP storm drain pipe	1830	0	LF	$44.00	$0.00	0	0	100%	$0.00	$0.00
b	60" Storm drain manholes	9	0	EA	$2,850.00	$0.00	0	0	100%	$0.00	$0.00
c	Curb inlet box	8	0	EA	$2,750.00	$0.00	0	0	100%	$0.00	$0.00
d	Connect to existing	2	0	EA	$1,200.00	$0.00	0	0	100%	$0.00	$0.00
	TOTAL CONSTRUCTION COST					**$4,000.00**					
	Original 10% Bond Coverage					$71,697.95					
								Released this Period		$4,000.00	
	TOTAL BOND AMOUNT:					**$75,697.95**					

Christopher T. Trusty P.E.
Engineering Director

6/23/21
Date

Robert Ballif
Engineering Tech. 1

6/23/21
Date

SILVERLAKE PLAT "28"

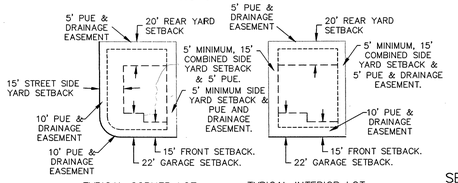
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, EAGLE MOUNTAIN, UTAH

* See sheet 2 for setback and easement detail for cluster homes.

NOTES:
1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS.

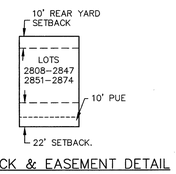
Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	66.49	835.00	4°33'45"	66.48	N87°04'07"W
C2	23.44	15.00	89°32'20"	21.13	N44°34'50"W
C3	23.56	15.00	89°59'10"	21.21	S45°10'55"W
C4	23.56	15.00	89°59'10"	21.21	N45°10'55"E
C5	23.57	15.00	90°00'50"	21.22	N44°49'05"W
C6	23.56	15.00	89°59'10"	21.21	N45°10'55"E
C7	75.91	473.50	9°11'06"	75.82	S43°07'56"E
C8	11.68	556.50	1°12'08"	11.68	S39°08'27"E
C9	71.62	1226.50	3°20'44"	71.61	S26°15'37"W
C10	25.40	15.00	97°01'10"	22.47	S73°05'51"W
C11	20.71	15.00	79°06'07"	19.10	S18°50'31"E
C12	16.94	1226.50	0°47'29"	16.94	S20°18'48"W
C13	26.62	15.00	101°41'22"	23.26	N70°45'45"E
C14	61.35	557.50	6°18'19"	61.32	S61°32'44"E

0 50 100 150
SCALE: 1" = 50'

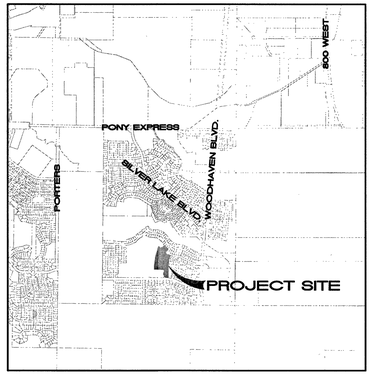


TYPICAL CORNER LOT TYPICAL INTERIOR LOT

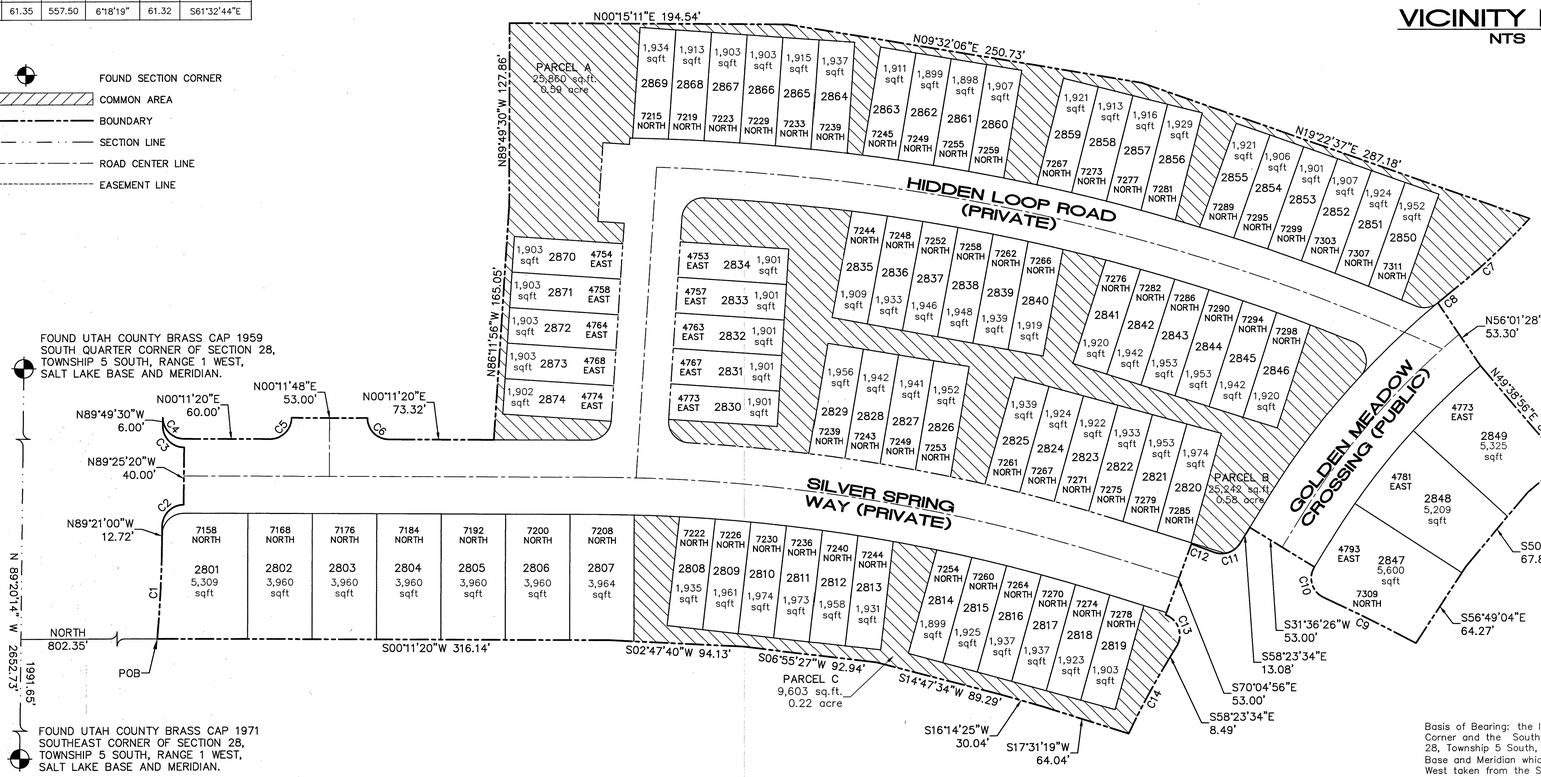
SETBACK AND EASEMENT DETAIL
-NTS-



SETBACK & EASEMENT DETAIL
TYPICAL TOWNHOME LOT
-NTS-



VICINITY MAP
NTS



FOUND SECTION CORNER
COMMON AREA
BOUNDARY
SECTION LINE
ROAD CENTER LINE
EASEMENT LINE

Basis of Bearing: the line between the Southeast Corner and the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears North 89°20'14" West taken from the State Plane Coordinate & Dependent Resurvey Plat found at the Utah County Surveyors Office. (NAD 83)

LAND USE	
ACREAGE:	7.06 acres
ACREAGE IN LOTS:	3.87 acres
ACREAGE IN ROADS:	1.80 acres
SINGLE FAMILY LOTS:	10 LOTS
AVE. SINGLE FAMILY LOT:	4,520
TOWNHOME UNITS:	64 LOTS
TOTAL LOTS:	74 LOTS
LARGEST SINGLE FAMILY LOT:	5,600 SF
SMALLEST SINGLE FAMILY LOT:	3,960 SF
UNIT DENSITY:	10.48 LOTS PER ACRE

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

ROCKY MOUNTAIN POWER APPROVAL

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

Bill Edwards 3/4/21
ROCKY MOUNTAIN POWER DATE

DOMINION GAS COMPANY APPROVAL

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

Approved this 4 day of March 2021 Dominion Gas Company
By: [signature] Title: Pte-Con

DIRECT COMMUNICATIONS APPROVAL

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

[signature] 3/3/2021
DIRECT COMMUNICATIONS DATE

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "28" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°20'14" West 1991.65 feet along the section line and North 802.35 feet from the Southeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence Westerly 66.49 feet along the arc of a 835 foot radius curve to the left, through a central angle of 04°33'45" the chord of which bears North 87°04'07" West 66.48 feet; thence North 89°21'00" West 12.72 feet; thence Northwesterly 23.44 feet along the arc of a 15 foot radius curve to the right, through a central angle of 89°32'20" the chord of which bears North 44°34'50" West 21.13 feet; thence North 89°25'20" West 40.00 feet; thence Southwesterly 23.56 feet along the arc of a 15 foot radius curve to the right, through a central angle of 89°59'10" the chord of which bears South 45°10'55" West 21.21 feet; thence North 89°49'30" West 6.00 feet; thence Northeasterly 23.56 feet along the arc of a 15 foot radius curve to the left, through a central angle of 89°59'10" the chord of which bears North 45°10'55" East 21.21 feet; thence North 00°11'20" East 60.00 feet; thence Northwesterly 23.57 feet along the arc of a 15 foot radius curve to the left, through a central angle of 90°00'50" the chord of which bears North 44°49'05" West 21.22 feet; thence North 00°11'48" East 53.00 feet; thence Northeasterly 23.56 feet along the arc of a 15 foot radius curve to the left, through a central angle of 89°59'10" the chord of which bears North 45°10'55" East 21.21 feet; thence North 00°11'20" East 73.32 feet; thence North 86°11'56" West 165.05 feet; thence North 89°49'30" West 127.86 feet; thence North 00°15'11" East 194.54 feet; thence North 09°32'06" East 250.73 feet; thence North 19°22'37" East 287.18 feet; thence Southeasterly 75.91 feet along the arc of a 473.50 foot radius curve to the right, through a central angle of 09°11'06" the chord of which bears South 43°07'56" East 75.82 feet; thence Southeasterly 11.68 feet along the arc of a 556.50 foot radius curve to the left, through a central angle of 01°12'08" the chord of which bears South 39°08'27" East 11.68 feet; thence North 56°01'28" East 53.30 feet; thence North 49°38'56" East 89.33 feet; thence South 40°11'50" East 32.09 feet; thence South 50°06'08" East 67.80 feet; thence South 56°49'04" East 64.27 feet; thence Southwesterly 71.62 feet along the arc of a 1226.50 foot radius curve to the left, through a central angle of 03°20'44" the chord of which bears South 26°15'37" West 71.61 feet; thence Southwesterly 25.40 feet along the arc of a 15 foot radius curve to the right, through a central angle of 97°01'10" the chord of which bears South 73°05'51" West 22.47 feet; thence South 31°36'28" West 53.00 feet; thence South 58°23'34" East 13.08 feet; thence Southeasterly 20.71 feet along the arc of a 15 foot radius curve to the right, through a central angle of 79°06'07" the chord of which bears South 18°50'31" East 19.10 feet; thence Southwesterly 16.94 feet along the arc of a 1226.50 foot radius curve to the left, through a central angle of 00°47'29" the chord of which bears South 20°18'48" West 16.94 feet; thence South 70°04'56" East 53.00 feet; thence Northeasterly 26.62 feet along the arc of a 15 foot radius curve to the right, through a central angle of 101°41'22" the chord of which bears North 70°45'45" East 23.26 feet; thence South 58°23'34" East 8.49 feet; thence Southeasterly 61.35 feet along the arc of a 557.50 foot radius curve to the left, through a central angle of 06°18'19" the chord of which bears South 61°32'44" East 61.32 feet; thence South 17°31'19" West 64.04 feet; thence South 16°14'25" West 30.04 feet; thence South 14°47'34" West 89.29 feet; thence South 06°55'27" West 92.94 feet; thence South 02°47'40" West 94.13 feet; thence South 00°11'20" West 316.14 feet to the point of beginning.
Parcel contains: 7.06 acres

March 3, 2021
DATE

[signature]
SURVEYOR (See Seal Below)

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. THE OWNER HEREBY CONVEYS THE COMMON AREA TO THE SILVERLAKE MASTER HOME OWNERS ASSOCIATION, PO BOX 179, LEHI, UT, 84043

OWNER(S):
PRINTED NAME OF OWNER — AUTHORIZED SIGNATURE(S)
Peter Evans
MANAGER, ROCKCRESS DEVELOPMENT INC.

ACKNOWLEDGEMENT

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

On the 3 day of March, 2021, personally appeared before me the persons signing the foregoing Owners' Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires 10.10.22
NOTARY PUBLIC SIGNATURE
707362
COMMISSION NUMBER
RACHEL WILSON
PRINTED NAME OF NOTARY

ENT 85858:2021 Map # 17670
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Mar 06 11:46 am FEE 238.00 BY IP
RECORDED FOR EAGLE MOUNTAIN CITY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 28 day of April, 2021

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

17670 v2

PLAT "28"
SHEET 1 OF 2

SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

PROFESSIONAL LAND SURVEYOR 3-3-21 No. 5152741 TRAVIS TRANE STATE OF UTAH
NOTARY PUBLIC RACHEL WILSON NOTARY PUBLIC-STATE OF UTAH My Commission Expires October 10, 2022 COMMISSION NUMBER 707362
CITY PROFESSIONAL ENGINEER No. 266093 REGISTOPHER TODD TRUSTY 3-19-21 STATE OF UTAH
CLERK-RECORDED SEAL

Sec 28, T5S, R1W, SLB&M
TV038 G-T

SILVERLAKE PLAT "28"

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

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	66.49	835.00	4°33'45"	66.48	N87°04'07"W
C2	23.44	15.00	89°32'20"	21.13	N44°34'50"W
C3	23.56	15.00	89°59'10"	21.21	S45°10'55"W
C4	23.56	15.00	89°59'10"	21.21	N45°10'55"E
C5	23.57	15.00	90°00'50"	21.22	N44°49'05"W
C6	23.56	15.00	89°59'10"	21.21	N45°10'55"E
C7	75.91	473.50	9°11'06"	75.82	S43°07'56"E
C8	11.68	556.50	1°12'08"	11.68	S39°08'27"E
C9	71.62	1226.50	3°20'44"	71.61	S26°15'37"W
C10	25.40	15.00	97°01'10"	22.47	S73°05'51"W
C11	20.71	15.00	79°06'07"	19.10	S18°50'31"E
C12	16.94	1226.50	0°47'29"	16.94	S20°18'48"W
C13	26.62	15.00	101°41'22"	23.26	N70°45'45"E
C14	61.35	557.50	6°18'19"	61.32	S61°32'44"E
C15	359.85	1200.00	17°10'54"	358.50	S08°46'47"W
C16	538.15	1430.50	21°33'17"	534.99	S12°33'31"W
C17	169.85	530.00	18°21'42"	169.13	S49°12'43"E
C18	22.62	15.00	86°23'16"	20.53	N43°00'18"W
C19	23.72	15.00	90°36'34"	21.33	N48°29'47"E
C20	23.40	15.00	89°22'01"	21.10	S41°30'55"E
C21	303.39	1226.00	14°10'43"	302.62	S10°16'52"W
C22	352.05	1174.00	17°10'54"	350.73	S08°46'47"W
C23	23.44	15.00	89°32'20"	21.13	S44°34'50"E
C24	466.16	1410.50	18°56'09"	464.04	S12°38'09"W
C25	564.96	1450.50	22°18'59"	561.39	S12°10'36"W
C26	16.51	15.00	63°04'35"	15.69	N08°12'13"W
C27	28.92	15.00	110°29'05"	24.65	S77°20'46"W
C28	106.66	556.50	10°58'53"	106.50	S52°54'08"E
C30	27.44	1200.00	1°18'37"	27.44	S00°50'38"W
C31	332.41	1200.00	15°52'16"	331.34	S09°26'05"W
C32	154.18	530.00	16°40'02"	153.63	S50°03'33"E
C33	15.67	530.00	1°41'40"	15.67	S40°52'42"E
C34	26.13	1174.00	1°16'31"	26.13	S00°49'35"W
C35	31.77	1174.00	1°33'01"	31.77	S02°14'22"W
C36	25.03	1174.00	1°13'18"	25.03	S03°37'32"W
C37	25.01	1174.00	1°13'14"	25.01	S04°50'48"W
C38	25.00	1174.00	1°13'13"	25.00	S06°04'01"W
C39	25.00	1174.00	1°13'13"	25.00	S07°17'14"W
C40	25.01	1174.00	1°13'15"	25.01	S08°30'28"W
C41	25.04	1174.00	1°13'19"	25.04	S09°43'45"W
C42	31.07	1174.00	1°30'58"	31.07	S11°05'54"W
C43	25.03	1174.00	1°13'18"	25.03	S12°28'02"W
C44	25.01	1174.00	1°13'15"	25.01	S13°41'18"W
C45	25.00	1174.00	1°13'13"	25.00	S14°54'32"W
C46	25.00	1174.00	1°13'13"	25.00	S16°07'45"W
C47	12.93	1174.00	0°37'52"	12.93	S17°03'17"W
C48	8.03	15.00	30°39'28"	7.93	N05°22'49"E
C49	12.68	15.00	48°26'39"	12.31	N34°10'15"W
C50	21.91	15.00	83°42'25"	20.02	N41°39'53"W
C51	0.70	15.00	2°40'51"	0.70	N84°51'31"W
C52	84.29	1226.00	3°56'21"	84.27	S05°09'40"W
C53	25.01	1226.00	1°10'08"	25.01	S07°42'55"W
C54	25.00	1226.00	1°10'06"	25.00	S08°53'02"W
C55	25.00	1226.00	1°10'06"	25.00	S10°03'09"W
C56	25.01	1226.00	1°10'08"	25.01	S11°13'16"W
C57	24.58	1226.00	1°08'55"	24.58	S12°22'47"W
C58	25.01	1226.00	1°10'08"	25.01	S13°32'19"W
C59	25.00	1226.00	1°10'06"	25.00	S14°42'27"W
C60	25.00	1226.00	1°10'06"	25.00	S15°52'33"W
C61	19.48	1226.00	0°54'37"	19.48	S16°54'55"W
C62	103.20	1410.50	4°11'32"	103.18	S05°15'51"W
C63	25.03	1410.50	1°01'00"	25.03	S07°52'07"W
C64	25.01	1410.50	1°00'58"	25.01	S08°53'06"W
C65	25.00	1410.50	1°00'56"	25.00	S09°54'03"W
C66	25.00	1410.50	1°00'56"	25.00	S10°54'59"W
C67	25.01	1410.50	1°00'57"	25.01	S11°55'55"W
C68	25.02	1410.50	1°00'59"	25.02	S12°56'53"W
C69	30.91	1410.50	1°15'20"	30.91	S14°05'03"W
C70	25.02	1410.50	1°01'00"	25.02	S15°13'13"W
C71	25.01	1410.50	1°00'57"	25.01	S16°14'11"W
C72	25.00	1410.50	1°00'56"	25.00	S17°15'08"W
C73	25.00	1410.50	1°00'56"	25.00	S18°16'04"W
C74	25.01	1410.50	1°00'57"	25.01	S19°17'01"W
C75	25.02	1410.50	1°01'00"	25.02	S20°17'59"W
C76	31.90	1410.50	1°17'45"	31.90	S21°27'21"W

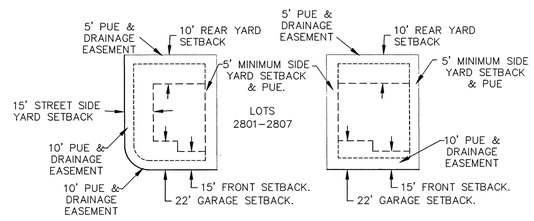
Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C77	10.64	1450.50	0°25'12"	10.64	S23°07'29"W
C78	25.04	1450.50	0°59'20"	25.04	S22°25'13"W
C79	25.02	1450.50	0°59'17"	25.02	S21°25'54"W
C80	25.00	1450.50	0°59'16"	25.00	S20°26'37"W
C81	25.00	1450.50	0°59'15"	25.00	S19°27'22"W
C82	25.00	1450.50	0°59'16"	25.00	S18°28'07"W
C83	25.01	1450.50	0°59'17"	25.01	S17°28'50"W
C84	17.72	1450.50	0°42'00"	17.72	S16°38'12"W
C85	25.01	1450.50	0°59'17"	25.01	S15°47'34"W
C86	25.00	1450.50	0°59'15"	25.00	S14°48'18"W
C87	25.00	1450.50	0°59'15"	25.00	S13°49'02"W
C88	25.01	1450.50	0°59'16"	25.01	S12°49'47"W
C89	23.64	1450.50	0°56'02"	23.64	S11°52'08"W
C90	25.01	1450.50	0°59'16"	25.01	S10°54'29"W
C91	25.00	1450.50	0°59'15"	25.00	S09°55'14"W
C92	25.00	1450.50	0°59'15"	25.00	S08°55'58"W
C93	25.01	1450.50	0°59'16"	25.01	S07°56'42"W
C94	10.88	1450.50	0°25'47"	10.88	S07°14'11"W
C95	25.02	1450.50	0°59'19"	25.02	S06°31'38"W
C96	25.01	1450.50	0°59'16"	25.01	S05°32'20"W
C97	25.00	1450.50	0°59'15"	25.00	S04°33'04"W
C98	25.00	1450.50	0°59'15"	25.00	S03°33'49"W
C99	25.01	1450.50	0°59'16"	25.01	S02°34'33"W
C100	25.02	1450.50	0°59'18"	25.02	S01°35'16"W
C101	1.90	1450.50	0°04'30"	1.90	S01°03'22"W
C102	27.40	503.50	3°07'05"	27.40	S56°50'02"E
C103	65.59	503.50	7°27'49"	65.54	S51°32'35"E
C104	65.56	503.50	7°27'37"	65.51	S44°04'52"E
C105	158.55	503.50	18°02'31"	157.89	S49°22'19"E
C106	149.95	556.50	15°26'17"	149.49	S50°40'26"E
C107	43.29	556.50	4°27'24"	43.27	S45°11'00"E
C108	31.21	556.50	3°12'48"	31.21	S41°20'54"E
C109	28.95	1430.50	1°09'34"	28.95	S23°54'57"W

Line Table		
Line #	Length	Direction
L1	14.36	N86°11'56"W
L2	18.50	N03°48'04"E
L3	18.50	S03°48'04"W
L4	4.50	N86°11'56"W
L5	12.08	N17°22'13"E
L6	16.62	N17°22'13"E
L7	1.73	S70°04'56"E
L8	25.11	N17°22'13"E
L9	5.53	N17°22'13"E

0 40 80 120

SCALE: 1" = 40'

ENT 85858:2021 Map # 17670
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Nov 06 11:46 am FEE 238.00 BY IP
RECORDED FOR EAGLE MOUNTAIN CITY



SETBACK AND EASEMENT DETAIL

-NTS-

FOUND SECTION CORNER
COMMON AREA
BOUNDARY
SECTION LINE
ROAD CENTER LINE
EASEMENT LINE

PLAT "28"
SHEET 2 OF 2

SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

17670 2 of 2

PROFESSIONAL LAND SURVEYOR
No. 5152741
TRAVIS K. TRANE
STATE OF UTAH

NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL

EAGLE MOUNTAIN

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

Tuesday, June 22, 2021

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

SUBJECT: **Silverlake plat 17 out of warranty Bond Release**

City Recorder:

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

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

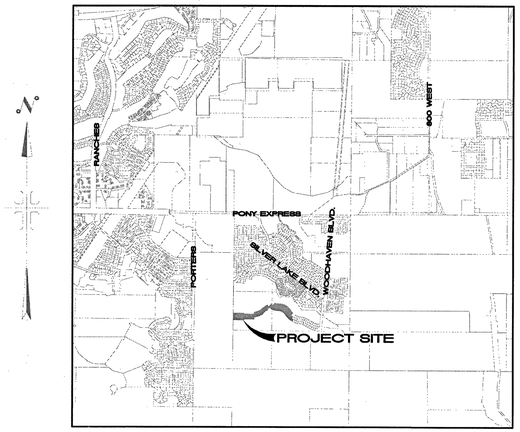
Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

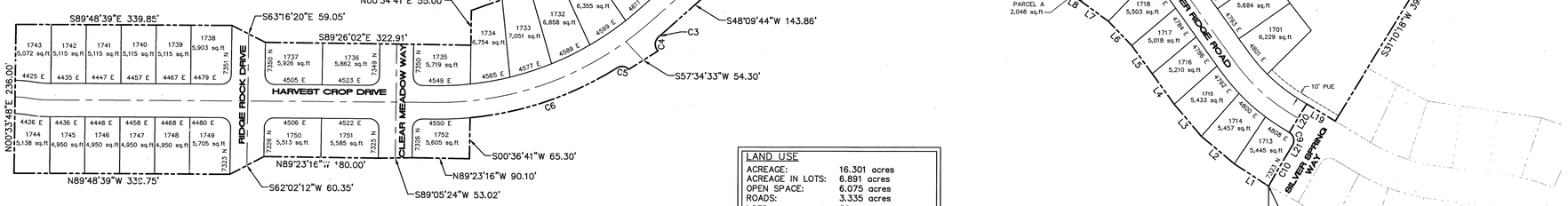
SILVERLAKE PLAT "17"

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



VICINITY MAP
NTS

0 100 200 300
SCALE: 1" = 100'

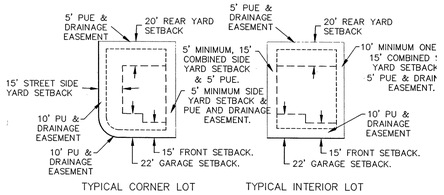


(BOUNDARY DESCRIPTION CONTINUED) thence North 58°49'42" West 52.34 feet; thence South 31°10'18" West 53.00 feet; thence Southerly 23.56 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 90°00'00" the chord of which bears South 13°49'42" East 21.21 feet; thence South 31°10'18" West 5.83 feet; thence Southerly 69.32 feet along the arc of a 1226.50 foot radius curve to the left, through a central angle of **03°14'18"** the chord of which bears South 29°33'08" West 69.31 feet to the point of beginning.

Parcel contains: 16.301 acres more or less.

LAND USE	
ACREAGE:	16.301 acres
ACREAGE IN LOTS:	6.891 acres
OPEN SPACE:	6.075 acres
ROADS:	3.335 acres
LOTS:	52
DENSITY:	3.19 LOTS PER ACRE

Line Table		
Line #	Length	Direction
L1	64.27	N56°49'04"W
L2	67.80	N50°06'08"W
L3	66.41	N40°11'50"W
L4	59.53	N35°36'49"W
L5	55.16	N36°07'41"W
L6	53.03	N43°53'01"W
L7	53.46	N53°46'51"W
L8	20.00	N58°22'39"W
L9	51.52	N69°13'05"W
L10	52.60	N76°58'28"W
L11	56.46	N87°45'09"W
L12	66.64	N85°52'05"W
L13	72.36	N75°28'36"W
L14	79.27	N63°30'22"W
L15	71.23	N51°39'18"W
L16	73.71	S48°09'44"W
L17	67.02	S28°41'27"E
L18	80.56	N48°09'44"E
L19	52.34	N58°49'42"W
L20	53.00	S31°10'18"W
L21	5.83	S31°10'18"W



SETBACK AND EASEMENT DETAIL

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	25.05	15.00	95°40'14"	22.24	S00°19'37"W
C2	22.31	15.00	85°13'51"	20.31	N89°13'21"W
C3	4.84	528.50	0°31'31"	4.84	S48°25'29"W
C4	24.65	15.00	94°09'07"	21.97	S01°36'41"W
C5	20.41	15.00	77°57'03"	18.87	N83°29'26"W
C6	246.82	528.50	26°45'30"	244.58	S70°54'47"W
C7	21.46	15.00	81°58'10"	19.68	N07°10'39"E
C8	69.83	222.50	17°58'58"	69.55	S43°23'40"E
C9	23.56	15.00	90°00'00"	21.21	S13°49'42"E
C10	69.32	1226.50	3°14'18"	69.31	S29°33'08"W

NOTES:
1- STUCCO SHALL NOT EXCEED 25% OF ANY FRONT ELEVATION AND ELEVATION FACING A PUBLIC STREET.
2- ALL EXTERIOR LIGHTING MUST COMPLY WITH EMMC CHAPTER 17.56 OUTDOOR LIGHTING STANDARDS. ALL LIGHTING SHALL BE DARKSKY COMPLIANT.
3-PARCEL A IS [illegible] DEDICATED TO EAGLE MOUNTAIN CITY AND WILL BE MAINTAINED BY SILVERLAKE H.O.A.
3-PARCEL B IS [illegible] DEDICATED TO EAGLE MOUNTAIN CITY AND WILL BE MAINTAINED BY EAGLE MOUNTAIN CITY.

FOUND UTAH COUNTY BRASS CAP 1959 SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

FOUND UTAH COUNTY BRASS CAP 1959 SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

FOUND UTAH COUNTY BRASS CAP 1971 SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

DIRECT COMMUNICATIONS APPROVAL

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

Marjorie Clifford — 5/1/18
DIRECT COMMUNICATIONS — DATE

Basis of Bearing: the line between the Southeast Corner and the South Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears North 89°20'14" West taken from the State Plane Coordinate & Dependent Resurvey Plat found at the Utah County Surveyors Office. (NAD 83)

QUESTAR GAS COMPANY APPROVAL

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

Approved this 1st day of May 2018 Quest Gas Company
By: [illegible] Title: [illegible]

ROCKY MOUNTAIN POWER APPROVAL

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

Mark Steele — 4/26/18
ROCKY MOUNTAIN POWER — DATE

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

16094 Sheet 1 of 2

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVERLAKE PLAT "17" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°20'14" West 1987.75 feet along the section line and North 1681.83 feet from the Southeast Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 56°49'04" West 64.27 feet; thence North 50°06'08" West 67.80 feet; thence North 40°11'50" West 66.41 feet; thence North 35°36'49" West 59.53 feet; thence North 36°07'41" West 55.16 feet; thence North 43°53'01" West 53.03 feet; thence North 53°46'51" West 53.46 feet; thence North 58°22'39" West 20.00 feet; thence North 69°13'05" West 51.52 feet; thence North 76°58'28" West 52.60 feet; thence North 87°45'09" West 56.46 feet; thence North 85°52'05" West 66.64 feet; thence North 75°28'36" West 72.36 feet; thence North 63°30'22" West 79.27 feet; thence North 51°39'18" West 71.23 feet; thence South 48°09'44" West 73.71 feet; thence Southerly 25.05 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 95°40'14" the chord of which bears South 00°19'37" West 22.24 feet; thence South 51°05'03" West 53.54 feet; thence Westerly 22.31 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 85°13'51" the chord of which bears North 89°13'21" West 20.31 feet; thence South 48°09'44" West 143.86 feet; thence Southwesterly 4.84 feet along the arc of a 528.50 foot radius curve to the right, through a central angle of 00°31'31" the chord of which bears South 48°25'29" West 4.84 feet; thence Southerly 24.65 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 94°09'07" the chord of which bears South 01°36'41" West 21.97 feet; thence South 57°34'33" West 54.30 feet; thence Westerly 20.41 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 77°57'03" the chord of which bears North 83°29'26" West 18.87 feet; thence Southwesterly 246.82 feet along the arc of a 528.50 foot radius curve to the right, through a central angle of 26°45'30" the chord of which bears South 70°54'47" West 244.58 feet; thence South 00°36'41" West 65.30 feet; thence North 89°23'16" West 90.10 feet; thence South 89°05'24" West 53.02; thence North 89°23'16" West 180.00 feet; thence South 62°02'12" West 60.35 feet; thence North 89°48'39" West 339.75 feet; thence North 00°33'48 East 236.00 feet; thence South 89°48'39" East 339.85 feet; thence South 63°16'20" East 59.05 feet; thence South 89°26'02" East 322.91 feet; thence North 00°34'41" East 55.00 feet; thence North 70°15'29" East 198.37 feet; thence North 53°08'59" East 60.05 feet; thence North 45°40'15" East 61.73 feet; thence North 56°04'44" East 62.31 feet; thence North 50°19'34" East 54.04 feet; thence North 61°30'37" East 91.03 feet; thence South 28°41'27" East 67.02 feet; thence North 48°09'44" East 80.56 feet; thence Northerly 21.46 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 81°58'10" the chord of which bears North 07°10'39" East 19.68 feet; thence North 58°41'29" East 53.06 feet; thence Southeasterly 69.83 feet along the arc of a non-tangent 222.50 foot radius curve to the left, through a central angle of 17°58'58" the chord of which bears South 43°23'40" East 69.55 feet; thence North 40°37'17" East 98.18 feet; thence North 38°33'55" East 235.30 feet; thence North 69°40'06" East 147.88 feet; thence South 87°06'57" East 57.63 feet; thence South 58°03'40" East 102.96 feet; thence North 63°49'47" East 102.96 feet; thence South 87°06'57" East 66.15 feet; thence South 26°01'37" East 203.21 feet; thence North 38°10'03" East 34.66 feet; thence South 35°26'36" East 274.35 feet; thence South 31°10'18" West 393.03 feet; (CONTINUED ON PLAT)

April 25, 2018
DATE

[signature]
SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

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

OWNER(S):

PRINTED NAME OF OWNER — AUTHORIZED SIGNATURE(S)

[signature] — Nathan Hutchinson, President Peakcross Development, Inc.

ACKNOWLEDGEMENT

ENT 54788:2018 Mod # 16094
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Jun 12 2:54 pm FEE 114.00 BY VP
RECORDED FOR EAGLE MOUNTAIN CITY

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

On the 26th day of April, 2018 personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the owners.

My Commission Expires 9-27-18

[signature]
NOTARY PUBLIC SIGNATURE

679274
COMMISSION NUMBER

E. RACHEL [illegible]
PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 7th day of June, 2018

[signature]
APPROVED BY MAYOR

[signature]
APPROVED BY CITY ATTORNEY

[signature]
APPROVED BY CITY ENGINEER
(See Seal Below)

ATTEST: CITY RECORDER
(See Seal Below)

PLAT "17"

SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN — UTAH COUNTY, UTAH

PROFESSIONAL ENGINEER SEAL — No. 5152741 — 4-25-18 — TRAVIS TRANE — STATE OF UTAH
NOTARY PUBLIC SEAL — E. RACHEL [illegible] — NOTARY PUBLIC • STATE OF UTAH — My Commission Expires Sept 27, 2018 — COMMISSION NUMBER 679274
CITY/COUNTY ENGINEER SEAL — 5-17-18
CLERK-RECORDER SEAL — CORPORATE SEAL — EAGLE MOUNTAIN — EST. 1996 — STATE OF UTAH

SEC. 29-5-1W TO-038

SILVERLAKE PLAT "17"

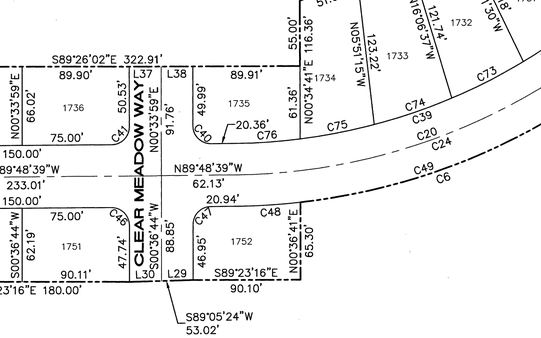
SITUATED IN THE SOUTH HALF OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	25.05	15.00	95°40'14"	22.24	S00°19'37"W
C2	22.31	15.00	85°13'51"	20.31	N89°13'21"W
C3	4.84	528.50	0°31'31"	4.84	S48°25'29"W
C4	24.65	15.00	94°09'07"	21.97	S01°36'41"W
C5	20.41	15.00	77°57'03"	18.87	N83°29'26"W
C6	246.82	528.50	26°45'30"	244.58	S70°54'47"W
C7	21.46	15.00	81°58'10"	19.68	N07°10'39"E
C8	69.83	222.50	17°58'58"	69.55	S43°23'40"E
C9	23.56	15.00	90°00'00"	21.21	S13°49'42"E
C10	69.32	1226.50	3°14'18"	69.31	S29°33'08"W
C11	64.85	272.50	13°38'09"	64.70	S52°00'38"E
C12	26.08	150.00	9°57'42"	26.05	S84°49'48"E
C13	25.82	150.00	9°51'50"	25.79	N84°46'52"W
C14	21.47	123.50	9°57'42"	21.45	S84°49'48"E
C15	121.15	299.00	23°12'54"	120.32	S47°13'16"E
C16	274.76	301.00	52°18'02"	265.32	N61°45'50"W
C17	233.98	249.00	53°50'27"	225.47	S60°59'38"E
C18	114.82	482.00	13°38'57"	114.55	S35°15'14"E
C19	41.68	482.00	4°57'15"	41.66	S44°33'20"E
C20	368.22	502.00	42°01'37"	360.02	N69°10'32"E
C21	199.32	249.00	45°51'55"	194.05	S64°58'53"E
C22	34.66	249.00	7°58'31"	34.63	S38°03'40"E
C23	47.90	502.00	5°28'01"	47.88	N50°53'44"E
C24	320.32	502.00	36°33'36"	314.92	N71°54'33"E
C25	40.29	713.00	3°14'14"	40.28	S43°21'11"E
C26	30.26	176.50	9°49'21"	30.22	N84°45'37"W
C27	30.69	176.50	9°57'42"	30.65	S84°49'48"E
C28	131.88	325.50	23°12'54"	130.98	S47°13'16"E
C29	250.57	274.50	52°18'02"	241.96	N61°45'50"W
C30	181.18	275.50	37°40'49"	177.93	S69°04'26"E
C31	21.36	15.00	81°36'14"	19.60	S88°57'51"W
C32	110.41	272.50	23°12'54"	109.66	S47°13'16"E
C33	298.95	327.50	52°18'02"	288.68	N61°45'50"W
C34	207.80	222.50	53°30'40"	200.33	S61°09'31"E
C35	24.91	15.00	95°08'29"	22.14	S84°16'01"E
C36	71.00	455.50	8°55'50"	70.93	S32°13'52"E
C37	75.36	508.50	8°29'28"	75.29	S33°16'04"E
C38	22.43	15.00	85°40'32"	20.40	N05°19'28"E
C39	348.78	475.50	42°01'37"	341.02	N69°10'32"E
C40	23.66	15.00	90°22'38"	21.28	S44°37'20"E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C41	23.46	15.00	89°37'22"	21.14	N45°22'40"E
C42	23.66	15.00	90°22'38"	21.28	S44°37'20"E
C43	23.46	15.00	89°37'22"	21.14	N45°22'40"E
C44	23.67	15.00	90°25'23"	21.29	N44°35'58"W
C45	23.45	15.00	89°34'37"	21.13	S45°24'03"W
C46	23.67	15.00	90°25'23"	21.29	N44°35'58"W
C47	23.45	15.00	89°34'37"	21.13	S45°24'02"W
C48	54.39	528.50	5°53'49"	54.37	N87°14'27"E
C49	301.21	528.50	32°39'19"	297.15	N73°51'42"E
C50	31.42	325.50	5°31'51"	31.41	S56°03'47"E
C51	55.24	325.50	9°43'26"	55.18	S48°26'09"E
C52	45.22	325.50	7°57'37"	45.19	S39°35'37"E
C53	31.56	274.50	6°35'17"	31.55	N38°54'27"W
C54	74.53	274.50	15°33'24"	74.30	N49°58'48"W
C55	20.01	274.50	4°10'37"	20.01	N59°50'48"W
C56	70.72	274.50	14°45'37"	70.52	N69°18'55"W
C57	53.75	274.50	11°13'07"	53.66	N82°18'17"W
C58	27.05	275.50	5°37'34"	27.04	S85°06'04"E
C59	55.85	275.50	11°36'53"	55.75	S76°28'50"E
C60	56.41	275.50	11°43'50"	56.31	S64°48'29"E
C61	41.88	275.50	8°42'32"	41.84	S54°35'18"E
C62	45.56	272.50	9°34'45"	45.51	S40°24'11"E
C63	42.71	327.50	7°28'19"	42.68	N39°20'58"W
C64	55.36	327.50	9°41'06"	55.29	N47°55'41"W
C65	56.20	327.50	9°49'55"	56.13	N57°41'11"W
C66	55.04	327.50	9°37'46"	54.98	N67°25'02"W
C67	55.06	327.50	9°37'57"	54.99	N77°02'54"W
C68	34.58	327.50	6°02'58"	34.56	N84°53'22"W
C69	52.29	222.50	13°27'51"	52.17	S81°10'56"E
C70	85.68	222.50	22°03'51"	85.15	S63°25'05"E
C71	26.15	475.50	3°09'03"	26.15	N49°44'16"E
C72	68.32	475.50	8°13'56"	68.26	N55°25'45"E
C73	67.42	475.50	8°07'28"	67.37	N63°36'27"E
C74	68.91	475.50	8°18'12"	68.85	N71°49'17"E
C75	63.40	475.50	7°38'20"	63.35	N79°47'33"E
C76	54.58	475.50	6°34'38"	54.55	N86°54'02"E
C77	21.39	123.50	9°55'24"	21.36	N84°48'39"W

Line Table		
Line #	Length	Direction
L1	64.27	N56°49'04"W
L2	67.80	N50°06'08"W
L3	66.41	N40°11'50"W
L4	59.53	N35°36'49"W
L5	55.16	N36°07'41"W
L6	53.03	N43°53'01"W
L7	53.46	N53°46'51"W
L8	20.00	N58°22'39"W
L9	51.52	N69°13'05"W
L10	52.60	N76°58'28"W
L11	56.46	N87°45'09"W
L12	66.64	N85°52'05"W
L13	72.36	N75°28'36"W
L14	79.27	N63°30'22"W
L15	71.23	N51°39'18"W
L16	73.71	S48°09'44"W
L17	67.02	S28°41'27"E
L18	80.56	N48°09'44"E
L19	52.34	N58°49'42"W
L20	53.00	S31°10'18"W
L21	5.83	S31°10'18"W
L22	13.43	S58°49'42"E

Line Table		
Line #	Length	Direction
L23	26.50	N31°10'18"E
L24	26.50	N31°10'18"E
L25	26.78	S51°05'03"W
L26	26.75	S51°05'03"W
L27	27.17	S57°34'33"W
L28	27.12	S57°34'33"W
L29	26.51	S89°05'24"W
L30	26.51	S89°05'24"W
L31	30.18	S62°02'12"W
L32	30.18	S62°02'12"W
L33	26.50	N0°33'48"E
L34	26.50	N0°33'48"E
L35	29.52	S63°16'20"E
L36	29.52	S63°16'20"E
L37	26.50	S89°26'02"E
L38	26.50	S89°26'02"E
L39	26.99	N50°19'34"E
L40	27.05	N50°19'34"E
L41	26.53	N58°41'29"E
L42	26.53	N58°41'29"E
L43	10.29	S35°36'49"E



SETBACK AND EASEMENT DETAIL

-NTS-

ENT 54788:2018 Pg # 16094
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Jun 12 2:54 pm FEE 114.00 BY VP
RECORDED FOR EAGLE MOUNTAIN CITY

16094
Sheet 2 of 2

PLAT "17"

SILVERLAKE

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SURVEYOR'S SEAL: TRAVIS LANE, No. 5152741, PROFESSIONAL LAND SURVEYOR, STATE OF UTAH, 4-25-18

NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL

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

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 6, 2021**

TITLE:	SilverLake Woodhaven Community Park Change Order #1 - Stratton & Bratt		
ITEM TYPE:	Change Order		
FISCAL IMPACT:	$93,246.18		
APPLICANT:	Brad Hickman		
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
No

PREPARED BY:
Brad Hickman, Parks and Recreation

PRESENTED BY:
Brad Hickman

RECOMMENDATION:
Staff recommends that the City Council approve a change order in the amount of $93,246.18 for the Silverlake Woodhaven Community Project.

BACKGROUND:
As City staff worked with Stratton & Bratt to complete the Silverlake Woodhaven Community Park project. The following changes and issues arose, which were not included in the original or modified scope of work:

CO 1 - The construction documents did not account for some of the field conditions of the storm drain system located in this park. The relocation and addition to the scope of work included several changes to line lengths and tie in points. The total on this line item is $17,270.00.

Line item 5 - This is a credit on some storm drain inlets that were not needed on the project and the city received a credit. -$3,300.00

Line item 7 - This is a credit on some storm drain pipe that were not needed on the project and the city received a credit. -$4,875.00

Line item 10, 11, 12 - This is a credit on some water fittings that were not needed on the project and the city received a credit. -$2,737

Line item 34 - This is a credit for the artificial turf that was originally bid on the project and credited back to us for the change to a poured in place safety surfacing. -$38,646.00

Line item 34.1 - This is the charge for the poured in place safety surfacing for the SF needed under the playground area. $78,510.12

Line item 34.2 - This is a charge to get materials delivered due to availability being limited on the binder for the poured in place. Negotiated with the contractor to split the excess cost for the product to get the park completed. $700.00

Line item 37 - This is a credit for seat walls the were originally designed in the retention pond area that were removed due to the canal easement and other potential issues the footings would have created. -$13,736.00

Line item 44 - This is a credit to not import topsoil on to site and chose to amend existing dirt on site. -$2,926.00

Line item 45 - This is a credit to not import topsoil on to site and chose to amend existing dirt on site. -$5,180.00

Line item 45.5 - This is a charge for labor and equipment to place 1,432 CY of topsoil on the site that was not accounted for in the original scope of work. $22,912.00

Line item 45.6 - This was the cost to amend the soil on site to meet the guidelines as recommended by the lab at BYU for the soil analysis. $14,460.00

Line item 46 - Realignment of sidewalk to accommodate changes with the canal easement. $2,505.00

Line item 47 - Re-establishment of gravel path along canal easement $736.00

Line item 48 - Removal of 4 trees in the park and receiving a credit for these trees. -$1,196.00

Line item 49 - Change of color of concrete from black to denim blue. Increase of $3,890.04

Line item 50 - Concrete stairs added that were not bid in the original scope of work. $2,175.00

Line item 51 - Replaced native seed with bio-meadow sod. $2,926.72

Line item 52 - Extra power conduits and connections needed outside the scope of work to supply power to the park. This is a result of the standards implement by Rocky Mountain Power. $10,057.00

Line item 53 - Battery operated timers and water trucks needed to facilitate watering on site due to delays by power installment by Rocky Mountain Power. $9,700.00

All of these items result in a net change order of $93,246.18 for the project. It is not anticipated that there will be any additional change orders on this project. This park had an original budget of $1,000,000 and the original bid came in at $885,443.08. This change order would result in the project still coming in under the original budget amount. This would result in the park phase having a cost of $978,689.26.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

SilverLake Change Order

STRATTON & BRÄTT

To:	Stratton & Bratt	**Contact:**	
Address:	Pleasant Grove, UT	**Phone:**	8017858011
		Fax:	
Project Name:	Silverlake	**Bid Number:**	
Project Location:		**Bid Date:**	3/15/2021

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	Storm Drain Redesign In Playground: Reconstruct New And Existing MH, Pothole For Existing Tie In Line (Not On Drawings, 12' Deep) Survey, And Survey Of The Canal Easement	1.00	UNIT	$7,211.00	$7,211.00
	Asphalt Widening	1.00	UNIT	$4,553.00	$4,553.00
	Reconstruct Existing MH In Ballfield: Remove, Dispose, Reconstruct With Poured In Place Lid, Cast Iron Ring And Lid For Bubble Up And Plug West Inlet Pipe	1.00	UNIT	$5,506.00	$5,506.00
5	Jensen 1212 Storm Drain Inlet	-3.00	LS	$1,100.00	($3,300.00)
7	6" Perf SDR	-195.00	UNIT	$25.00	($4,875.00)
10	6" PVC 22.5 Elbow	-21.00	UNIT	$105.00	($2,205.00)
11	6" 45	-4.00	UNIT	$105.00	($420.00)
12	6" 90	-1.00	UNIT	$112.00	($112.00)
34	Artifical Turf Grass	-3,420.00	UNIT	$11.30	($38,646.00)
34.1	Poured In Place Surfacing	3,412.00	UNIT	$23.01	$78,510.12
34.2	Poured In Place Vendor Requested $5,000 To Do Our Project Prior To August, $1400 Left To S&B And Eagle Mountain, We Will Pay $700, And EM City To Pay $700	1.00	UNIT	$700.00	$700.00
37	Concrete Seat Wall Credit	-1.00	UNIT	$13,736.00	($13,736.00)
44	Topsoil Material Import	-209.00	CY	$14.00	($2,926.00)
45	Topsoil Material Import	-370.00	CY	$14.00	($5,180.00)
45.5	Topsoil Onsite (Labor And Equipment To Place Soil)	1,432.00	CY	$16.00	$22,912.00
45.6	Soil Ammendments (Per BYU Soil Report We Will Ammend At A Three Part Mix With The Onsite Topsoil)	241.00	CY	$60.00	$14,460.00
46	Realignment Of Sidewalk	1.00	UNIT	$2,505.00	$2,505.00
47	Re Establish Gravel Path	1.00	UNIT	$736.00	$736.00
48	Purple Robe Locust Credit (4)	4.00	UNIT	($299.00)	($1,196.00)
49	Concrete Hardening Powder Changed From Integral Color Black To Denim Blue, Which Represents $1.10sf Prior To Markup	2,526.00	UNIT	$1.54	$3,890.04
50	Concrete Stairs Not Bid In Contract	1.00	UNIT	$2,175.00	$2,175.00
51	Replaced Native Seed With BioMeadow Sod	4,304.00	UNIT	$0.68	$2,926.72
52	Power Conduit For Rocky Mountain Power, Includes, Labor, Bore, Parts And Restoration	1.00	UNIT	$10,057.30	$10,057.30
53	Battery Operated Timers For Areas. Including Water Truck Watering Prior To Installation Of Battery Operated Timers	1.00	UNIT	$9,700.00	$9,700.00

Total Bid Price: $93,246.18

Notes:

- Please note the following parameters and exclusions from our proposal.
  Any further project-specific items will be included under the Notes section of our proposal.
  1. Prices valid for 30 days.
  2. Due to the volatility in PVC pipe and plant material prices, assumes we will be able to submit a pay application for Stored Materials within 30 days of the date of this proposal.
  3. Berms and subgrade by others at +/- 10th foot.
  4. Assumes all landscaping is on ground level.
  5. Any repairs or modifications to existing irrigation system or existing landscape areas will result in a change order. The change order will need to be agreed upon and signed before work continues.
  6. No allowance to replace existing trees or plants damaged during construction by others.
  7. No allowance for weed control in seeded areas. We have been doing seeding for nearly 50 years and know that many owners are not familiar with what native seed and wildflower mixes look like initially and in the long run. They will look like a weed patch soon and will require far more hand weeding specially if they are wildflowers in the seed mix because you cannot spray with a broadleaf herbicide. Most seeding without irrigation will require several years before it is established. The seed germination without irrigation is reliant on Mother Nature (spring rains and warm enough weather to start germination).
  8. Water meter, powert to controller, irrigation water-supply stub and stop and waste valve by others.
  9. No allowance for core drilling, asphalt/concrete cutting and patching (assumes adequate sleeving is installed or that Stratton and Bratt. Will have at least four days notice to install sleeving before asphalt/concrete is installed)
  10. We have not included an allowance for existing landscape protection, tree protection, hardscape protection or damage caused by Others during construction.
  11. Items not included in the line item proposal are excluded.

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. **Buyer:** _____ **Signature:** _____ **Date of Acceptance:** _____	**CONFIRMED:** **Stratton And Bratt Landscapes** **Authorized Signature:** _____ **Estimator:** Rob Stratton Rob@Strattonandbratt.com

EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

June 15, 2021, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

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

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Embret Fossum, UFA Battalion Chief; B.J. Eccles, Sergeant; Tyler Maffitt, Communications Manager; and Angela Valenzuela, Human Resource Manager.

CITY STAFF PRESENT ELECTRONICALLY: Kimberly Ruesch, Finance Director; Tayler Jensen, Senior Planner; Jessa Porter, Planner; Jeff Weber, Fleet and Facilities Operations Director; Michele Graves, Library Director; and Chas Glenn, Administrative Assistant.

Mayor Westmoreland called the meeting to order at 4:03 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

Mayor Westmoreland said the City will be evaluating firework restrictions in the City to increase safety due to the drought, heat, and wind creating unfavorable conditions in the City. The State and Federal government have restricted fires and target shooting on federal lands. A mock hearing was held with the Administrative Law Judge in preparation for court hearings for Municipal Code violation cases. The Airport Road project is being accelerated. He thanked Elizabeth Hora from the Utah State Historic Preservation Office and other volunteers for cataloging local petroglyphs for protection in preparation for vandalism removal.

1.A. UPDATE – City Administrator Items

- The Airport Road Phase One project to the north entrance of Overland with a traffic light on Pony Express Parkway has been funded in this fiscal year's budget. Staff will explore bonding for Phase Two in association with the budget for the next fiscal year.
- The widening of Pony Express Parkway is ongoing and is anticipated to be completed in late September. The road will be reduced to one lane on Wednesday through Friday for utility tie-in installation.
- Materials for the traffic light for Lone Tree Parkway and Pony Express Parkway were delivered today. The project will hopefully be completed by the end of the month.

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- Phase Two of Wride Memorial Park will be completed this summer. Fencing and landscaping are in progress.
- A bid award for preventive micro-surface road treatments is on this meeting's agenda. Projects include roads within the City and a joint project with Saratoga Springs for treatment of Pony Express Parkway. Temporary road closures will be required to remove cars from the street.
- Negotiations for the sewer treatment expansions are ongoing.
- The trans-valley sewer line life station is completed and the line is fully operational.

1.B. PLANNING UPDATE – Upcoming Items

Senior Planner Tayler Jensen provided an update on upcoming planning items:

- Jeppson Auto Site Plan – after receiving public comment both for and against the project, the Planning Commission unanimously recommended approval.
- The District at Eagle Mountain Town Center Rezone – the Planning Commission unanimously recommended approval with a CN zone buffer between The Landing residential development and the CC zone to comply with zoning transitioning requirements.
- Rush Creek General Plan Amendment and Concept Plan – the Planning Commission unanimously recommended approval of the General Plan amendment and provided feedback on the concept plan. The conversation centered on concerns with the buffering between incompatible land uses.
- Deer Haven General Plan Amendment – the Planning Commission unanimously recommended approval.
- Deer Haven Rezone – the Planning Commission voted 3 to 2 to recommend approval with the condition that the property remaining Agricultural Rural Density One be rezoned to RD2.
- Deer Haven Preliminary Plat – the Planning Commission voted 3 to 2 to recommend approval with the conditions that a 53-foot right-of-way be utilized, the City be deeded the property in the Wildlife Corridor Overlay with slopes in excess of 25%, and the Wildlife Corridor Overlay be applied to all property within fifty-feet of the wash. The dissenting votes for both the rezone and the preliminary plat were due to connectivity concerns due to the removal of the staff-recommended road connections.

Mr. Jensen explained that the applicant for the Deer Haven project desires to retain the land within the wildlife corridor as privately owned and to apply a conservation easement to the properties.

Wendy Fisher with Utah Open Lands, an accredited land trust, said that a conservation easement is one of the strongest tools that can be used to protect a piece of property in perpetuity. She stated that retention of the land by private owners creates a host of issues that can be guarded against, but it is likely landowners will build fences and walls within the easement, especially considering the size of the proposed lots. The preferable method to protect the land is for the City to take ownership of land and apply a conservation easement. Should the City elect to allow private ownership, and should Utah Open Lands obtain stewardship over the conservation easement, they would need a stewardship endowment to cover legal fees to prevent onerous financial impacts and liability issues. She said they are willing to be stewards for the conservation easement on private property but would need to discuss the necessary bond to ensure adequate funding. She offered to present and discuss options at a future meeting.

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Discussion ensued regarding potential methods and mechanisms to protect the conservation easement to be discussed and considered when the item returns to a future meeting.

2. AGENDA REVIEW

9. BID AWARDS

9.A. 2021 Eagle Mountain Spray Applied Seal Coat Project – Morgan Pavement

Streets and Storm Drain Manager Zac Hilton said Morgan Pavement is scheduled to begin work on June 28, 2021. M&M Asphalt will complete the approximately 1,000-square foot area they previously began and will warranty the area for two years. Having Morgan Pavement redo the section would cause warranty responsibility complications.

12. RESOLUTIONS

12.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Policies and Procedures Manual Regarding Continuing Education Reimbursement and Paydays.

Director of Administrative Service/City Recorder Fionnuala Kofoed requested to remove item 12.A. and to place it as a regularly scheduled item after the vote on the fiscal year 2020-2021 budget due to the budgetary component of item 12.A.

12.D. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting Firework Restrictions for 2021.

Mayor Westmoreland stated that the City has received input on the fire restrictions and desires to prevent fire issues experienced last year and the resulting drain on scarce resources.

Councilmember Curtis expressed concern regarding adherence to and enforcement of restrictions.

Sergeant B.J. Eccles said the Utah County Sheriff's Office will promote public education and enforcement of restrictions determined by the Council. Difficulties arise when large groups of people are involved in a single incident and when determining legal and illegal fireworks. Despite staffing limitations, they will do their best to enforce restrictions.

Councilmember Clark suggested allocating additional funding or manpower to assist with enforcement as prevention is less expensive than extinguishing fires.

Discussion ensued regarding potentially funding additional resources for fire prevention and enforcement, Sheriff resources being redirected to assist Unified Fire Authority should fires occur, enforcement difficulties, firework fines, and financial liability of responsible parties for starting a fire.

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City Attorney Jeremy Cook stated that an individual that starts a fire will be aggressively prosecuted. Responsible parties have been bankrupted due to penalties, regardless of whether property or lives are lost. Violations of City-imposed restrictions adds an infraction and up to a $1,000 fine in addition to any criminal charges. He cited Utah Code 53-7-225(1)(a) Civil Liability "An individual who negligently, recklessly, or intentionally causes or spreads a fire through discharge of a class C explosive is liable for the cost of suppressing that fire and any damages the fire causes." Parents or legal guardians are liable for the costs and damages accrued due to the actions of a minor and discharging fireworks in a prohibited area automatically constitutes negligent, reckless, or intentional conduct.

Councilmember Burnham stated that due to serious drought conditions, a single fire could have a catastrophic impact on the City's limited water supply. She asked her fellow Councilmembers to consider if allowing a few neighborhoods to have fireworks is worth the overall risks or if it would be better to prohibit fireworks in the City this year. She said she thinks the residents would understand a firework ban.

Mr. Cook noted 300,000 gallons were used to extinguish a housefire, and the City lacks the water to fight fires right now.

Discussion ensued regarding multi-faceted public service announcements to inform residents of the restrictions and penalties and potential celebratory events or a professional firework display to provide as an alternative to traditional family firework activities.

Ms. Kofoed said staff could clarify that the fine of up to $1,000 is at the discretion of the Administrative Law Judge to waive, reduce, or enforce.

Mayor Westmoreland requested to remove the item from the consent agenda and to place it as a scheduled item.

13. HIDDEN HOLLOW PHASE C

13.A. MOTION/PUBLIC HEARING – Disposal of Significant Real Property – Identified as a Portion of Utah County Parcel Number 58:040:0013. **this is not an action item - discussion only**

Assistant City Administrator/Community Development Director Steve Mumford explained staff recommends the 1.5-acre City-owned property within the Hidden Hollow Phase C development be sold to the applicant due to the relocation of the road. Per EMMC 3.30, the Council must hold a public hearing to consider disposition of City-owned property that is considered significant. If determined the disposal may be appropriate, the Council shall determine the best method to dispose of the property to maximize value to the City. Two new appraisals have been completed and are included in the packet. EMMC 3.30.060 requires a 14-day notice to neighboring property owners. Since the appraisal was not completed in time to post the notice appropriately, staff recommends the Council discuss this item then table it to the next meeting to allow time for a 14-day notice.

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Ms. Kofoed said that the property is surrounded by City-owned property; however, the City will notify the property owners directly adjacent to the entire parcel. The public hearing can be continued until the future review of the item.

13.B. MOTION – Hidden Hollow Phase C Preliminary Plat and Site Plan

Mr. Mumford explained the preliminary plat and site plan proposals have remained unchanged since the previous discussion. In relation to the project, items of consideration include the land disposal and the Planning Commission recommendation to convert the private roads in the middle of the project to public roads with 53-foot rights-of-way. Requiring the addition of a foot of asphalt and a foot of sidewalk without park strips would result in the same road and sidewalk width as a public road. Sale proceeds for the property could be used to reimburse the applicant for improvement of the trailhead under the powerline corridor, or the funds could be applied towards City improvement of the area.

The Planning Commission recommended approval with a vote of 3 to 1 on May 11, 2021, with the following conditions:

1. The project is contingent upon the sale/purchase of the 1.5-acre of City property at fair market value, based upon a new appraisal. The applicant shall reimburse the cost of the large gravel parking lot, once completed;
2. The garage sizes shall comply with EMMC 17.25.050(C);
3. No blasting shall be permitted within the development;
4. The cluster mailboxes shall be located adjacent to the park, near the parking stalls;
5. The approximately 35 acres of open space near the project shall be dedicated to the City with the final plat for this project;
6. Retaining walls shall be stepped to not exceed 5 feet high and include at least 5 horizontal feet between walls;
7. The developer shall grade and prepare the entire Hidden Valley Parkway right-of-way for future expansion, including providing a method to direct the stormwater to the existing retention basin;
8. Additional architectural detailing shall be provided on the townhomes in order to comply with EMMC 17.72.040(E)(2);
9. The applicant shall obtain Kern River Gas and Rocky Mountain Power approval (and provide it to the City) and coordinate with them during construction of the gravel parking lot within the utility corridor;
10. The developer shall install a six-foot privacy fence (Simtek) at the rear lot lines of lots 129-134, as required by EMMC 17.60.170 (B); and
11. The two private roads shall be changed to 53-foot public rights-of-way.

Mr. Mumford said he believes the quality of the materials and the facades are similar to Phase B. He recalled that the lots on the loop road are slightly under the frontage width requirements. The dissenting Planning Commission vote was due to the location of the garages.

14. ORDINANCES/PUBLIC HEARINGS

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14.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting the Final Budget Amendments for Fiscal Year 2020-2021.

Finance Director Kimberly Ruesch said the changes to the budget are included in the meeting packet materials.

14.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting the Fiscal Year 2021-2022 Budget and Certified Tax Rate.

Ms. Ruesch said the City received the certified tax rate from the County yesterday and the rate naturally decreases as property values in the City increase. Last year's property tax was approximately $1,700,000 compared to $1,900,000 for this year.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

MOTION: ***Councilmember Burnham moved to adjourn to a closed executive session for the purpose of discussing the purchase, lease, or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.***

The meeting was adjourned at 5:25 p.m.

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

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

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Jared Gray.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Fionnuala Kofoed, Elizabeth Fewkes, Recording Secretary; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Embret Fossum, UFA Battalion Chief; B.J. Eccles, Sergeant; and Angela Valenzuela, Human Resource Manager.

CITY STAFF PRESENT ELECTRONICALLY: Kimberly Ruesch, Finance Director; Tayler Jensen, Senior Planner; Director of Administrative Services/City Recorder; Chris Trusty, City Engineer; Brad Hickman, Parks and Recreation Director; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; and Tyler Maffitt, Communications Manager.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:02 p.m.

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5. PLEDGE OF ALLEGIANCE

Councilmember Curtis led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Eagle Mountain City Hall will be closed on Monday, July 5, 2021, for Independence Day. You can still report problems through the Eagle Mountain City website's Resident Portal.
- Shopfest will be held on August 7, 2021. Businesses are welcome to promote themselves, their products, and their mission at this event which is open and available to the public. Additional details about vendors, dates, times, and locations will be forthcoming.
- Construction work on Pony Express Parkway continues. If there are questions or problems, do not hesitate to reach out through the City's social media and staff will be happy to get information for you.
- Recently, Elizabeth Hora with the State Historic Preservation Office was in Eagle Mountain to assess and catalog some of Eagle Mountain's Petroglyphs.

A video was presented detailing the State Historic Preservation Office's efforts and highlighting some of the preservation efforts in Eagle Mountain.

To receive City notifications, including emergency info, news events, and traffic alerts, sign up at emcity.org/notifyme.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:10 p.m.

Jeff Ruth requested for fireworks to be banned this year due to drought conditions and the potential for property damage and injury and the difficultly of proving responsibility.

Bob Clegg spoke in support of banning fireworks. He lives on Cedar Drive and is concerned regarding the dry fuels near his home.

Nick Jessen spoke on behalf of the Friends in Need Animal Rescue/Sanctuary located on Lake Mountain Road. To support efforts to make the sanctuary self-sufficient through the sale of horticultural products, he requested approval for ladder signage to be located at the corner of Lake Mountain Road and Pony Express Parkway to advertise the sanctuary and possibly adjacent businesses in the vicinity to increase public awareness and patronage.

Mayor Westmoreland said that Economic Development Director Aaron Sanborn would follow up with Mr. Jessen regarding the request.

Jane McAfee requested staff contact information to discuss how the City makes decisions. She expressed frustration due to light pollution from the Tyson facility and requested trees to screen between the uses.

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Director of Administrative Services/City Recorder Fionnuala Kofoed said she will contact Ms. McAfee regarding her concerns.

Carol Crane submitted the following email, "Cedar Pass ranch is a unique Equestrian/Rural development that was developed before Eagle Mountain was conceived. The roads, utilities, horse trails and personal properties were not set up for more than the mere homes spread out on large acreage. Eagle Mountain has grown around this community and yet our services and life style stay the same. It's bad enough that the congestion on 73 spills into our streets with more cars and speed. It can be scary crossing a street with blind spots on a horse on streets not developed for increased traffic-luckily this doesn't happen often. And yet I hear you are considering linking Cedar Pass to a new community as an outlet? Why? If Cedar Pass is to become a thru outlet for a large development with no seemingly reason to our residents than it's about time Eagle Mountain bring us it's sewer, it's Cable/Fiber Optics, traffic control and speed altering options. We will need side walks and horse trail established off the main trails since the roads are next to current trails. Road signage needs to be addressed and perhaps even round abouts at our stop signs and trail crossings. Further, speed bumps and mirrors at blind corners and hills will need to be considered, not to mention widening already narrow roads. Why not spend your dollars on widening 73 and alleviating the problem where traffic is already? I thought the councils job was to make this city a positive place to live and increase property values and promote safety."

Mayor Westmoreland said that the funding of the expansion of the Mountain View Corridor benefits the City's efforts to obtain funding for Wride Memorial Highway.

Mayor Westmoreland closed public comment at 7:27 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Clark

Councilmember Clark advocated for the City's responsibility to earnestly pursue completion of Airport Road due to connectivity concerns discussed during the previous Planning Commission meeting. She requested the City work with the landowner to remove the boulders from the dirt portion of Airport Road to allow the road to serve as an emergency evacuation route until the road can be improved. Residents have received letters from their homeowners associations (HOAs) regarding yellow spots in their yards. She desires to help the HOAs be more lenient regarding lawn requirements due to current drought conditions and requested staff explore if it is in the best interest of the City to retain existing turf requirements in developments in light of drought conditions. She recognized the commemoration of the Juneteenth celebration and the importance of what it represents and encouraged residents to learn more about Juneteenth. She requested an update regarding the wash disruption issue and asked if the City will take action as the wash was disturbed prior to application for a stream alteration permit.

Councilmember Burnham

Councilmember Burnham advocated for the completion of Airport Road and appreciates that the City is willing to bond for the project as she thinks it is critical due to development in the area. She agrees with Councilmember Clark that current landscaping and turf requirements conflict with the

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City's climate. She encouraged the City to ban fireworks despite the potential for the decision to be unpopular.

Councilmember Curtis
Councilmember Curtis agreed with the importance of completing Airport Road as soon as possible especially in consideration of fire evacuation concerns. He expressed appreciation for the attendance and input from the public.

Mayor Westmoreland
Mayor Westmoreland said staff has been working on securing the right-of-way for Airport Road for months and bonding will likely be necessary to expedite the project. During the June 23, 2021 joint meeting with Saratoga Springs, the body will discuss Utah Transit Authority and improving transportation systems. Traffic light installation at Woodhaven Boulevard and Pony Express Parkway is also on the agenda. All permits for construction in the Tickville Wash have been halted.

City Administrator Paul Jerome said he will work to get the boulders removed and that City Engineer Chris Trusty is in the process of securing the right-of-way for Airport Road.

Regarding the Tickville Wash, Assistant City Administrator/Community Development Director Steve Mumford said the developer submitted a stream alteration permit to the State and review usually takes a few weeks. Improvement of the wash had been discussed during the preliminary plat and staff has been working with the development engineer on the project.

Councilmember Love
Councilmember Love recognized Mandy Anderson for her service efforts to assist refugees and presented her with a challenge coin from the City.

Councilmember Jared Gray joined the meeting electronically at 7:44 p.m.

CONSENT AGENDA

9. BID AWARDS

    9.A. 2021 Eagle Mountain Spray Applied Seal Coat Project – Morgan Pavement

10. BOND RELEASES

    10.A. SilverLake Plat 19 – Out of Warranty

11. MINUTES

    11.A. June 1, 2021 Minutes – Regular City Council Meeting

12. RESOLUTIONS

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12.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Policies and Procedures Manual Regarding Continuing Education Reimbursement and Paydays.

12.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting an Interlocal Agreement with Mountainland Association of Governments for the Completion of Pony Express Parkway.

12.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Amendment to the Consolidated Fee Schedule for Central Water Project Water Use Rates and Administrative Fees.

12.D. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting Firework Restrictions for 2021.

MOTION: ***Councilmember Burnham moved to approve the consent agenda removing items 12.A. and 12.D. and placing them as scheduled items. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

SCHEDULED ITEMS

12.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Policies and Procedures Manual Regarding Continuing Education Reimbursement and Paydays.

This item was discussed after item 14.B.

Human Resource Manager Angela Valenzuela explained the City currently reimburses employees up to $1,500 for continuing education. Generally, three to four employees use the benefits each year. To be in line with other municipal reimbursement programs, staff proposes to raise the reimbursement up to $2,500 per year per employee, or up to 75% of the cost. The funding supports job-specific certification programs or department head-approved college courses related to the employee's job duties.

The second change to the manual is to change the payday from Thursday to Friday to accurately reflect current procedures.

Councilmembers Clark and Love expressed their support of the program as a mutual benefit to and investment in the City and City employees.

MOTION: ***Councilmember Love moved to approve a resolution of Eagle Mountain City, Utah, amending the Policies and Procedures Manual regarding continuing education reimbursement and paydays. Councilmember Burnham seconded***

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the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.

This portion of the discussion occurred after item 17.

Ms. Kofoed informed the Council that the City received an anonymous comment from an employee regarding the proposal after the item had concluded and noted that the item did not include a public hearing. The employee explained that job certifications were previously covered 100% by the City and the approved amendment would now require employees to pay 25% of the cost.

Councilmember Clark recommended excluding certifications from being required to be funded 25% by the employees. She had not realized the amendment would negatively impact certifications and does not want to penalize employees.

Ms. Kofoed explained that the City has a portion of funding specified for employee travel and training and these funds would be in addition to that budget. Training programs are recommended by supervisors and approved by human resources if funding is available. She expressed her support of the City covering the full cost of certification programs, if funding is available.

Mr. Jerome said the travel and training program supports employee certifications and continuing education credits through attending conferences and other trainings. He explained that Ms. Valenzuela's analysis found the City was offering lower continuing education benefits than other cities and the proposal is a median benefit option compared to other programs. Some cities have a tuition reimbursement percentage cap. The Council could elect to remove the 75% coverage and offer to reimburse up to $2,500 per employee per year. He is a strong supporter of education and sees it as a mutual benefit for the City in promoting employee continuing education.

Councilmembers Love and Curtis expressed apprehension to make changes to the proposal without discussing them with Ms. Valenzuela.

Ms. Kofoed stated the proposal was discussed during staff meeting and she has correspondence from Ms. Valenzuela expressing her preference to remove the requirement for employees to pay 25%. During the pandemic, programs were offered that expedited the certification process, and the reimbursement program assisted employees in utilizing the opportunities made available.

MOTION: ***Councilmember Curtis moved to reconsider item 12.A. a resolution of Eagle Mountain City, Utah, amending the Policies and Procedures Manual regarding continuing education reimbursement and paydays. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.***

MOTION: ***Councilmember Curtis moved to approve a resolution of Eagle Mountain City, Utah amending the Policies and Procedures Manual regarding continuing education reimbursement and paydays removing the 75% cap on reimbursement. Councilmember Love seconded the motion. Those voting aye: Donna Burnham,***

Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.

12.D. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting Firework Restrictions for 2021.

This item was discussed prior to item 12.A.

Mayor Westmoreland stated fire restrictions in Salt Lake County were discussed during a Unified Fire Service Area meeting earlier in the day. They struck a balance between enforcement and safety. Residents in some areas of the City have requested additional restrictions to the Fireworks Restriction Map. The State and Federal government have restricted fireworks and open fires on all public lands. He believes it would be wise for the City to impose similar restrictions following the State and Federal guidelines in consideration of combustible materials, drought conditions, high temperatures, and winds.

Councilmember Clark said other cities have decided to provide professional firework displays as an alternative to family and neighborhood fireworks.

Mayor Westmoreland said that the City wants to encourage safely celebrating with alternative activities during the 4th of July and 24th of July.

Councilmember Curtis expressed reluctance to imposing restrictions that impact law-abiding citizens and are ignored by others. He is in favor of approving the more restrictive map but is hesitant to impose a City-wide fireworks ban.

Sergeant B.J. Eccles agreed with the likelihood that some citizens will light fireworks despite restrictions; however, the majority will comply. He applauded residents that follow regulations. If there are fireworks, there will be fires. He noted enforcement of firework restrictions in addition to regular duties becomes cumbersome, but the Sheriff's Office will strive to enforce the Council's directives.

Councilmember Burnham explained, in light of her statements during work session, that she dislikes taking liberties away from people; nevertheless, she has the right to drink water. One major fire would have a disastrous impact on the City's water supply. Her role and responsibilities as a member of the City Council require her to consider impacts. Banning fireworks City-wide simplifies and clarifies the restrictions. She supports the idea of an alternate celebration activity to commemorate the importance of the holidays. Her advocacy for restrictions is due to drought and water supply considerations.

Councilmember Curtis clarified he understands the gravity of the concerns. As State Code prohibits the banning of a specific type of firework, should the Council determine to implement a City-wide firework restriction, it must prohibit all fireworks.

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Councilmember Love said that it is a difficult decision. In her opinion, lighting fireworks will result in fires. She agrees that it is important to reserve water for drinking rather than fighting fires; water needs are more vital than lighting fireworks.

Discussion ensued regarding the amount of water required to suppress a fire depending upon the size and severity of a fire and threat to life and property.

Councilmember Clark echoed the concerns of her fellow Councilmembers to balance the celebration of liberty with protecting the rights surrounding health, safety, welfare, and property, and preserving the water supply. She stated an alternate City celebratory activity would be far less expensive than putting out a fire.

United Fire Authority Battalion Chief Embret Fossum explained the City is in the middle of a red flag warning that includes high winds, heat and low humidity. This means the City faces a conflagration anytime that a fire sparks. The combination of the drought and heat during a red flag warning increases the likelihood of a severe fire. During similar conditions last year in Oregon, a fire burned through over 4,000 homes and caused major loss of life. Record-breaking temperatures this early in the year become problematic and the combination of factors places the City in a dire situation. He said it falls to the elected officials to determine restrictions for fireworks and open fires. Type One fires are the largest designation. Type Two fires are large and require teams of 500 to 2,000 firefighters. Already this year within the State of Utah, four type two teams have been assembled which was previously unprecedented this early in a fire season. Fireworks are an element that can be mitigated. Although enforcement falls to the Sheriff's department, he feels that a full ban is easier to enforce.

Councilmember Gray left the meeting at 8:15 p.m. due to technical difficulties.

Councilmember Love inquired if a restriction on open fires could be included in the motion.

Mayor Westmoreland and Ms. Kofoed clarified the State ban is for open fires on State lands and could be applied to public lands within City limits. The City Council may exclude fit pits on private land within landscaped areas.

Councilmember Curtis said after considerations, he is willing to stand with Councilmembers on a decision even though it might not be popular with some residents.

Discussion ensued regarding the complexities of the problem and the responsibility of the Council to mitigate the potential for a devastating fire due to current circumstances and the information provided.

MOTION: ***Councilmember Burnham moved to approve a resolution of Eagle Mountain City, Utah, adopting a fireworks ban prohibiting fireworks during the July 4th and July 24th, 2021 holiday celebration and restricting open flame fires in undeveloped land until August 31, 2021. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.***

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Discussion ensued regarding ideas for a safe community celebration for the July 4th and 24th holidays. Councilmember Clark requested the announcement of the fireworks ban include that the City is planning an alternative activity.

13. HIDDEN HOLLOW PHASE C

13.A. MOTION/PUBLIC HEARING – Disposal of Significant Real Property – Identified as a Portion of Utah County Parcel Number 58:040:0013. **this is not an action item - discussion only**

MOTION: ***Councilmember Burnham moved to table the disposal of significant real property – identified as a portion of Utah County parcel number 58:040:0013. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.***

13.B. MOTION – Hidden Hollow Phase C Preliminary Plat and Site Plan

MOTION: ***Councilmember Burnham moved to table the preliminary plat and site plan for Hidden Hollow Phase C. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.***

14. ORDINANCES/PUBLIC HEARINGS

14.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting the Final Budget Amendments for Fiscal Year 2020-2021.

Finance Director Kimberly Ruesch introduced the item and stated the requested amendments to the budget are outlined in the packet materials. The majority of the changes identified the allocation of the Coronavirus Aid, Relief, and Economic Security (CARES) Act funding received by the City and impact fee transfers for development reimbursement through the end of the fiscal year. The City received additional funding this week to prepurchase additional Central Water Project water shares.

Councilmember Curtis requested staff provide a detailed accounting of the allocation of the CARES Act and American Rescue Plan Act funding received by the City, as time permits.

Ms. Ruesch stated the CARES Act funding has been spent and she will include federal funding in an update for the Council of the year-to-date expenditures.

Mayor Westmoreland opened the public hearing at 8:30 p.m. As there were no comments, Mayor Westmoreland closed the hearing.

MOTION: ***Councilmember Clark moved to approve an ordinance of Eagle Mountain City, Utah, adopting the final budget amendments for fiscal year 2020-2021***

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with the changes presented in the staff report. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.

14.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting the Fiscal Year 2021-2022 Budget and Certified Tax Rate.

Ms. Ruesch explained the importance of the budget as a mechanism to further the policies and visions established by the Council that make Eagle Mountain a city residents choose to make their homes. Changes to the proposed budget since the last meeting include over $30,000,000 of investment in capital infrastructure development including the second phase of Airport Road, which staff will work aggressively to complete. Maintaining the current level of service provided by the City requires funding for an additional approximately 12.5 FTEs.

Councilmember Curtis stated he has been open with his objection to the Wasatch Wing and Clay road and requested verification that the project is excluded from this budget.

Mr. Mumford clarified the Wasatch Wing and Clay road will require an interlocal agreement with the County, which will require separate Council approval.

Ms. Ruesch stated the item includes the adoption of the certified tax rate for the City, which has declined from the previous year. The certified tax rate lowers as property values increase. The City experienced an increase of approximately $200,000 in property tax revenue due to new growth.

Mr. Jerome verified the tax rate has lowered each year over the past four years and is currently the lowest rate in City history.

Mayor Westmoreland opened the public hearing at 8:39 p.m. As there were no comments, Mayor Westmoreland closed the hearing.

MOTION: ***Councilmember Clark moved to approve an ordinance of Eagle Mountain City, Utah, adopting the fiscal year 2021-2022 budget and certified tax rate. Donna Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.***

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

Lewis Young Robertson and Burningham Vice President Fred Philpot presented the item and explained the impact fee process. The Impact Facility Plan and Impact Fee Analysis process considered the service area and demand, level of service (LOS), existing facilities and buy-in, future facilities, financing, and proportionate share analysis. The police proportionate share analysis determined a total impact fee cost of $11,109,356 and an $820,971 cost to impact fee. The

proposed police impact fee schedule based upon a $66 cost per call and 0.633 residential calls per unit and 2.190 non-residential calls per unit, per 1,000 square feet, resulted in a proposed impact fee of $42 for residential and $145 for non-residential units. Impact fees for non-standard developments will be calculated separately based upon the $66 cost per call and the number of calls per calculation per unit for the non-standard use type. The next steps include holding the public hearing noticed for this meeting; the Council adopting, modifying, or rejecting the proposed impact fees; and a 90-day wait period prior to implementing an approved impact fee increase.

Mr. Philpot explained that the proposed $42 residential impact is lower than the typical $150 up to $350 range found in other communities. The lower impact fee is due to the low square footage LOS. The City can reevaluate the LOS after constructing new facilities and adjust the impact fee.

Mayor Westmoreland opened the public hearing at 8:50 p.m. As there were no comments, Mayor Westmoreland closed the hearing.

MOTION: ***Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, adopting an impact fee enactment for a public safety impact fee; providing for the calculation and collection of such fees; providing for appeal, accounting, and severability of the same and other related matters. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.***

15. RESOLUTIONS

15.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Development Agreement between Eagle Mountain City, Utah and Curleybird, LLC.

Economic Development Director Aaron Sanborn presented the item. The 320 acres of undeveloped land is located adjacent to the Facebook site on two separate parcels within the Regional Technology and Industry Overlay zone. The proposal is for an enterprise-level data center with an initial investment of approximately $600,000,000 and about 3,000 square feet of building space in the initial construction. The project has received previous approval from the Eagle Mountain Redevelopment Agency (RDA) Board for the creation of a community reinvestment area and associated tax-increment financing. Interlocal agreements have been approved by the RDA board and the individual taxing entities.

The development agreement defines the rights and obligations of Curleybird LLC and the City specific to a multi-year, large-scale data center project. If a company does not qualify for a State exemption on the Municipal Energy Tax (MET), the company is eligible for reimbursement of the MET, up to 80%, if using renewable energy sources. For comparison, Facebook receives a 100% reimbursement. Large investment in infrastructure will occur in several phases to be bid and built by the City and reimbursed by the company. Additionally, the City may request up to $3,000,000 in reimbursement for damage and wear to roads due to the project.

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The company is required to pay impact fees according to City policies. The company may not prepay impact fees and will be charged the impact fee rates at the time of building permit application. The company may receive impact fee credits according to City policies. The term of the contract is 40 years from the effective date. The contract will be renegotiated if the roadway improvements have not commenced within five years, if the plan is not submitted for the initial phase within seven years, or if construction has not commenced within ten years.

Councilmember Love asked if the agreement had a contingency clause to address construction delays.

City Attorney Jeremy Cook said the company is responsible for reimbursing any construction or improvements that benefit their project within the period specified and pre- and post-periods. Difficulties in structuring the agreement arose due to the uncertainty regarding the construction period, particularly regarding the water infrastructure, and the payment schedule was adapted accordingly. He requested the Council grant staff the authority to make adjustments to the agreements including language regarding lowering the liability cap and wording clarifications to remove ambiguity.

Mr. Sanborn explained that Exhibit D(1) Project Freemont Road Improvements was referenced in the agreement but excluded from the packet materials and will be included in the agreement.

MOTION: ***Councilmember Curtis moved to approve a resolution of Eagle Mountain City, Utah, approving a development agreement between Eagle Mountain City, Utah, and Curleybird, LLC including Exhibit D(1) Project Freemont Road Improvements and permitting staff to make adjustments to the liability cap and non-substantive wording amendments. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.***

Councilmember Curtis requested the City focus on expanding the business base in the City and not pursue additional data centers due to concerns with high water usage. Councilmember Love concurred with Councilmember Curtis' desire for increased business diversity.

15.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Water and Sewer Agreement between Eagle Mountain City, Utah and Curleybird, LLC.

Mr. Sanborn presented the item. The Water and Sewer Agreement defines the rights and obligations of Curleybird LLC and the City, specific to a multi-year, large-scale data center project. The City will reserve 1,000 acre-feet of water initially that expires if certain milestones are not met. The company has the option of refusal on an additional 2,000 acre-feet of water and 30 days to secure water if the City's remaining capacity under current agreements drops to 3,000 acre-feet. The company will pay current prices for shares and water rates. An annual report will show actual water needs and the company will purchase enough water to meet demands. The City may use secondary water from the company for a water reuse system that can be used for other industrial customers, open space, and potentially for resident use in the future. Some businesses have

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expressed interest in reusing the secondary water from the data centers to reduce their water use impact.

Mr. Cook stated that the liability cap changes also impact this agreement and should be included in the motion.

MOTION: ***Councilmember Curtis moved to approve a resolution of Eagle Mountain City, Utah, approving a water and sewer agreement between Eagle Mountain City, Utah and Curleybird, LLC permitting staff to make adjustments to the liability cap and non-substantive wording amendments. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.***

16. CITY COUNCIL/MAYOR'S BUSINESS

Mayor Westmoreland

Mayor Westmoreland announced that a notice was sent requesting residents in Oquirrh Mountain Ranch and the areas south of Unity Pass refrain from watering until the following day due to a malfunction with the water tank to allow time for the tank to refill. He apologized for the inconvenience.

Mr. Jerome said that pumping capacity is being temporarily increased to fill the tank as quickly as possible. Residents north of Unity Pass also delaying watering until the following day could increase the impact on the pumps.

Councilmember Clark

Councilmember Clark requested a review of the stacking distance standards for drive-throughs for food establishments and other businesses.

Councilmember Love seconded the request in consideration of high drive-through utilization by residents. Councilmember Curtis requested some flexibility for drive-through establishments in order to not discourage business investment in the City. Councilmember Clark agreed.

17. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Curtis

Councilmember Curtis explained that adjustments are being made to the Military and Veterans Advisory Board to include the American Legion.

Councilmember Burnham

Councilmember Burnham said the Seniors Citizen Advisory Council is working hard and at the end of the month they will hold a celebration to commemorate the December 2020 Christmas they missed spending together due to the pandemic. She was impressed with the Planning Commissioner's questions and discussion at their last meeting.

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Councilmember Love

Councilmember Love said the Eagle Mountain Chamber of Commerce moved to a new location, held a ribbon-cutting for the recently opened McDonalds, and sponsored a luncheon with Governor Cox.

Councilmember Clark

Councilmember Clark suggested adding indoor farming as an approved use in the Regional Technology and Industry Overlay zone to encourage such developments in the City. The Be Ready Eagle Mountain held a water safety class taught by Wendy Ford and continues to hold weekly Ham radio check-ins and tests. The Eagle Mountain Arts Alliance is holding book walks on the 2nd and 4th Wednesdays at City parks.

Mayor Westmoreland

Mayor Westmoreland said he will be touring Grow Tech, an indoor farming facility, next week. They grow cattle feed that is utilized at a nearby facility which eliminates the costs to store the feed.

18. COMMUNICATION ITEMS

18.A. Financial Report

18.B. Upcoming Agenda Items

19. ADJOURNMENT

MOTION: ***Councilmember Curtis moved to adjourn the meeting at 9:40 p.m. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.***

The meeting was adjourned at 9:40 p.m.

Approved by the City Council on July 6, 2021.

_____

Fionnuala B. Kofoed, MMC
City Recorder

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EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 6, 2021**

TITLE:	SITE PLAN - A to Z Building Blocks
ITEM TYPE:	Site Plan
FISCAL IMPACT:	
APPLICANT:	Jody Zabriskie

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Community Commercial	Village Core	.689	Ranches Gateway

PUBLIC HEARING:
No

PREPARED BY:
Tayler Jensen, Planning

PRESENTED BY:
Tayler Jensen

RECOMMENDATION:

BACKGROUND:
On January 21st, 2020 the Eagle Mountain City Council approved the Parkway Crossroads Mixed Use site plan and the sale of parcel 58:040:0191. This action created a new development parcel and brought the property under the utility easement into private ownership, for the purpose of providing parking and open space for the Parkway Crossroads project.

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", village core is 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.

Commercial Design Standards:
The applicant is proposing a two story addition that is 28' tall at the tallest point and drops down to 24' with a flat metal roof on the lower portion of the addition, the upper level of the parapet may utilize a energy saving roofing material. The proposed addition includes a 3' stone wainscot and the rest of the walls are covered in fiber cement

board (hardie board) that will match the color of the existing building and windows. The existing portion of the building is a single story, has a 3' stone wainscot and tan colored siding with a cross hipped asphalt shingled roof.

Per **17.72.030 A1** of Eagle Mountain Municipal Code (EMMC) the primary entrance of a building should orient toward the street and sidewalk. 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, the proposed addition will have a door that opens onto Ranches Parkway, which will include stacked rock columns and timbers which mirror the primary entrance, with the addition of design elements it is the opinion of staff that the current proposal **complies** with this standard.

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.

17.72.040 A requires the building to be similar in style to adjacent buildings. The proposed building utilizes the same stacked stone as the existing building and surrounding buildings, the use of hardie board material will match the siding of the current building while being a more durable material. The nearby Village Pizza is tan stucco, and also has a metal roof. Staff feels by and large the building materials and colors are similar to adjacent buildings, with the exception of the roof line which is flat. It is up to the City Council to determine if this elevations comply with this standard.

17.72.040 B Requires the main entrance of a building to orient to major sidewalks. The main entrance to A to Z is currently existing and this proposal doesn't alter the location 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

proposed addition contains a flat roof and only one roof plane, a decorative parapet or tower should be added, or a sloping roof with overhanging eaves should be used to bring the proposal into compliance. The applicant has increased the height of a portion of the building by 4 feet to create a parapet. It should be up to the City Council to determine if the applicant's changes comply with code.

17.72.040 D States: "...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...avoid large featureless and/or panelized surfaces on commercial buildings." The proposed addition includes a 3' wainscot of stacked stone, timber sheltering elements over entrances, and prefinished awnings over first floor windows, and the use of fiber cement siding over the rest of the building which largely matches the existing building. It is the opinion of staff that the elevations largely comply in providing modulation, while remaining consistent with the existing structure.

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 and decorative trim (wainscot), rock columns, and timbers over doors, and the use of awnings. 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 and should be seen as in compliance as being in full compliance would highlight the difference in the new and old portion of the building.

17.72.40 F 2 States "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 utilize fiber cement siding, awnings, stone wainscot and timber sheltering elements over doors.

17.72.040 G States: "A building's color palette should be similar to that of significant neighboring structures" The proposal **complies** with this provision.

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 applicant has provided a parking calculations that indicate:

- Lot 1 provides 58 parking stalls when 48 are required, of the 10 excess stalls no stalls are envisioned being shared with A to Z
- Lot 2 provides 29 parking stalls when 17 are required, of the 12 excess stalls, all 12 are envisioned to be shared with A to Z
- Lots 3 and 4 provide 87 parking stalls, when 83 parking stalls are required, of the 4 excess stalls, all 4 are envisioned being shared with A to Z
- Lot 5 (A to Z) provides 17 parking stalls, when 39 parking stalls are required, the additional 22 required stalls are envisioned coming from Lots 2,3, & 4
- With this arrangement the project will still be providing 10 excess parking stalls and the entire project will still comply with parking minimums

Other Items for Consideration:
Per UFA sidewalks need to be installed from every exit to public ways, and the existing "Supra" box needs to be upgraded to a "Knox" box.

3.5' berms are required between parking locations and public ROW. Currently there is no berm between the parking lot and Ranches Parkway. The applicant is showing the addition of a 3.5' hedge between the parking and Ranches Parkway.

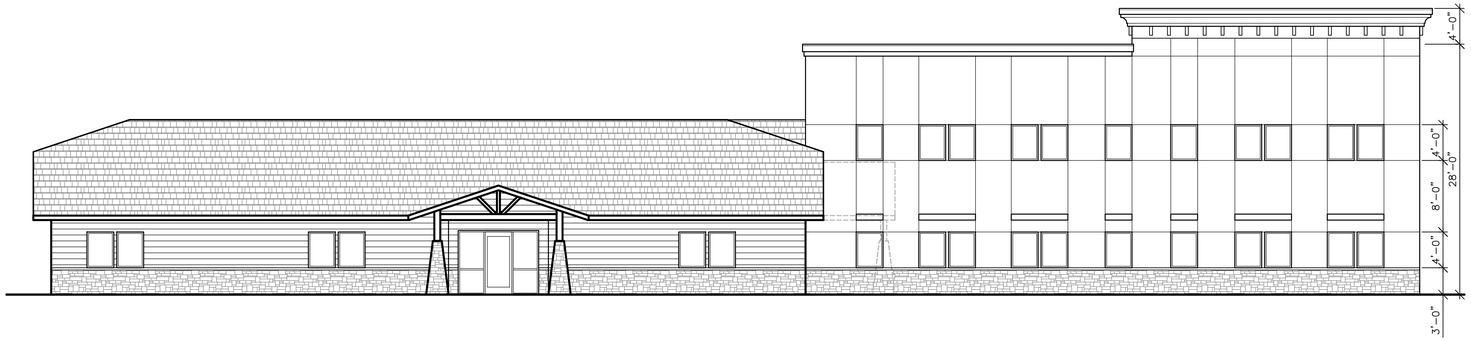
REQUIRED FINDINGS:
Site Plan approvals are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a Site Plan can be found in EMMC 17.100.

PLANNING COMMISSION ACTION/RECOMMENDATION:
On May 25th 2021 the Eagle Mountain Planning Commission held a public hearing on the proposed A to Z Building Blocks Site Plan, no one from the public made comments. The Planning Commission voted (5-0) to recommend approval with the following conditions:

1. A decorative parapet, tower, or sloping roof with overhanging eaves shall be added on the addition in compliance with EMMC 17.72.040(c)
2. Sidewalks shall be installed from every exit to the public ways
3. The Supra box shall be upgraded to a Knox Box
4. The applicant shall provide an exhibit detailing the existing parking provided and required within the Parkway Crossroads project that shows there are at least 22 shared parking stalls able to be utilized by this plan

ATTACHMENTS:

Elevations
Plat A Parking
Playground
Plat 3 & 4 Parking
Site Plan
A to Z Parking Table
Planning Presentation



DECORATIVE E.I.F.S. PARAPET AND FASCIA

PREFINISHED STEPPED FASCIA

NEW HARDI-PANEL SIDING TO MATCH COLOR OF EXISTING SIDING

ANY STUCCO FASCIA SHALL NOT BE USED FOR MORE THAN 50% OF THE BUILDING

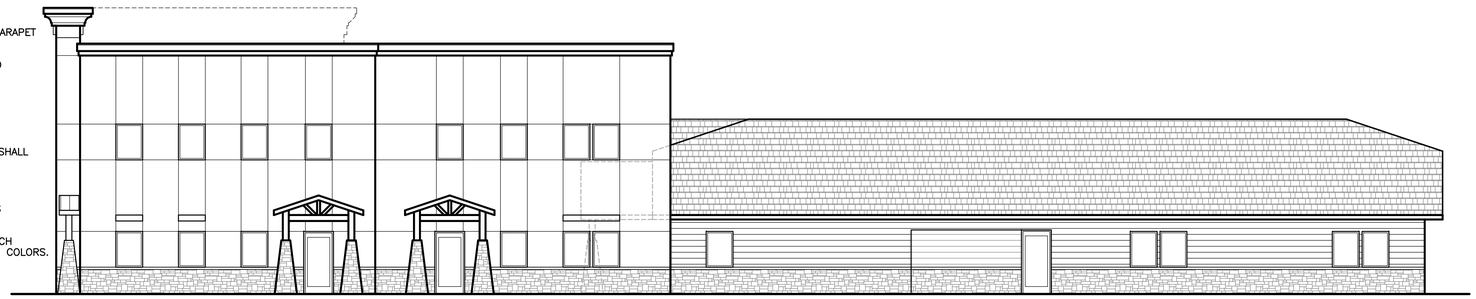
PREFINISHED AWNINGS AND NEW ROOFS

NEW COLORS TO MATCH EXISTING EARTH TONE COLORS.

MATCH EXISTING STONE WAINSCOT

D2 / A301 NORTH WEST ELEVATION

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



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PREFINISHED AWNINGS AND NEW ROOFS

NEW COLORS TO MATCH EXISTING EARTH TONE COLORS.

MATCH EXISTING STONE WAINSCOT

MATCH EXISTING ENTRANCES

C2 / A301 SOUTH EAST ELEVATION

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

DECORATIVE E.I.F.S. PARAPET AND FASCIA

PREFINISHED STEPPED FASCIA

NEW HARDI-PANEL SIDING TO MATCH COLOR OF EXISTING SIDING

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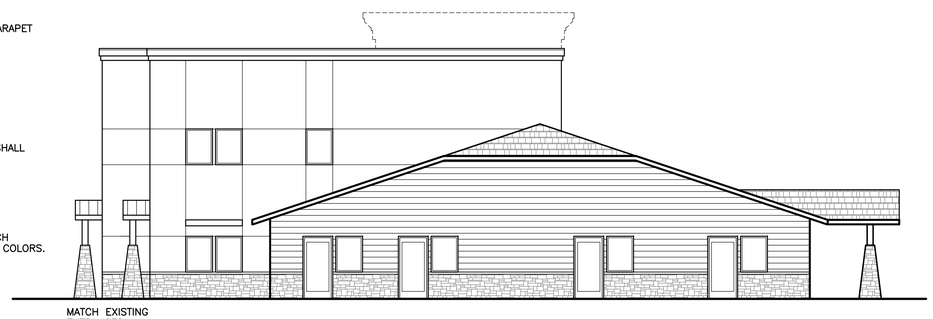
NEW COLORS TO MATCH EXISTING EARTH TONE COLORS.

MATCH EXISTING STONE WAINSCOT

MATCH EXISTING ENTRANCES

B2 / A301 SOUTH WEST ELEVATION

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



DECORATIVE E.I.F.S. PARAPET AND FASCIA

PREFINISHED STEPPED FASCIA

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PREFINISHED AWNINGS AND NEW ROOFS

NEW COLORS TO MATCH EXISTING EARTH TONE COLORS.

MATCH EXISTING STONE WAINSCOT

MATCH EXISTING ENTRANCES

A2 / A301 NORTH EAST ELEVATION

SCALE: 1/8"=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 ENTELLEN, AND SHALL NOT BE USED IN WHOLE OR PART ON ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM ENTELEN — 2009

Consultant

No.	Revisions	Date

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

Sheet Title
EXTERIOR ELEVATION

File No.
AtoZBB-EM-A301F114

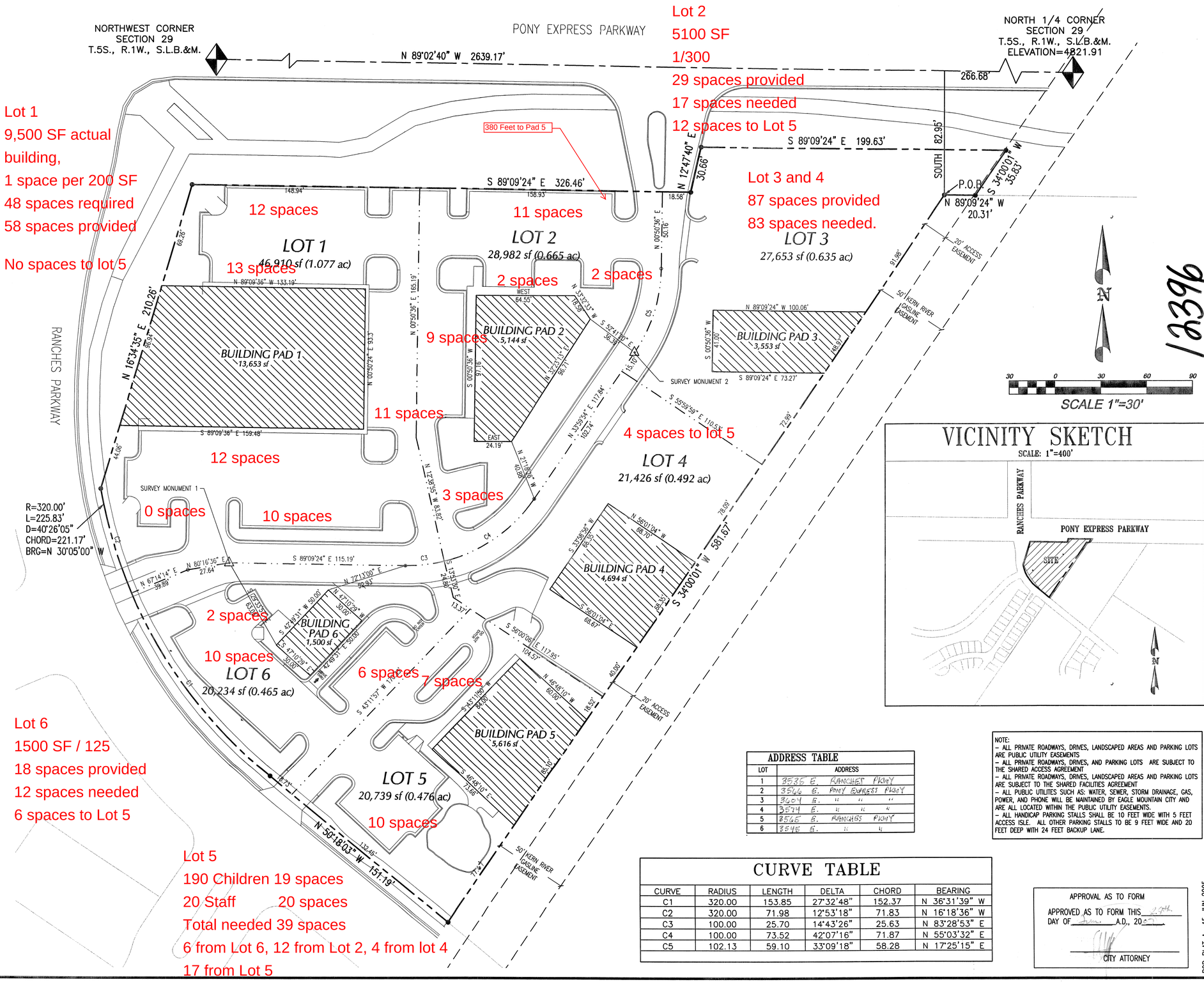
Drawn by:

Reviewed by:

Date Issued:
JUNE 14, 2021

Seal

Sheet No.
A301



VICINITY SKETCH

SCALE: 1"=400'

ADDRESS TABLE	
LOT	ADDRESS
1	3535 E. RANCHES PKWY
2	3566 E. PONY EXPRESS PKWY
3	3604 E. " "
4	3574 E. " "
5	3565 E. RANCHES PKWY
6	3545 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
C3	100.00	25.70	14°43'26"	25.63	N 83°28'53" E
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 ____ DAY OF ____ A.D., 20__.

CITY ATTORNEY

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 15th DAY OF June, A.D. 20 07

MAYOR

APPROVED — CITY ENGINEER (SEE SEAL BELOW)

ATTEST — CLERK-RECORDER (SEE SEAL BELOW)

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. TO-238 ST

A to Z Building Blocks

Eagle Mountain, UT

21-4564A

Sales Representative

BIG T RECREATION

Equipment Manufacturer

PLAYWORLD
The world needs play.

POST & COMPONENT	ROTOMOLD PLASTIC	2-COLOR PLASTIC	ECO-ARMOR
Light Gray	Light Gray	Blue-Sand	Blue
White	Blue		
Blue			

A to Z Building Blocks

Eagle Mountain, UT

21-4564A

Sales Representative

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Light Gray	Light Gray	Blue-Sand	Blue
White	Blue		
Blue			

A to Z Building Blocks

Eagle Mountain, UT

21-4564A

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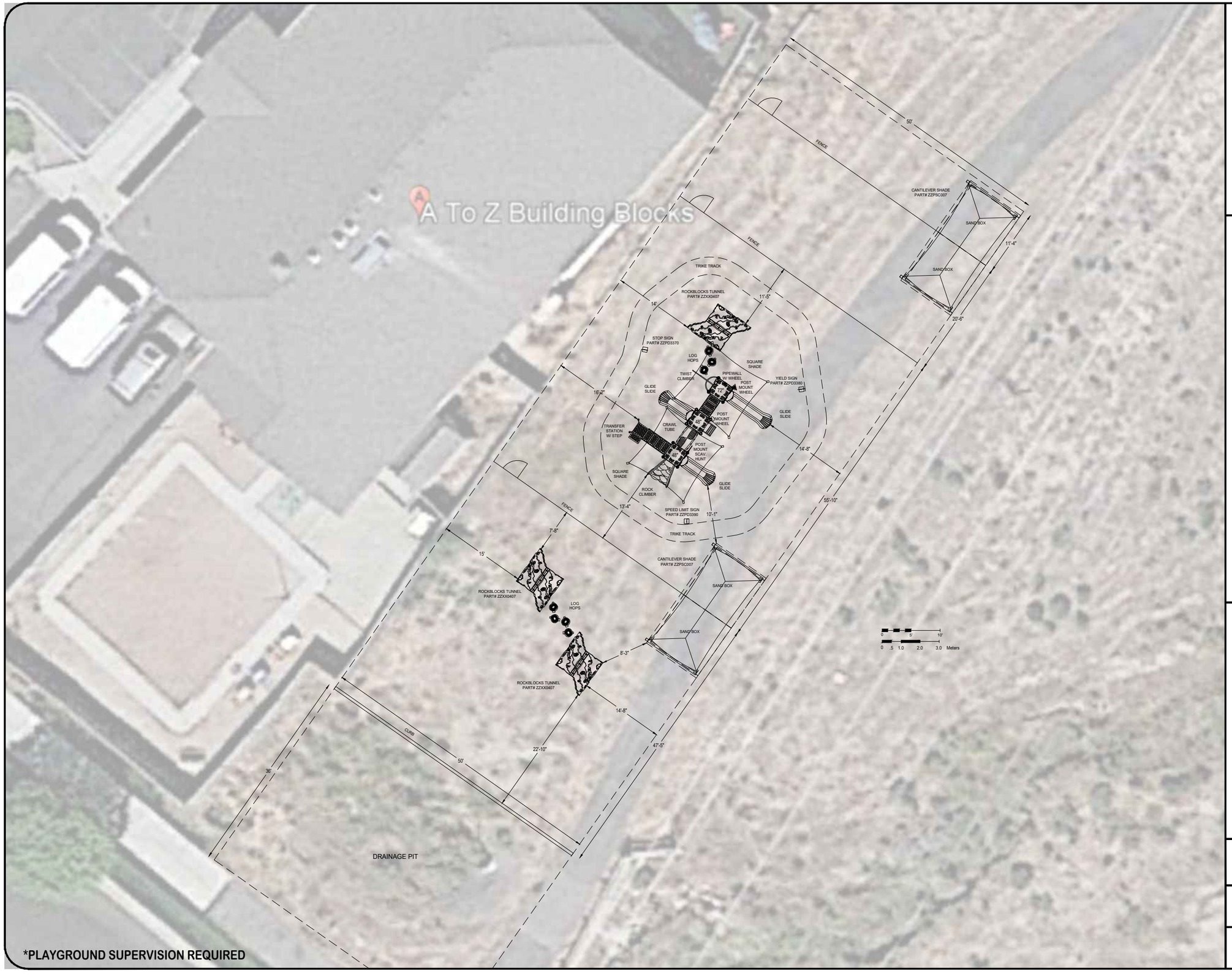
Light Gray	Light Gray	Blue-Sand	Blue
White	Blue		
Blue			



*PLAYGROUND SUPERVISION REQUIRED

PLAYWORLD®

BIG T RECREATION
11618 S. State Street #1602
Draper, UT 84020

EQUIPMENT SIZE:
25'1" x 34'5" x 17'2"

USE ZONE:
SEE DWG

AREA:
SEE DWG

PERIMETER:
SEE DWG

FALL HEIGHT:
6 Ft.

USER CAPACITY:
65

AGE GROUP:
2-5

ADA SCHEDULE	Total Elevated Play Activities: 8		
	Total Ground-Level Play Activities: 5		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	4	3	3
Provided	8	5	4

✓ ASTM F1487-17
✓ CPSC #325

PROJECT NO:
21-4564A

SCALE:
1/16"=1'-0"

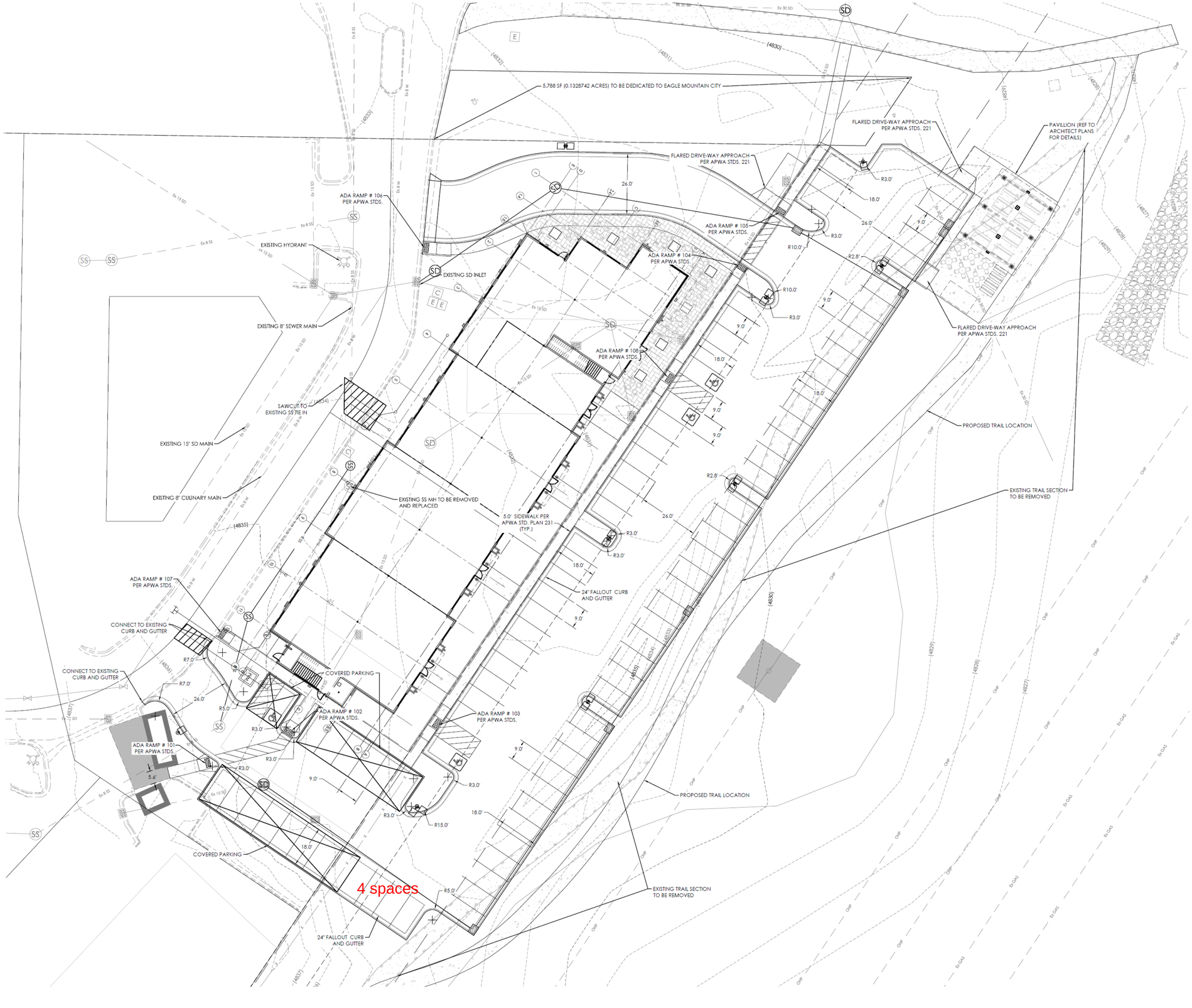
DRAWN BY:
B. MCCAFFERY

Paper Size
B

DATE:
12-FEB-2021

A TO Z BUILDING BLOCKS - EAGLE MOUNTAIN

EAGLE MOUNTAIN, UT



LEGEND

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

PARKING TABULATIONS

TOTAL RESTAURANT BUILDING AREA:	3,108 SF
PARKING BASIS:	1 STALL PER 250 SF
PARKING STALLS REQUIRED:	12.43 STALLS
TOTAL COMMERCIAL BUILDING AREA:	11,272 SF
PARKING BASIS:	1 STALL PER 300 SF
PARKING STALLS REQUIRED:	37.57 STALLS
RESIDENTIAL UNITS:	14 UNITS
PARKING BASIS:	2.33 STALLS / UNIT
PARKING STALLS REQUIRED:	32.62 STALLS
TOTAL PARKING STALLS REQUIRED:	83 STALLS
TOTAL PARKING STALLS PROVIDED:	87 STALLS

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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

PARKWAY CROSSROADS

EAGLE MOUNTAIN, UTAH

SITE PLAN

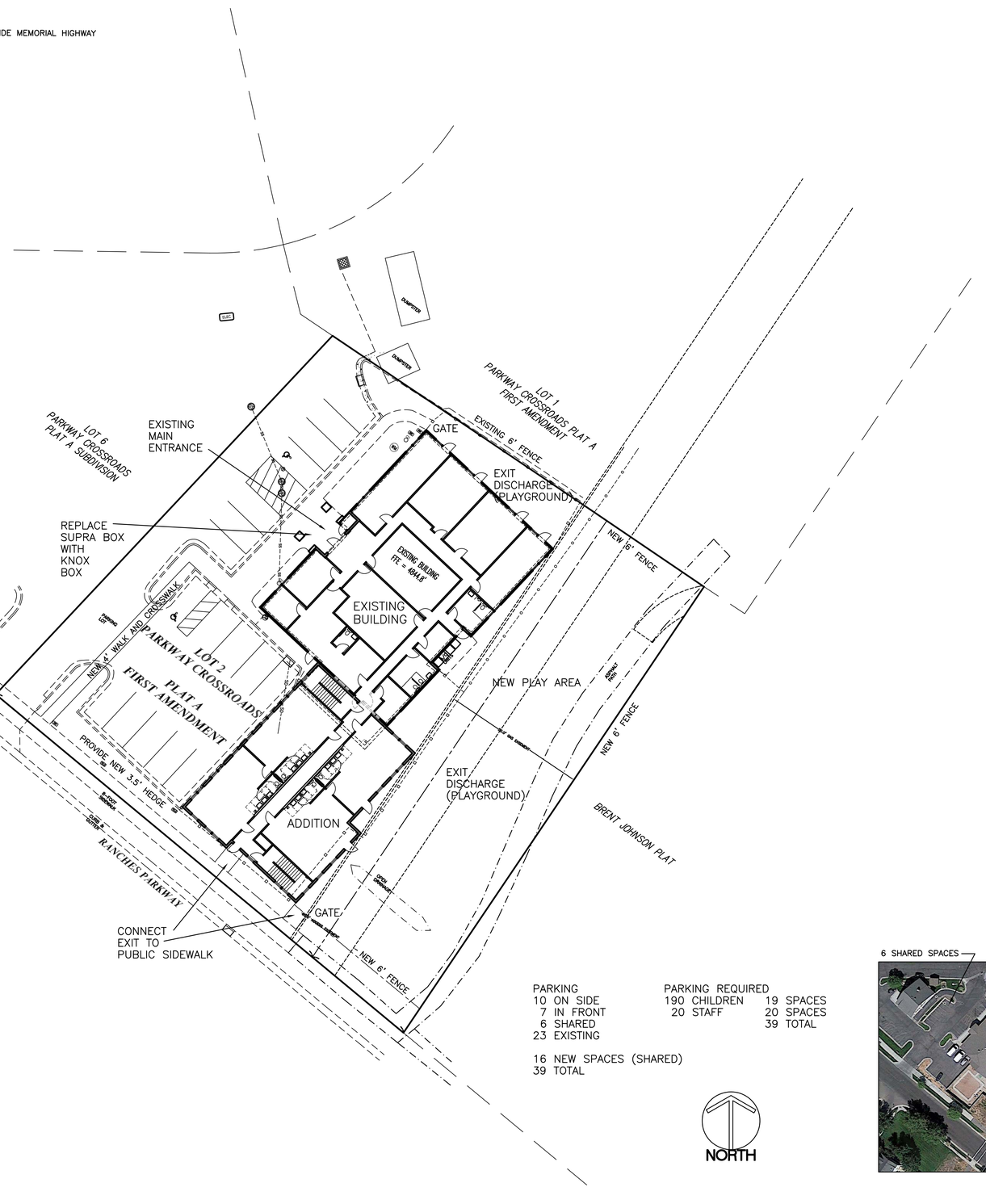
REVISION BLOCK

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

SITE PLAN

Scale:	1"=20'	Drawn:	EW
Date:	09/25/19	Job #:	18- 497
Sheet:	C3		

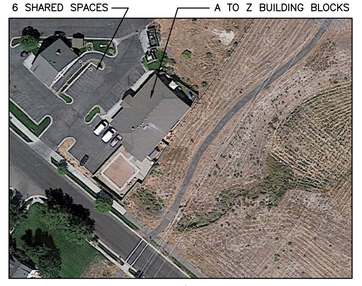
21, 2018\18-497 Parkway Crossroads\design 18-497\dwg\sheets\C3 - SITE PLAN.dwg



PARKING
10 ON SIDE
7 IN FRONT
6 SHARED
23 EXISTING

16 NEW SPACES (SHARED)
39 TOTAL

PARKING REQUIRED
190 CHILDREN 19 SPACES
20 STAFF 20 SPACES
39 TOTAL



A1 / A001 SITE PLAN
SCALE: 1"=20'-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 ENTELLEN, AND SHALL NOT BE USED IN WHOLE OR PART ON ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM ENTELEN — 2009

Consultant

No.	Revisions	Date

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

Sheet Title
SITE PLAN

File No.
AtoZBB-EM-A001-D123a

Drawn by:

Reviewed by:

Date Issued:
APRIL 23, 2021

Seal

Sheet No.
A001

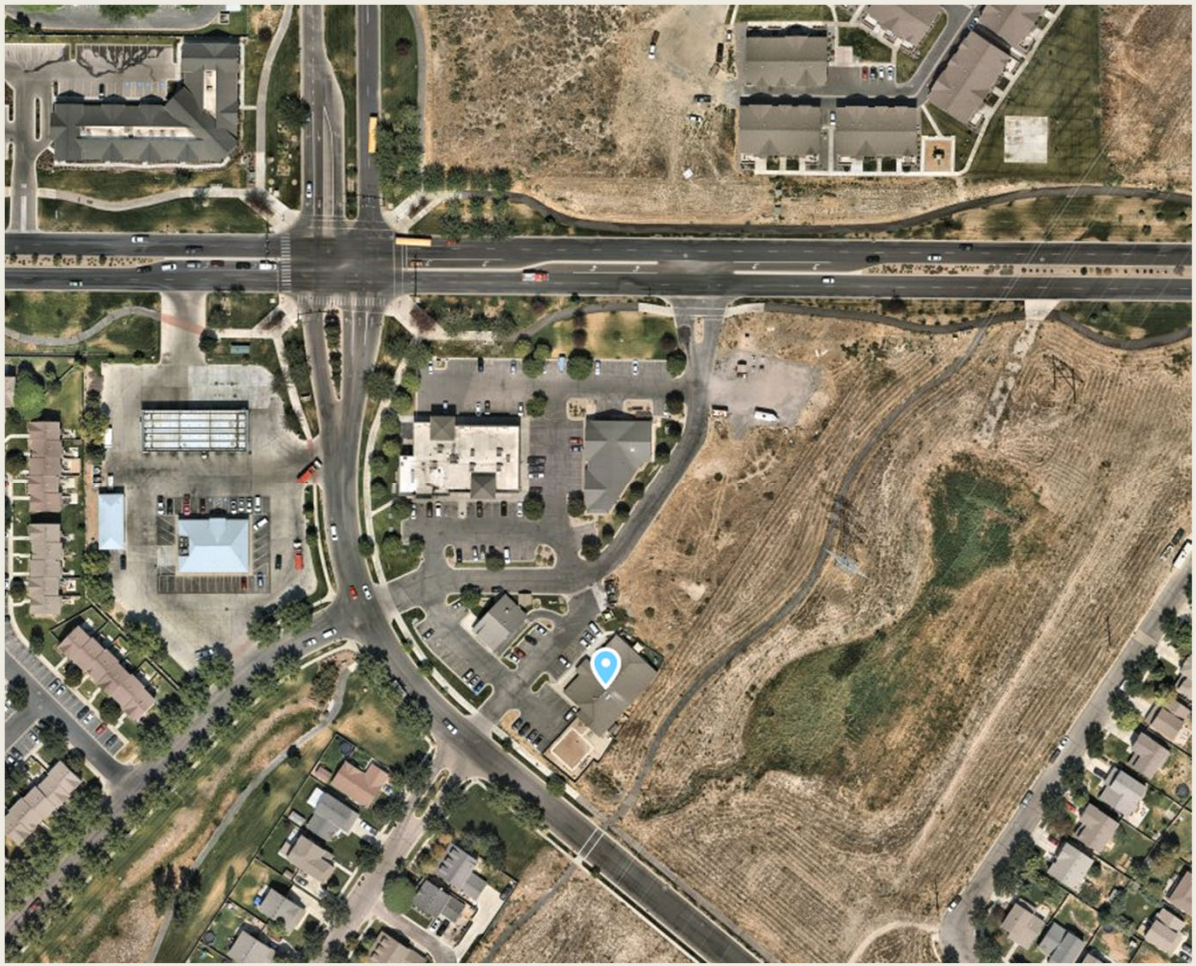
Shared Parking					
Lot	Parking Provided	Parking Required	Difference	Parking shared with Lot 5 (A to Z)	Excess Stalls remaining
1	58	48	10	0	10
2	29	17	12	12	0
3&4	87	83	4	4	0
6	18	12	6	6	0
Total	192	160	32	22	10

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

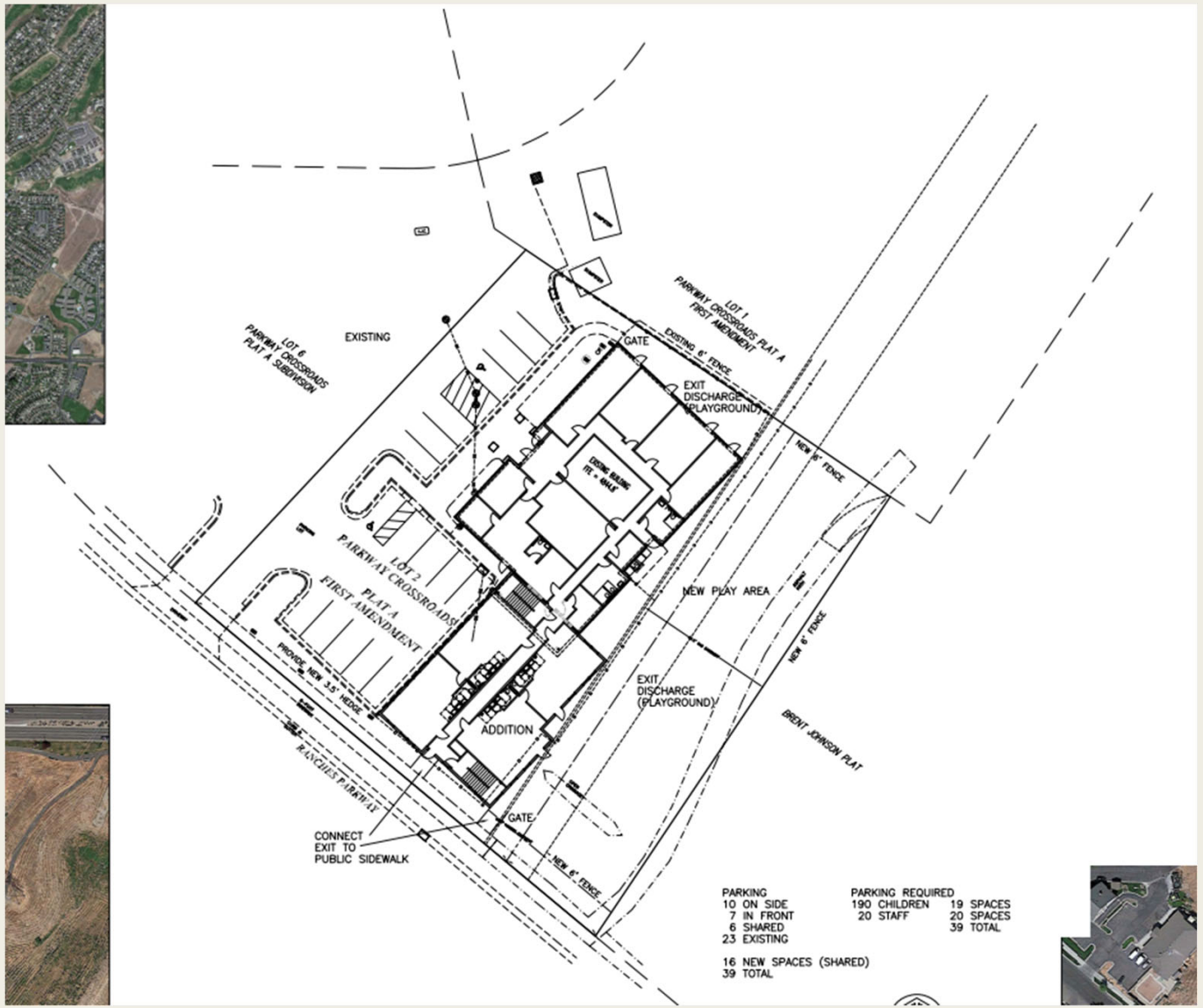
A TO Z BUILDING BLOCKS

Site Plan

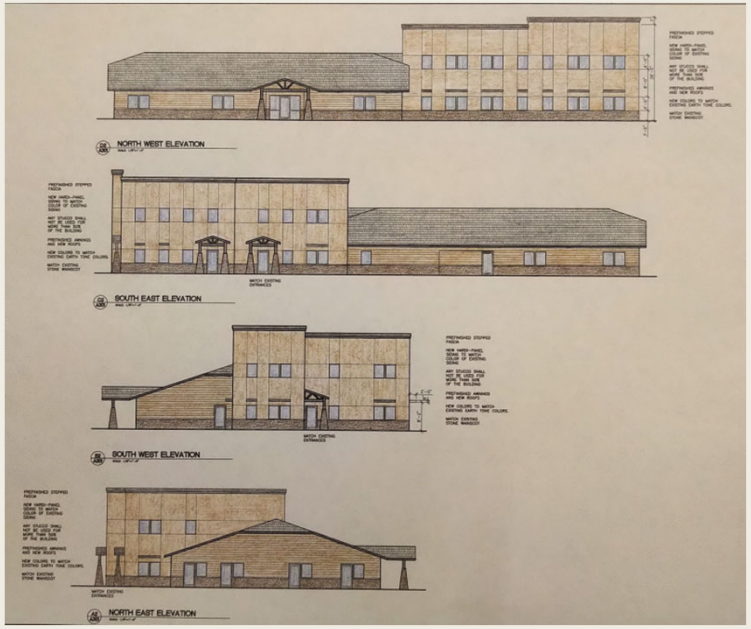
Overview



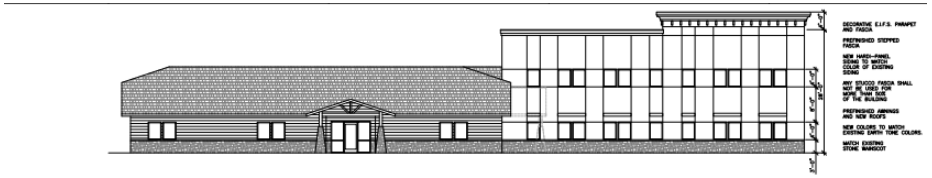
Currently Zoned "Village Core" - Day Care Centers are a Permitted Use.


EXISTING
LOT 6
PARKWAY CROSSROADS
PLAT A SUBDIVISION
LOT 1
PARKWAY CROSSROADS PLAT A
FIRST AMENDMENT
EXISTING 6' FENCE
GATE
EXIT
DISCHARGE
(PLAYGROUND)
NEW 6' FENCE
LOT 2
PARKWAY CROSSROADS
PLAT A
FIRST AMENDMENT
NEW PLAY AREA
NEW 6' FENCE
PROVIDE NEW 3.5' HEDGE
EXIT
DISCHARGE
(PLAYGROUND)
ADDITION
BRENT JOHNSON PLAT
RANCHES PARKWAY
GATE
CONNECT
EXIT TO
PUBLIC SIDEWALK
NEW 6' FENCE
PARKING
10 ON SIDE
7 IN FRONT
6 SHARED
23 EXISTING
16 NEW SPACES (SHARED)
39 TOTAL
PARKING REQUIRED
190 CHILDREN
20 STAFF
19 SPACES
20 SPACES
39 TOTAL

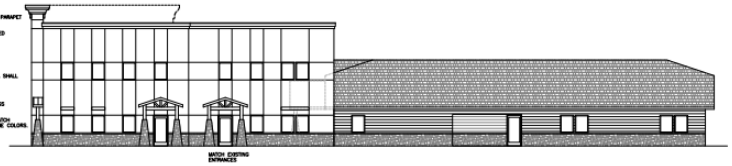
Elevations



Applicant is proposing a 3' stone wainscot and the rest of the addition (25') with Hardie Board that will match the color of the existing building .

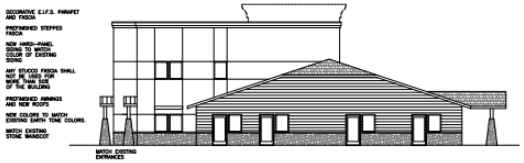


NORTH WEST ELEVATION



SOUTH EAST ELEVATION

SOUTH WEST ELEVATION



NORTH EAST ELEVATION

Items for Consideration

- 17.72.030 A1 – Front Entrance toward public ROW
  - The current building doesn't have a front entrance onto ROW, this doesn't change the entrance location, but it does add new doors onto public ROW
- 17.72.040 A – Building should be similar in style to adjacent building
  - The proposal uses the same stacked stones, and color material as surrounding buildings.
  - All buildings in the area have sloping roofs, this has a flat roof.

Items for Consideration

- 17.72.040 C – 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 with multiple roof planes and heights
  - The proposed addition includes an addition of a parapet
- 17.72.040 D -"...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...avoid large featureless and/or panelized surfaces on commercial buildings."
  - Addition includes 3' wainscot of stacked stone, timber sheltering elements over entrances, awnings over windows and fiber Cement siding

Items for Consideration

- 17.72.040 E 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."
  - The proposed elevations include windows and decorative trim (wainscot), rock columns, and timbers over doors, and the use of awnings. While the proposal doesn't provide all the features called for by code it matches the existing building's color and materials and the planning commission felt it was in compliance
- 17.72.40 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 utilize fiber cement siding, awnings, stone wainscot and timber sheltering elements over doors*

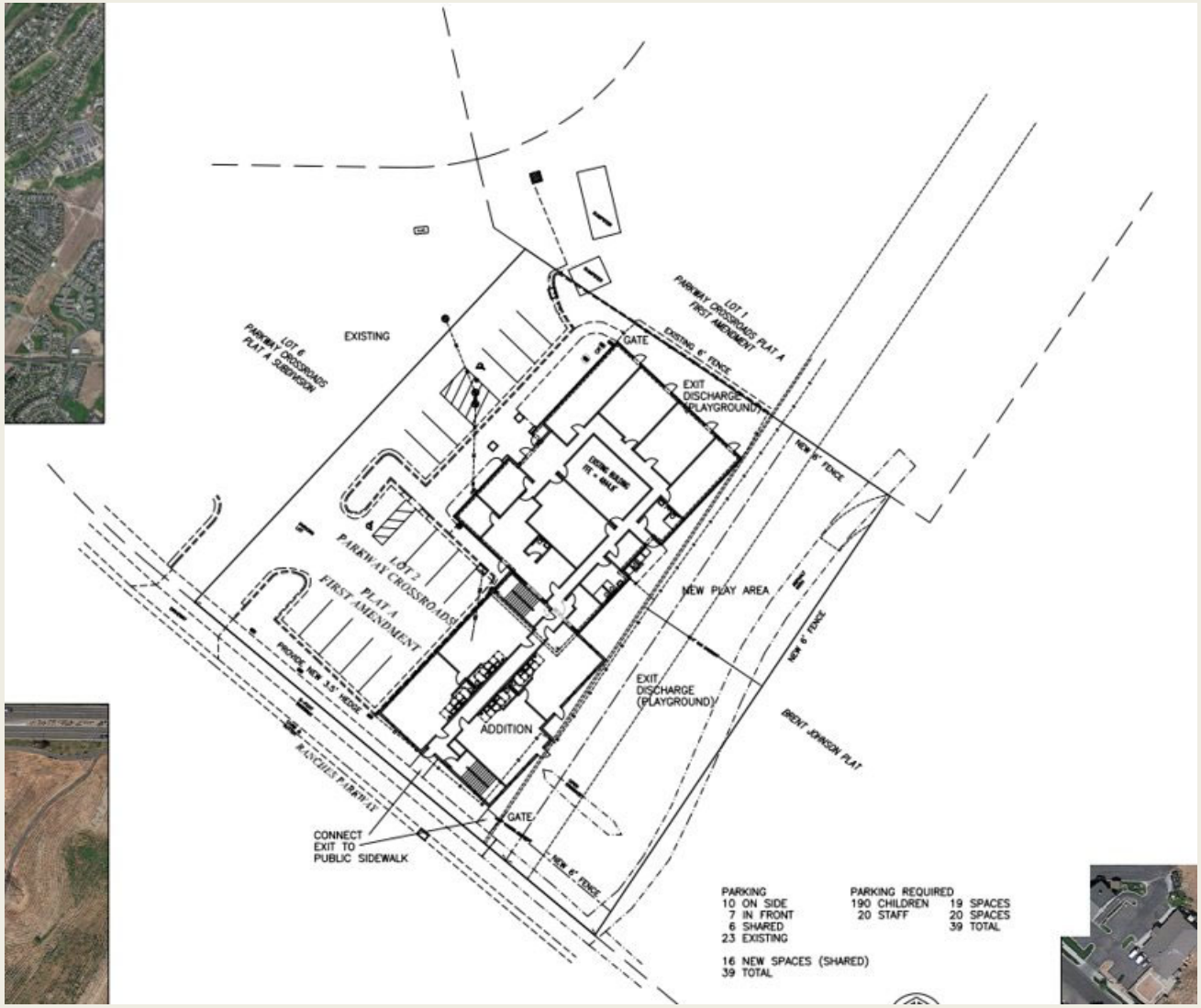
Parking

- Per 17.55.120 C – Daycares require:
  - 1 stall per Staff Member
  - 1 stall per 10 children

- This proposal includes:
  - 20 Staff (20 stalls)
  - 190 Children (19 Stalls)

- Therefore 39 parking stalls are required

Parking

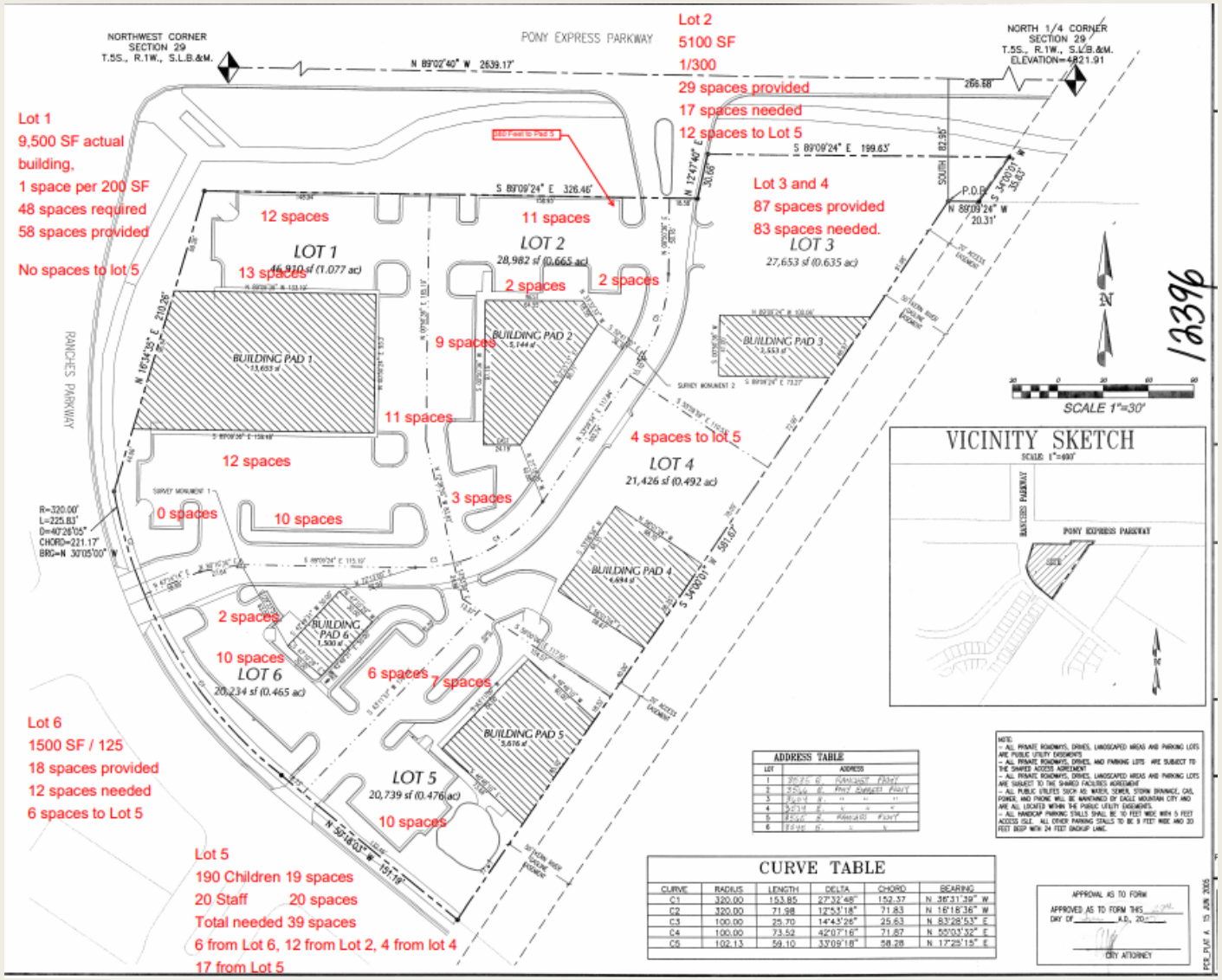

EXISTING
GATE
EXIT DISCHARGE (PLAYGROUND)
NEW 6' FENCE
NEW PLAY AREA
ADDITION
EXIT DISCHARGE (PLAYGROUND)
BRENT JOHNSON PLAT
CONNECT EXIT TO PUBLIC SIDEWALK
PARKING
10 ON SIDE
7 IN FRONT
6 SHARED
23 EXISTING
16 NEW SPACES (SHARED)
39 TOTAL
PARKING REQUIRED
190 CHILDREN 19 SPACES
20 STAFF 20 SPACES
39 TOTAL

Parking

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

Parking


Lot 1
9,500 SF actual building,
1 space per 200 SF
48 spaces required
58 spaces provided
No spaces to lot 5
Lot 2
5100 SF
1/300
29 spaces provided
17 spaces needed
12 spaces to Lot 5
Lot 3 and 4
87 spaces provided
83 spaces needed.
Lot 6
1500 SF / 125
18 spaces provided
12 spaces needed
6 spaces to Lot 5
Lot 5
190 Children 19 spaces
20 Staff 20 spaces
Total needed 39 spaces
6 from Lot 6, 12 from Lot 2, 4 from lot 4
17 from Lot 5
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
BUILDING PAD 1
BUILDING PAD 2
BUILDING PAD 3
BUILDING PAD 4
BUILDING PAD 5
BUILDING PAD 6
PONY EXPRESS PARKWAY
RANCHES PARKWAY
NORTHWEST CORNER SECTION 29 T.5S., R.1W., S.L.B.&M.
NORTH 1/4 CORNER SECTION 29 T.5S., R.1W., S.L.B.&M. ELEVATION=4821.91
VICINITY SKETCH
SCALE 1"=30'
ADDRESS TABLE
CURVE TABLE
12396

PC Recommendation

The Planning Commission recommended approval to the City Council with the following conditions:

1. A decorative parapet, tower, or sloping roof with overhanging eaves on the addition in compliance with 17.72.040 C
2. Sidewalks need to be installed from every exit to public ways
3. Supra box needs to be upgraded to a knox box
4. The applicant shall provide an exhibit detailing the existing parking provided and required within the Parkway Crossroads Project.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 6, 2021**		
TITLE:	SITE PLAN - Marketplace at Eagle Mountain Town Center Lot 1 Pad G		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:			
APPLICANT:	Bill Gaskill		
GENERAL PLAN DESIGNATION Community Commercial	**CURRENT ZONE** CC	**ACREAGE** .96	**COMMUNITY** South Town

PUBLIC HEARING:
No

PREPARED BY:
Tayler Jensen, Planning

PRESENTED BY:
Tayler Jensen

RECOMMENDATION:

BACKGROUND:
The Marketplace at Eagle Mountain Town Center Lot 1 Pad G site plan is located within the the Marketplace at Eagle Mountain Commercial Subdivision located at the Northwest corner of Eagle Mountain Boulevard, and Pony Express Parkway. This application was reviewed by the Planning Commission on June 22nd and received a unanimous recommendation of approval with no conditions.

ITEMS FOR CONSIDERATION:
Site Plan Development Standards: The following are standards required for all site plans in any zoning district (17.100.050)

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 pad building has access off of Eagle Mountain Boulevard, and has interconnected parking with the rest of the project therefore it complies with 17.100.050 C
D. Off-Street Truck Loading Space : This use does not require the frequent distribution of materials and therefore does not provide off-

street Truck Loading Space.

E. Utilities: All utilities are shown as being underground and in proper easements in compliance with 17.100.050 E. Grading and Drainage: The applicant has provided grading and draining plans that have been reviewed by the City Engineer

Commercial Design Standards The following are design standards for the site and building design of commercial developments.

17.72.030 A requires buildings be located at or near the front setback with pedestrian access leading to the primary entrance and with landscaping between the building and the street. The building is located next to Eagle Mountain Boulevard, there is no parking between the building and the road, but a drive through is located between the building and the street. There is a pedestrian path along Eagle Mountain Boulevard, and there is a sidewalk and crosswalk which provides access across the drive through to the building. Thus the building complies with 17.72.030A

17.72.030 A1 requires the primary entrance of a commercial building to orient toward the street and the sidewalk. The main entrance to the building is located on the North Elevation, with the rear (South elevation) facing toward the street. Staff understands that it is not feasible to orient the front entrance onto a drive through.

17.72.030 B Requires surface parking to be located to the rear or side of the building, and that parking should not be located between any commercial building and the street. All parking is located to the rear of the building, thus this project complies with 17.72.030 B.

Architectural Standards: The following architectural elements shall be applied to commercial development. Minor variations to these standards may be considered

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. The proposed Pad site is the first pad site in the development, It proposes to use white and red materials which are in contrast to the approved Macey's Development, and the Pad Building on Lot E, but when reviewed the Planning Commission felt the elevations were appropriate.

17.72.040 B states "the main entrance of a structure should orient to major sidewalks, pedestrian ways, plazas, courtyards, or other public spaces. It shall be clearly identifiable, and consist of a sheltering element such a porch, stoop, awning, arcade, or portico. The main entrance of the structure does not orient to major sidewalks or pedestrian ways, however, there is a sidewalk and crosswalk which allows a pedestrian to access the main entrances from Eagle

Mountain Boulevard

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 a sloping roof with overhanging eaves, or a decorative parapet and multiple roof planes and heights..." The proposed building has multiple roof planes and heights and a decorative parapet therefore it complies with 17.72.040 C.

17.72.040 D requires vertical and horizontal articulation. The building includes columns, awnings, and use of different materials providing visual articulation in compliance with 17.72.040 D

17.72.040 E1 states: "Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and molding, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers and trellis structures, all side of a building shall include chosen details" The proposal uses reveals, awnings, columns, decorative trim and molding, decorative doors and windows.

17.72.040 F2 states: "All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides..." The Planning Commission determined the elevations comply with this standard.

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..." The proposed elevations use White, Brown, and Red complying with the standard to use various colors.

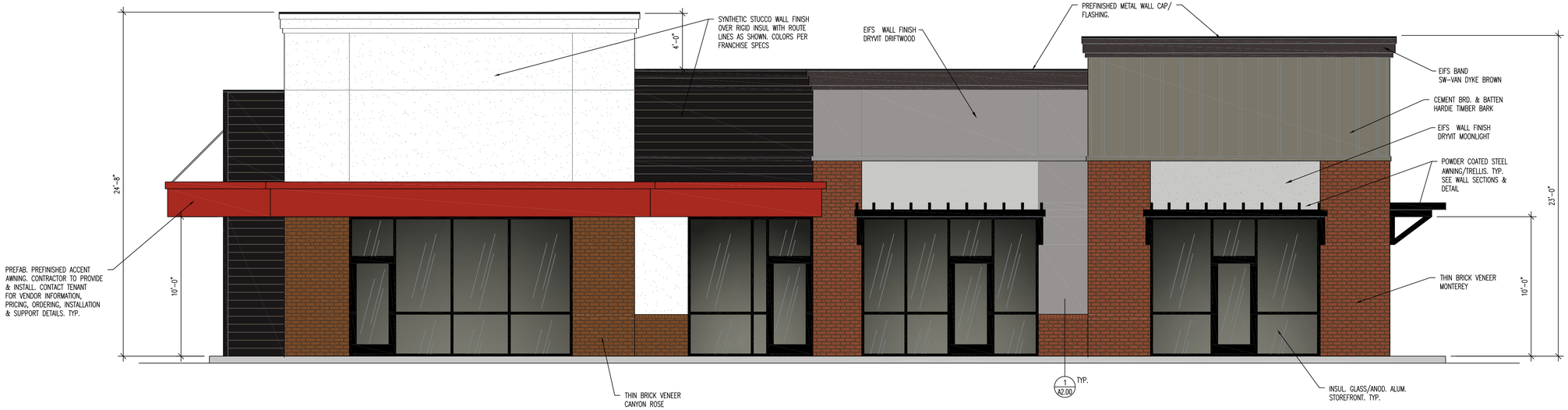
Parking Retail establishments require 1 stall per 300 square feet of gross floor area and a maximum of 1 stall per 200 square feet of gross floor area. If the entire building was retail between 15 and 23 parking stalls would be required Restaurants with drive-through require 1 parking stall per 125 square feet. If the entire building was drive through restaurant 36 parking stalls would be required Restaurants without drive-throughs require 1 parking stall per 250 square feet If the entire building was restaurant without a drive through 18 parking stalls would be required. The applicant is providing 37 Parking stalls, even if the entire building was occupied by Restaurants with Drive-Throughs this building would meet minimum parking standards.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:
On June 22nd the Planning Commission held a public hearing regarding this proposal, no one from the public spoke, and the planning commission recommended approval (4-0) with the condition that at least 3.5' of berming be provided between the drive through and the road.

ATTACHMENTS:

Elevations
Site Plan
Planning Presentation

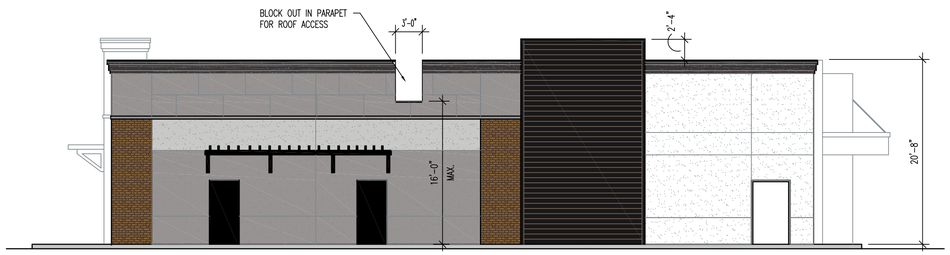


NORTH ELEVATION

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

EAST ELEVATION

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

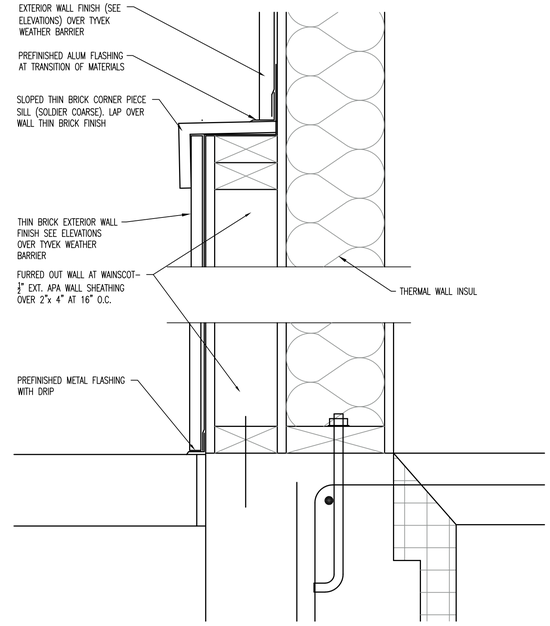


SOUTH ELEVATION

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

WEST ELEVATION

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



WAINSCOT DETAIL

SCALE: 3" = 1'-0"

1 A-2.00

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046

NEW SHELL BUILDING FOR:

EM COMMERCIAL DEVELOPMENT

LOT 1 PAD 'G'
EAGLE MOUNTAIN, UTAH

BUILDING ELEVATIONS

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, IN.C. AND WERE CREATED , EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET, MISAPPROPRIATION, IN VIOLATION OF I.C. 24-2-31 ET. SEQ. AND OTHER LWS.

ARCH. PROJECT NO:	
DATE:	
DRAWN BY:	
CHECKED BY:	
DESIGNED BY:	

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DATE	REVISION

SHEET TITLE

A-2.00

ARCHITECTURAL –

Market Place @ Eagle Mountain Lot 1

1489 East Eagle Mountain Boulevard
Eagle Mountain, Utah

Vicinity Map
Not to Scale

Civil Sheet Index

C0.0 ..... Cover Sheet
C0.1 ..... Demolition Plan
C1.1 ..... Site Plan
C2.1 ..... Grading Plan
C3.1 ..... Utility Plan
C4.1 ..... Details
C4.2 ..... Details
C4.3 ..... Details
C5.1 ..... Erosion Control Plan
L1.1 ..... Landscape Plan
L2.1 ..... Irrigation Plan
L1.3 ..... Landscape Schedule & Details

Right-of-Way Landacaping Note

Landscaping within the public right-of-way, along the frontage of Lot 1, shall be installed and maintained by the overall developer or Lot owner.

Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Bollard	PVC	Polyvinyl Chloride
BRW	Finish Grade – Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sewer Manhole
EB	Electrical Box	SP	Signal Pole
EC	End of Curve	SS	Sanitary Sewer
ECR	End Curb Return	SVZ	Sight Visibility Zone
GB	Grade Break	SW	Secondary Water
GM	Gas Meter	TA	Top of Asphalt
HB	Hose Bib	TB	Telephone Box
HP	High Point	TBC	Top Back of Curb
I	Irrigation Line	TC	Top of Grade
ICB	Irrigation Control Box	TMH	Telephone Manhole
Lip	Lip of Gutter	TP	Top of Concrete
LP	Light Pole	TRW	Finish Grade – Top of Retaining Wall
MH	Manhole	TW	Top of Walk
Mon	Monument	VC	Vertical Curve
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer	T	Existing Overhead Power Line	--OHP--
Proposed Meter Box		Existing Water	--W--
Proposed Water Meter		Existing Secondary Water	--SW--
Proposed Combo Box	C	Existing Sewer	--S--
Proposed Fire Hydrant		Existing Storm Drain	--SD--
Proposed Water Valve		Existing Gas	--G--
Proposed Water Line	--W--	Existing Power	--P--
Proposed Sanitary Sewer	--S--	Existing Telephone	--T--
Proposed Storm Drain		Existing Fence	--X--
Proposed Conduit Line	--C--	Flowline	
Proposed Power Line	--P--	Centerline	--℄--
Proposed Gas Line	--G--	Existing Contour	78
Proposed Fire Line	--F--	Existing Spot	78.00TA
Proposed Secondary Water Line	--SW--	Existing Light Pole	
Proposed Roof Drain	--RD--	Existing Street Light	
Proposed Fence	--X--	Existing Building	
Ridge line	--R--	Existing Telephone Box	TB
Grade Break	--GB--	Existing Power Meter	PM
Proposed Contour	78	Existing Electrical Box	EB
Direction of Drainage		Existing Electrical Cabinet	ECAB
Proposed Spot	78.00TA	Existing Gas Meter	GM
ADA Accessible Route		Existing Water Meter	WM
Property Line		Existing Irrig. Control Box	ICB
Sawcut Line		Existing Bollard	BOL
Proposed Light Pole		Existing Hose Bib	HB
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole			
Existing Power Pole w/ Guy		Existing Coniferous Tree	
Existing Utility Marker			
Existing Post		Detail Number / Sheet Number	XX / YY

Eagle Mountain City General Notes

SEWER

- Pipe bedding: ¾" gravel required 6" below, on the sides & 12" above the pipe (minimum).
- Depth: Sewer main/laterals to maintain 4' of cover (minimum) from finished grade, 3' minimum from top of pipe at time of installation.
- Separation: sewer mains & laterals to maintain 10' separation (minimum) from culinary water mains & laterals.
- Sewer Y's: 3' minimum separation between sewer Y's.
- Lateral stubs: A) stubs must extend 15' into property and be marked with 2x4 painted green. B) All laterals must be GIS (shot in) at the Y's and stubs. Also slopes (2% min. on 4" pipe) to be checked before backfill.
- Manholes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of ¾" gravel required under manholes/boxes.

WATER

- Valves: 1. Valves must be flanged to tee's (fittings). 2. Valves 12" and larger to be butterfly valves.
- Bedding: sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve. 6" below pipe on the sides & 12" above pipe (minimum).
- Depth: water main & laterals must maintain 4' cover from finished grade (minimum), 3' minimum from top of pipe at time of installation. Max depth 72" from finished grade.
- Services & fittings: services & fittings to maintain 3' minimum separation from pipe joints and other fittings.
- Setters: all setters to be 21" tall (minimum), have unions at the base and be dual check model, also ¾" setters to have double braces. Setters to be set at: 18" to 22" from the top of setter to top of lid.
- Water can lid: all lids to say "Eagle Mountain" on them recessed with a hole for the ERT and to be set at level to 1" above the plane of the curb & sidewalk.
- Water Can: the water can for ¾" & 1" services will need to be a 36" tall minimum and 21" inside diameter. Water can for 1-1/2" to 2" service will need to follow APWA specification.
- Hydrants: hydrants to be 5' bury (minimum).
- Laterals: all laterals need to be GIS (shot in) at the corp, stop & setter, and also visual inspection on poly inserts before backfill. Water laterals to extend 15' into property and be marked with a 2x4 painted blue. All poly lines to have visual poly insert inspection.
- Tracer wire: run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.
- Water fittings: all water fittings to be checked for thrust blocks (pre & post) and GIS (shot in) before backfill.
- Vertical separation: water main to maintain 18" minimum separation from storm drain or other obstacles/utilities.
- Water line fittings: all fittings to have mega lug followers.
- Water Main Line: NO DEFLECTION or bending of pipe will be allowed in the water lines and bend fittings will be required. All fittings to be Mega-lug fittings.

STORM DRAIN

- Bedding: ¾" gravel 6" below and on sides of pipe & 12" above pipe (minimum).
- ADS: all ADS pipe to be "HP" brand.
- Collars: collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & post collar pour.
- Manholes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of ¾" gravel required under manholes/boxes.

ROAD SECTION

- Proof rolls: proof roll required on all sections of road: i.e. sub-grade, sub-base, and curb base and road base. Curb stakes required for sub-grade inspection and string line required for sub-base and road base inspection.
- UTBC: state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.
- Collars: all collars to be 1' wide by 1' deep with a 6000 psi concrete with 1.5# fiber mesh per cubic yard (3/4" monofilament) required for all street collars. Manhole covers and water valve towers to be ⅜" down from asphalt edge and concrete to be ¼" to 3/8" down from asphalt edge.

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Eagle Mountain, Utah County, Utah and Incorporated Areas Map Number 49049C0275F dated 19 June, 2020 (Not Printed). Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Basis of Bearings

A line between monuments found for Southeast Corner and the East Quarter Corner of Section 12 was assigned the Utah County Survey bearing of North 0°27'04" East as the Basis of Bearings to place the Survey on State Plane Basis.

Benchmark

Brass Cap Monument for the South Quarter Corner of Section 12, T6S, R2W, SLB&M Assigned elevation using GPS methods
Elevation = 4865.18 feet
Utah County Surveyor Tie Sheet, Published 2 April, 2002 Observed 16 September, 2020

REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: SY
Client Name:
Corner Partners, LLC

21-060 cv

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

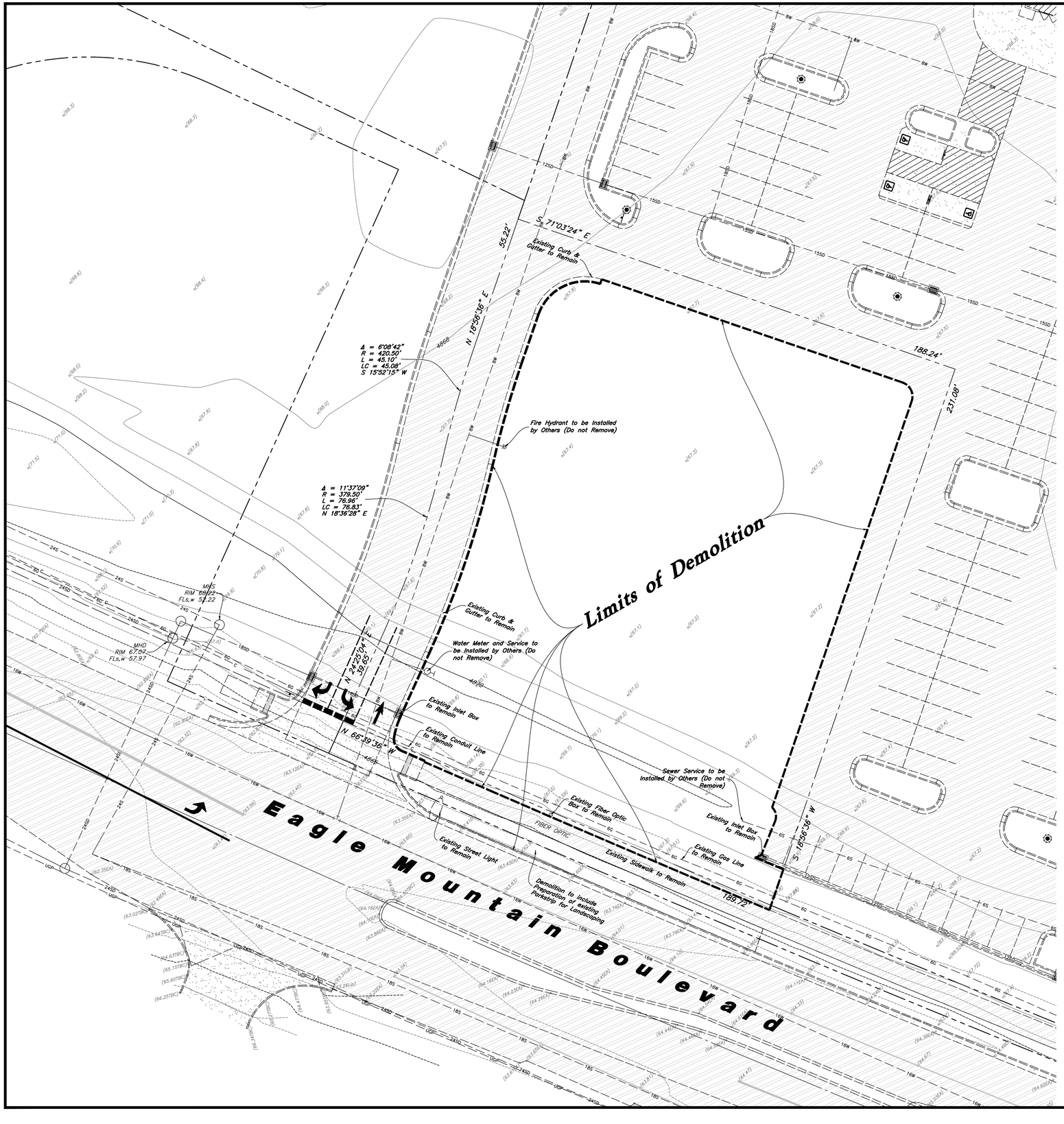
Cover Sheet

Market Place @ Eagle Mountain Lot 1
1489 East Eagle Mountain Boulevard
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 7979289
SHAUN H YOUNG
6/15/21
STATE OF UTAH

15 Jun, 2021

SHEET NO.
C0.0



Scale: 1" = 30'

30' 0 30' 60'

General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
16. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: SY
Client Name:
Corner Portners, LLC

21-060 dm

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWEngineering.net

Demolition Plan

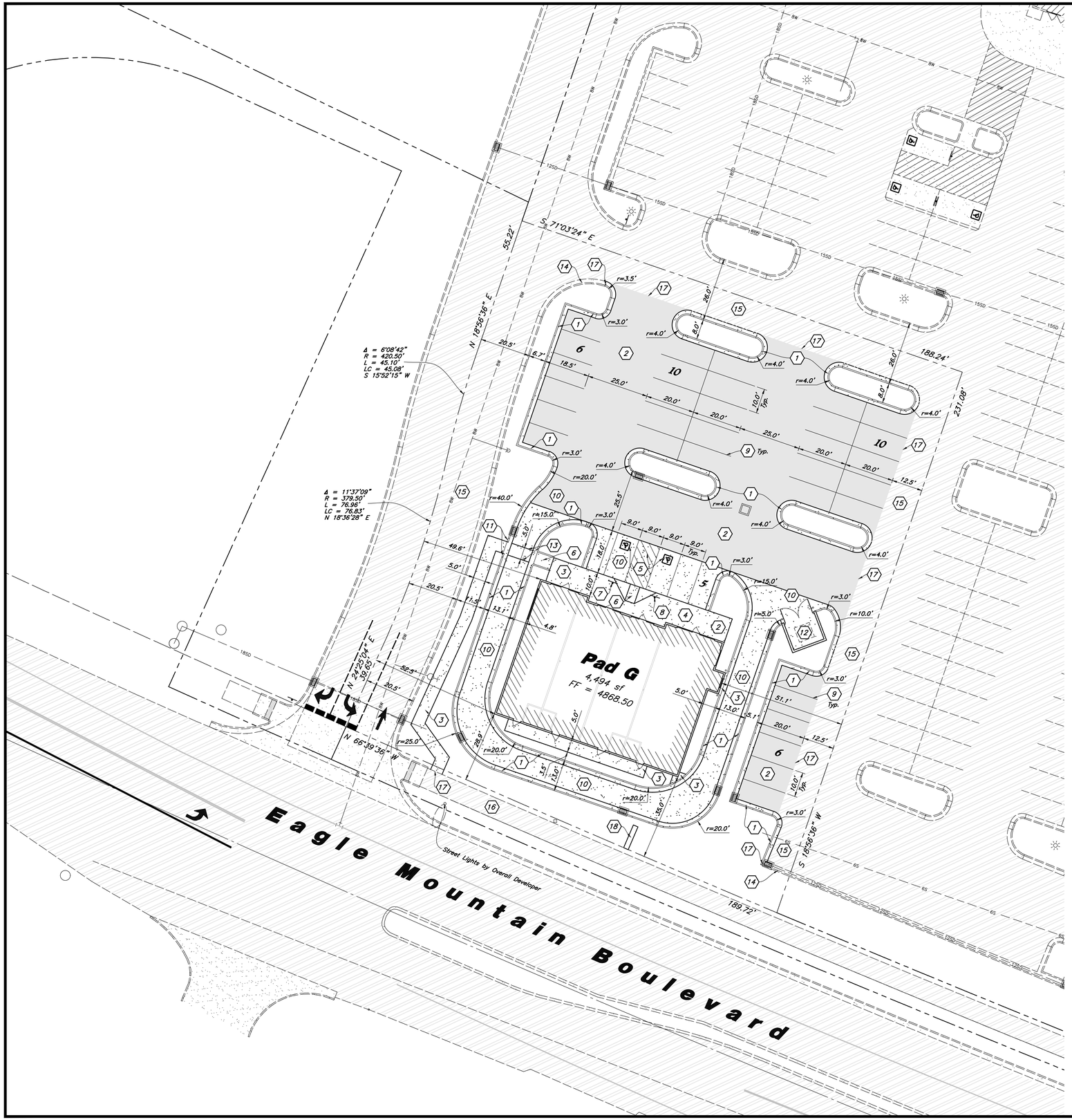
Market Place @ Eagle Mountain Lot 1

1489 East Eagle Mountain Boulevard
Eagle Mountain, Utah

LICENSED PROFESSIONAL ENGINEER
No. 7879289
SHAUN M TOONG
6/15/21
STATE OF UTAH

15 Jun, 2021

SHEET NO.
C0.1



Scale: 1" = 20'

20' 0 20' 40'

Site Data

Site Area = 41,818 s.f. (0.960 ac.)
Landscape Area Provided = 7,351 s.f. (17.58%)
Impervious Area Provided = 29,973 s.f. (71.67%)
Building Area = 4,494 s.f (10.75%)
Parking Required = 5/1,000 s.f. = 23 stalls
Parking Provided = 37 stalls (8.23/1,000)

Site Construction Notes

1. Const. 24" Curb & Gutter (1 C4.1)
2. Const. Asphalt Paving (2 C4.1)
3. Const. Concrete Sidewalk (4 C4.1)
4. Const. Thickened Edge Sidewalk (5 C4.1)
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (16 C4.3)
6. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (17 C4.3)
8. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
10. Const. Concrete Paving (3 C4.1)
11. Const. 18" Transition From 6" Curb to 0" Curb (6 C4.1)
12. Dumpster Enclosure (See Arch. Plans)
13. Const. Painted Crosswalk
14. Existing Curb & Gutter
15. Existing Asphalt Paving
16. Existing Sidewalk
17. Conn. & Match Existing Improvements
18. Monument Sign by Separate Permit
19. Light Pole. See Elec. Plans
20. Transformer. See Elec. Plans

General Site Notes:

1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Const. curb transition at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
6. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: SY
Client Name:
Corner Portners, LLC
21-060 sp

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Site Plan

Market Place @ Eagle Mountain Lot 1

1439 East Eagle Mountain Boulevard
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 7879289
SHAUN R. YOUNG
6/15/21
STATE OF UTAH

15 Jun, 2021

SHEET NO.
C1.1

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by GSH Geotechnical, Inc. 473 West 4800 South Salt Lake City, Utah 84123 are included in the requirements of grading and site Preparation. The Report is titled "Proposed Eagle Mountain Shopping Center. Northwest Corner of Eagle Mountain Boulevard and Pony Express Parkway Eagle Mountain Utah"

    Project No.: 0259-014-20
    Dated: January 5, 2021
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
2. (1) Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
5. (2) Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% (2.08% Maximum) unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%
3. Refer to the Site Plan for sidewalk dimensions.

REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: SY
Client Name:
Corner Partners, LLC

21-060 gr

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWEngineering.net

Grading Plan

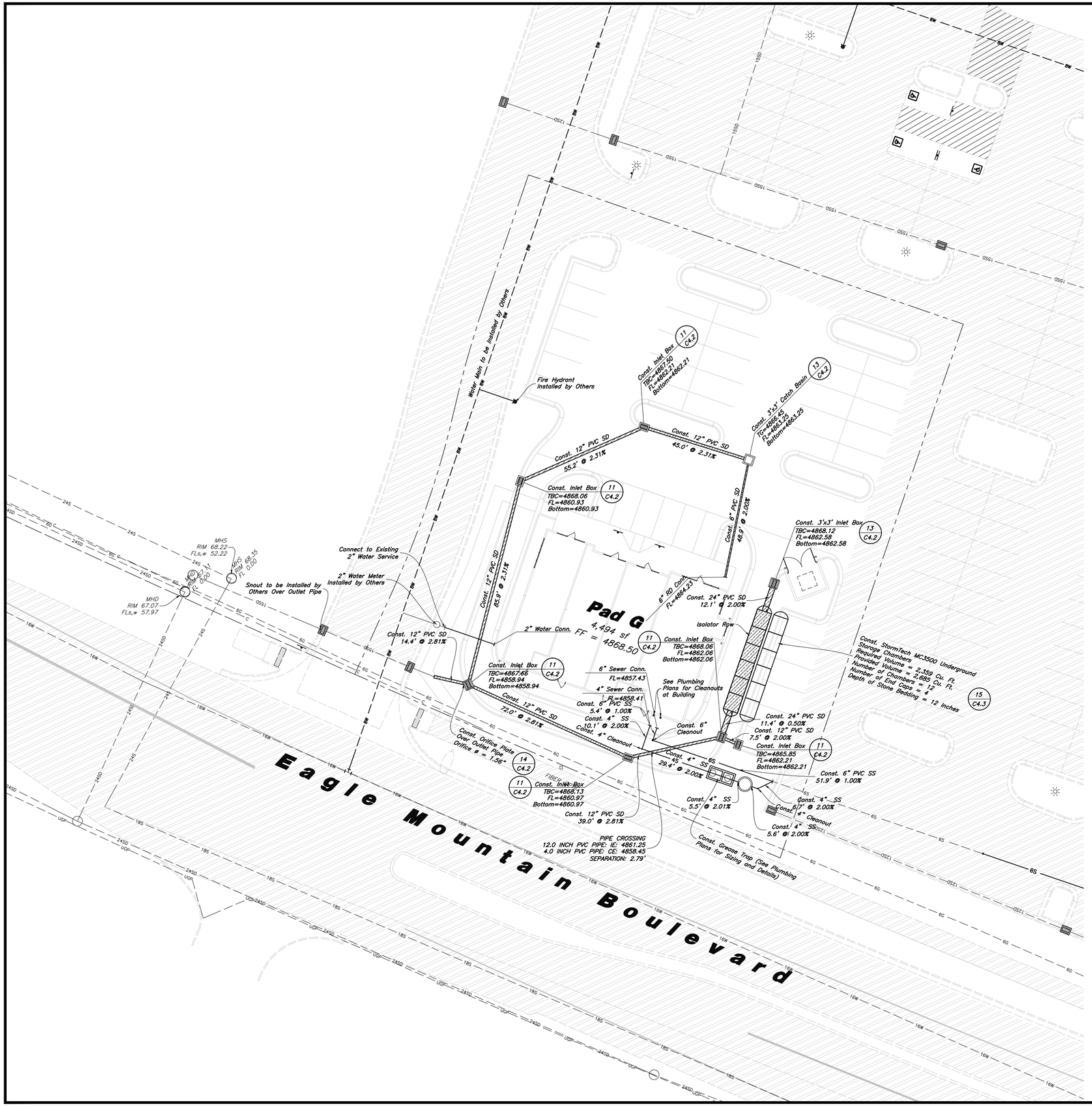
Market Place @ Eagle Mountain Lot 1

1489 East Eagle Mountain Boulevard
Eagle Mountain, Utah

RECOMMENDED FOR APPROVAL
LICENSED PROFESSIONAL ENGINEER
NO. 7879289
SHAUN M TOONG
6/15/21
STATE OF UTAH

15 Jun, 2021

SHEET NO.
C2.1



General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: SY
Client Name:
Corner Partners, LLC
21-060 ut

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Utility Plan

Market Place @ Eagle Mountain Lot 1
1489 East Eagle Mountain Boulevard
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 7870289
SHAUN M. YOUNG
6/15/21
STATE OF UTAH

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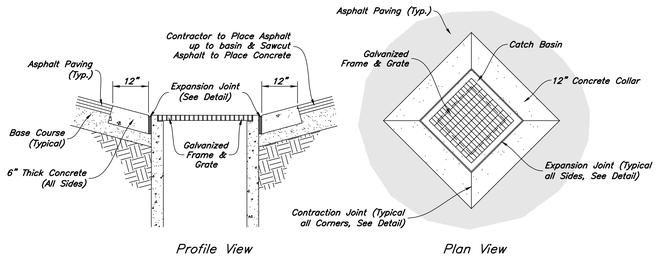
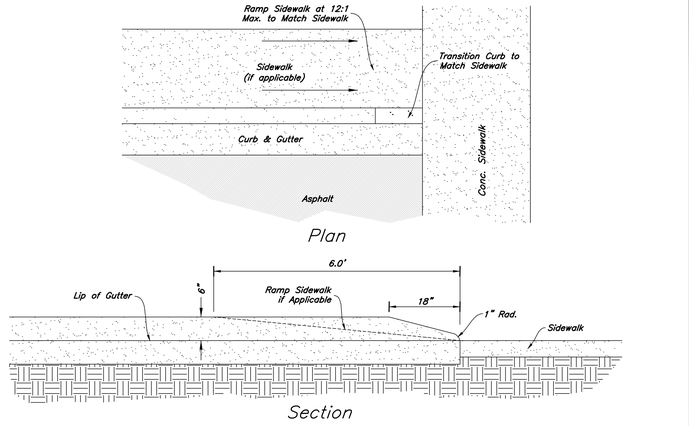


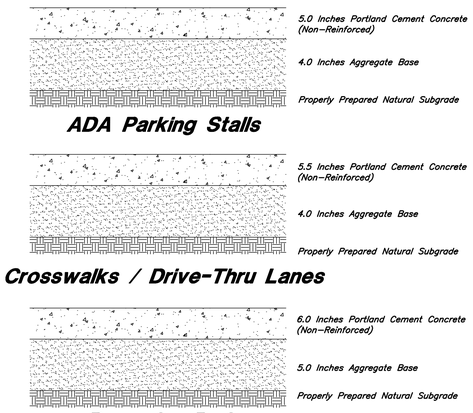
8 Concrete Collar Detail

Not to Scale



6 Curb Transition

Not to Scale



1. See Geotechnical Report for Further Details
2. See Concrete Joint Detail

3 Concrete Paving Sections

Not to Scale

1. REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.

   A. Space rebar and dowels at 12 to 15 inches on center.
   B. Grease dowels to provide movement in expansion joints.
   C. Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.

2. SAWING: Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.

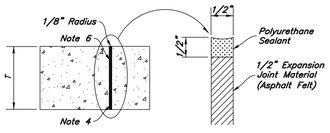
3. JOINTS: Lay out joints to aid construction and control random cracking.

   A. Joint Spacing shall be 12 feet maximum on center in both directions.
   B. Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
   C. Make adjustments in joint locations to meet inlet or manhole locations.
   D. Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.

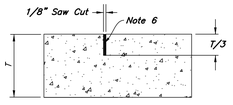
4. JOINT FILLER: Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.

5. BACKER ROD: Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.

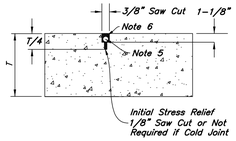
6. JOINT SEALANT: Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



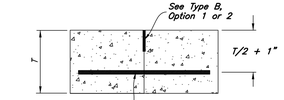
Type A Expansion Joint



Type B Contraction Joint (Option 2)

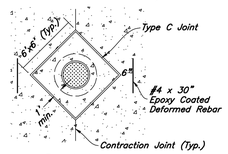


Type B Contraction Joint (Option 1)

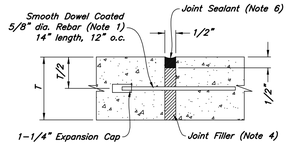


Type C Construction/Cold Joint

Rebar at all corners of expansion joints that do not intersect a contraction joint.



Example 1



Type F Doweled Expansion Joint at Construction/Cold Joint

7 Concrete Joint Detail

Not to Scale

1. See Concrete Joint Detail

Contraction Joints

A. Spacing = 10' o.c.

Expansion Joints

A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start or end of curb radius

5 Thickened Edge Sidewalk

Not to Scale

1. See Concrete Joint Detail

Contraction Joints

A. Spacing = 10' o.c.

Expansion Joints

A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start or end of curb radius

4 Typical Sidewalk Detail

Not to Scale

See Geotechnical Report for Project

2 Asphalt Paving Sections

Not to Scale

1. Contraction Joints
   A. Spacing = 10' o.c., see joint detail
   B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals

2. Expansion Joints
   A. Make expansion joints full depth, see joint detail
   B. Place expansion joint at all cold joints
   C. Expansion joints are required at ends of all radii 0.08.
   D. Required 5'-0" on each side of drainage structures
   E. Required at 90'-0" maximum intervals in straight curb and gutter
   F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (½" thick bituminous filler material)

3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement

4. Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter

5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.

6. All radii shall be true arcs

7. Medium to light broom finish on all exterior concrete

1. See Concrete Joint Detail

Note: All Curb and Gutter to be Standard Unless Otherwise Noted

1 24" Curb And Gutter

Not to Scale

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Drafted by: SY
Client Name:
Corner Partners, LLC
21-060 dt

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Details

Market Place @ Eagle Mountain Lot 1

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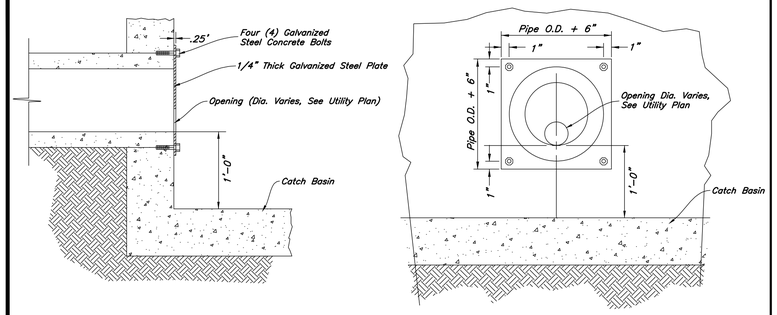
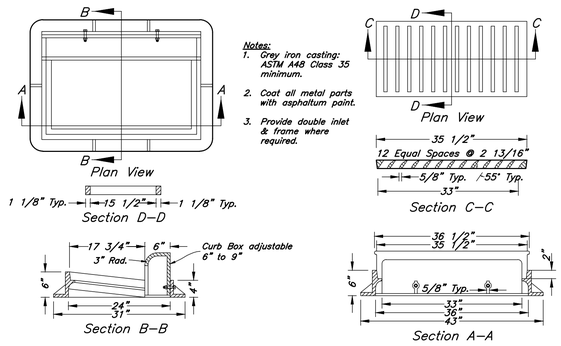


14 Orifice Plate Detail

Not to Scale

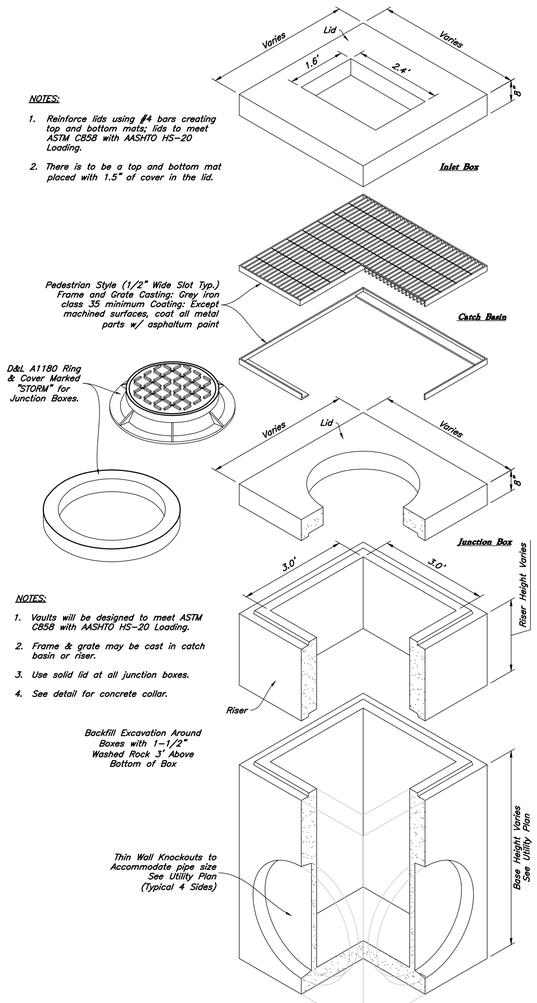


12 Inlet Grate Frame

Not to Scale

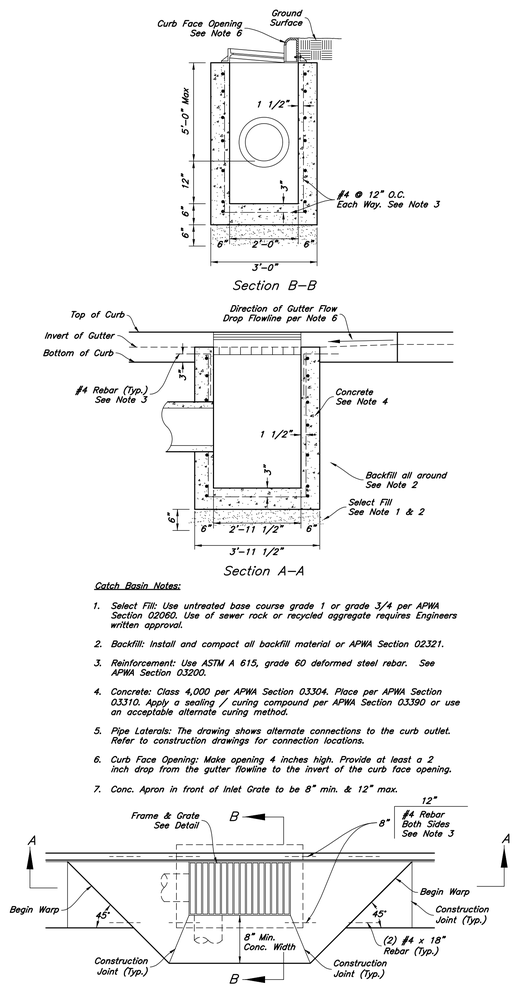
10 Not Used

Not to Scale



13 Precast 3' x 3' Catch Basin Junction Box/inlet

Not to Scale



11 Curb Inlet with Single Grate

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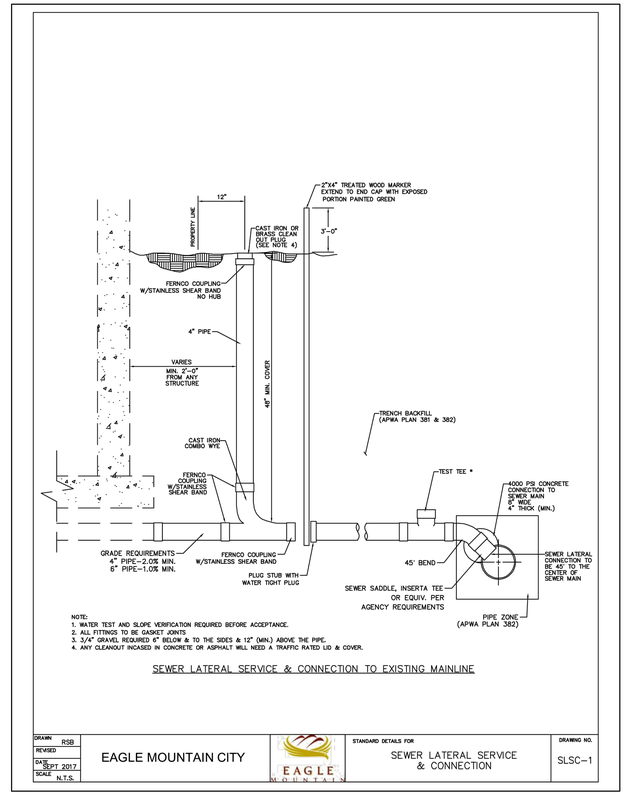

9 Eagle Mountain Sewer Lateral & Cleanout Detail

Not to Scale

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(801) 521-8529 – AWEngineering.net

Details

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No. 7979289
SHAUN YOUNG
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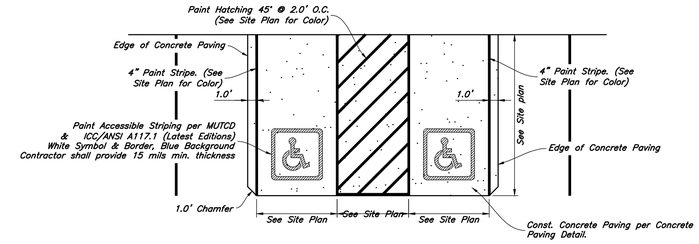
20 **Not Used**

Not to Scale

18 **Not Used**

Not to Scale



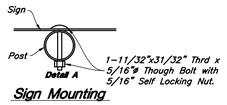
Note:
When Striping Occurs at Curb & Gutter
Striping to be Painted at Lip of Gutter

16 **Accessible Striping Detail**

Not to Scale

19 **Not Used**

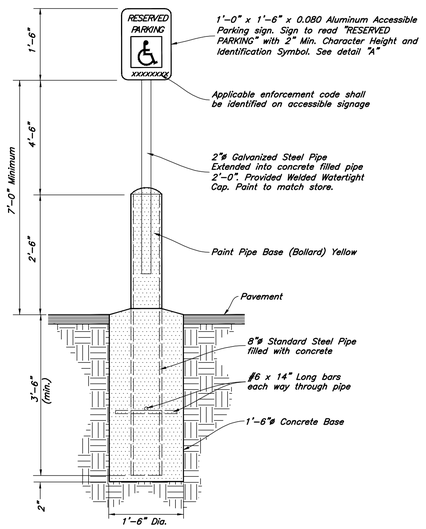
Not to Scale



Sign Mounting

Accessible Van Stall Alternate Sign

This sign shall be used for all Accessible Stalls Identified as "VAN" on Site Plan. 1'-0" x 1'-6" x 0.080 Aluminum Accessible Van Stall Parking sign Sign to read "RESERVED PARKING" and "VAN ACCESSIBLE" with Identification Symbol. See Detail A

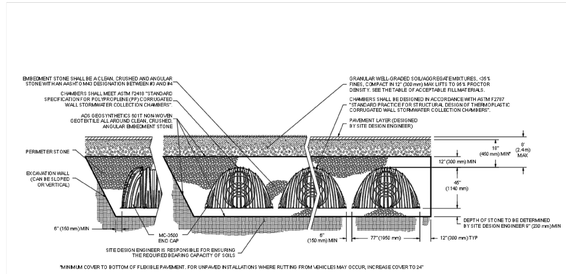


17 **In Parking Lot Areas**
Accessible Parking Sign w/ Bollard

Not to Scale

ADS

User Inputs		Results	
Chamber Model:	MC-3500	System Volume and Bed Size	
Outlet Control Structure:	No		
Project Name:	Eagle Mountain Lot 1	**Installed Storage Volume:**	2684.93 cubic ft.
Engineer:	Shaun Young	**Storage Volume Per Chamber:**	109.90 cubic ft.
Project Location:	Utah	**Number Of Chambers Required:**	12
Measurement Type:	Imperial	**Number Of End Caps Required:**	4
Required Storage Volume:	2359 cubic ft.	**Chamber Rows:**	2
Stone Porosity:	40%	**Maximum Length:**	52.68 ft.
Stone Foundation Depth:	12 in.	**Maximum Width:**	15.33 ft.
Stone Above Chambers:	12 in.	**Approx. Bed Size Required:**	807.78 square ft.
Average Cover Over Chambers:	18 in.	System Components	
Design Constraint Dimensions:	(20 ft. x 80 ft.)	**Amount Of Stone Required:**	120.98 cubic yards
		Volume Of Excavation (Not Including Fill):	172.03 cubic yards



15 **StormTech MC 3500**
Underground Storage Chambers

Not to Scale

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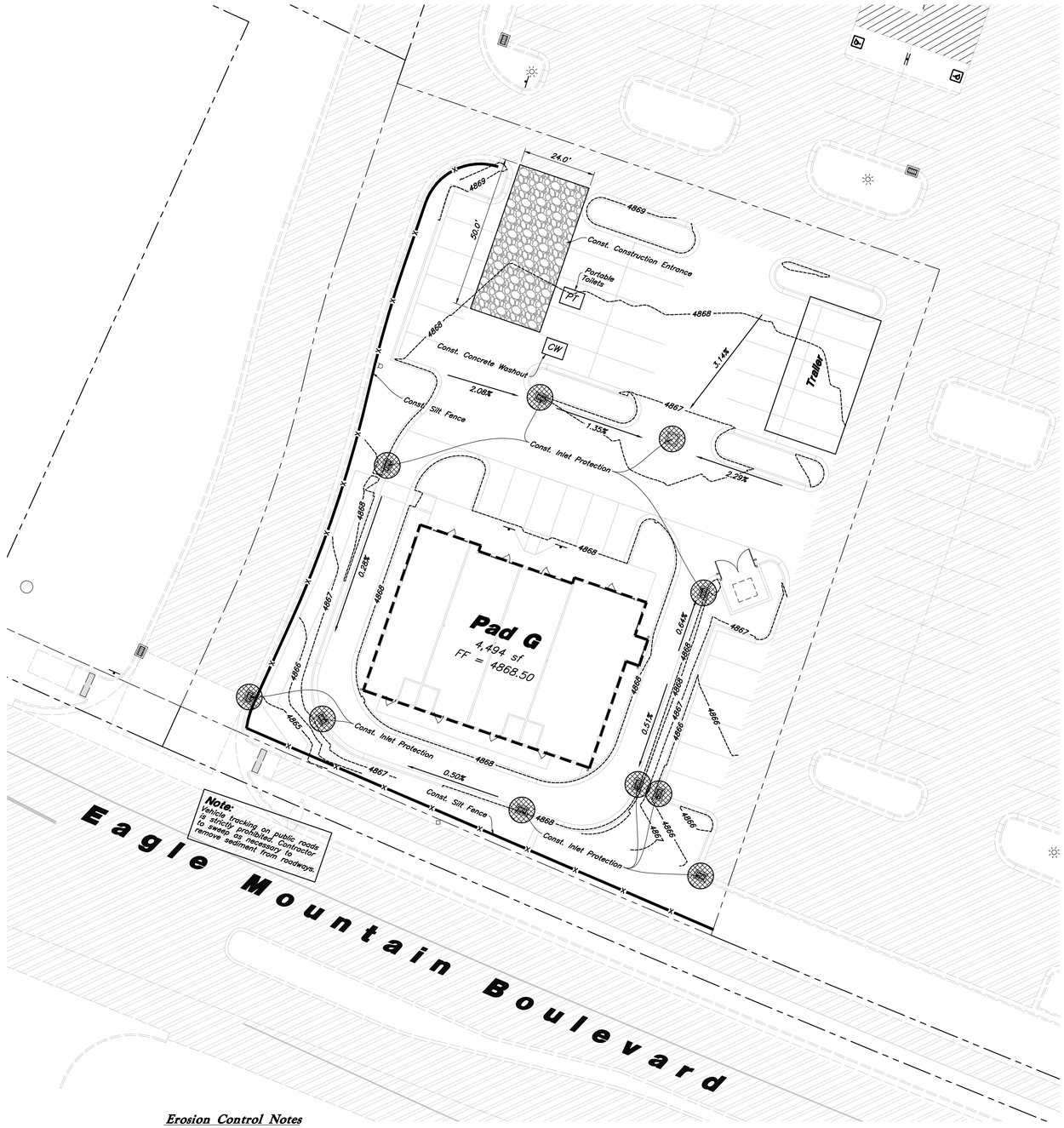
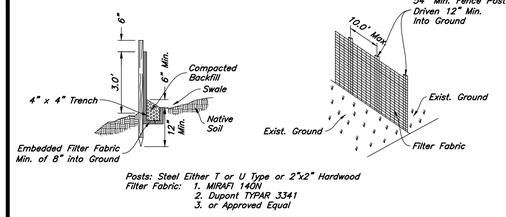


Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.



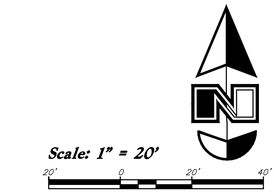
Posts: Steel Either T or U Type or 2"x2" Hardwood
Filter Fabric: 1. MIRAFI 140N
2. Dupont TYPAR 3341
3. or Approved Equal

Notes:

1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Collected material shall be removed when "bulges" develop in the silt fence.

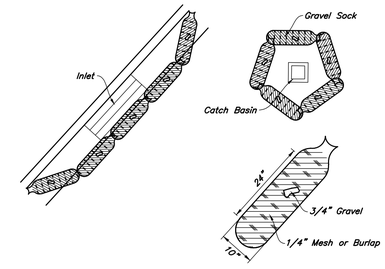
Silt Fence Section

Not to Scale



Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.	
Silt Fence	-X-
Limit of Disturbance	
Construction Entrance / Truck Wash (50'x24' Min.)	
Concrete Washout Area	CW
Portable Toilet	PT
Gravel Sock	
Existing Contour	78
Existing Spot	+(78.00TA)
Proposed Contour	78



Gravel Sock Sediment Barrier

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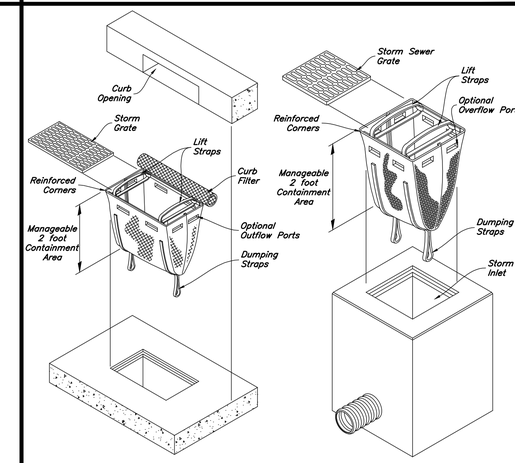
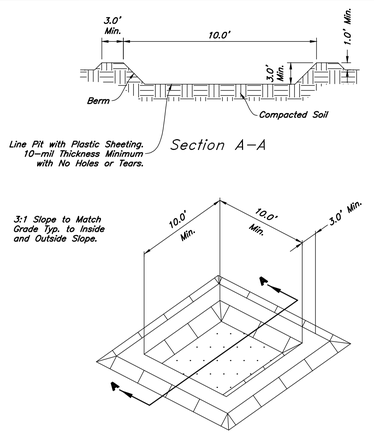


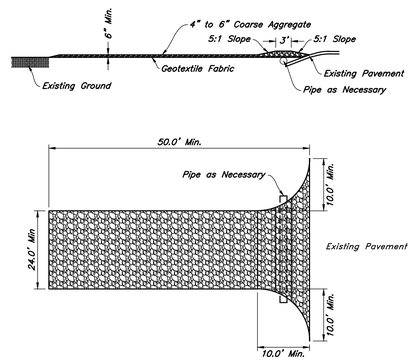
Dandy Sack Inlet Protection

Not to Scale



Concrete Washout

Not to Scale



Stabilized Construction Entrance

Not to Scale

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Erosion Control Plan - Phase 2

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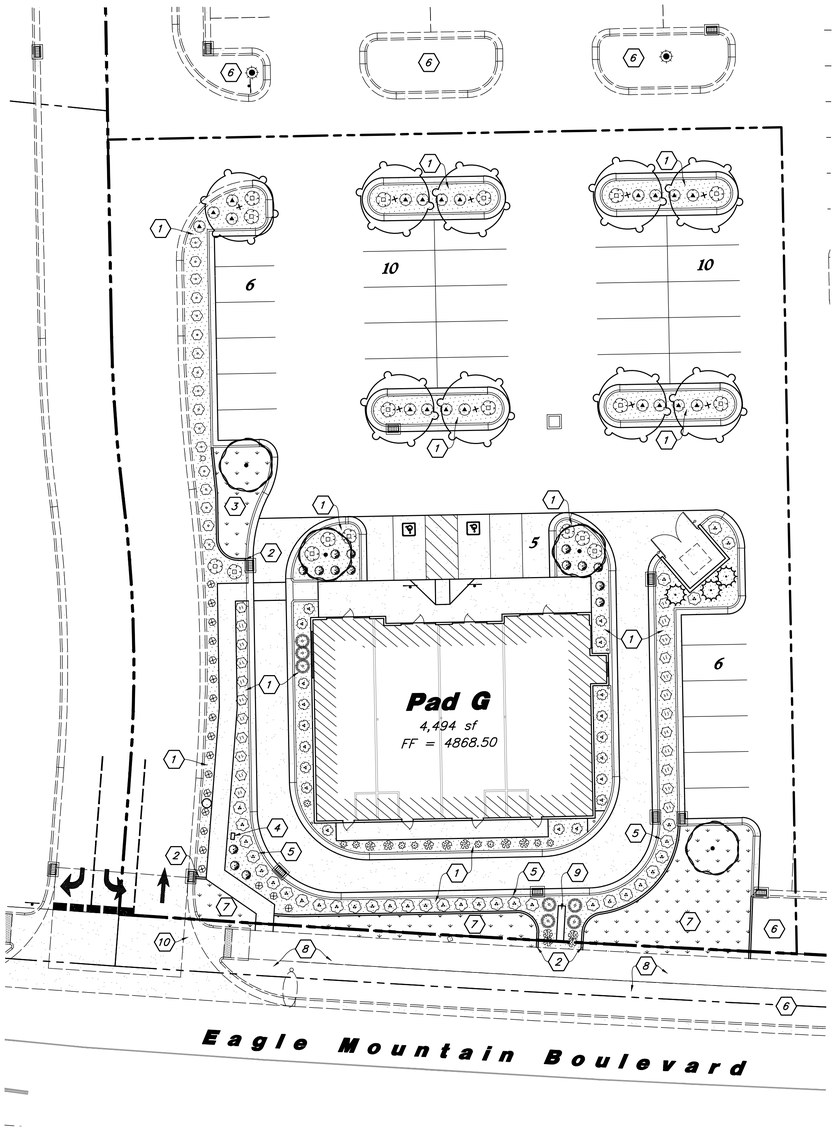
SHEET NO.
C5.2



PLANT SCHEDULE

TREES	QTY.	BOTANICAL / COMMON NAME	SIZE
	4	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple	2" Cal. / 6-8' Ht.
	9	Koelreuteria paniculata / Golden Rain Tree	2" Cal. / 6-8' Ht.
EVERGREEN TREES	**QTY.**	**BOTANICAL / COMMON NAME**	**SIZE**
	3	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Black Pine	6-8' Ht.
SHRUBS	**QTY.**	**BOTANICAL / COMMON NAME**	**SIZE**
	19	Buxus microphylla 'Wintergreen' / Wintergreen Boxwood	5 gal
	17	Forsythia x 'Gold Tides' / Golden Tide Forsythia	5 gal
	7	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal
	18	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal
	33	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
	20	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal
	11	Rosa x 'Meigalpio' / Red Drift Rose	5 gal
	23	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Bumald Spiraea	5 gal
	15	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	5 gal
ORNAMENTAL GRASSES	**QTY.**	**BOTANICAL / COMMON NAME**	**SIZE**
	9	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal
	19	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	5 gal
LAWN	**QTY.**	**BOTANICAL / COMMON NAME**	**TYPE**
	2,156 sf	Poa pratensis / Kentucky Bluegrass Blend	sod

MATERIAL SCHEDULE

Symbol	Comments	Detail
	Decorative Stone #1 – Install a (4) Four Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Planters Where Shown on Plan and Wash Prior to Installation; Stone Shall be 1 1/2" Diameter, Crushed South Town From Utah Landscaping Rock (435-623-3232); Match Stone Used at the Adjacent Grocery Store; Submit Sample for Approval	Detail: 4/L3.1
	4" x 6" Landscape Concrete Curbing – Install Flush to all Concrete Edges Between Lawn and Shrub Planters; Curbing Shall be Continuous; Adjust Alignment as Needed to Avoid New and Existing Utilities and Irrigation Boxes	Detail: 4/L3.1

Scale: 1" = 20'

20' 0 20' 40'

Landscape Data

Site Area = 41,818 s.f. (0.960 ac.)

Landscape Area Provided = 7,451 s.f. (17.8%)

Lawn Area = 2,156 s.f. (29%)

Xeriscaping = 5,295 s.f. (71%)

Street Trees Along Pony Express Parkway are Existing

50% of Landscape Area Shall be Live Vegetation

Landscape Notes:

1. See Sheet L1.3 for Planting Details.
2. All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.1 for Irrigation Layout and Sheet L3.1 for Details. Point Source Drip Shall be Used to Irrigate New Shrubs and Sprayheads for Lawn Areas.
3. Adjust Plant Material as Needed to Accommodate New and Existing Utilities.

Landscape Maintenance:

1. All Landscape within the Property Line Shall be Installed and Maintained by the Owner. The Landscape in the ROW Along Pony Express Parkway Shall be Installed by the Developer and Maintained by the Adjacent Owner.

Landscape Keynotes

1. Install Shrub Planter with Decorative Stone
2. Install Landscape Concrete Curbing
3. Install New Lawn
4. Existing Irrigation Backflow Preventer – See Irrigation Plan for More Detail; Adjust Plant Material for Exact Location; Center Backflow Between Plant Material
5. Planting Screen to Screen Headlights From Leaving the Site
6. Existing Store Landscape to Remain and be Protected; Blend New into Existing
7. New Lawn Shall be Installed by the Master Developer; Landscape was Approved with the Overall Offsite Landscape Plan; Lawn to Remain and be Protected; Patchup Lawn Against New Curb
8. Park Strip with Lawn, Street Trees and Shrubs Shall be Installed by the Master Developer; Landscape was Approved with the Overall Offsite Landscape Plan; Landscape Shall Remain and be Protected
9. New Monument Sign by Separate Permit; Adjust Plant Material as Needed to Match Exact Sign Location
10. Clear Vision Triangle; No Plant Material Over Three Feet in Height Above the Street Shall be Permitted; No Trees are Allowed Within the Clear Vision Triangle (30'x30')

General Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
13. The contractor shall install all landscape material per plan, notes and details.
14. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
15. No grading or soil placement shall be undertaken when soils are wet or frozen.
16. Imported or existing stockpiled topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
17. Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
18. Provide a 12" depth of imported or existing stockpiled topsoil in parking islands and an 8 inch depth in all other shrub areas.
19. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
20. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole.Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
21. All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
22. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over DeWitt Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
23. All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
24. Install landscape concrete curbing between lawn and shrub areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
25. Provide a 4 inch depth of imported or existing stockpiled topsoil in all lawn areas.
26. Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
27. All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
28. All trees located in lawn areas shall have a 24 inch diameter tree ring with a layer of wood mulch.
29. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: SY
Client Name:
Corner Partners, LLC

21-060 ls

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Landscape Plan

Market Place @ Eagle Mountain Lot 1

1489 East Eagle Mountain Boulevard
Eagle Mountain, Utah

State of Utah
Jared R. Manscill
No. 7740426-5301
Licensed Professional Landscape Architect
06/15/2021

15 Jun, 2021

SHEET NO.
L1.1

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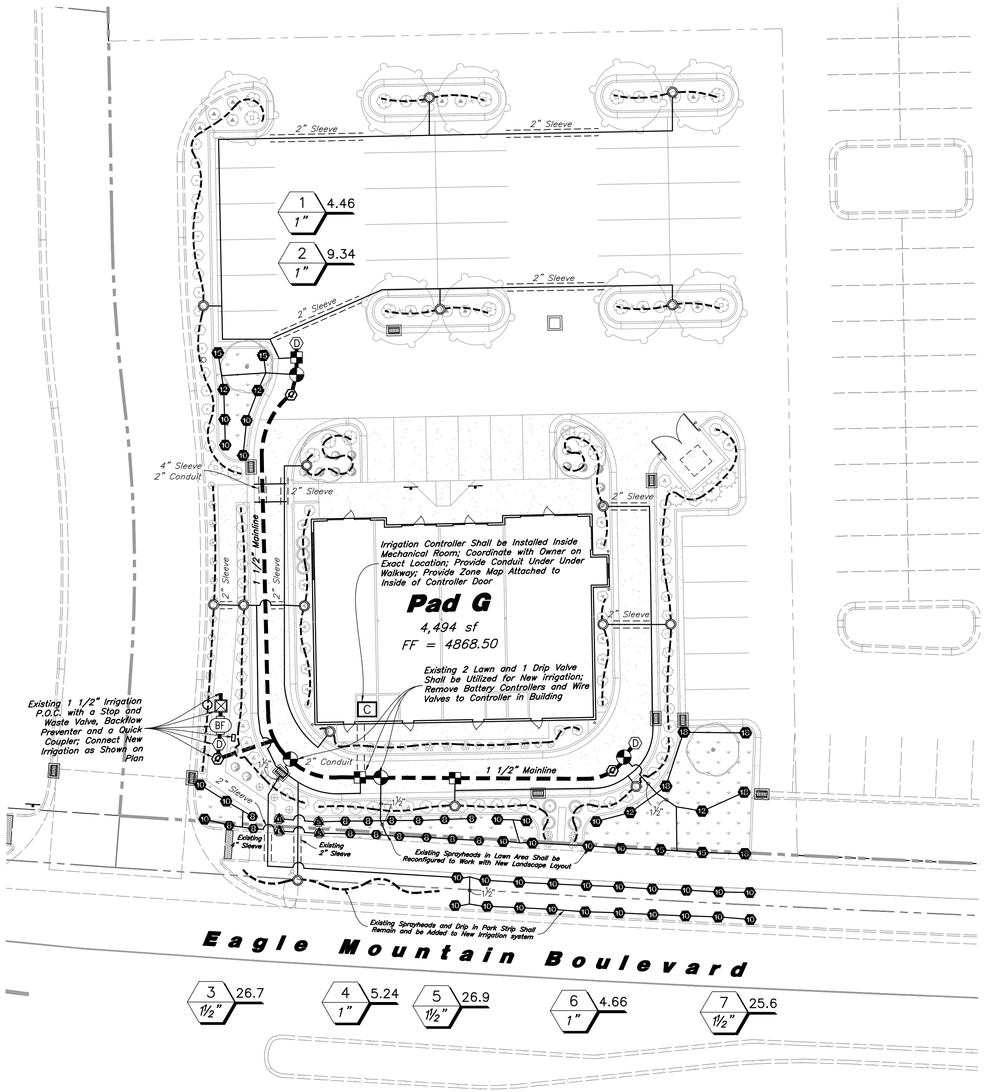

IRRIGATION SCHEDULE

Sprayheads

Symbol	Manufacturer/Model #	Description	Notes	Detail
3 4 6 9 10 11 12 15 18	Rain Bird 1804	4" Pop-Up Turf Sprinkler with Adjustable Series Nozzle	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	15/L3.1
LCS RCS SST	Rain Bird 1804	4" Pop-Up Turf Sprinkler with 15 Strip Series Nozzles	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	15/L3.1

Valves

	Rain Bird 100-PEB Rain Bird 150-PEB	Lawn Remote Control Valve	1 & 1 1/2 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	5/L3.1
	Rain Bird XCZ-100-PRB-COM	Drip Remote Control Valve	1 Inch Size; Drip Control Zone Kit; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	6/L3.1
Q	Rain Bird 44RC	Quick Coupler Valve with Swing Joint	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	7/L3.1
D	Matco-Norca 759	Manual Drain Valve	1/2 Inch Size; Install at End of the Mainline and After the Backflow Preventer in a 10" Round Valve Box with Weed Barrier and a Gravel Sump	10/L3.1

Drip

	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	16/L3.1
	Rain Bird XBS-700 Rain Bird XQ-100 Rain Bird XB-20PC Rain Bird TSO2S Rain Bird DBC-025 Rain Bird MDCFCAP	1/2" Distribution Tubing - Pipe shown on Plan is Schematic; Adjust as Needed 1/4" Distribution Tubing - Install one per Emitter Xeri-Bug Emitter (2 Gal/Hr.) - 1(2) Perennial, 2(2) Shrub, 1(2) Ornamental Grass, 4(2) Tree Tie Down Stake - Tubing to be Staked every 3' Diffuser Bug Cap - Install one per Emitter Removable Flush Cap - Install at the End of Each Line		9/L3.1

P.O.C. Components

	Mueller Oriseal Mark II	Stop & Waste Valve	1 1/2 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump	13/L3.1
BF	Wilkins 375XL Series	Reduce Pressure Backflow Assembly	1 1/2 Inch Size; Backflow Preventer Shall be Properly Installed & Tested to Meet all State & Local Health & Safety Laws & Ordinances; Install in Artificial Rock Enclosure (110-ST from DekoRRa Products, LLC.); Rock Color Shall be Riverbend Brown; Install on Concrete Pad with Frost Bag (602-DT)	14/L3.1

Pipes

	Schedule 40 PVC	Mainline Pipe	1 1/2 Inch Size; Schedule 80 Fittings Shall be Used for Mainline Components	8/L3.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe	8/L3.1

Controller

C	Rain Bird ESP4ME Rain Bird ESPSM3	4 Station Base Indoor Controller	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor	12/L3.1

Sleeving

	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals, and Controller Wire Located under Concrete and Asphalt Paving at specified depths	Contractor shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving is by the Landscape Contractor unless otherwise noted.	11/L3.1

Valve Callout: # (Valve Number), # (Valve Flow), #" (Valve Size)

Scale: 1" = 20'

20' 0 20' 40'

Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Maintenance:

1. All Irrigation within the Property Line Shall be Installed and Maintained by the Owner. The Irrigation in the ROW Along Pony Express Parkway Shall be Installed by the Developer and Maintained by the Adjacent Owner.

Irrigation Notes

1. See Sheet L1.1 for Plant Layout and Sheet L3.1 for Planting Details.
2. See Sheet L3.1 for Irrigation Details.
3. The City Reported a Water Pressure Range of 85 psi in the Area. The City Suggests that the Irrigation System Shall be Designed in the Range of 40-60 psi to Accommodate for Future Water Usage Growth in the City. See Valve Schedule for Design Pressures at the P.O.C.
4. Existing Irrigation in Park Strip Shall Remain and be Added to Lot 1 Irrigation System. Existing Irrigation Behind Sidewalk Shall be Modified and Added to Lot 1 Irrigation System. New Irrigation Shall Connect to 1 1/2" Existing P.O.C. (Stop & Waste Valve, Backflow in an Enclosure, Drain, and a Quick Coupler); Irrigation P.O.C. to be Installed with Stora Offsite Irrigation System; All Temporary Battery Powered Controllers Shall be Removed and Valves Shall be Wired to Controller Located in Lot 1 Building.

General Irrigation Notes

1. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
2. The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
4. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
5. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
6. The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
7. The contractor shall install all irrigation material per plan, notes and details.
8. Irrigation system components must be premium quality only and installed to manufactures requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
9. Irrigation system guarantee for all materials and workmanship shall be one year from the time final project acceptance. Guarantee will include, but is not limited to winterizing, spring activation, repair, trench setting, backfilling depressions, and repairing freeze damage.
10. Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure the complete system has no documented problems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.
11. Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings. one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
12. Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.
13. Install dielectric fittings whenever dissimilar metals are joined.
14. Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100(%) percent irrigation coverage of areas indicated.
15. Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
16. Control valve wire shall be #14 single conductor: white for common wire, red for hot wire and blue for the spare wire. Provide (2) two spare wire that runs the length of the mainline and to the controller. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors (DBR/Y or equivalent) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
17. Control valve size, type, quantity, and location to be approved by landscape architect. Install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes to be Carson Brooks or equal.
18. Quick couplers shall be a Rain Bird 44RC with a 1 inch Lasco unitized swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
19. Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
20. All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-eight (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
21. Plans are diagrammatic and approximate due to scale. where possible, all piping is to be installed within the planting areas. No tees, ells, or changes in direction shall occur under hardscape.
22. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
23. The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
24. All sprinkler heads shall be set perpendicular to finish grade of the areas to be irrigated and shall be installed 6-8" from buildings walls, or within 4" of pavement, curbs, or header edges.
25. Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
26. Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
27. Provide and install all manufacturer's recommended surge and lighting protection equipment on all controllers.
28. All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
29. Upon completion and approval of irrigation system, irrigation contractor to provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.
30. An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.
31. It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start-up procedures for the entire system prior to final payment.

VALVE SCHEDULE

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1"	Area for Drip Emitters	4.46	33.69	46.42	0.52 in/h
2	1"	Turf Spray	9.34	32.14	46.89	1.88 in/h
3*	1-1/2"	Turf Spray	26.73	36.87	49.80	1.76 in/h
4*	1"	Area for Drip Emitters	5.24	34.84	46.91	0.52 in/h
5*	1-1/2"	Turf Spray	26.92	34.75	48.27	1.85 in/h
6	1"	Area for Drip Emitters	4.66	34.02	46.10	0.52 in/h
7	1-1/2"	Turf Spray	25.60	35.06	49.84	1.75 in/h

* Two Existing Lawn Valves and 1 Drip Valve Shall be Wired to New Controller in Building; Battery Powered Controllers Shall be Disconnected and not Used

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

REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: SY
Client Name: Corner Partners, LLC
21-060 ir

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Irrigation Plan

Market Place @ Eagle Mountain Lot 1
1489 East Eagle Mountain Boulevard
Eagle Mountain, Utah

State of Utah
Jared R. Manscill
No. 7740426-5301
Licensed Landscape Architect
06/15/2021

15 Jun, 2021

SHEET NO. L2.1

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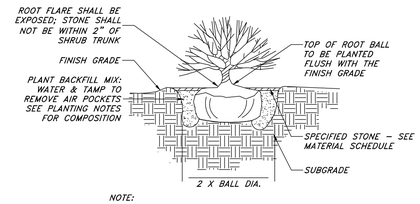
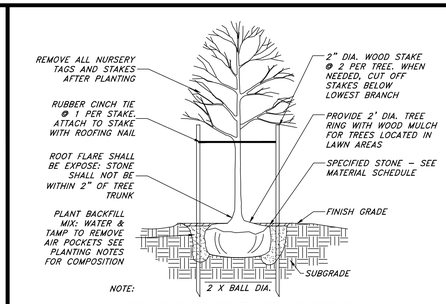


NOTE:

1. CUT AND REMOVE WIRE FROM TOP AND SIDES OF ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL.
2. REMOVE ALL NURSERY TAGS AND STACKS AFTER PLANTING.

1 SHRUB PLANTING

NOT TO SCALE

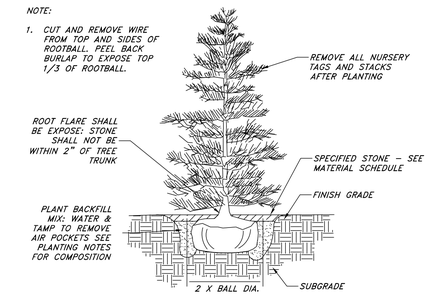


NOTE:

1. CUT AND REMOVE WIRE FROM TOP AND SIDES OF ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL.

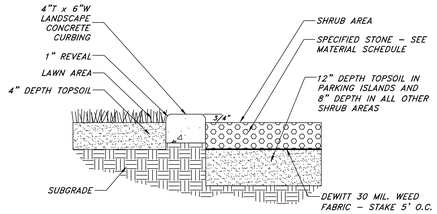
2 DECIDUOUS TREE PLANTING

NOT TO SCALE



3 EVERGREEEN TREE PLANTING

NOT TO SCALE

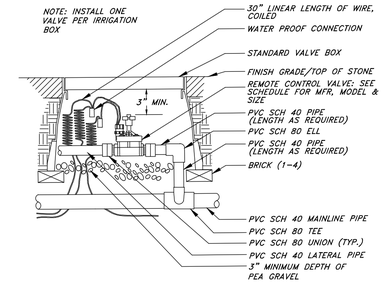


NOTE:

1. SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT OF CURBING AND SPECIFIED STONE.
2. CONTROL JOINTS SHALL BE PLACED AT 3' O.C.

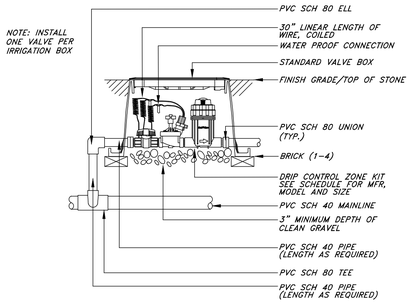
4 LANDSCAPE CONCRETE CURBING

NOT TO SCALE



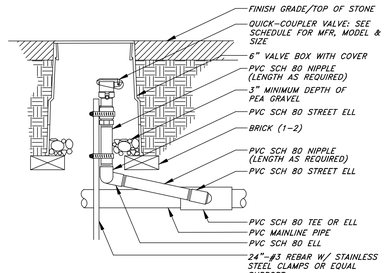
5 REMOTE CONTROL VALVE

NOT TO SCALE



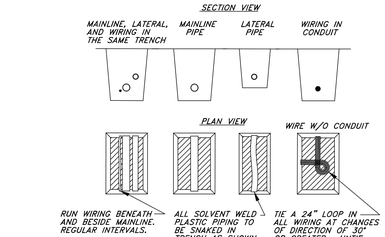
6 DRIP CONTROL VALVE

NOT TO SCALE



7 QUICK COUPLING VALVE

NOT TO SCALE

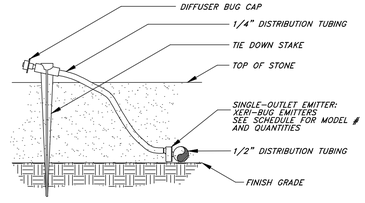


NOTES:

1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH. 40 PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE IRRIGATION NOTES.

8 PIPE & WIRE TRENCHING

NOT TO SCALE

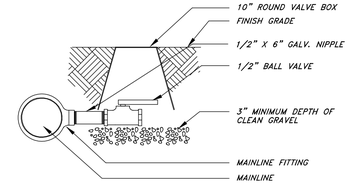


NOTE:

1. USE RAIN BIRD XERIMAN TOOL MODEL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" DISTRIBUTION TUBING.
2. INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MIN. OF 1" AND AND A MAX. OF 2". FLUSH ALL LINES THOROUGHLY, INCLUDING 1/4" DISTRIBUTION TUBING PRIOR TO EMITTER INSTALLATION. IF PLANTING IN A 4:1 SLOPE OR GREATER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOTBALL.

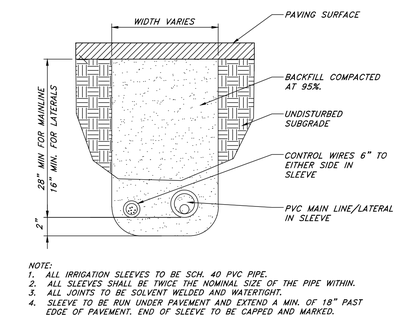
9 EMITTER INTO DISTRIBUTION TUBE

NOT TO SCALE



10 MANUAL DRAIN VALVE

NOT TO SCALE

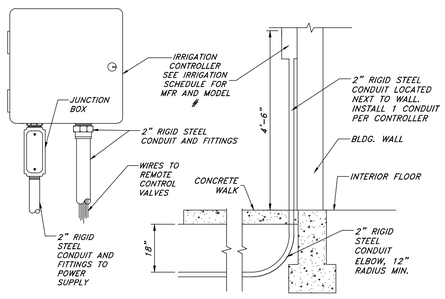


NOTE:

1. ALL IRRIGATION SLEEVES TO BE SCH. 40 PVC PIPE.
2. ALL SLEEVES SHALL BE TWICE THE NOMINAL SIZE OF THE PIPE WITHIN.
3. ALL JOINTS TO BE SOLVONT WELDED AND WATERTIGHT.
4. SLEEVE TO BE RUN UNDER PAVEMENT AND EXTEND A MIN. OF 18" PAST EDGE OF PAVEMENT. END OF SLEEVE TO BE CAPPED AND MARKED.

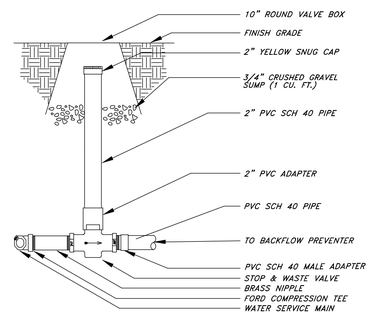
11 PIPE SLEEVING

NOT TO SCALE



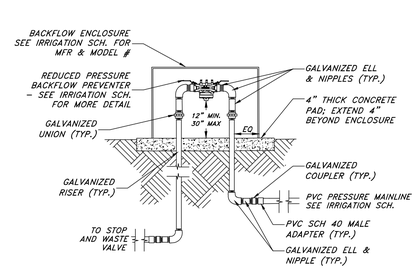
12 IRR. CONTROLLER - OUTDOOR WALL MOUNT

NOT TO SCALE



13 STOP AND WASTE VALVE

NOT TO SCALE

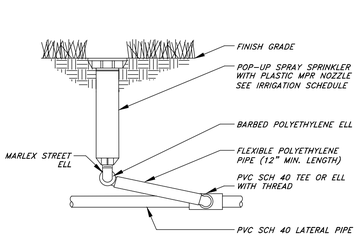


NOTE:

1. DIAMETER OF FITTINGS, NIPPLES AND RISERS SHALL BE EQUAL DIAMETER OF SPECIFED BACK-FLOW PREVENTER UNLESS NOTED OTHERWISE.
2. ENCLOSURE SHALL BE BOLTED DOWN ON EACH CORNER.

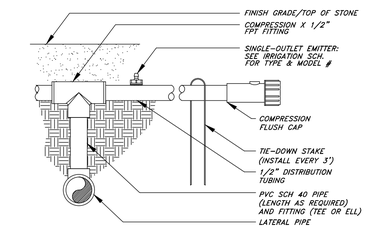
14 BACKFLOW PREVENTION DEVICE

NOT TO SCALE



15 POP-UP SPRAY HEAD

NOT TO SCALE



NOTE:

1. USE RAIN BIRD XERIMAN TOOL MODEL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" DISTRIBUTION TUBING.

16 PVC TO POLY PIPE CONNECTION

NOT TO SCALE

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: SY
Client Name:
Corner Portners, LLC
21-060 ir

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Landscape & Irrigation Details

Market Place @ Eagle Mountain Lot 1

1489 East Eagle Mountain Boulevard
Eagle Mountain, Utah

State of Utah
Jared R. Manscill
No. 7740426-5301
Licensed Landscape Architect
06/15/2021

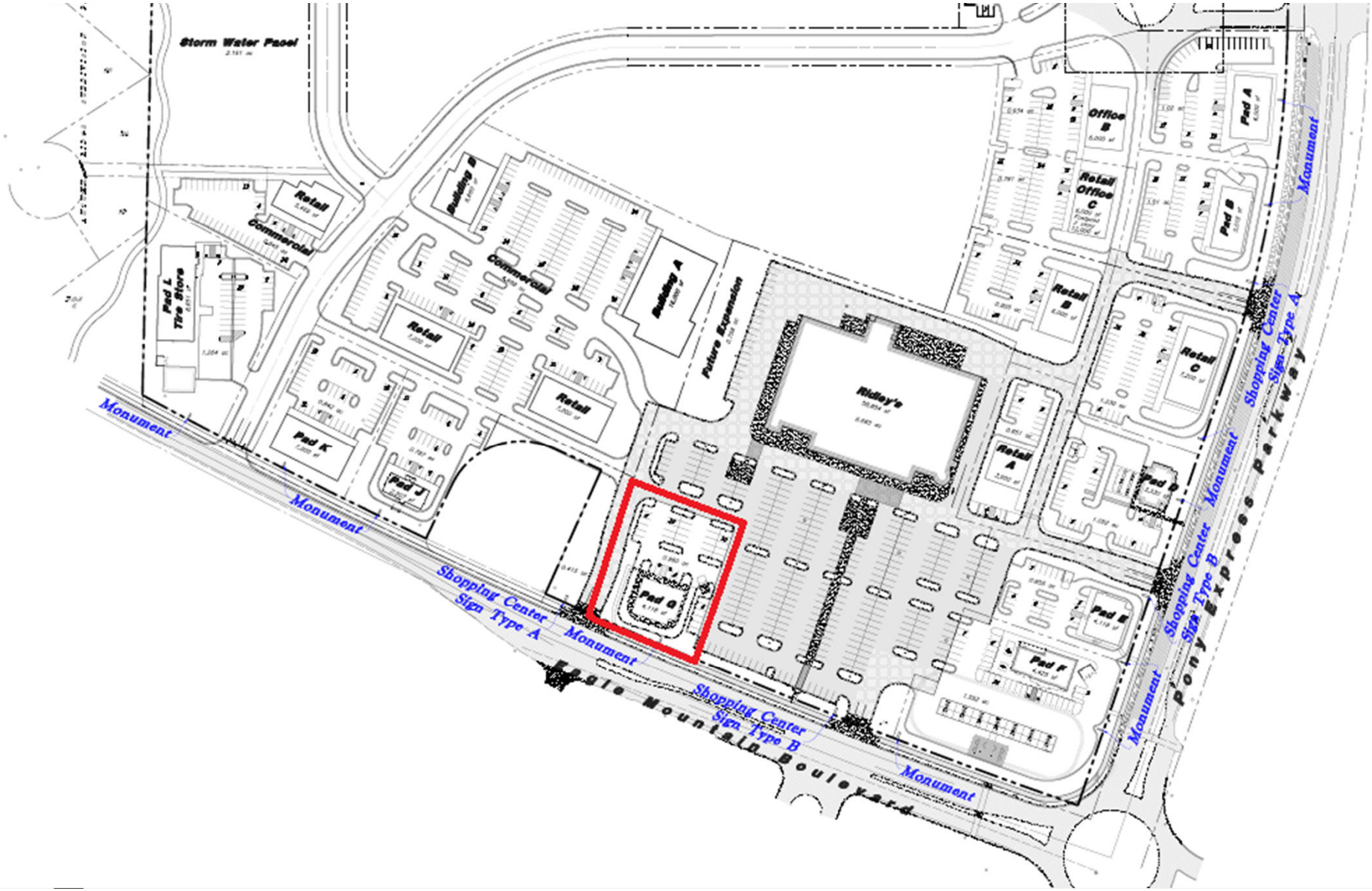
15 Jun, 2021

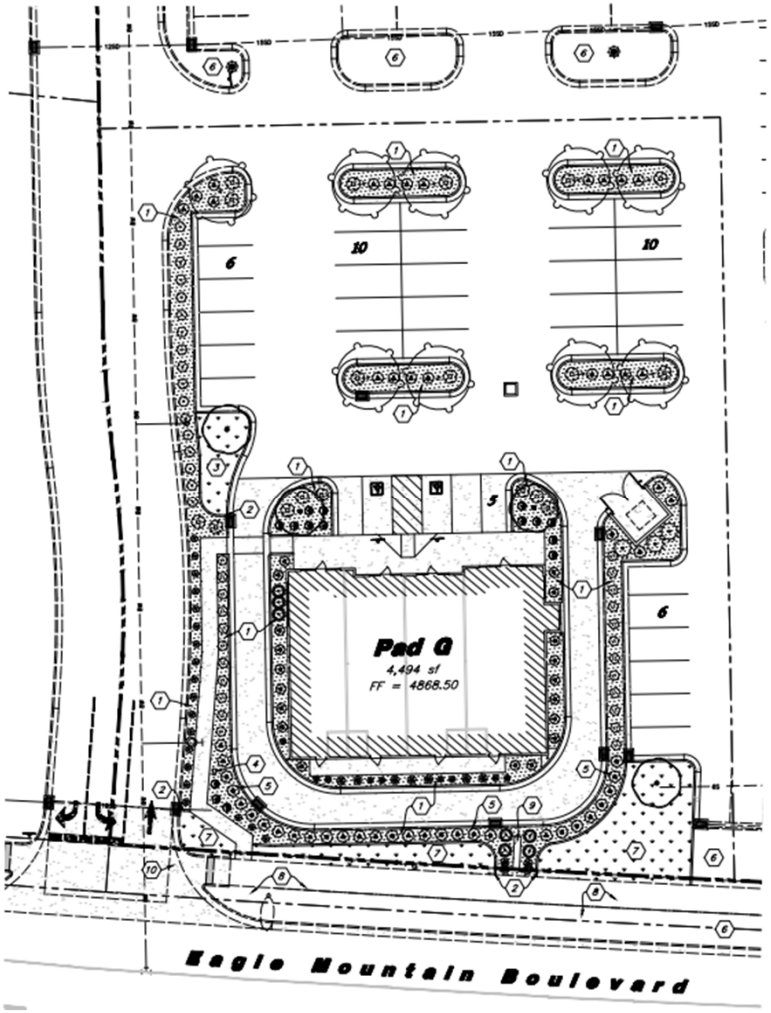
SHEET NO.
L3.1

W:\21-060 Market Place at Eagle Mountain Lot 1\dwgs\21-060 irdwg, 6/15/2021 8:27:32 AM, 1:1

MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER LOT 1 PAD G

Site Plan


Storm Water Pond
Retail
Commercial
Pad L
Tire Store
Building B
Commercial
Retail
Retail
Building A
Future Expansion
Pad K
Pad J
Pad G
Ridley's
Office B
Retail Office C
Pad A
Pad B
Retail B
Retail A
Retail C
Pad D
Pad E
Pad F
Monument
Monument
Shopping Center Sign Type A
Monument
Shopping Center Sign Type B
Monument
Monument
Shopping Center Sign Type B
Monument
Shopping Center Sign Type A
Monument
Eagle Mountain Boulevard
Pony Express Parkway


Pad G
4,494 sf
FF = 4868.50
Eagle Mountain Boulevard

Elevations

NORTH ELEVATION
EAST ELEVATION
SOUTH ELEVATION
WEST ELEVATION
WAINSCOT DETAIL

Proposed

MDA Pad Site Approval

The MDA Pad Site Approval Elevations are seen as minimum standards, the applicant, after discussion with staff has proposed elevations which add additional features in excess of minimum requirements

Items to Consider

- 17.72.040 A – Requires that commercial buildings be similar in style to adjacent buildings. While the features of the proposed pad site are similar to the Approved MDA elevations, and the Pad E elevations, the proposal does use colors (red and white) that are in contrast to approved elevations at Macey's
- 17.72.040 G – The proposed buildings are not limited to desert landscape colors

Parking

All parking is located behind the building in compliance with 17.72.030 B

Retail Establishments require 1 parking stall per 300 SF of Gross Floor Area, and a maximum of 1 stall per 200 SF of Gross Floor Area

Thus if the entire building were retail between 15 – 23 Parking stalls required

Restaurants with Drive Through require 1 parking stall per 125 SF

Thus if the entire building were a fast food restaurant(s) with drive through 36 parking stalls would be required

Restaurants without drive throughs require 1 parking stall per 250 SF

Thus if the entire building were restaurants without drive throughs 18 parking stalls would be required.

The applicant is proposing 37 parking, stalls, as a mix of uses is anticipated, and there is only room for 1 drive through, this project complies with minimum (and maximum) parking requirements.

PC Recommendation

The Planning Commission made a motion to recommend approval of the Marketplace at Eagle Mountain Town Center Lot 1 Pad G Site Plan to the City Council with the following conditions:

1. A 3.5’ berm be provided between the drive through and the road.

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 6, 2021**		
TITLE:	SITE PLAN - Marketplace at Eagle Mountain Town Center Lot 4 Pad E		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:			
APPLICANT:	Bill Gaskill		
GENERAL PLAN DESIGNATION Community Commercial	**CURRENT ZONE** CC	**ACREAGE** .91	**COMMUNITY** South Town

PUBLIC HEARING:
No

PREPARED BY:
Tayler Jensen, Planning

PRESENTED BY:
Tayler Jensen

RECOMMENDATION:

BACKGROUND:
The Marketplace at Eagle Mountain Town Center Lot 4 Pad E site plan is located within the the Marketplace at Eagle Mountain Commercial Subdivision located at the Northwest corner of Eagle Mountain Boulevard, and Pony Express Parkway. This application was reviewed by the Planning Commission on June 22nd and received a unanimous recommendation of approval with no conditions.

ITEMS FOR CONSIDERATION:
Site Plan Development Standards: The following are standards required for all site plans in any zoning district (17.100.050)

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 pad building has access off of Pony Express Parkway, and has interconnected parking with the rest of the project therefore it complies with 17.100.050 C
D. Off-Street Truck Loading Space : This use does not require the frequent distribution of materials and therefore does not provide off-street Truck Loading Space.

E. Utilities: All utilities are shown as being underground and in proper easements in compliance with 17.100.050 E.
F. Grading and Drainage: The applicant has provided grading and draining plans that have been reviewed by the City Engineer

Commercial Design Standards The following are design standards for the site and building design of commercial developments.

17.72.030 A requires buildings be located at or near the front setback with pedestrian access leading to the primary entrance and with landscaping between the building and the street. The building is located next to Pony Express Parkway, there is no parking between the building and the road, but a drive through is located between the building and the street. There is a pedestrian path along Pony Express Parkway, and there is a crosswalk which provides access across the drive through to the building. Thus the building complies with 17.72.030A

17.72.030 A1 requires the primary entrance of a commercial building to orient toward the street and the sidewalk. The main entrance to the building is located on the West Elevation, with the rear (East elevation) facing toward the street. Staff understands that it is not feasible to orient the front entrance onto a drive through, the Planning Commission found the layout and elevations appropriate.

17.72.030 B Requires surface parking to be located to the rear or side of the building, and that parking should not be located between any commercial building and the street. All parking is located to the rear of the building, thus this project complies with 17.72.030 B.

Architectural Standards: The following architectural elements shall be applied to commercial development. Minor variations to these standards may be considered 1

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. The proposed Pad site is the first pad site in the development, but it does match the color and materials of the approved Macey's Development. The Marketplace at Eagle Mountain Town Center development has approved pad site elevations, by matching the approved pad site elevations the building will comply with this standard.

17.72.040 B states "the main entrance of a structure should orient to major sidewalks, pedestrian ways, plazas, courtyards, or other public spaces. It shall be clearly identifiable, and consist of a sheltering element such a porch, stoop, awning, arcade, or portico. The main entrance of the structure does not orient

to major sidewalks or pedestrian ways, however, there is a sidewalk and crosswalk which allows a pedestrian to access the main entrances from Pony Express Parkway.

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 a sloping roof with overhanging eaves, or a decorative parapet and multiple roof planes and heights..." The proposed building has multiple roof planes and heights and a decorative parapet therefore it complies with 17.72.040 C.

17.72.040 D requires vertical and horizontal articulation. The building includes columns, awnings, and use of different materials providing visual articulation in compliance with 17.72.040 D

17.72.040 E1 states: "Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and molding, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers and trellis structures, all side of a building shall include chosen details" The proposal uses reveals, awnings, columns, decorative trim and molding, decorative doors and windows. The Planning Commission found the elevations complied with code.

17.72.040 F2 states: "All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides..." the Planning Commission determined the elevations comply with this standard.

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..." the planning commission appreciated the use of different colors.

Parking Retail establishments require 1 stall per 300 square feet of gross floor area and a maximum of 1 stall per 200 square feet of gross floor area. If the entire building was retail between 14 and 23 parking stalls would be required Restaurants with drive-through require 1 parking stall per 125 square feet. If the entire building was drive through restaurant 35 parking stalls would be required Restaurants without drive-throughs require 1 parking stall per 250 square feet If the entire building was restaurant without a drive through 18 parking stalls would be required. The applicant is providing 33 Parking stalls, as a mix of uses is anticipated (there is only room for 1 drive through) the project exceeds minimum parking standards.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:
On June 22nd the Planning Commission held a public hearing regarding this proposal, no one from the public spoke, and the planning commission recommended approval (4-0) with the condition that at least 3.5' of berming be provided between the drive through and the road.

ATTACHMENTS:

Site Plan
Elevations
MDA Pad Site Approved Elevations
Planning Presentation

Market Place at Eagle Mountain Lot 4

4051 North Pony Express Parkway
Eagle Mountain, Utah

Right-of-Way Landacaping Note

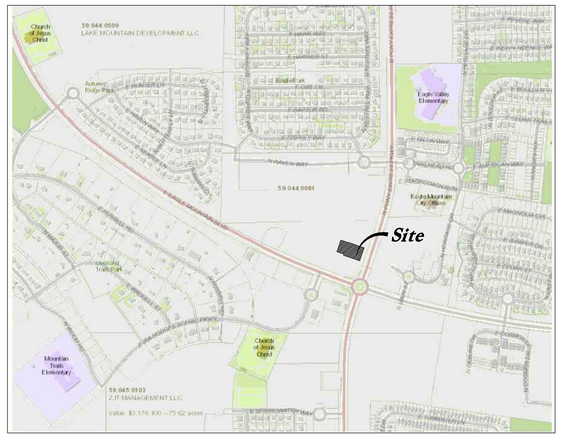
Landscaping within the public right-of-way, along the frontage of Lot 4, shall be installed and maintained by the overall developer or Lot owner.

Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Bollard	PVC	Polyvinyl Chloride
BRW	Finish Grade – Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sewer Manhole
EB	Electrical Box	SP	Signal Pole
EC	End of Curve	SS	Sanitary Sewer
ECR	End Curb Return	SVZ	Sight Visibility Zone
GB	Grade Break	SW	Secondary Water
GM	Gas Meter	TA	Top of Asphalt
HB	Hose Bib	TB	Telephone Box
HP	High Point	TBC	Top Back of Curb
I	Irrigation Line	TC	Top of Grade
ICB	Irrigation Control Box	TMH	Telephone Manhole
Lip	Lip of Gutter	TP	Top of Concrete
LP	Light Pole	TRW	Finish Grade – Top of Retaining Wall
MH	Manhole	TW	Top of Walk
Mon	Monument	VC	Vertical Curve
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer	T	Existing Overhead Power Line	OHP
Proposed Meter Box		Existing Water	W
Proposed Water Meter		Existing Secondary Water	SW
Proposed Combo Box	CB	Existing Sewer	S
Proposed Fire Hydrant		Existing Storm Drain	SD
Proposed Water Valve		Existing Gas	G
Proposed Water Line	W	Existing Power	P
Proposed Sanitary Sewer	S	Existing Telephone	T
Proposed Storm Drain		Existing Fence	X
Proposed Conduit Line	C	Flowline	
Proposed Power Line	P	Centerline	℄
Proposed Gas Line	G	Existing Contour	78
Proposed Fire Line	F	Existing Spot	+(78.00TA)
Proposed Secondary Water Line	SW	Existing Light Pole	
Proposed Roof Drain	RD	Existing Street Light	
Proposed Fence	X	Existing Building	
Ridge line	R	Existing Telephone Box	TB
Grade Break	GB	Existing Power Meter	PM
Proposed Contour	78	Existing Electrical Box	EB
Direction of Drainage		Existing Electrical Cabinet	ECAB
Proposed Spot	• 78.00TA	Existing Gas Meter	GM
ADA Accessible Route		Existing Water Meter	WM
Property Line		Existing Irrig. Control Box	ICB
Sawcut Line		Existing Bollard	BOL
Proposed Light Pole		Existing Hose Bib	HB
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole			
Existing Power Pole w/ Guy		Existing Coniferous Tree	
Existing Utility Marker			
Existing Post		Detail Number / Sheet Number	XX / YY



Vicinity Map
Not to Scale

Civil Sheet Index

C0.0 ..... Cover Sheet
C0.1 ..... Demolition Plan
C1.1 ..... Site Plan
C2.1 ..... Grading Plan
C3.1 ..... Utility Plan
C4.1 ..... Details
C4.2 ..... Details
C4.3 ..... Details
C5.1 ..... Erosion Control Plan
L1.1 ..... Landscape Plan
L2.1 ..... Irrigation Plan
L1.3 ..... Landscape Schedule & Details

Eagle Mountain City General Notes

SEWER

- *Pipe bedding: ¾" gravel required 6" below, on the sides & 12" above the pipe (minimum).*
- *Depth: Sewer main/laterals to maintain 4' of cover (minimum) from finished grade, 3' minimum from top of pipe at time of installation.*
- *Separation: sewer mains & laterals to maintain 10' separation (minimum) from culinary water mains & laterals.*
- *Sewer Y's: 3' minimum separation between sewer Y's.*
- *Lateral stubs: A) stubs must extend 15' into property and be marked with 2x4 painted green. B) All laterals must be GIS (shot in) at the Y's and stubs. Also slopes (2% min. on 4" pipe) to be checked before backfill.*
- *Manholes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of ¾" gravel required under manholes/boxes.*

WATER

- *Valves: 1. Valves must be flanged to tee's (fittings). 2. Valves 12" and larger to be butterfly valves.*
- *Bedding: sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve. 6" below pipe on the sides & 12" above pipe (minimum).*
- *Depth: water main & laterals must maintain 4' cover from finished grade (minimum), 3' minimum from top of pipe at time of installation. Max depth 72" from finished grade.*
- *Services & fittings: services & fittings to maintain 3' minimum separation from pipe joints and other fittings.*
- *Setters: all setters to be 21" tall (minimum), have unions at the base and be dual check model, also ¾" setters to have double braces. Setters to be set at: 18" to 22" from the top of setter to top of lid.*
- *Water can lid: all lids to say "Eagle Mountain" on them recessed with a hole for the ERT and to be set at level to 1" above the plane of the curb & sidewalk.*
- *Water Can: the water can for ¾" & 1" services will need to be a 36" tall minimum and 21" inside diameter. Water can for 1-1/2" to 2" service will need to follow APWA specification.*
- *Hydrants: hydrants to be 5' bury (minimum).*
- *Laterals: all laterals need to be GIS (shot in) at the corp, stop & setter, and also visual inspection on poly inserts before backfill. Water laterals to extend 15' into property and be marked with a 2x4 painted blue. All poly lines to have visual poly insert inspection.*
- *Tracer wire: run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.*
- *Water fittings: all water fittings to be checked for thrust blocks (pre & post) and GIS (shot in) before backfill.*
- *Vertical separation: water main to maintain 18" minimum separation from storm drain or other obstacles/utilities.*
- *Water line fittings: all fittings to have mega lug followers.*
- *Water Main Line: NO DEFLECTION or bending of pipe will be allowed in the water lines and bend fittings will be required. All fittings to be Mega-lug fittings.*

STORM DRAIN

- *Bedding: ¾" gravel 6" below and on sides of pipe & 12" above pipe (minimum).*
- *ADS: all ADS pipe to be "HP" brand.*
- *Collars: collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & post collar pour.*
- *Manholes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of ¾" gravel required under manholes/boxes.*

ROAD SECTION

- *Proof rolls: proof roll required on all sections of road: i.e. sub-grade, sub-base, and curb base and road base. Curb stakes required for sub-grade inspection and string line required for sub-base and road base inspection.*
- *UTBC: state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.*
- *Collars: all collars to be 1' wide by 1' deep with a 6000 psi concrete with 1.5# fiber mesh per cubic yard (3/4" monofilament) required for all street collars. Manhole covers and water valve towers to be ⅜" down from asphalt edge and concrete to be ¼" to 3/8" down from asphalt edge.*

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Eagle Mountain, Utah County, Utah and Incorporated Areas Map Number 49049C0275F dated 19 June, 2020 (Not Printed). Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Basis of Bearings

A line between monuments found for Southeast Corner and the East Quarter Corner of Section 12 was assigned the Utah County Survey bearing of North 0°27'04" East as the Basis of Bearings to place the Survey on State Plane Basis.

Benchmark

Brass Cap Monument for the South Quarter Corner of Section 12, T6S, R2W, SLB&M Assigned elevation using GPS methods
Elevation = 4865.18 feet
Utah County Surveyor Tie Sheet, Published 2 April, 2002 Observed 16 September, 2020

REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: SY
Client Name:
Corner Portners, LLC

21-061 cv

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Cover Sheet

Market Place @ Eagle Mountain Lot 4
4051 North Pony Express Parkway
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 7815285
SHAUN M. YOUNG
6/15/21
STATE OF UTAH

15 Jun, 2021

SHEET NO.
C0.0

CAUTION :

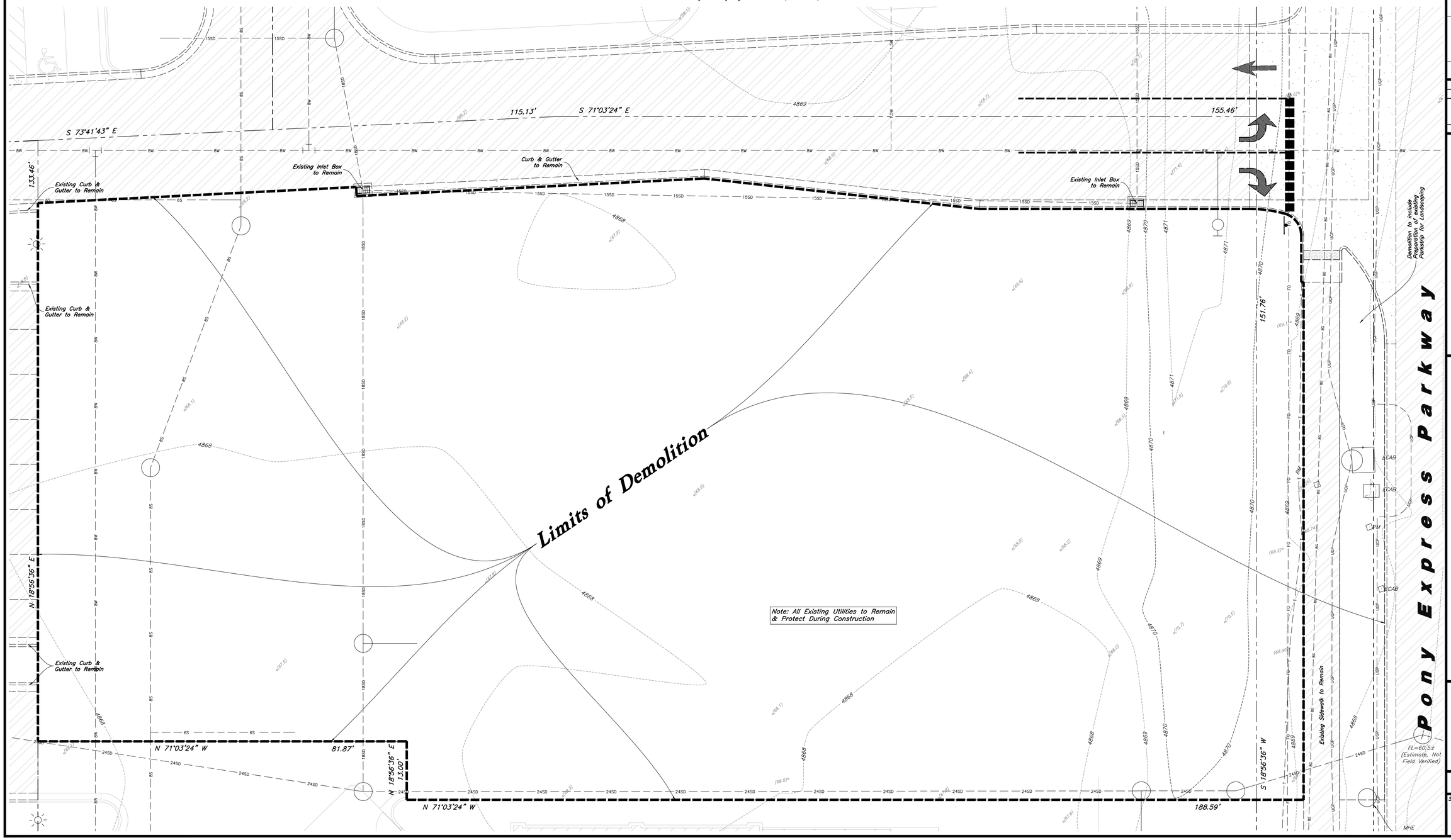
The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
16. If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
17. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
18. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Scale: 1" = 10'
10' 0 10' 20'



REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: SY
Client Name:
Corner Portners, LLC

21-061 dm

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Demolition Plan

Market Place @ Eagle Mountain Lot 4
4051 North Pony Express Parkway
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 7815289
SHAUN M. YOUNG
6/15/21
STATE OF UTAH

15 Jun, 2021

SHEET NO.
C0.1

General Site Notes:

1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Const. curb transition at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
6. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

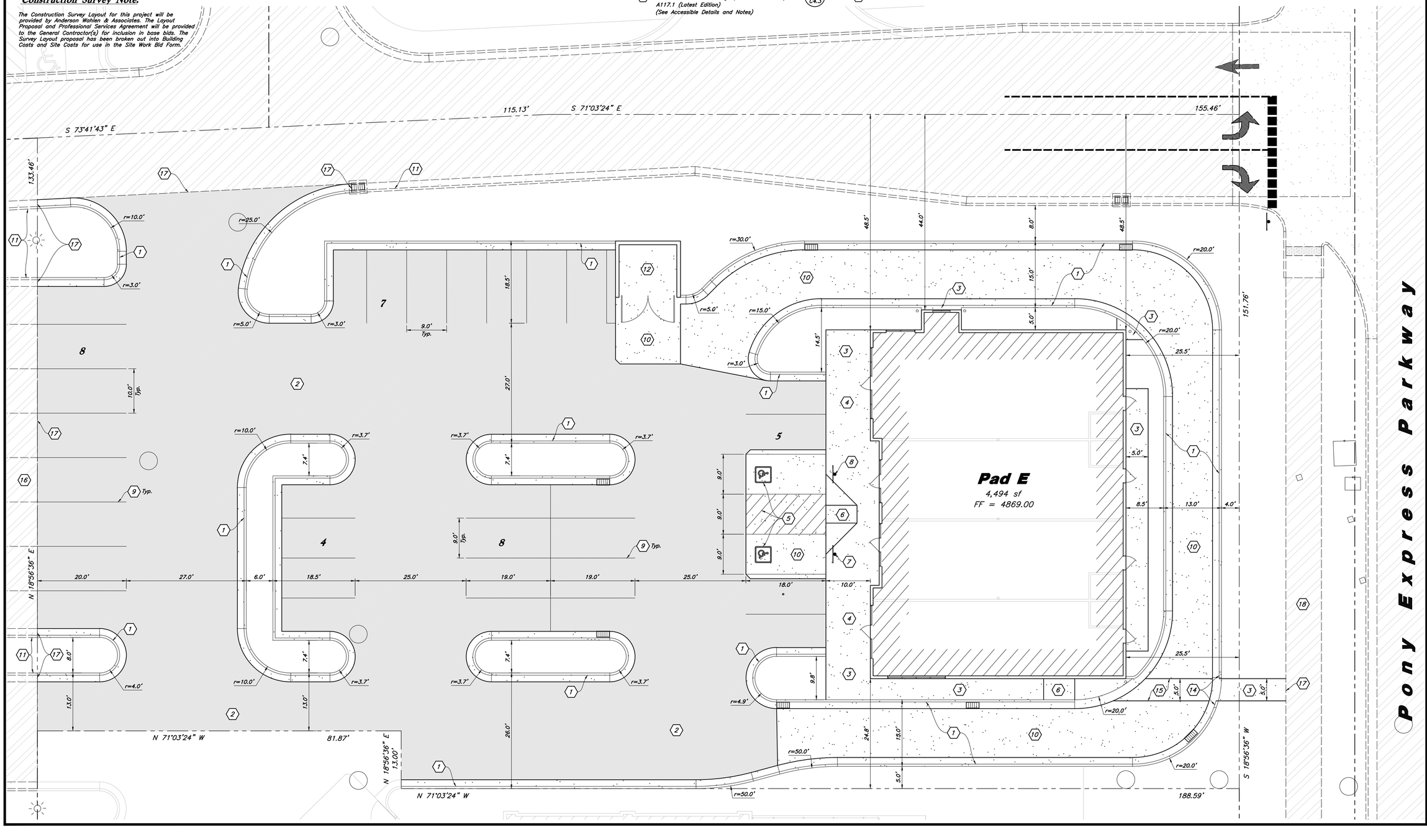
Site Construction Notes

1. Const. 24" Curb & Gutter (1 C4.1)
2. Const. Asphalt Paving (2 C4.1)
3. Const. Conc. Sidewalk
4. Const. Thickened Edge Sidewalk (4 C4.1)
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (5 C4.1) (16 C4.3)
6. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Sheet C2.1)
7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (15 C4.3)
8. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (15 C4.3)
9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
10. Const. Conc. Paving (3 C4.1)
11. Existing Curb & Gutter
12. Dumpster Enclosure (See Arch. Plans)
13. Const. Directional Arrows per MUTCD
14. 18" Transition from 6" Curb to 0" Curb (6 C4.1)
15. Pointed Crosswalk
16. Existing Asphalt Paving
17. Conn. & Match Existing Improvements
18. Existing Asphalt Sidewalk

Site Data

Site Area = 39,677 s.f. (0.911 ac.)
Landscape Area Provided = 6,149 s.f. (15.50%)
Impervious Area Provided = 29,034 s.f. (73.17%)
Building Area = 4,494 s.f (11.33%)
Parking Required = 5/1,000 s.f. = 23 stalls
Parking Provided = 32 stalls (7.12/1,000)

Scale: 1" = 10'
10' 0 10' 20'



Designed by: SY
Drafted by: SY
Client Name: Corner Partners, LLC
21-061 sp

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Site Plan
Market Place @ Eagle Mountain Lot 4
4051 North Pony Express Parkway
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 7879289
SHAUN M. YOUNG
6/15/21
STATE OF UTAH

15 Jun, 2021

SHEET NO.
C1.1

Private Curb Ramp Construction Notes

1. Slopes provided are per Anderson Wahlen & Associates design standards. Slopes shown are below ADA and ICC maximum requirements, unless noted otherwise in project plans.
2. The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1–Latest Edition) and/or FHAA.
3. Counter slopes of adjoining gutters & paving adjacent to the curb ramp shall not be steeper than 4.50%.
4. Accessible ramp flares shall be poured separately from ramp to ensure proper slopes.
5. Contractor to transition curb or sidewalk height from 6" to 0" reveal. Curb or sidewalk height to match ramp throughout transition.

Prior to any construction of any Accessible Improvements, a Pre-Construction meeting shall be held between Contractor and Engineer. Contractor is Responsible to contact Engineer and Schedule Pre-Construction Meeting

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% (2.08% Maximum) unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%
3. Refer to the Site Plan for sidewalk dimensions.

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by CSH Geotechnical, Inc. 473 West 4800 South Salt Lake City, Utah 84123 are included in the requirements of grading and site Preparation. The Report is titled "Proposed Eagle Mountain Shopping Center Northwest Corner of Eagle Mountain Boulevard and Pony Express Parkway Eagle Mountain Utah"
    Project No.: 0259-014-20
    Dated: January 5, 2021
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Scale: 1" = 10'

10' 0 10' 20'

Pad E
4,494 sf
FF = 4869.00

3' Long Landing (Max Slope: 2.0%)
7' Long Ramp (Max Slope 8.33%)

Pony Express Parkway

REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: SY
Client Name:
Corner Partners, LLC

21-061 gr

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Grading Plan

Market Place @ Eagle Mountain Lot 4
4051 North Pony Express Parkway
Eagle Mountain, Utah

RECISTERED PROFESSIONAL ENGINEER
No. 7879289
SHAUN H YOUNG
6/15/21
STATE OF UTAH

15 Jun, 2021

SHEET NO.
C2.1

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type 'K.'

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

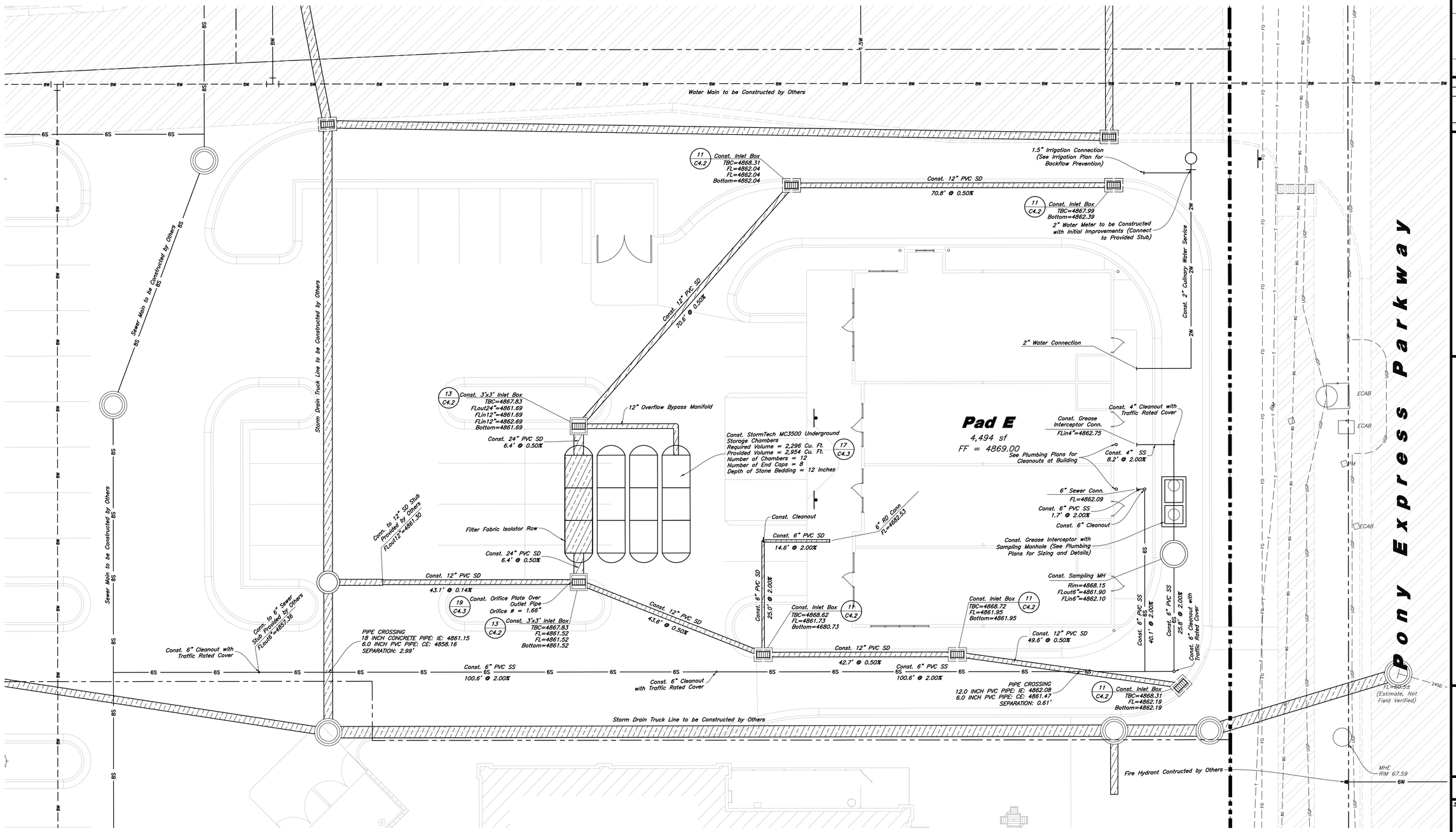
Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

Scale: 1" = 10'
10' 0 10' 20'



REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: SY
Client Name:
Corner Portners, LLC

21-061 ut

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Utility Plan

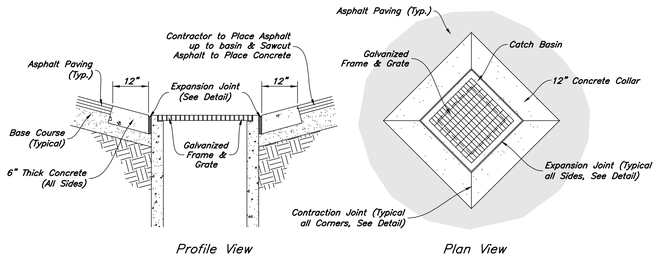
Market Place @ Eagle Mountain Lot 4

4051 North Pony Express Parkway
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 7815288
SHAUN S. YOUNG
6/15/21
STATE OF UTAH

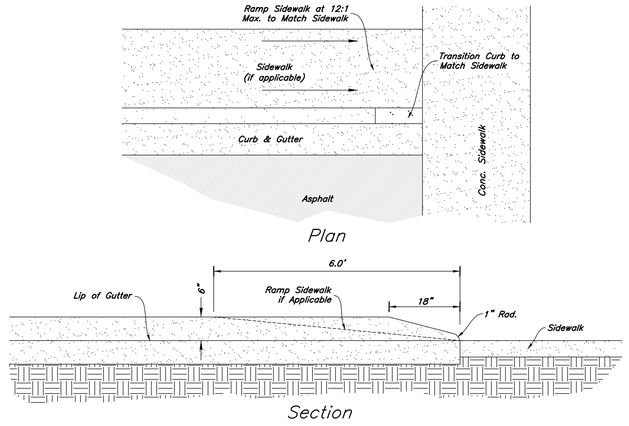
15 Jun, 2021

SHEET NO.
C3.1



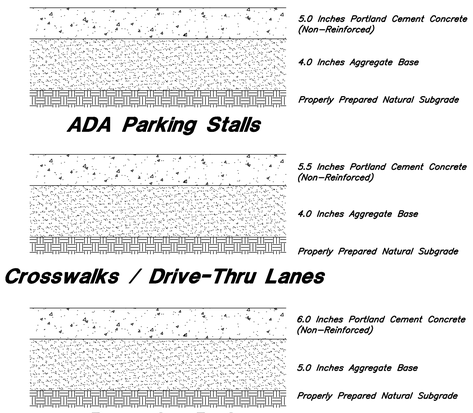
8 Concrete Collar Detail

Not to Scale



6 Curb Transition

Not to Scale



1. See Geotechnical Report for Further Details
2. See Concrete Joint Detail

3 Concrete Paving Sections

Not to Scale

1. REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.

   A. Space rebar and dowels at 12 to 15 inches on center.
   B. Grease dowels to provide movement in expansion joints.
   C. Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.

2. SAWING: Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.

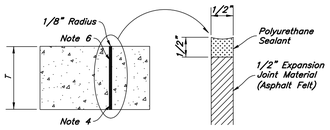
3. JOINTS: Lay out joints to aid construction and control random cracking.

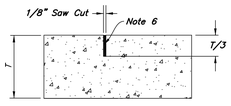
   A. Joint Spacing shall be 12 feet maximum on center in both directions.
   B. Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
   C. Make adjustments in joint locations to meet inlet or manhole locations.
   D. Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.

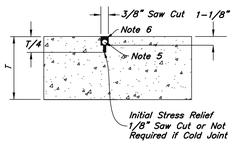
4. JOINT FILLER: Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.

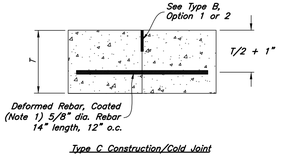
5. BACKER ROD: Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.

6. JOINT SEALANT: Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.

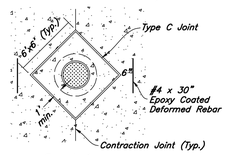


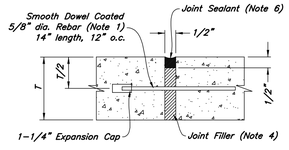






Rebar at all corners of expansion joints that do not intersect a contraction joint.





7 Concrete Joint Detail

Not to Scale

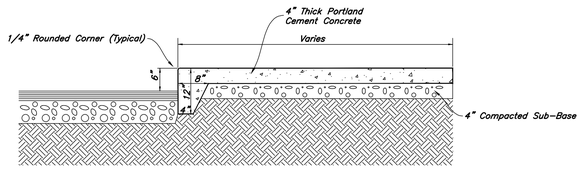
1. See Concrete Joint Detail

Contraction Joints

A. Spacing = 10' o.c.

Expansion Joints

A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start or end of curb radius



5 Thickened Edge Sidewalk

Not to Scale

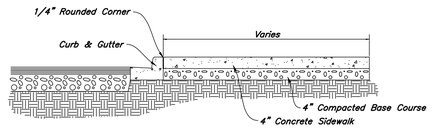
1. See Concrete Joint Detail

Contraction Joints

A. Spacing = 10' o.c.

Expansion Joints

A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start or end of curb radius



4 Typical Sidewalk Detail

Not to Scale

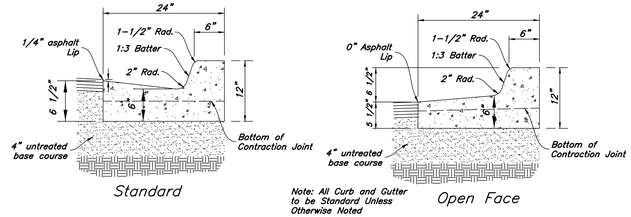
See Geotechnical Report for Project

2 Asphalt Paving Sections

Not to Scale

1. Contraction Joints
   A. Spacing = 10' o.c., see joint detail
   B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals
2. Expansion Joints
   A. Make expansion joints full depth, see joint detail
   B. Place expansion joint at all cold joints
   C. Expansion joints are required at ends of all radii 0.08.
   D. Required 5'-0" on each side of drainage structures
   E. Required at 90'-0" maximum intervals in straight curb and gutter
   F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (½" thick bituminous filler material)
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
4. Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
6. All radii shall be true arcs
7. Medium to light broom finish on all exterior concrete

1. See Concrete Joint Detail



Note: All Curb and Gutter to be Standard Unless Otherwise Noted

1 24" Curb And Gutter

Not to Scale

REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: SY
Client Name: Corner Partners, LLC
21-061 dt

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Details

Market Place @ Eagle Mountain Lot 4

4051 North Pony Express Parkway
Eagle Mountain, Utah

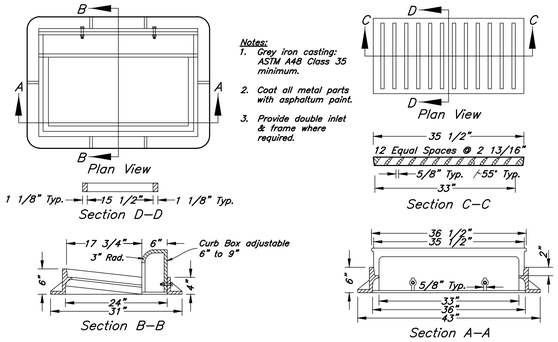
RECOMMENDED FOR PROFESSIONAL ENGINEER No. 7879289 SHAUN F. YOUNG 6/15/21 STATE OF UTAH

15 Jun, 2021

SHEET NO.
C4.1

14 Not Used

Not to Scale

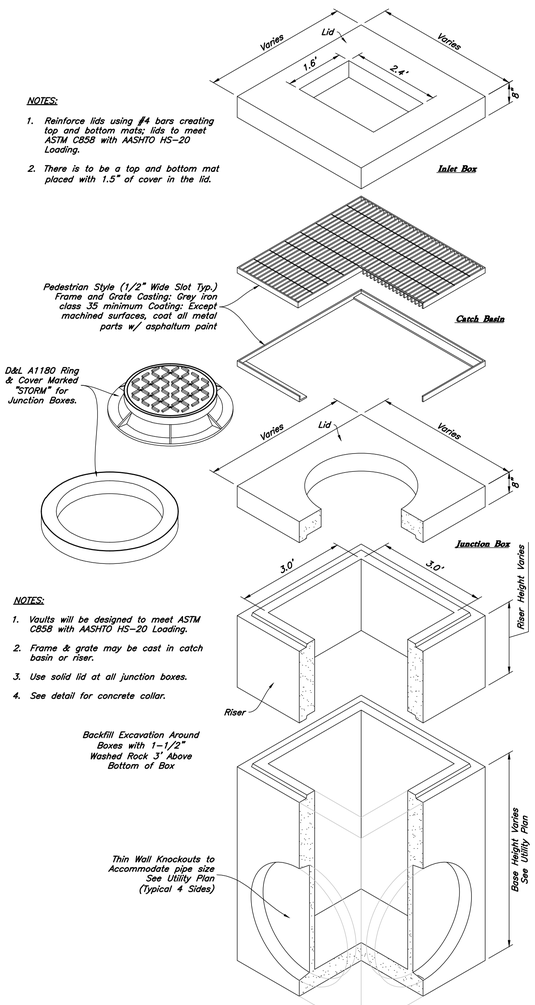


12 Inlet Grate Frame

Not to Scale

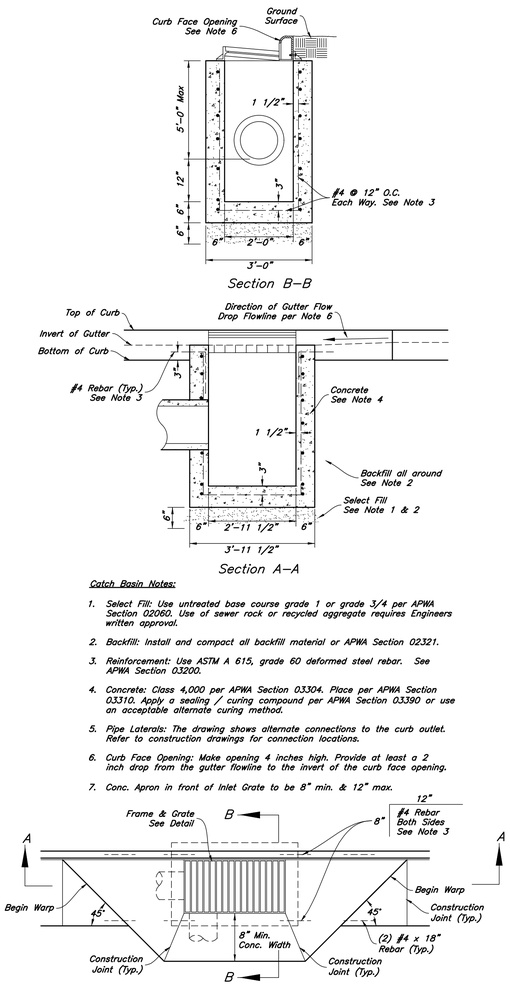
10 Not Used

Not to Scale



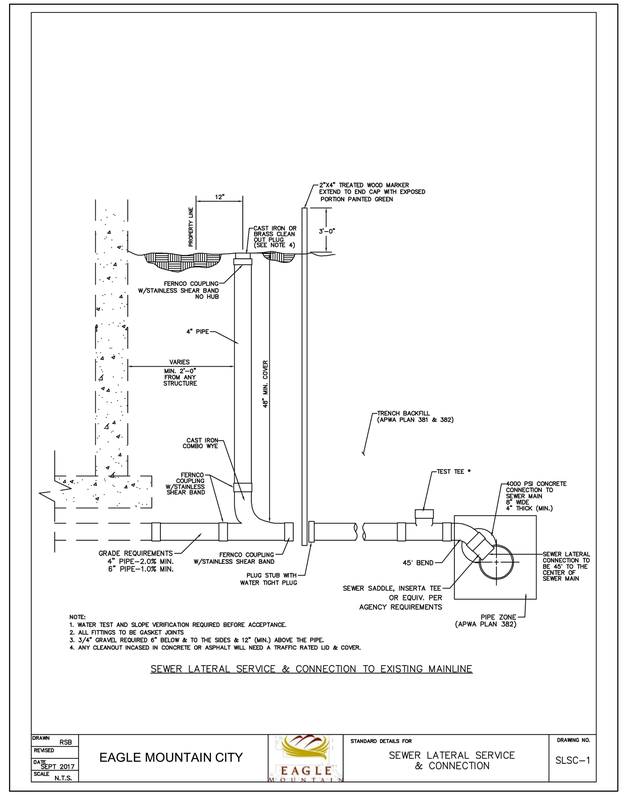
13 Precast 3' x 3' Catch Basin Junction Box/inlet

Not to Scale



11 Curb Inlet with Single Grate

Not to Scale



9 Eagle Mountain Sewer Lateral & Cleanout Detail

Not to Scale

REV	DATE	DESCRIPTION

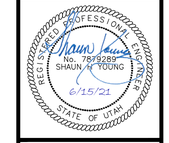
Designed by: SY
Drafted by: SY
Client Name: Corner Partners, LLC
21-061 dt

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Details

Market Place @ Eagle Mountain Lot 4

4051 North Pony Express Parkway
Eagle Mountain, Utah



15 Jun, 2021

SHEET NO.
C4.2

20 Not Used

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18 Not Used

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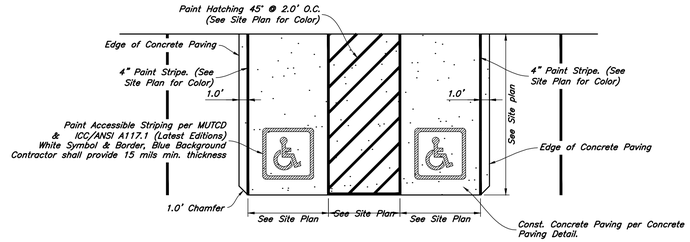
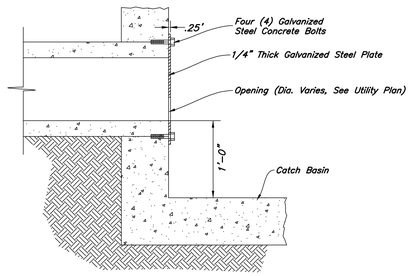
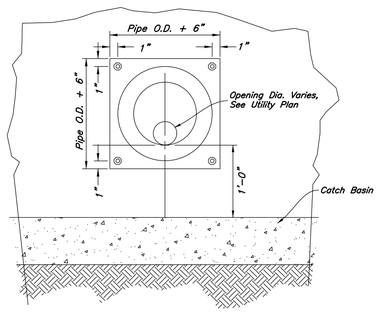


Note:
When Striping Occurs at Curb & Gutter
Striping to be Painted at Lip of Gutter

16 Accessible Striping Detail

Not to Scale



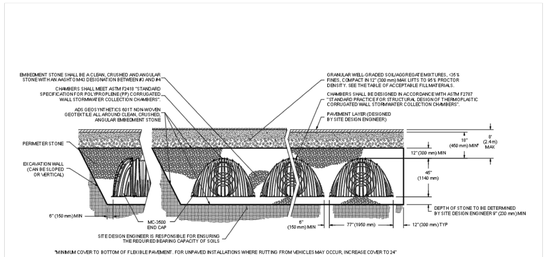


19 Orifice Plate Detail

Not to Scale

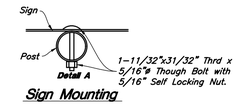
ADS

User Inputs		Results	
Chamber Model:	MC-3500		
Outlet Control Structure:	Yes	System Volume and Bed Size	
Project Name:	Lot 4 Eagle Mountain	**Installed Storage Volume:**	2954.54 cubic ft.
Engineer:	Shaun Young	**Storage Volume Per Chamber:**	109.90 cubic ft.
Project Location:	Utah	**Number Of Chambers Required:**	12
Measurement Type:	Imperial	**Number Of End Caps Required:**	8
Required Storage Volume:	2296 cubic ft.	**Chamber Rows:**	4
Stone Porosity:	40%	**Maximum Length:**	31.18 ft.
Stone Foundation Depth:	12 in.	**Maximum Width:**	29.17 ft.
Stone Above Chambers:	12 in.	**Approx. Bed Size Required:**	909.45 square ft.
Average Cover Over Chambers:	18 in.	System Components	
Design Constraint Dimensions:	(35 ft. x 35 ft.)	**Amount Of Stone Required:**	140.42 cubic yards
		Volume Of Excavation (Not Including Fill):	193.68 cubic yards



17 StormTech MC 3500 Underground Storage Chambers

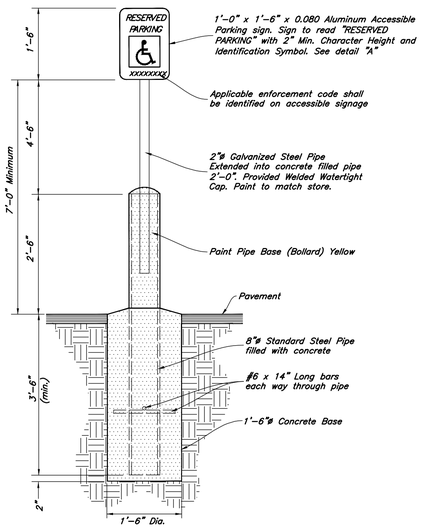
Not to Scale



Sign Mounting

Accessible Van Stall Alternate Sign

This sign shall be used for all Accessible Stalls Identified as "VAN" on Site Plan. 1'-0" x 1'-6" x 0.080 Aluminum Accessible Van Stall Parking sign Sign to read "RESERVED PARKING" and "VAN ACCESSIBLE" with Identification Symbol. See Detail A



15 In Parking Lot Areas Accessible Parking Sign w/ Bollard

Not to Scale

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Details

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4051 North Pony Express Parkway
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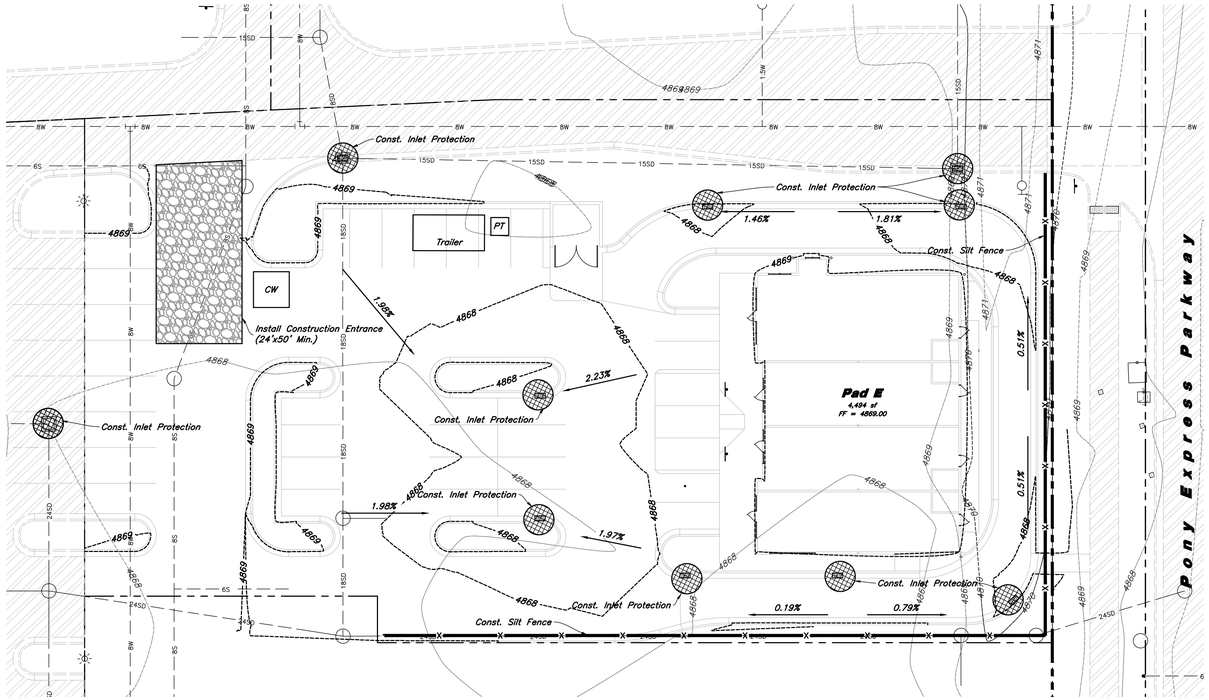
PROFESSIONAL ENGINEER
No. 7879289
SHAUN M YOUNG
6/15/21
STATE OF UTAH

15 Jun, 2021

SHEET NO.
C4.3

Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged. Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

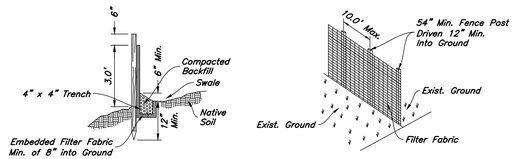


Scale: 1" = 20'

20' 0 20' 40'

Legend

- Place Inlet Protection at all Inlet Locations to prevent boxes from silting.
- Silt Fence
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area (CW)
- Portable Toilet (PT)
- Gravel Sock
- Existing Contour
- Existing Spot
- Proposed Contour



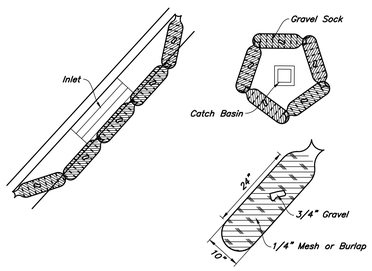
Posts: Steel Either T or U Type or 2"x2" Hardwood
Filter Fabric: 1. MIRAFI 140N
2. Dupont TYPAR 3341
3. or Approved Equal

Notes:

1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Collected material shall be removed when "bulges" develop in the silt fence.

Silt Fence Section

Not to Scale



Gravel Sock Sediment Barrier

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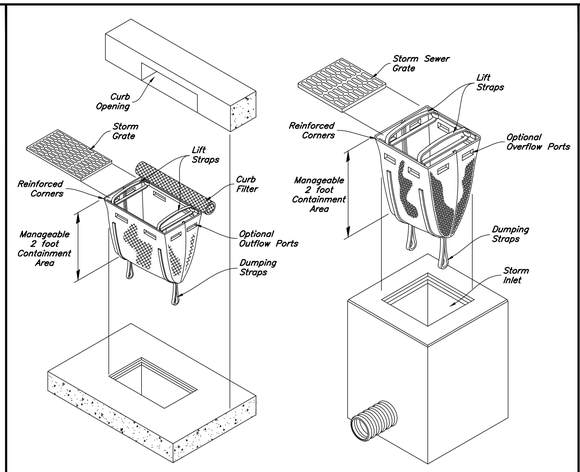

Dandy Sack Inlet Protection

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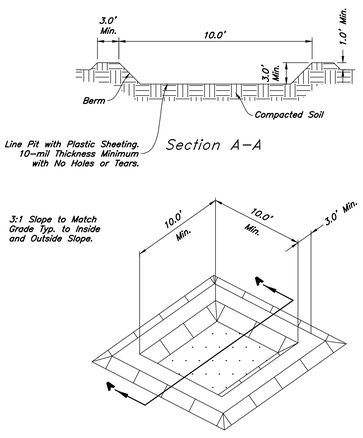
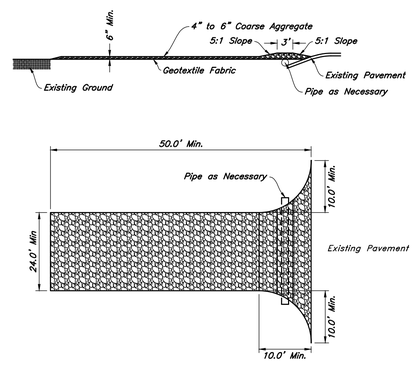


Concrete Washout

Not to Scale



Stabilized Construction Entrance

Not to Scale

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Erosion Control Plan

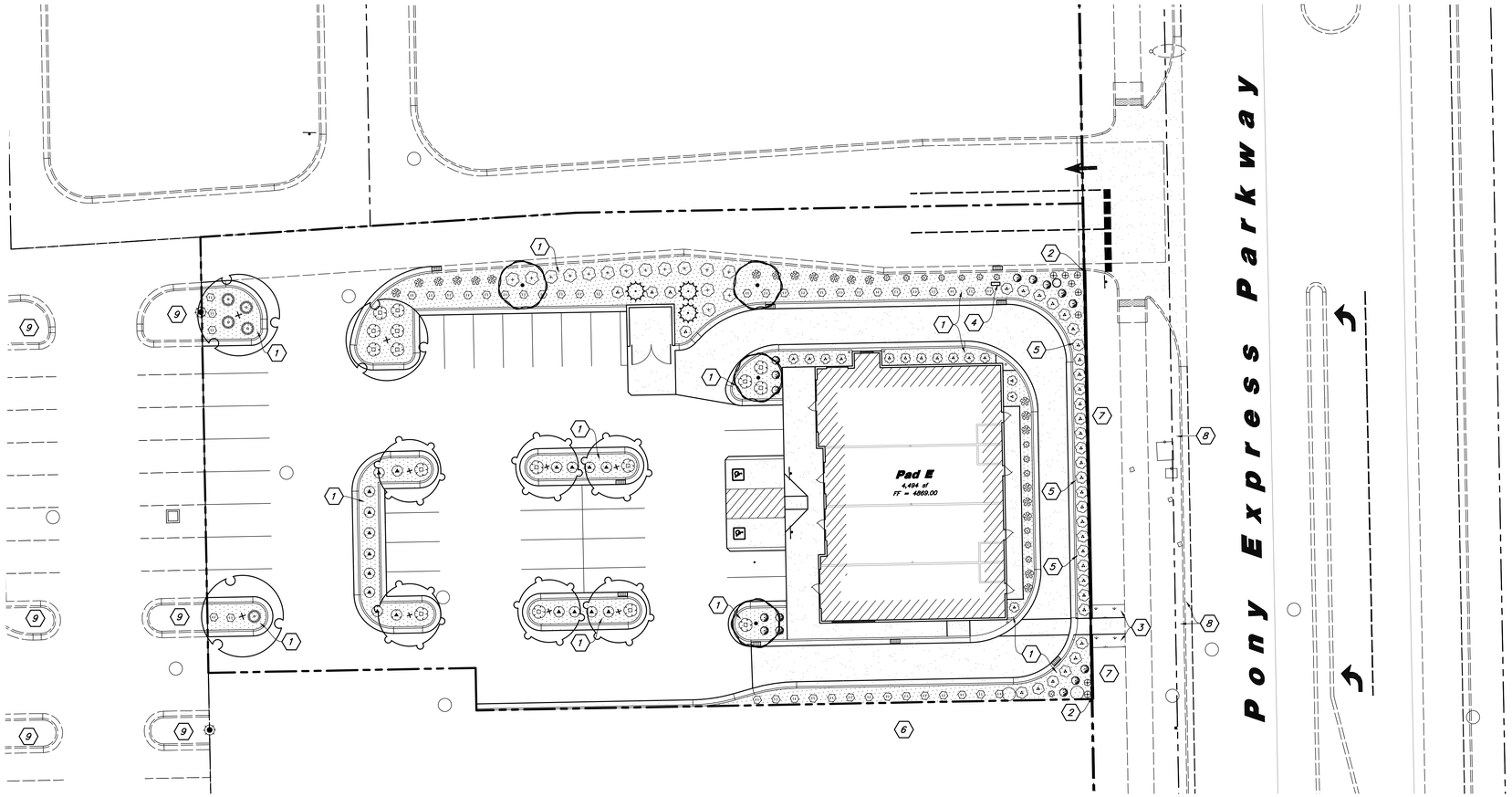
Market Place @ Eagle Mountain Lot 4

4051 North Pony Express Parkway
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 7815285
SHAUN M. YOUNG
6/15/21
STATE OF UTAH

15 Jun, 2021

SHEET NO.
C5.1



Scale: 1" = 20'

20' 0 20' 40'

Landscape Data

Lot 4 Site Area = 39,677 s.f. (0.911 ac.)

Landscape Area Provided = 6,149 s.f. (15.5%)

Lawn Area = 0 s.f. (0%)

Xeriscaping = 6,149 s.f. 100%)

Street Trees Along Pony Express Parkway are Existing

50% of Landscape Area Shall be Live Vegetation

Landscape Notes:

1. See Sheet L1.3 for Planting Details.
2. All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.1 for Irrigation Layout and Sheet L3.1 for Details. Point Source Drip Shall be Used to Irrigate New Shrubs and Sprayheads for Lawn Areas.
3. Adjust Plant Material as Needed to Accommodate New and Existing Utilities.

Landscape Maintenance:

1. All Landscape within the Property Line Shall be Installed and Maintained by the Owner. The Landscape in the ROW Along Pony Express Parkway Shall be Installed by the Developer and Maintained by the Adjacent Owner.

Landscape Keynotes

1. Install Shrub Planter with Decorative Stone #1
2. Install Landscape Concrete Curbing
3. Install New Lawn up Against New Sidewalk; Blend New into Existing
4. Existing Irrigation Backflow Preventer – See Irrigation Plan for More Detail; Adjust Plant Material for Exact Location; Center Backflow Between Plant Material
5. Planting Screen to Screen Headlights From Leaving the Site
6. Undeveloped Lot; Provide Nice Clean Edge Between New and Undeveloped; Remove Construction Debris
7. New Lawn Shall be Installed by the Master Developer; Landscape was Approved with the Overall Offsite Landscape Plan; Lawn to Remain and be Protected; Patchup Lawn Against New Curb
8. Park Strip with Lawn, Street Trees and Shrubs Shall be Installed by the Master Developer; Landscape was Approved with the Overall Offsite Landscape Plan; Landscape Shall Remain and be Protected
9. Existing Off-site Landscape

General Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
13. The contractor shall install all landscape material per plan, notes and details.
14. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
15. No grading or soil placement shall be undertaken when soils are wet or frozen.
16. Imported or existing stockpiled topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
17. Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
18. Provide a 12" depth of imported or existing stockpiled topsoil in parking islands and an 8 inch depth in all other shrub areas.
19. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
20. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole.Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
21. All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
22. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
23. All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
24. Install landscape concrete curbing between lawn and shrub areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
25. Provide a 4 inch depth of imported or existing stockpiled topsoil in all lawn areas.
26. Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
27. All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
28. All trees located in lawn areas shall have a 24 inch diameter tree ring with a layer of wood mulch.
29. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	4	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple	2" Cal. / 6-8' Ht.
	3	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	2" Cal. / 6-8' Ht.
	6	Koelreuteria paniculata / Golden Rain Tree	2" Cal. / 6-8' Ht.
EVERGREEN TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	3	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Black Pine	6-8' Ht.
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	14	Buxus microphylla 'Wintergreen' / Wintergreen Boxwood	5 gal
	5	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal
	16	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal
	35	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
	15	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal
	18	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal
	21	Rosa x 'Meigalpio' / Red Drift Rose	5 gal
	44	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Bumald Spiraea	5 gal
	15	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	5 gal
ORNAMENTAL GRASSES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	14	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal
	8	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	5 gal
LAWN	**QTY**	**BOTANICAL / COMMON NAME**	**TYPE**
	80 sf	Poa pratensis / Kentucky Bluegrass Blend (Adjust Quantities as Needed to Patchup Against New Concrete Curb)	sod

MATERIAL SCHEDULE

Symbol	Comments	Detail
	Decorative Stone #1 – Install a (4) Four Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Planters Where Shown on Plan and Wash Prior to Installation; Stone Shall be 1 1/2" Diameter, Crushed South Town From Utah Landscaping Rock (435-623-3232); Match Stone Used at the Adjacent Grocery Store; Submit Sample for Approval	Detail: 4/L3.1

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

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(801) 521-8529 – AWengineering.net

Market Place @ Eagle Mountain Lot 4

Landscape Plan

4051 North Pony Express Parkway
Eagle Mountain, Utah

State of Utah – Licensed Landscape Architect
Jared R. Manscill
No. 7740426-5301
06/15/2021

15 Jun, 2021

SHEET NO.
L1.1

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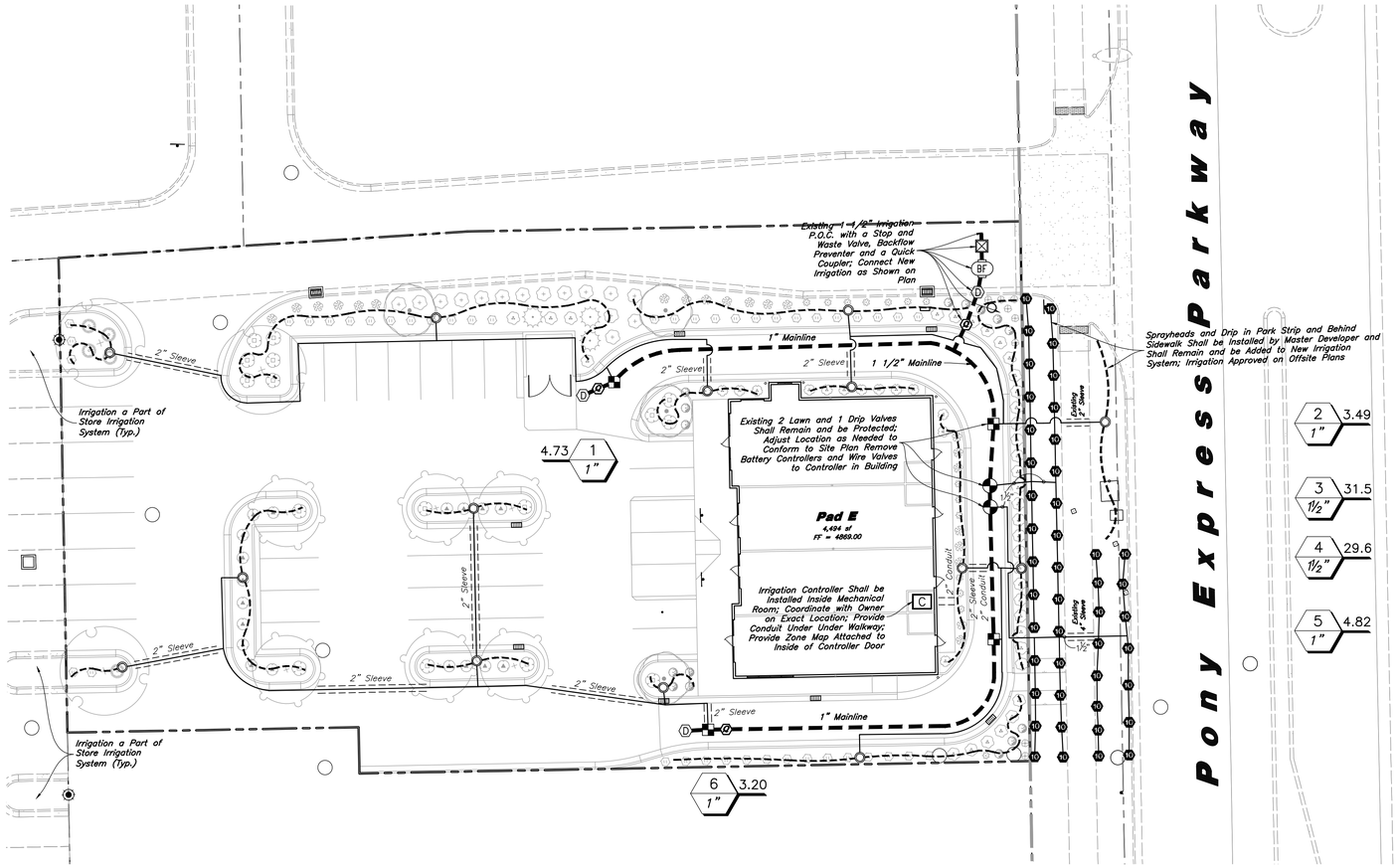


Main Service Line & Other Irrigation Components Are Shown in Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Maintenance:

1. *All Irrigation within the Property Line Shall be Installed and Maintained by the Owner. The Irrigation in the ROW Along Pony Express Parkway Shall be Installed by the Developer and Maintained by the Adjacent Owner.*

Irrigation Notes

1. *See Sheet L1.1 for Plant Layout and Sheet L3.1 for Planting Details.*
2. *See Sheet L3.1 for Irrigation Details.*
3. *The City Reported a Water Pressure Range of 85 psi in the Area. The City Suggests that the Irrigation System Shall be Designed in the Range of 40–60 psi to Accommodate for Future Water Usage Growth in the City. See Valve Schedule for Design Pressures at the P.O.C.*
4. *Irrigation in Park Strip Shall be Installed by the Developer and Remain and be Added to Lot 4 Irrigation System. Irrigation Behind Sidewalk Shall be Added to Lot 4 Irrigation System. New Irrigation Shall Connect to 1 1/2" Existing P.O.C. (Stop & Waste Valve, Backflow in an Enclosure, Drain, and a Quick Coupler); Irrigation P.O.C. to be Installed with Store Offsite Irrigation System; All Temporary Battery Powered Controllers Shall be Removed and Valves Shall be Wired to Controller Located in Lot 4 Building. Adjust P.O.C Components as Needed to Conform to New Site Layout.*

Scale: 1" = 20'

20' 0 20' 40'

IRRIGATION SCHEDULE

Existing Sprayheads

Symbol	Manufacturer/Model #	Description	Notes	Detail
4 4 6 6 10 12 15 15 18	Rain Bird 1804	4" Pop–Up Turf Sprinkler with Adjustable Series Nozzle	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	15/L3.1

Valves

	Rain Bird 150–PEB	Lawn Remote Control Valve	1 1/2 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	5/L3.1
	Rain Bird XCZ–100–PRB–COM	Drip Remote Control Valve	1 Inch Size; Drip Control Zone Kit; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	6/L3.1
Q	Rain Bird 44RC	Quick Coupler Valve with Swing Joint	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	7/L3.1
D	Matco–Norca 759	Manual Drain Valve	1/2 Inch Size; Install at End of the Mainline and After the Backflow Preventer in a 10" Round Valve Box with Weed Barrier and a Gravel Sump	10/L3.1

Drip

	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	16/L3.1
	Rain Bird XBS–700 Rain Bird XQ–100 Rain Bird XB–20PC Rain Bird TS025 Rain Bird DBC–025 Rain Bird MDCFCAP	1/2" Distribution Tubing – Pipe shown on Plan is Schematic; Adjust as Needed 1/4" Distribution Tubing – Install one per Emitter Xeri–Bug Emitter (2 Gal/Hr.) – 1(2) Perennial, 2(2) Shrub, 1(2) Ornamental Grass, 4(2) Tree Tie Down Stake – Tubing to be Staked every 3' Diffuser Bug Cap – Install one per Emitter Removable Flush Cap – Install at the End of Each Line		9/L3.1

P.O.C. Components

	Mueller Oriseal Mark II	Stop & Waste Valve	1 1/2 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump	13/L3.1
BF	Wilkins 375XL Series	Reduce Pressure Backflow Assembly	1 1/2 Inch Size; Backflow Preventer Shall be Properly Installed & Tested to Meet all State & Local Health & Safety Laws & Ordinances; Install in Artificial Rock Enclosure (110–ST from DekoRRa Products, LLC); Rock Color Shall be Riverbend Brown; Install on Concrete Pad with Frost Bag (602–DT)	14/L3.1

Pipes

	Schedule 40 PVC	Mainline Pipe	1 1/2 Inch Size; Schedule 80 Fittings Shall be Used for Mainline Components	8/L3.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe	8/L3.1

Controller

C	Rain Bird ESP4ME Rain Bird ESPSM3	4 Station Base Indoor Controller 3 Station Module	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor	12/L3.1

Sleeving

	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals, and Controller Wire Located under Concrete and Asphalt Paving at specified depths	Contractor shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving is by the Landscape Contractor unless otherwise noted.	11/L3.1

Valve Callout: # (Valve Number), # (Valve Flow), #" (Valve Size)

General Irrigation Notes:

1. *Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.*
2. *The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.*
3. *The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.*
4. *See civil and architectural drawings for all structures, hardscape, grading, and drainage information.*
5. *Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean–up must be performed daily and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.*
6. *The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.*
7. *The contractor shall install all irrigation material per plan, notes and details.*
8. *Irrigation system components must be premium quality only and installed to manufactures requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.*
9. *Irrigation system guarantee for all materials and workmanship shall be one year from the time final project acceptance. Guarantee will include, but is not limited to winterizing, spring activation, repair, trench setting, backfilling depressions, and repairing freeze damage.*
10. *Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure the complete system has no documented problems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.*
11. *Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings. one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.*
12. *Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty–four (24) inches minimum.*
13. *Install dielectric fittings whenever dissimilar metals are joined.*
14. *Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100(%) percent irrigation coverage of areas indicated.*
15. *Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.*
16. *Control valve wire shall be #14 single conductor: white for common wire, red for hot wire and blue for the spare wire. Provide (2) two spare wire that runs the length of the mainline and to the controller. All wiring shall be UF–UL rated. All connections shall be made with water tight connectors (DBR/Y or equivalent) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.*
17. *Control valve size, type, quantity, and location to be approved by landscape architect. install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes to be Carson Brooks or equal.*
18. *Quick couplers shall be a Rain Bird 44RC with a 1 inch Lasco unitized swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.*
19. *Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.*
20. *All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty–eight (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.*
21. *Plans are diagrammatic and approximate due to scale. where possible, all piping is to be installed within the planting areas. No tees, ells, or changes in direction shall occur under hardscape.*
22. *It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.*
23. *The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.*
24. *All sprinkler heads shall be set perpendicular to finish grade of the areas to be irrigated and shall be installed 6–8" from buildings walls, or within 4" of pavement, curbs, or header edges.*
25. *Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.*
26. *Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.*
27. *Provide and install all manufacturer's recommended surge and lighting protection equipment on all controllers.*
28. *All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.*
29. *Upon completion and approval of irrigation system, irrigation contractor to provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.*
30. *An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.*
31. *It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start–up procedures for the entire system prior to final payment.*

VALVE SCHEDULE

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1"	Area for Drip Emitters	4.73	34.10	46.83	0.62 in/h
2	1"	Area for Drip Emitters	3.49	32.08	44.09	0.53 in/h
3	1–1/2"	Turf Spray	31.53	34.36	48.64	1.85 in/h
4	1–1/2"	Turf Spray	29.65	35.41	49.60	1.63 in/h
5	1"	Area for Drip Emitters	4.82	33.91	46.26	0.82 in/h
6	1"	Area for Drip Emitters	3.20	32.47	44.97	0.51 in/h

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

REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: SY
Client Name: Corner Partners, LLC
21–061 ir

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521–8529 – AWengineering.net

Irrigation Plan

Market Place @ Eagle Mountain Lot 4

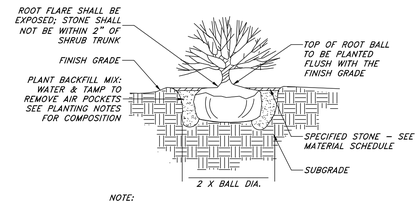
4051 North Pony Express Parkway
Eagle Mountain, Utah

The State of Utah — Licensed Landscape Architect — Jared R. Manscill — No. 7740426–5301 — 06/16/2021

15 Jun, 2021

SHEET NO. L2.1

W:\21–061 Market Place at Eagle Mountain Lot 4\dwgs\21–061 ir.dwg, 6/15/2021 8:08:19 AM, 1:1

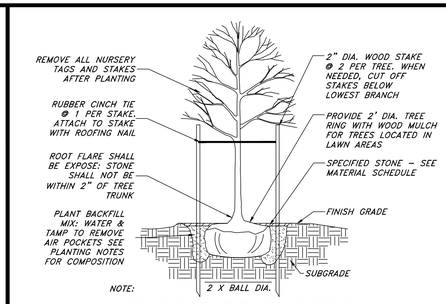


NOTE:

1. CUT AND REMOVE WIRE FROM TOP AND SIDES OF ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL.
2. REMOVE ALL NURSERY TAGS AND STACKS AFTER PLANTING.

1 SHRUB PLANTING

NOT TO SCALE

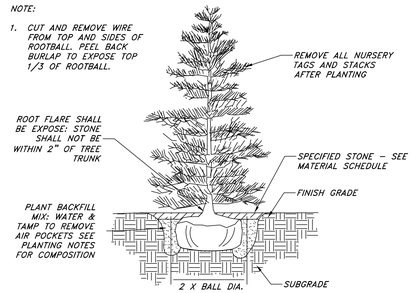


NOTE:

1. CUT AND REMOVE WIRE FROM TOP AND SIDES OF ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL.

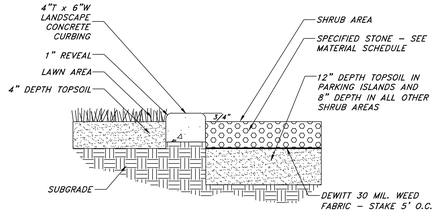
2 DECIDUOUS TREE PLANTING

NOT TO SCALE



3 EVERGREEEN TREE PLANTING

NOT TO SCALE

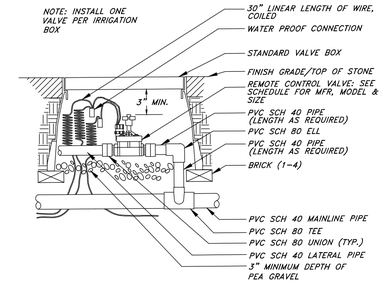


NOTE:

1. SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT OF CURBING AND SPECIFIED STONE.
2. CONTROL JOINTS SHALL BE PLACED AT 3' O.C.

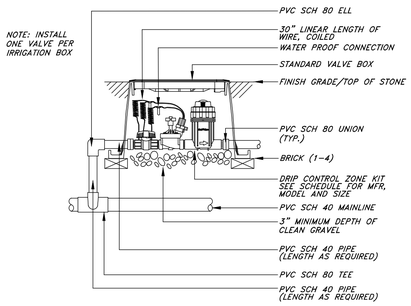
4 LANDSCAPE CONCRETE CURBING

NOT TO SCALE



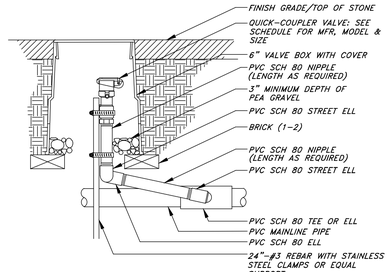
5 REMOTE CONTROL VALVE

NOT TO SCALE



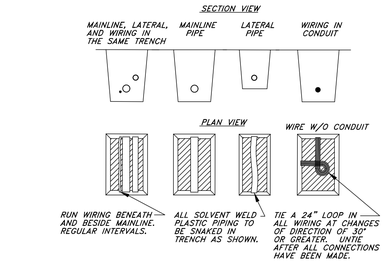
6 DRIP CONTROL VALVE

NOT TO SCALE



7 QUICK COUPLING VALVE

NOT TO SCALE

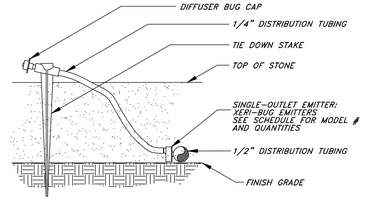


NOTES:

1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH. 40 PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE IRRIGATION NOTES.

8 PIPE & WIRE TRENCHING

NOT TO SCALE

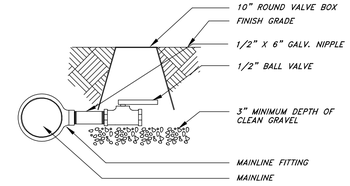


NOTE:

1. USE RAIN BIRD XERIMAN TOOL MODEL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" DISTRIBUTION TUBING.
2. INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MIN. OF 1" AND AND A MAX. OF 2". FLUSH ALL LINES THOROUGHLY, INCLUDING 1/4" DISTRIBUTION TUBING PRIOR TO EMITTER INSTALLATION. IF PLANTING IN A 4:1 SLOPE OR GREATER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOTBALL.

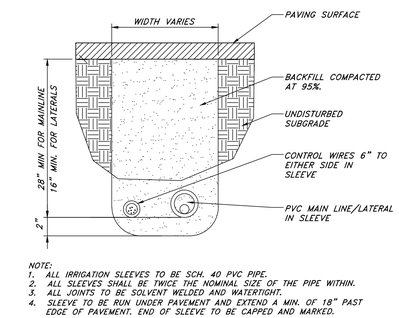
9 EMITTER INTO DISTRIBUTION TUBE

NOT TO SCALE



10 MANUAL DRAIN VALVE

NOT TO SCALE

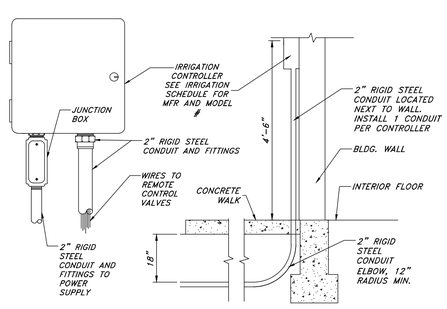


NOTE:

1. ALL IRRIGATION SLEEVES TO BE SCH. 40 PVC PIPE.
2. ALL SLEEVES SHALL BE TWICE THE NOMINAL SIZE OF THE PIPE WITHIN.
3. ALL JOINTS TO BE SOLVONT WELDED AND WATERTIGHT.
4. SLEEVE TO BE RUN UNDER PAVEMENT AND EXTEND A MIN. OF 18" PAST EDGE OF PAVEMENT. END OF SLEEVE TO BE CAPPED AND MARKED.

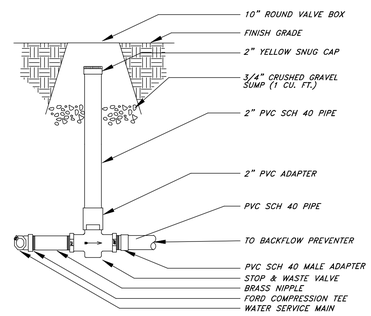
11 PIPE SLEEVING

NOT TO SCALE



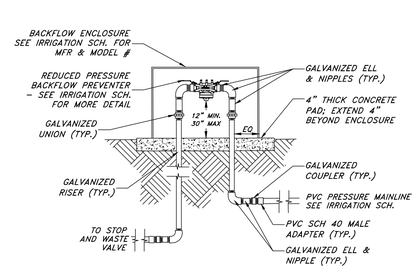
12 IRR. CONTROLLER - OUTDOOR WALL MOUNT

NOT TO SCALE



13 STOP AND WASTE VALVE

NOT TO SCALE

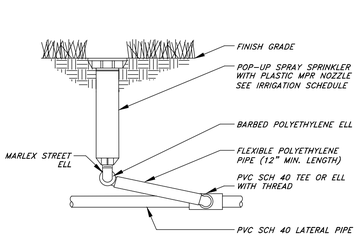


NOTE:

1. DIAMETER OF FITTINGS, NIPPLES AND RISERS SHALL BE EQUAL DIAMETER OF SPECIFIED BACK-FLOW PREVENTER UNLESS NOTED OTHERWISE.
2. ENCLOSURE SHALL BE BOLTED DOWN ON EACH CORNER.

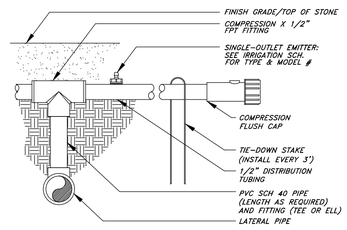
14 BACKFLOW PREVENTION DEVICE

NOT TO SCALE



15 POP-UP SPRAY HEAD

NOT TO SCALE



NOTE:

1. USE RAIN BIRD XERIMAN TOOL MODEL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" DISTRIBUTION TUBING.

16 PVC TO POLY PIPE CONNECTION

NOT TO SCALE

Know what's below.
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REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: SY
Client Name:
Corner Portners, LLC

21-061 ir

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Landscape & Irrigation Details

Market Place @ Eagle Mountain Lot 4

4051 North Pony Express Parkway
Eagle Mountain, Utah

State of Utah
Jared R. Manscill
No. 7740426-5301
Licensed Landscape Architect
06/15/2021

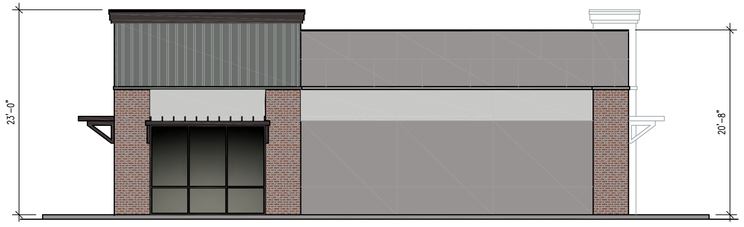
15 Jun, 2021

SHEET NO.
L3.1

W:\21-061 Market Place at Eagle Mountain Lot 4\dwgs\21-061 irdwg, 6/15/2021 8:10:16 AM, 1:1

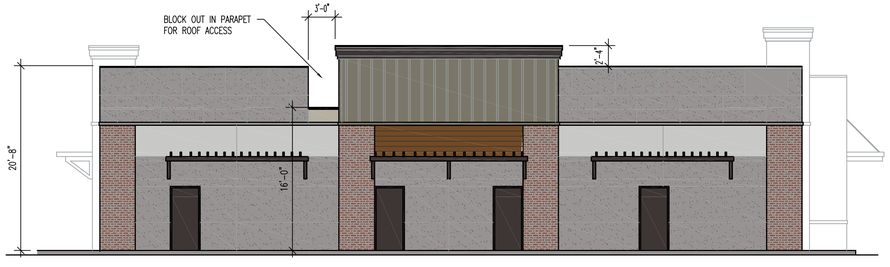
WEST ELEVATION

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



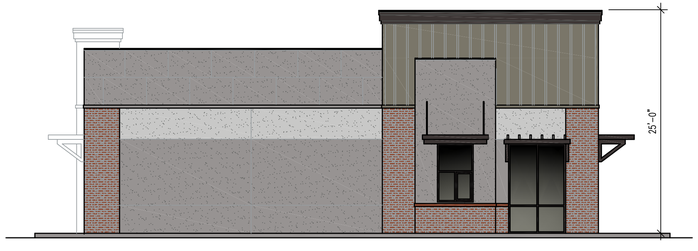
SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

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VDG
VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046

NEW SHELL BUILDING FOR:
AMSOURCE DEVELOPMENT

LOT 4 PAD 'E'
EAGLE MOUNTAIN, UTAH

ELEVATIONS

ARCH. PROJECT NO:	
DATE:	
DRAWN BY:	
CHECKED BY:	
DESIGNED BY:	

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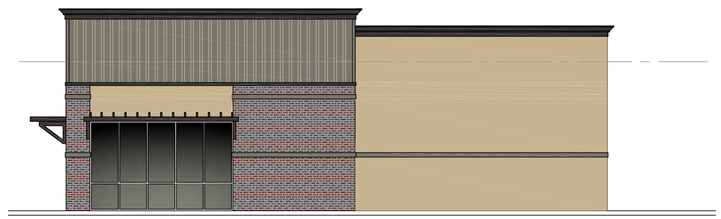
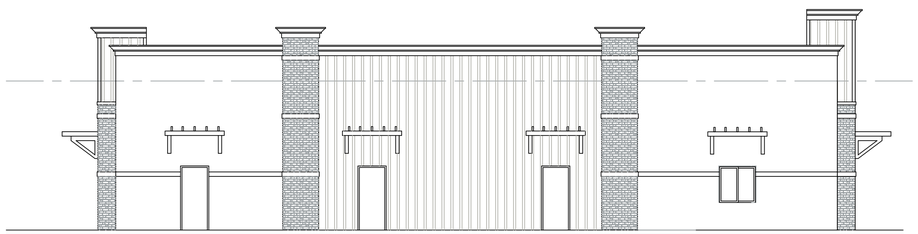
DATE	REVISION

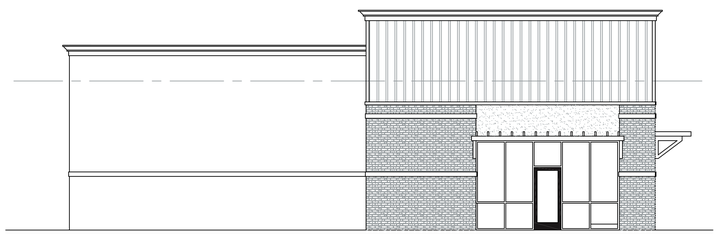
SHEET TITLE

A-2.00

ARCHITECTURAL 1 of 1







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VDG VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046

PROPOSED NEW STRIP BUILDING:

EAGLE MOUNTAIN TOWN CENTER

EAGLE MOUNTAIN

ELEVATIONS

ARCH. PROJECT NO:	XX–XXX
DATE:	1/15/20
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	

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DATE	REVISION

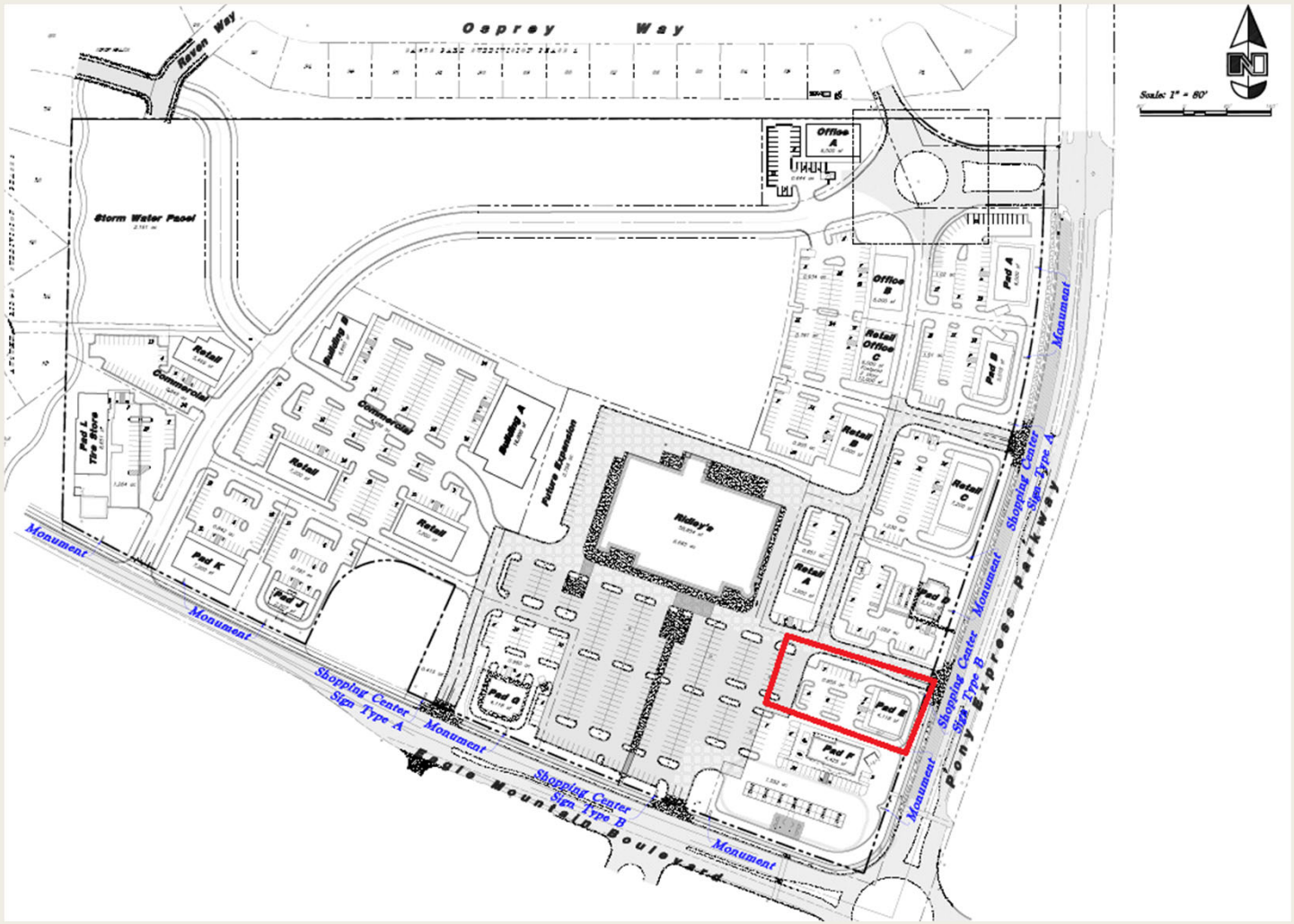
SHEET TITLE

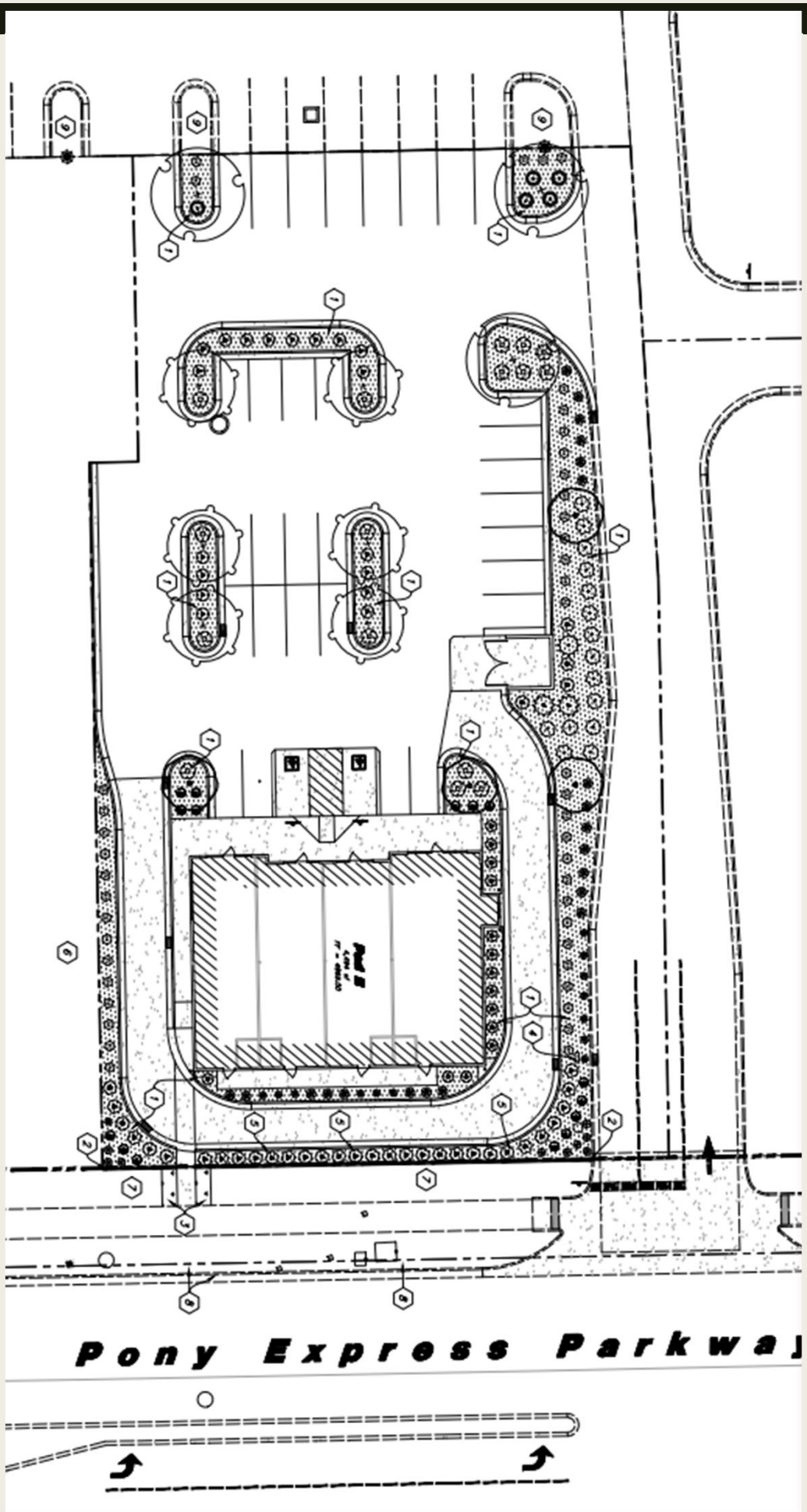
A-2.00

ARCHITECTURAL 1 of 1

MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER LOT 4 PAD E

Site Plan


Osprey Way
Raven Way
Scale: 1" = 80'
Storm Water Pond
Office A
Office B
Retail Office C
Pad A
Pad B
Retail A
Retail B
Retail C
Pad C
Pad D
Pad E
Pad F
Ridley's
Future Expansion
Building A
Building B
Commercial
Retail
Pad J
Pad K
Pad L
Tire Store
Monument
Shopping Center Sign Type A
Shopping Center Sign Type B
Eagle Mountain Boulevard
Pony Express Parkway


Pony Express Parkway

Elevations

WEST ELEVATION
SOUTH ELEVATION
EAST ELEVATION
NORTH ELEVATION

Proposed

MDA Pad Site Approval

The MDA Pad Site Approval Elevations are seen as minimum standards, the applicant, after discussion with staff has proposed elevations which add additional features in excess of minimum requirements

Parking

All parking is located behind the building in compliance with 17.72.030 B

Retail Establishments require 1 parking stall per 300 SF of Gross Floor Area, and a maximum of 1 stall per 200 SF of Gross Floor Area

Thus if the entire building were retail between 14 – 23 Parking stalls required

Restaurants with Drive Through require 1 parking stall per 125 SF

Thus if the entire building were a fast food restaurant(s) with drive through 35 parking stalls would be required

Restaurants without drive throughs require 1 parking stall per 250 SF

Thus if the entire building were restaurants without drive throughs 18 parking stalls would be required.

The applicant is proposing 33 parking, stalls, as a mix of uses is anticipated, and there is only room for 1 drive through, this project complies with minimum (and maximum) parking requirements.

Recommendation

The Planning Commission made a motion to recommend approval of the Marketplace at Eagle Mountain Town Center Lot 4 Pad E Site Plan to the City Council with the following conditions:

1. A 3.5’ berm be provided between the drive-through and Pony Express Parkway

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 6, 2021**

TITLE:	SITE PLAN - Maverik at Marketplace
ITEM TYPE:	Site Plan
FISCAL IMPACT:	
APPLICANT:	Cassie Younger

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Community Commercial	CC	1.77	Town Center

PUBLIC HEARING:
Yes

PREPARED BY:
Tayler Jensen, Planning

PRESENTED BY:
Tayler Jensen

RECOMMENDATION:

BACKGROUND:
The Market Place at Eagle Mountain Town Center was approved on August 16th 2020, with the Development Agreement being finalized in December 2020. The Planning Commission recommended approval (4-0) 6-22-2021

ITEMS FOR CONSIDERATION:
This proposal is to place a gas station/convenience store on a 1.77 acre parcel at the Northwest intersection of Eagle Mountain Boulevard and Pony Express Parkway. Automobile Gas/Service Stations are special uses in all commercial zones.

Site Plan
The following are standards required for all site plans (17.100.050)

A. Use of Property: The entire parcel is to be built, landscaped, or paved, thus the proposal *complies* 17.100.050 A
B. Screening Requirements: This project is not adjacent to any residential or agricultural zones therefore no screening is required.
C. Access Requirements: While the Maverik is located at the intersection of Pony Express Parkway and Eagle Mountain Boulevard it has not direct access off either of those roadways,

instead it relies on shared access further to the North and West, and interconnected drive asiles and parking lots, in *compliance* with this chapter.

D. Off-Street Truck Loading Space: The proposed site plan has adequate parking, and paved locations to accommodate off-street truck loading.
E. Utilities: All utilities are shown as being underground and in proper easements in compliance with 17.100.050 E.
F. Grading and Drainage: The applicant has provided grading and draining plans that have been reviewed by the City Engineer

Commercial Design Standards The following are design standards for the site and building design of commercial developments.

17.72.030 A States buildings should be located at or near the front setback with pedestrian access leading to the primary entrance and with landscaping between the building and the street. The Site does provide pedestrian access to the store from trails that connect to existing trails along Pony Express Parkway. The building, however, is located to the rear of the site with parking and gas islands to the front. This is consistent with the development of other gas stations within Eagle Mountain, including the Holiday Oil on the other side of Eagle Mountain Boulevard

17.72.030 A1 requires the primary entrance of a commercial building to orient toward the street and the sidewalk. The Entrance is located on the south Elevation of the building, facing toward Eagle Mountain Boulevard, the site does not orient the building toward the street but it is consistent with other Gas Stations within Eagle Mountain.

17.72.030 B Requires surface parking to be located to the rear or side of the building, and that parking should not be located between any commercial building and the street. Most of the provided parking is provide between the building and the two streets that the site faces. Traditionally this standard has not be enforced on Gas Stations in Eagle Mountain.

Architectural Standards: The following architectural elements shall be applied to commercial development. Minor variations to these standards may be considered

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. The proposed Maverik uses materials and colors which are similar to those approved for the Pad site buildings, but it's appearance is not consistent with the elevations of other buildings in the area, as it utilizes a corporate design aesthetic which besides not matching surrounding buildings largely meets Commercial Design standards the Planning Commission determined them to be appropriate.

17.72.040 B states "the main entrance of a structure should orient to major sidewalks, pedestrian ways, plazas, courtyards, or other public spaces. It shall be clearly identifiable, and consist of a sheltering element such a porch, stoop, awning, arcade, or portico. Maverik faces towards Eagle Mountain Boulevard with a side wall towards Pony Express Parkway. The main pedestrian connects to the trail that runs along Pony Express Parkway, and the building is setback behind parking and gas islands.

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 a sloping roof with overhanging eaves, or a decorative parapet and multiple roof planes and heights..." The proposed building has a raised entrance feature, and contains a roof plane with 2 elevation planes, therefore it *complies* with this requirement.

17.72.040 D requires vertical and horizontal articulation. The building largely complies with this standard.

17.72.040 E1 states: "Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and molding, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers and trellis structures, all side of a building shall include chosen details" The proposal uses reveals, awnings, columns, decorative trim, architectural lighting, ornamental cornices, decorative masonry, doors and windows, it is the opinion of staff that it largely complies with these standards.

17.72.040 F2 states: "All commercial buildings shall avoid large

panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides..." The West face of the building is includes fewer articulations and may be considered to be panelized, This will face towards the parking lot and future development on the adjacent parcel. The Planning Commission determined the elevations comply with this section

Standards for Special Use: As a special use the proposal shall meet the standards for special use for Automobile gas/service station and car wash operations defined in 17.75.062 of EMMC which states a use may only be permitted where:

A. They will not be a nuisance to residences and surrounding uses. The proposed site is across the road from a gas station, and is located adjacent to Pony Express Parkway and Eagle Mountain Boulevard in a Commercial District, it is not anticipated to be a nuisance
B. They will not cause traffic hazards or undue traffic congestion as it doesn't have any direct access, and instead utilizes the shared accesses for the Market Place at Eagle Mountain Town Center Project
C. The site is over 15,000 SF, and more than 125' are provided as frontage
D. Gas Pumps and buildings are located at least 25' from property lines
E. The Gasoline Island is more than 25' from all property lines
F. The City Engineer has reviewed the proposed driveway.
G. The site is not within 200' of a school, park, playground, residence, museum or place of public assembly
H. No rental truck component has been proposed.

Based on these findings it is the opinion of staff that the proposal complies with the provisions of the Special Standards.

Other Items for Consideration:

Parking: Per 17.55 Convenience Stores require 1 parking stall per 200 SF of gross floor area, with a gross floor area of 4,425 SF 23 parking stalls are required, and 31 parking stalls are provided. Per table 17.55.120 (B) parking lots with 26-50 stalls require 2 ADA parking stall, and the applicant is providing 2 ADA stalls.

Dark Sky Lighting: All lighting shall be dark sky lighting an no more than 100,000 Lumens of lighting shall be provided per acre

REQUIRED FINDINGS:

Site Plan approvals are based upon compliance with City Code requirements. The approval criteria for a Site Plan can be found in EMMC 17.100

PLANNING COMMISSION ACTION/RECOMMENDATION:

On June 22nd the Planning Commission held a public hearing for the Maverik at Marketplace Site Plan, no public comments were received and the Planning Commission recommended approval (4-0) with no conditions.

ATTACHMENTS:

Photometric Plan
Maverik Building 1
Maverik Building 2
Site Plan
Floor Plan and Elevations
Planning Presentation

LUMEN SUMMARY (CANOPY)			
40 LUMENS PER SQ.FT X 3645 SQ. FT. = 145,800 LUMENS			
LUMINAIRE	QTY.	LUMENS PER FIXTURE	LUMENS
T-13	6	12,793/2=6,397	38,382
		TOTAL	38,382

LUMEN SUMMARY			
100,000 LUMENS PER ACRE X 1.4823 ACRES = 148,230 LUMENS			
LUMINAIRE	QTY.	LUMENS PER FIXTURE	LUMENS
T-12	3	3,410	10,230
T-13	8	12,793/2=6,397	38,382
T-14	2	8,738	17,468
T-14A	2	11,141	22,282
T-14AH	1	8,445	8,445
T-14C	1	22,282	22,282
T-15	37	1,133/2=567	20,961
T-11	8	1,337/2=669	5,348
		TOTAL	145,398

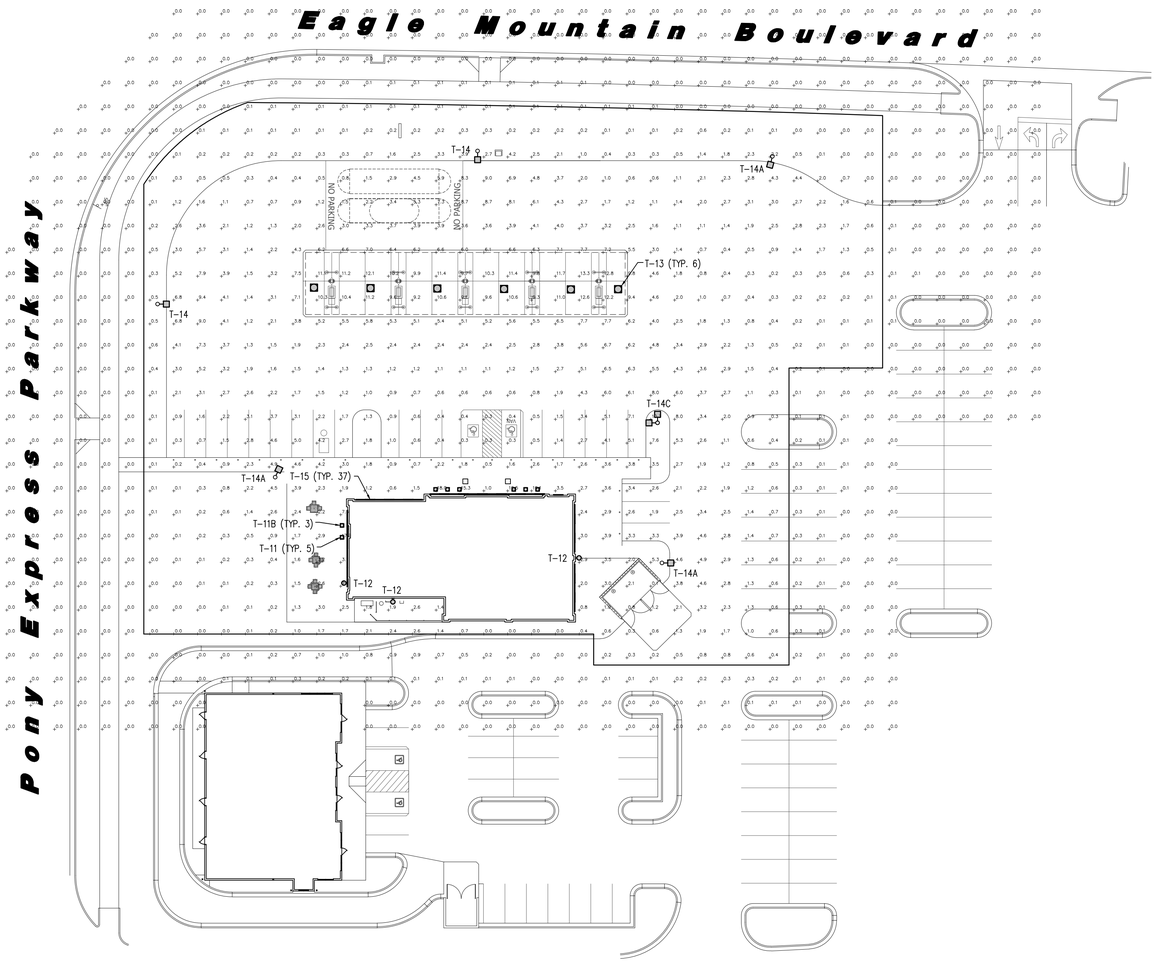
MASTER LUMINAIRE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	VOLTS	MOUNTING	LAMPS	BALLAST	WATTS	IMAGE
DESCRIPT.	6" APERTURE, RECESSED LED DOWNLIGHT, 3200 LUMENS, 4K							
T-11	LSI	LCD6 LED 32L UNV DIMI 40 80 CRI WF	120	RECESSED	INCLUDED		33	
T-11B	SAME AS T-11 EXCEPT WITH 1400W COLD WEATHER BATTERY						33	
DESCRIPT.	LOW PROFILE, FULL CUTOFF WALL PACK , LED, DARK BRONZE, 4K, 3410 LUMENS							
T-12	LSI	XWM 3 LED 03 40 UE BRZ	120	WALL HEIGHT SPECIFIED BY ARCHITECT	INCLUDED		29	
DESCRIPT.	CANOPY MOUNTED, CUTOFF LUMINAIRE, 84W LED, FLAT LENS, FOR SINGLE DECK CANOPIES (12,793 LUMENS)							
T-13	LSI	SCV LED 13L SC UNV DIM 40 WHT	UNV	CANOPY	INCLUDED		84	
DESCRIPT.	POLE MOUNTED, CUTOFF LUMINAIRE SINGLE HEAD, LED, 8,738 LUMENS, 25FT SQUARE POLE (4", 11 GA.), 4K							
T-14	LSI	SLM LED 12L SIL 3 UNV 40 70 CRI BRZ IL	208	25'-0" POLE	INCLUDED		93	
T-14A	SAME AS T-14 EXCEPT WITH TYPE IV DISTRIBUTION (FORWARD THROW) AND NO INTERNAL LOUVER						93	
T-14AH	SAME AS T-14 EXCEPT WITH TYPE IV DISTRIBUTION (FORWARD THROW)							
T-14C	SAME AS T-14A EXCEPT DUAL HEAD "L" CONFIGURATION							
DESCRIPT.	4FT LED STRIP LUMINAIRE, COLD WEATHER (0°F), 1,133 LUMENS, DAMP LISTED, LENS (1.78" WIDTH), 4K							
T-15	LSI	MLS4 LED 10L CSM UNV DIM U	UNV	EXTERIOR COVE	INCLUDED		10	

*LUMINAIRES ARE PROVIDED BY OWNER, INSTALLED BY E.C. (REFERENCE SCHEDULE ON E-4.0)

CALCULATION SUMMARY

AREA NAME	GRID / TYPE	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
PARKING	0'-0" / H-H	10.00	<+>	1.4	19.1	0.00	N/A	N/A



1 E-1.2 **SITE PHOTOMETRIC PLAN**

SCALE: 1"=30'-0"

MAVERIK

185 S. State Street
Salt Lake City, Utah 84111

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS: ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF MAVERIK, INC IS PROHIBITED. 2019 MAVERIK, INC.

ARCHITECT:

ENGINEER:

Nielson Engineering, Inc.
Consulting Engineers
156 North Twelfth Avenue
Pocatello, Idaho 83201
Ph (208) 232-2577 FAX
(208) 234-0918

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STAMP:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL J. ESKEEN
No.5931691
-2202
State of Utah

MAVERIK, INC.
STORE #

EAGLE MOUNTAIN BOULEVARD
EAGLE MOUNTAIN, UT

FOR REVIEW AND PERMIT • FOR REVIEW AND PERMIT

REVISIONS

	DESCRIPTION	DATE

DESIGNED BY: MJE | DRAWN BY: MJE
REVIEWED BY: MJE | APPROVED BY: MSI
PROTOTYPE VERSION: 40

DRAWING ISSUE
DATE: 6-11-21
PROJECT NUMBER: 21315

SHEET NAME
PHOTOMETRIC PLAN

SHEET NUMBER
E-1.2

G:\Maverik\Eagle Mountain, UT - 21315\Elec\EAGLE MOUNTAIN E-1.2.dwg May 12 2021 10:04am By: jill

6/11/2021 11:21:43 AM JILL EAMES G:\Maverik\Eagle Mountain, UT - 21315\Elec\EAGLE MOUNTAIN E-1.2.dwg

MAVERIK
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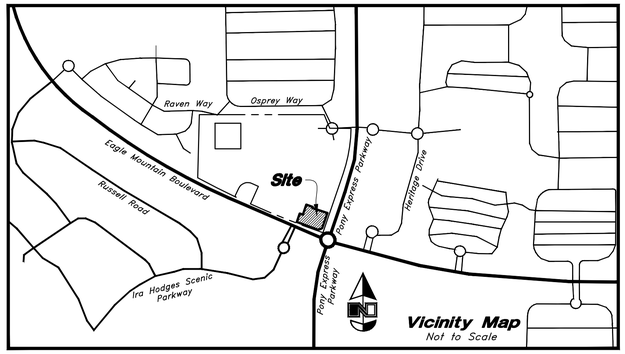
MAVERIK

MAVERIK

Maverik, Inc. Store

Eagle Mountain, Utah



Vicinity Map
Not to Scale

N

Civil Sheet Index

C0.0	Cover Sheet
C0.1	Existing Conditions & Demolition Plan
C1.1	Site Plan
C2.1	Grading Plan
C3.1	Utility Plan
C4.1	Details
C4.2	Details
C4.3	Details
C4.4	Details
C5.1	Erosion Control Plan
L1.1	Landscape Plan
L2.1	Irrigation Plan
L3.1	Landscape & Irrigation Details
	Signage Plan (By Yesco)

Abbreviations

BCR	Begin Curb Return	PVC	Polyvinyl Chloride
BOL	Bollard	PVI	Point of Vertical Intersection
BRW	Finish Grade – Bottom of Retaining Wall	RCP	Reinforced Concrete Pipe
CATV	Cable Television Box	RD	Roof Drain
CB	Catch Basin	SB	Signal Box
CMP	Corrugated Metal Box	SD	Storm Drain
COB	Cleanout Box	SDMH	Storm Drain Manhole
COTG	Cleanout to Grade	SMH	Sewer Manhole
EA	Edge of Asphalt	SP	Signal Pole
EB	Electrical Box	SS	Sanitary Sewer
EC	End of Curve	SVZ	Sight Visibility Zone
ECR	End Curb Return	SW	Secondary Water
GB	Grade Break	TA	Top of Asphalt
GM	Gas Meter	TB	Telephone Box
HB	Hose Bib	TBC	Top Back of Curb
HP	High Point	TG	Top of Grate
I	Irrigation Line	TMH	Telephone Manhole
ICB	Irrigation Control Box	TP	Top of Concrete
Lip	Lip of Gutter	TRW	Finish Grade – Top of Retaining Wall
LP	Light Pole	TW	Top of Walk
MH	Manhole	VC	Vertical Curve
Mon	Monument	VPC	Vertical Point of Curve
PC	Point of Curvature	VPT	Vertical Point of Tangency
PCC	Point of Compound Curvature	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve
PT	Point of Tangency		

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer	T	Existing Overhead Power Line	OHP
Proposed Meter Box		Existing Water	W
Proposed Water Meter		Existing Secondary Water	SW
Proposed Combo Box		Existing Sewer	S
Proposed Fire Hydrant		Existing Storm Drain	SD
Proposed Water Valve		Existing Gas	G
Proposed Water Line	W	Existing Power	P
Proposed Sanitary Sewer	S	Existing Telephone	T
Proposed Storm Drain		Existing Fence	X
Proposed Conduit Line	C	Flowline	
Proposed Power Line	P	Centerline	
Proposed Gas Line	G	Existing Contour	78
Proposed Secondary Water Line	SW	Existing Spot	78.00TA
Proposed Roof Drain	RD	Existing Light Pole	
Proposed Fence	X	Existing Street Light	
Ridge line	R	Existing Building	
Grade Break	GB	Existing Telephone Box	TB
Proposed Contour	78	Existing Power Meter	PM
Direction of Drainage		Existing Electrical Box	EB
Proposed Spot	78.00TA	Existing Electrical Cabinet	ECAB
ADA Accessible Route		Existing Gas Meter	GM
Property Line		Existing Water Meter	WM
Sawcut Line		Existing Irrig. Control Box	ICB
Proposed Light Pole		Existing Bollard	BOL
Proposed Street Light		Existing Hose Bib	HB
Proposed Building		Existing Deciduous Tree	
Existing Power Pole			
Existing Power Pole w/ Guy		Existing Coniferous Tree	
Existing Utility Marker			
Existing Post			
		Detail Number / Sheet Number	A1 / XX

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

Developer Contact

Maverik, Inc.
Attn: Jordan Terburg
185 S. State Street, Suite 800
Salt Lake City, UT 84111
Phone Number: 801-683-3615

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Eagle Mountain, Utah County, Utah and Incorporated Areas Map Number 49049C0275F dated 19 June, 2020 (Not Printed). Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Basis of Bearings

A line between monuments found for Southeast Corner and the East Quarter Corner of Section 12 was assigned the Utah County Survey bearing of North 0°27'04" East as the Basis of Bearings to place the Survey on State Plane Basis.

Benchmark

Brass Cap Monument for the South Quarter Corner of Section 12, T6S, R2W, SLB&M Assigned elevation using GPS methods
Elevation = 4865.18 feet
Observed 16 September, 2020

Legal Description

Beginning at a point on the Northwesterly Line of Sweetwater Road as it has been dedicated to 76.00 foot half-width located 803.77 feet North 0°27'01" East along the Section Line; and 2531.08 feet North 89°32'48" West from the Southeast Corner of said Section 12; and running thence South 18°56'36" West 188.60 feet along said Northwesterly Line of Sweetwater Road; thence Southwesterly along the arc of an 85.00 foot radius curve to the right a distance of 56.38 feet (Center bears North 38°19'16" West, Central Angle equals 38°00'21" and Long Chord bears South 70°40'54" West 55.36 feet) to the Northeasterly Line of Eagle Mountain Boulevard as it has been dedicated to 61.00 foot half-width; thence Northwesterly along the arc of a 9939.00 foot radius curve to the right a distance of 266.30 feet (Center bears North 19°21'06" East, Central Angle equals 1°32'07" and Long Chord bears North 69°52'51" West 266.30 feet) along said Northeasterly Line of Eagle Mountain Boulevard; thence North 18°56'36" East 105.88 feet; thence South 71°03'24" East 39.25 feet; thence North 18°56'36" East 124.54 feet; thence South 71°03'24" East 81.87 feet; thence South 18°56'36" West 13.00 feet; thence South 71°03'24" East 188.59 feet to the Northwesterly Line of Sweetwater Road and the point of beginning.

Contains 64,571 sq ft

or 1.482 acres

REV	DATE	DESCRIPTION

Designed by: xx
Drafted by: xx
Client Name:
Maverik, Inc.
21-011CV

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

MAVERIK

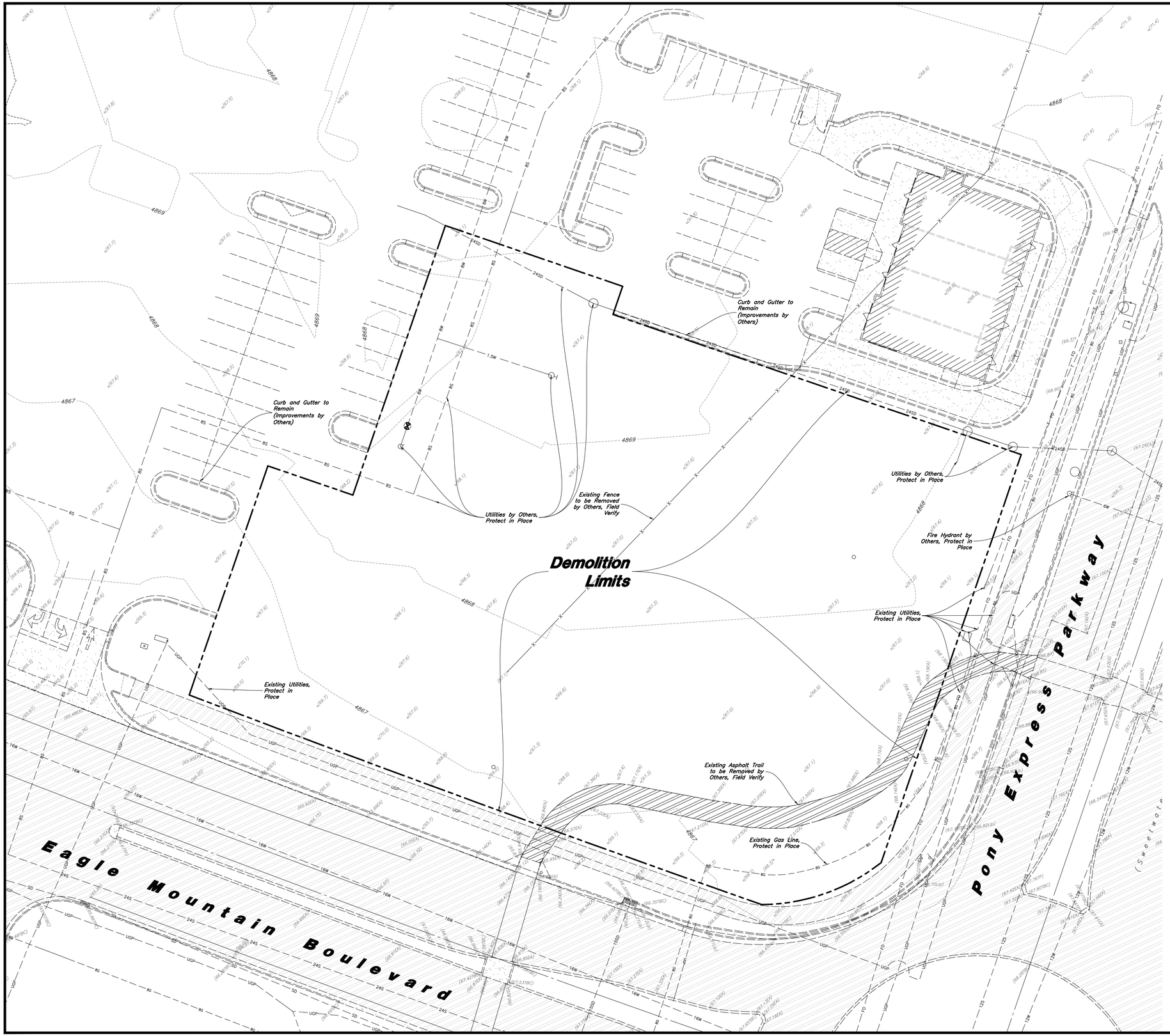
Cover Sheet

Maverik, Inc. Store
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 803513
~2202
Daniel Calvin Goodwin
05/17/2021
STATE OF UTAH

18 May, 2021

SHEET NO.
C0.0



General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
16. If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
17. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
18. Adjacent lots, improved trail system, and widening of Pony Express Parkway are not complete at the time these improvement plans have been prepared. These improvements are shown based on design drawings to date. Improvements on adjacent properties are to be protected at all times.

CAUTION:

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

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

REV	DATE	DESCRIPTION

Designed by: xx
Drafted by: xx
Client Name:
Maverik, Inc.
21-011DM

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 AWAengineering.net

MAVERIK

Existing Conditions & Demolition Plan

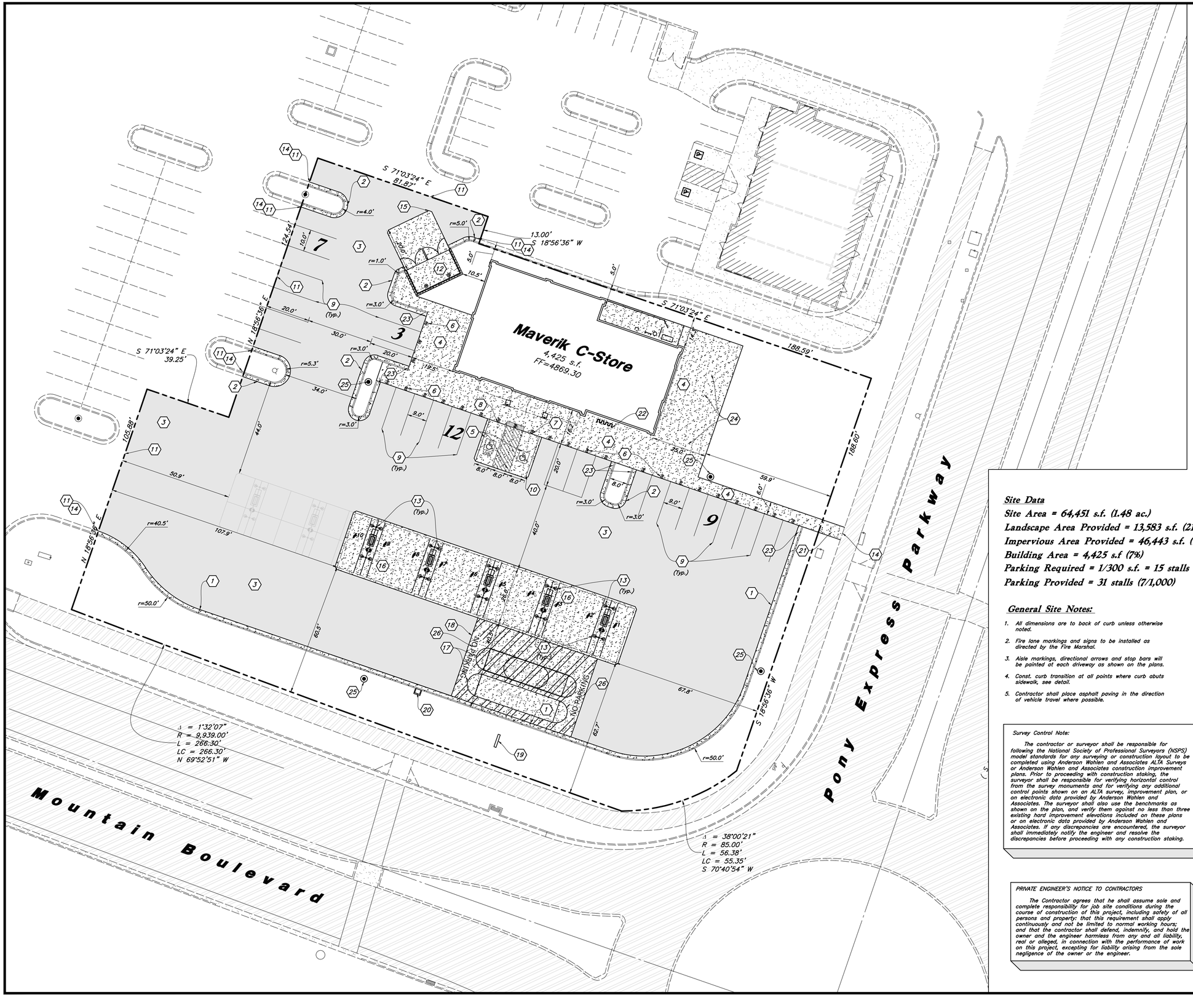
Maverik, Inc. Store

Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 803513
-2202
Daniel Calvin
Goodwin
05/17/2021
STATE OF UTAH

18 May, 2021

SHEET NO.
C0.1



Scale: 1" = 20'

20' 0 20' 40'

Site Construction Notes

1. Const. Curb and Gutter (16 C4.1) (11 C4.1)
2. Const. Outflow Curb & Gutter
3. Const. Onsite Asphalt Paving (4 C4.1)
4. Const. Concrete Walkway (14 C4.1) (15 C4.1)
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) White Symbol & Border, Blue Background Contractor shall provide 15 mils min. thickness (25 C4.2) (26 C4.2)
6. Const. 4" Rebounding Bollard (18 C4.2) (19 C4.2) (22 C4.2) (24 C4.2)
7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (21 C4.2)
8. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (21 C4.2)
9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
10. Const. Conc. Parking Stall (3 C4.1)
11. Sawcut; Provide Smooth Clean Edge
12. Const. Trash Enclosure (See Arch. Plans) (32 C4.3) (34 C4.3)
13. Const. Hoop Bollard (17 C4.2)
14. Conn. & Match Existing Improvements
15. Const. Trash Enclosure Pad (13 C4.1)
16. Const. Concrete Pad Under Canopy (6 C4.1)
17. Const. Underground Storage Tanks (See Fueling Plans)
18. Const. Conc. Pad Over UST (10 C4.1)
19. Monument Sign (See Signage Plans)
20. Const. XactAir Air Station (35 C4.3)
21. Const. Onsite Concrete Sidewalk (5 C4.1)
22. Const. Bike Rack (36 C4.3)
23. Install Curb Transition (20 C4.2)
24. Install Outdoor Seating (Owner Provided, GC to Install) (23 C4.3) (27 C4.3)
25. Const. Light Pole (See Elec. Plans) (38 C4.4)
26. Install Perimeter "No Parking" Striping (9 C4.1)

Site Data

Site Area = 64,451 s.f. (1.48 ac.)
Landscape Area Provided = 13,583 s.f. (21%)
Impervious Area Provided = 46,443 s.f. (72%)
Building Area = 4,425 s.f (7%)
Parking Required = 1/300 s.f. = 15 stalls
Parking Provided = 31 stalls (7/1,000)

	Maverik Store	Maverik Auto Fuel Canopy
Type of Construction	V-B	II-B

General Site Notes:

1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Const. curb transition at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Legend:

- Proposed Concrete Paving/Sidewalk
- Proposed Onsite Standard & ROW Asphalt Paving
- Existing Concrete
- Existing Asphalt Paving

REV	DATE	DESCRIPTION

Designed by: xx
Drafted by: xx
Client Name: Maverik, Inc.
21-011SP

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

MAVERIK

Site Plan

Maverik, Inc. Store

Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 803513
-2202
Daniel Calvin Goodwin
05/17/2021
STATE OF UTAH

18 May, 2021

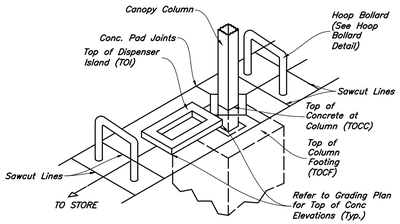
SHEET NO.
C1.1

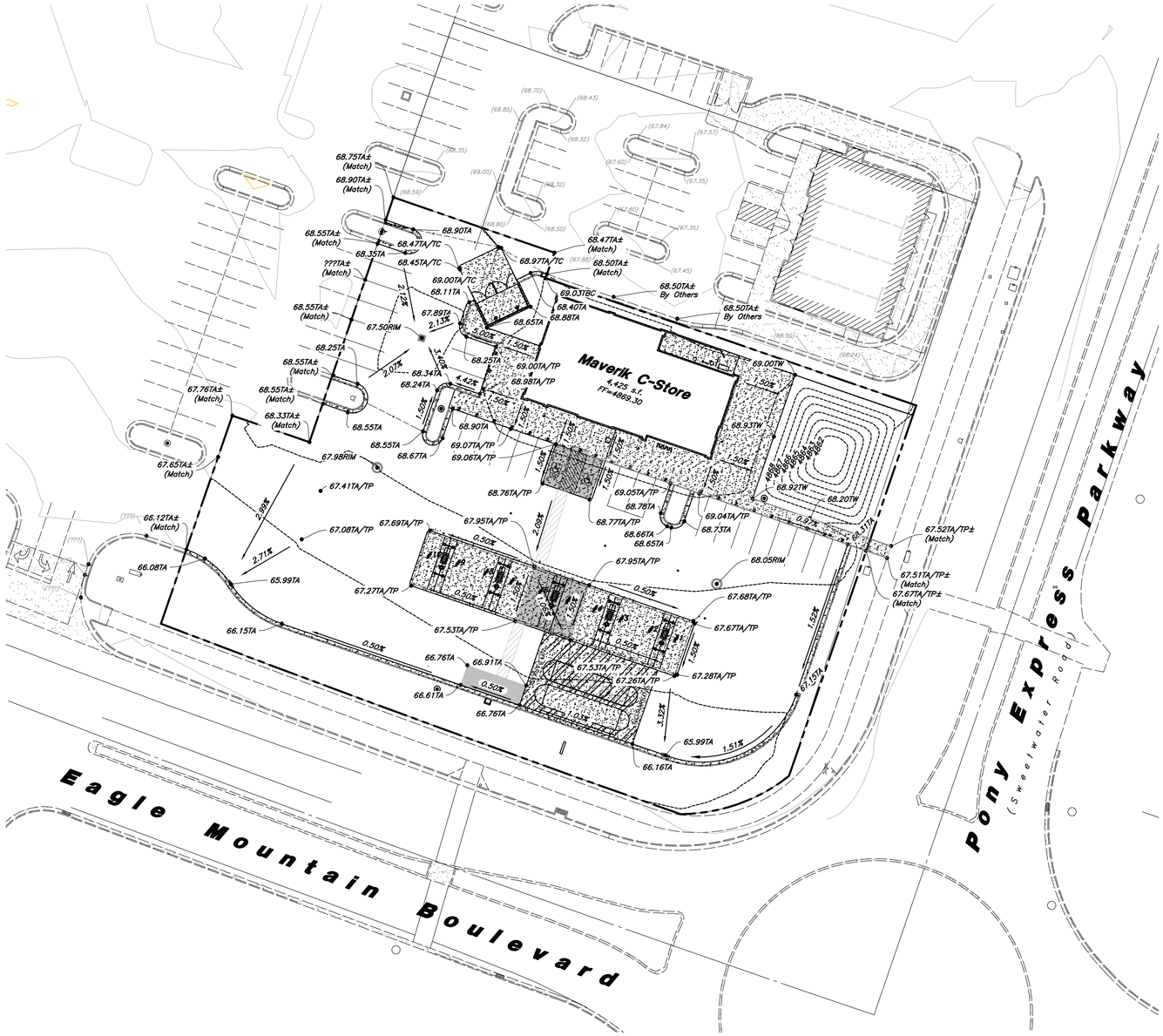
NOTES:
1. TOP OF CONCRETE TO TOP OF SPOT & SPREAD FOOTING SEPARATION IS 1'–8"

2. 6" RAISED VERTICAL CONCRETE FUEL ISLAND WITH 1 ½ –INCH TOOLED EDGES AND CORNERS TO BE POURED FIRST (NO METAL FORM – VERIFY SIZE WITH DISPENSER MANUFACTURER)

3. AFTER THE CONCRETE FUEL ISLAND HAS BEEN POURED, SLOPE CONCRETE AWAY FROM ISLAND IN ALL (4) DIRECTIONS

4. EVERY OTHER DISPENSER TO BE EQUIPPED WITH A FIRE EXTINGUISHER





Scale: 1" = 30'

30' 0 30' 60'

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in–place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by CMT Engineering are included in the requirements of grading and site preparation. The Report is titled "Proposed Maverik Store, NWC of Eagle Mountain Boulevard and Pony Express Parkway Eagle Mountain, Utah"

    Project No.: 15941
    Dated: February 5, 2021

18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
(1) 2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
(2) 5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% (2.0% Maximum) unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan. Where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%
3. Refer to the Site Plan for sidewalk dimensions.

PVC Pipe Protection During Construction:
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.

Know what's below. Call before you dig.

Legend:

ADA Route – Not To Exceed A Running Slope Greater Than 5.0% or Cross Slope Greater Than 1.5%. Do Not Stripe Across Drive Aisles

ADA Parking Areas – Not To Exceed A Slope Greater Than 1.5% In Any Direction

Note: Shading of Accessible Route and ADA Parking Areas is to Clarify Extent of These Areas Only. Do Not Stripe Across Drive Aisles or Otherwise Provide Pavement Markings Unless Shown on Site Plan.

REV	DATE	DESCRIPTION

Designed by: xx
Drafted by: xx
Client Name:
Maverik, Inc.
21–011GR

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521–8529 – AWAengineering.net

MAVERIK

Grading Plan

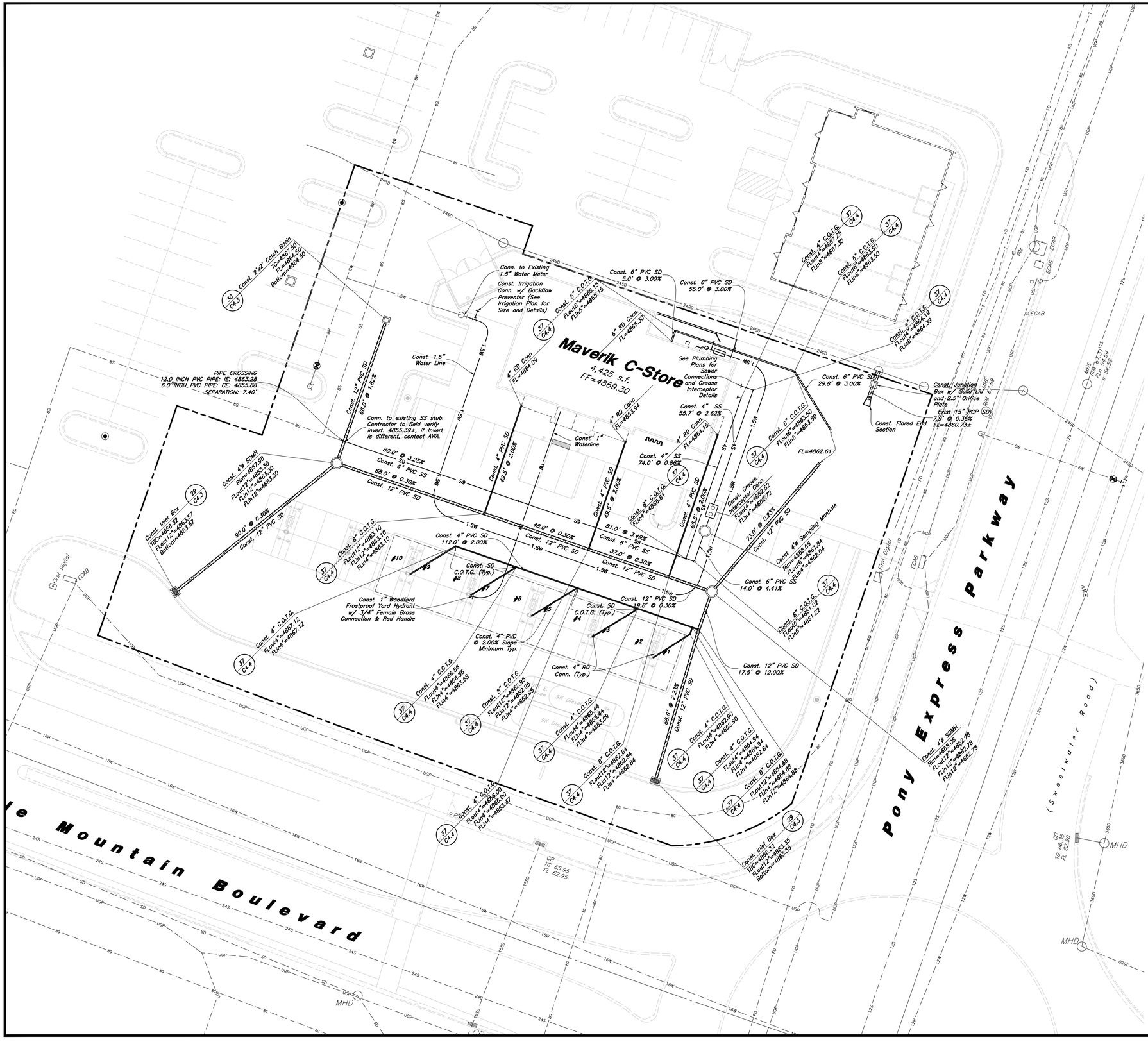
Maverik, Inc. Store

Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 803513 –2202
Daniel Calvin Goodwin
05/17/2021
STATE OF UTAH

18 May, 2021

SHEET NO.
C2.1



General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 24" concrete collar around all storm drain inlets located within asphalt. Contrator shall install a 12" concrete collar around all other manholes, valves, cleanouts, & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type 'K.'

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

Designed by: xx
Drafted by: xx
Client Name: Maverik, Inc.
21-011UT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 AWAengineering.net

MAVERIK

Utility Plan

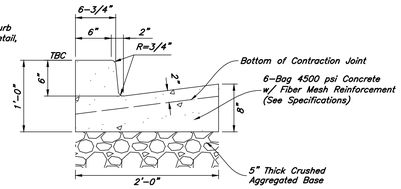
Maverik, Inc. Store
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 803513
-2202
Daniel Calvin Gregson
05/17/2021

18 May, 2021

SHEET NO.
C3.1

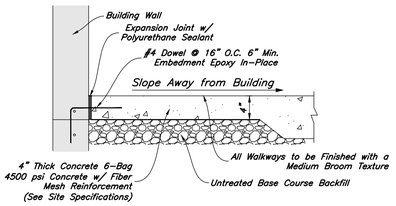
NOTES:
1. Add Expansion Joints Every ±25 ft. Along Curb (See Concrete Joint Detail, See Site Specifications



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

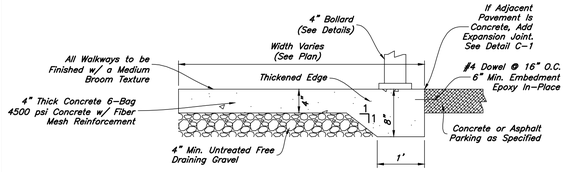
16 On-Site Catch Curb & Gutter

Not to Scale



15 Concrete Walkway at Building

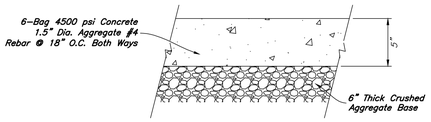
Not to Scale



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

14 Concrete Walkway at Stalls

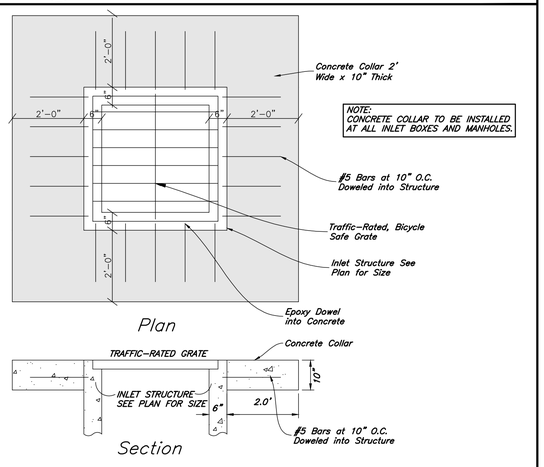
Not to Scale



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

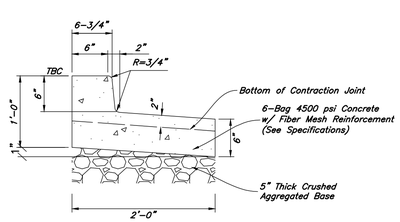
13 Trash Enclosure Concrete Pad

Not to Scale



12 24" Concrete Collar Detail

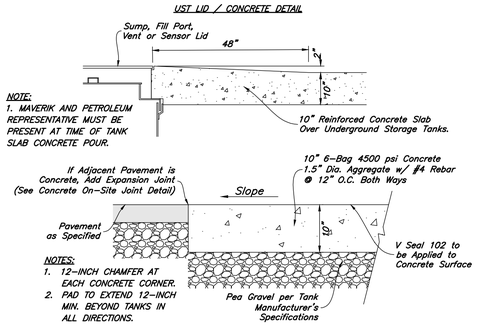
Not to Scale



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

11 On-Site Spill Curb & Gutter

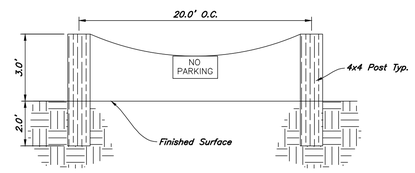
Not to Scale



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

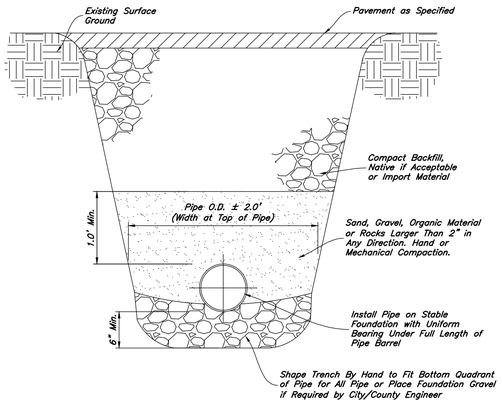
10 Concrete Pad Over Underground Fuel Tanks

Not to Scale



9 Perimeter "No Parking" Barrier

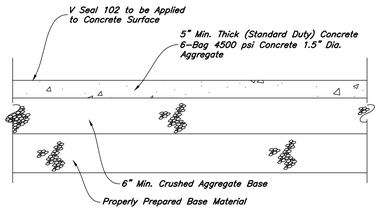
Not to Scale



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

8 Typical On-Site Pipe Bed Section

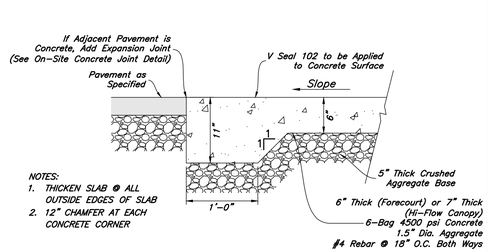
Not to Scale



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

7 Standard & Heavy Duty On-Site Concrete Paving

Not to Scale



NOTES:
1. THICKEN SLAB @ ALL OUTSIDE EDGES OF SLAB
2. 12" CHAMFER AT EACH CONCRETE CORNER

(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

6 Concrete Pad Under Fuel Canopy

Not to Scale

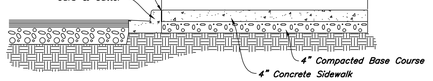
Contraction Joints

A. Spacing = 10' o.c.

Expansion Joints

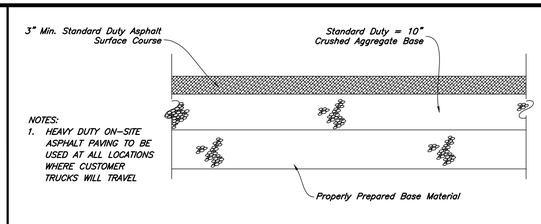
A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start or end of curb radius

1. See Concrete Joint Detail



5 Typical Sidewalk Detail

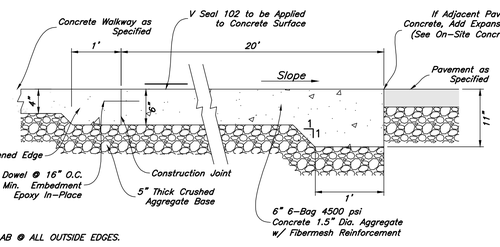
Not to Scale



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

4 Standard & Heavy Duty On-Site Asphalt Paving

Not to Scale

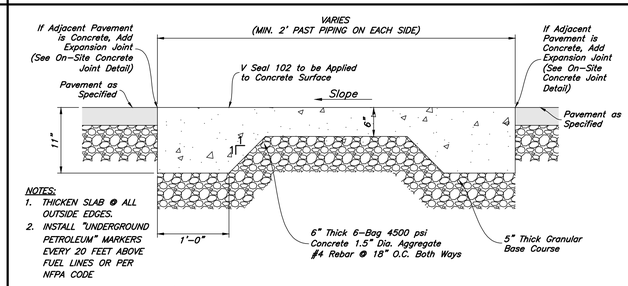


NOTES:
1. THICKEN SLAB @ ALL OUTSIDE EDGES.

(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

3 Concrete Parking Stall

Not to Scale



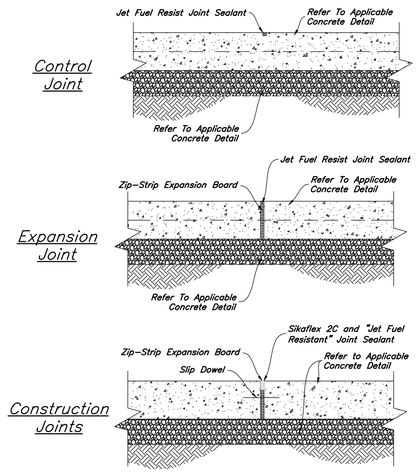
NOTES:
1. THICKEN SLAB @ ALL OUTSIDE EDGES.
2. INSTALL "UNDERGROUND PETROLEUM" MARKERS EVERY 20 FEET ABOVE FUEL LINES OR PER NFPA CODE

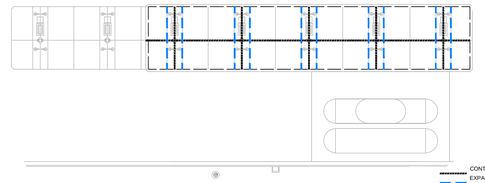
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

2 Petroleum Trench Cap Section

Not to Scale

NOTES:
1. A 1-INCH DEEP BY ⅛-INCH WIDE SAWED JOINT MUST BE USED AND MUST BE DONE NO LATER THAN 24 HOURS AFTER INITIAL SET OF CONCRETE.
2. EXPANSION JOINTS IN CONCRETE CURBS AND SIDEWALKS EVERY ±25 FEET, SEE SITE SPECIFICATIONS





Joint Key Map

FOR CONCRETE PAVING
SCALE: NONE

NOTE: LASER SCREED SPECIFICATIONS – USE SOMERO 240 OR MAVERIK APPROVED EQUIVALENT.

NOTE: ALL WALKWAYS TO BE FINISHED WITH A MEDIUM BROOM TEXTURE

NOTE: V SEAL 102 TO BE APPLIED TO ALL CONCRETE FUELING AREAS, PARKING AREAS, AND ALL CONCRETE AREAS IN FRONT OF ENTIRE WIDTH OF BUILDING.

NOTE: WITH CONCRETE PAVING, USE 50' SPACING FOR CONCRETE JOINTS.

1 Typical On-Site Concrete Joints

Not to Scale

REV	DATE	DESCRIPTION

Designed by: xx
Drafted by: xx
Client Name: Maverik, Inc.
21-011DT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWengineering.net

MAVERIK

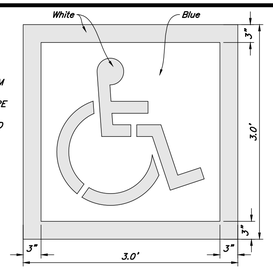
Details

Maverik, Inc. Store
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 803513 -2202
Date: 05/17/21
STATE OF UTAH

18 May, 2021

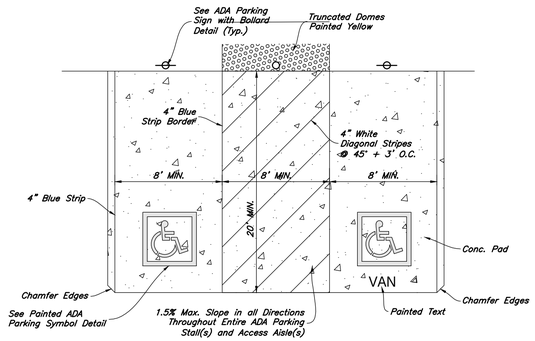
SHEET NO.
C4.1



NOTES:
1. THIS DETAIL DEPICTS MINIMUM MAVERIK STANDARDS. LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO
2. PROVIDE TWO COATS OF PAINT
3. BLUE BACKGROUND WITH WHITE SYMBOL

28 Painted ADA Parking Symbol Detail

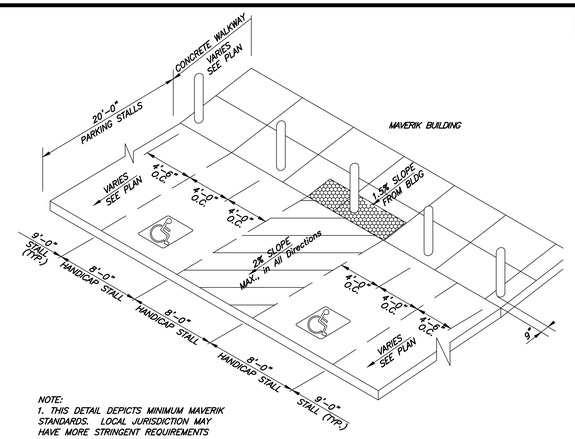
Not to Scale



NOTE:
1. THIS DETAIL DEPICTS MINIMUM MAVERIK STANDARDS. LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO
2. WHILE CONCRETE PAD MAY EXTEND BEYOND THE DESIGNATED ADA PARKING STALLS, THE ADA PARKING STALLS THEMSELVES MUST BE ENCOMPASSED COMPLETELY BY CONCRETE PAD.

25 ADA Parking Detail

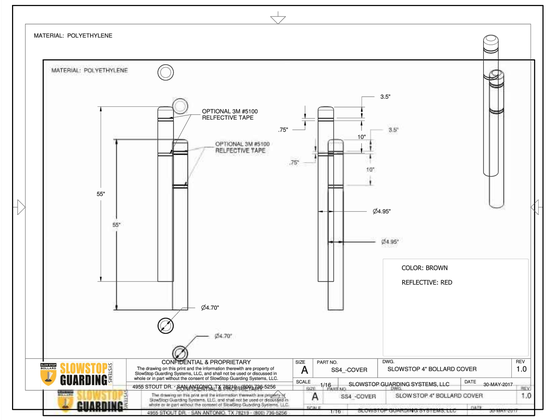
Not to Scale



NOTE:
1. THIS DETAIL DEPICTS MINIMUM MAVERIK STANDARDS. LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO

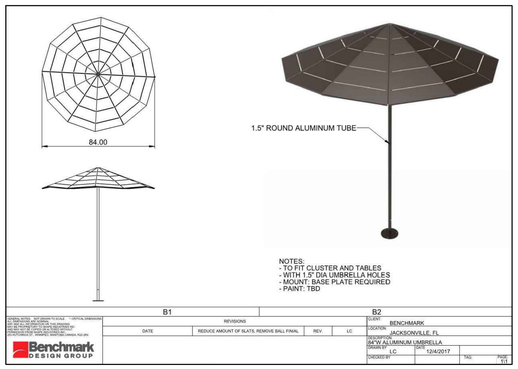
22 Typical Bollard Spacing

Not to Scale



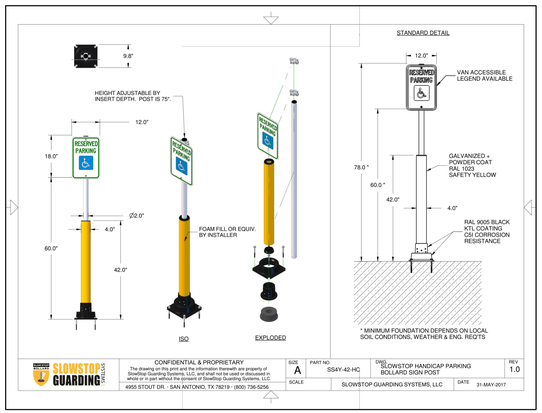
19 Bollard Cover Detail

Not to Scale



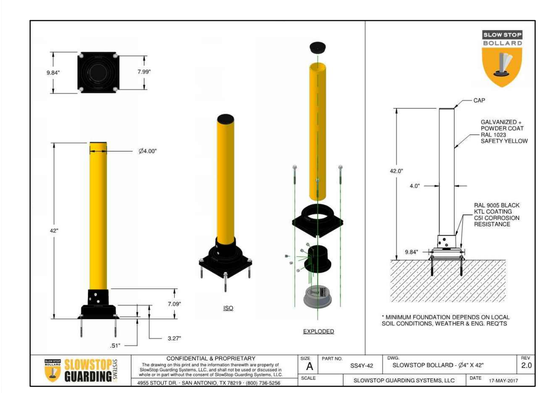
27 Picnic Table Umbrella

Not to Scale



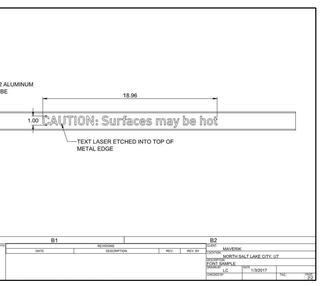
21 ADA Parking Sign w/ Bollard Detail

Not to Scale



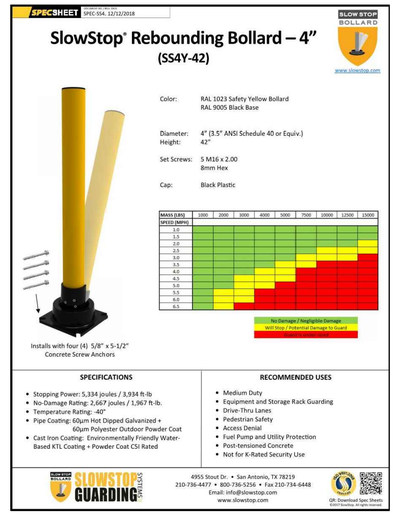
18 Rebounding Bollard Connection Detail

Not to Scale



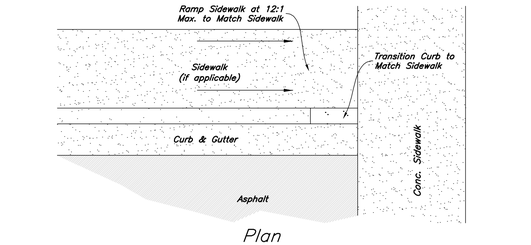
26 Single Line Text

Not to Scale



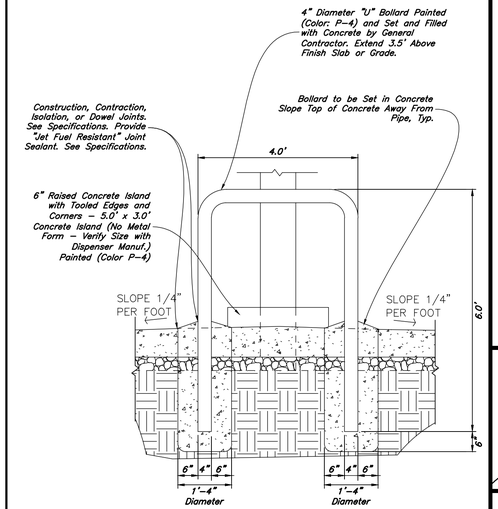
24 4" Rebounding Bollard Detail

Not to Scale



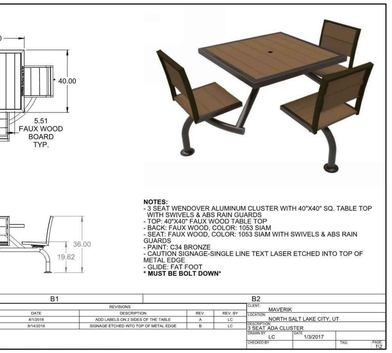
20 Curb Transition

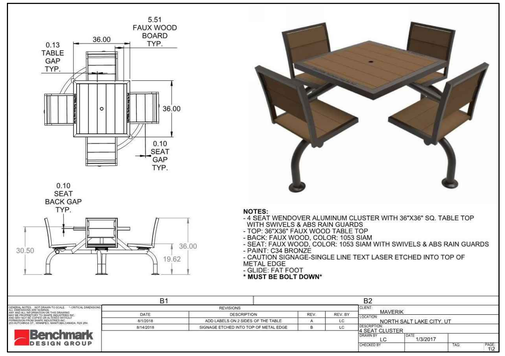
Not to Scale



17 "Hoop" Bollard Detail

Not to Scale





23 Outdoor Seating

Not to Scale

REV	DESCRIPTION	DATE

Designed by: xx
Drafted by: xx
Client Name: Maverik, Inc.
21-011DT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWengineering.net

MAVERIK

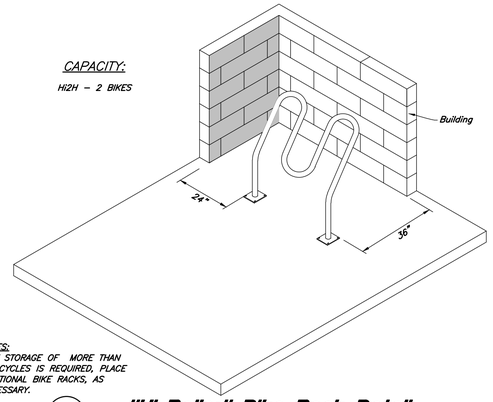
Details

Maverik, Inc. Store
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 803513
-2202
Daniel Calvin Goodwin
05/17/2021
STATE OF UTAH

18 May, 2021

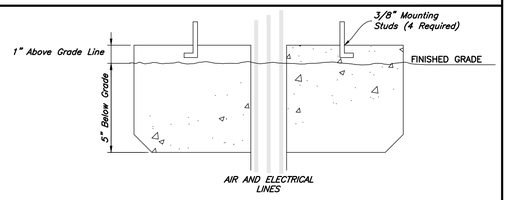
SHEET NO.
C4.2



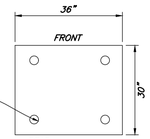
NOTES:
1. IF STORAGE OF MORE THAN 2 BICYCLES IS REQUIRED, PLACE ADDITIONAL BIKE RACKS, AS NECESSARY.

36 "Hi-Roller" Bike Rack Detail

Not to Scale



Section



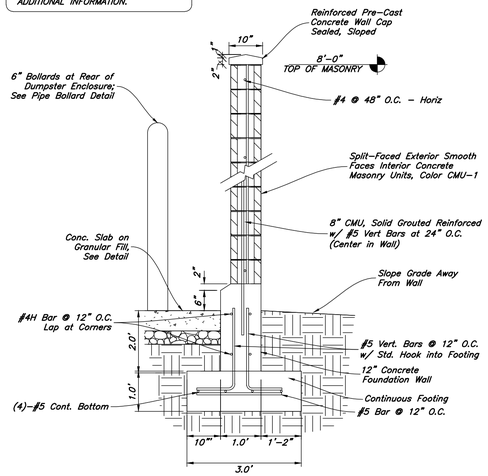
UTILITY REQUIREMENTS:
OUTDOOR APPROVED ELECTRICAL CONDUIT. REFER TO ELECTRICAL SPECIFICATIONS INFORMATION ON SPECIFIC MACHINE INSTALLATION REQUIREMENTS.

Plan

35 XactAir Air Station Foundation

Not to Scale

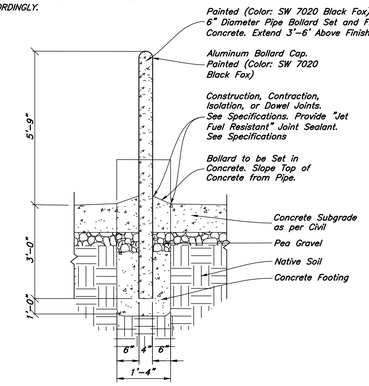
NOTE: SEE ENCLOSURE AND GATE DETAILS FOR ENCLOSURE PLAN AND GATE ELEVATION. SEE STRUCTURAL FOR ADDITIONAL INFORMATION.



34 Trash Enclosure Wall Section

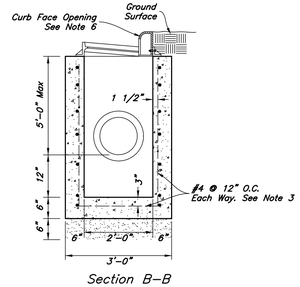
Not to Scale

NOTE:
VERIFY BOLLARD LOCATION WITH SUBGRADE AND SURFACE CONDITIONS AND ADJUST ACCORDINGLY.

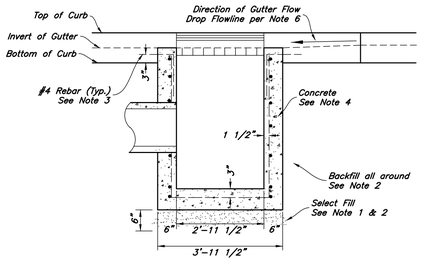


32 6" Pipe Bollard Detail (Trash Enclosure)

Not to Scale



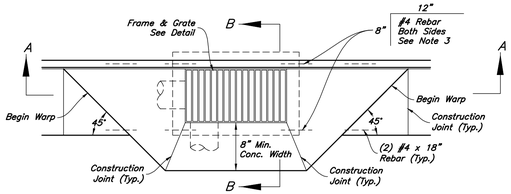
Section B–B



Section A–A

Catch Basin Notes:

1. Select Fill: Use untreated base course grade 1 or grade 3/4 per APWA Section 02060. Use of sewer rock or recycled aggregate requires Engineers written approval.
2. Backfill: Install and compact all backfill material or APWA Section 02321.
3. Reinforcement: Use ASTM A 615, grade 60 deformed steel rebar. See APWA Section 03200.
4. Concrete: Class 4,000 per APWA Section 03304. Place per APWA Section 03310. Apply a sealing / curing compound per APWA Section 03390 or use an acceptable alternate curing method.
5. Pipe Laterals: The drawing shows alternate connections to the curb outlet. Refer to construction drawings for connection locations.
6. Curb Face Opening: Make opening 4 inches high. Provide at least a 2 inch drop from the gutter flowline to the invert of the curb face opening.
7. Conc. Apron in front of Inlet Grate to be 8" min. & 12" max.

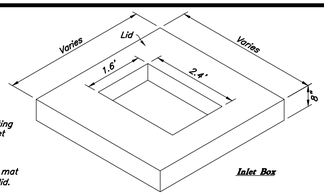


31 Curb Inlet with Single Grate

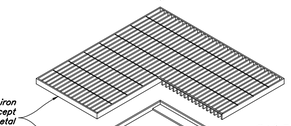
Not to Scale

NOTES:

1. Reinforce lids using #4 bars creating top and bottom mats; lids to meet ASTM C858 with AASHTO HS–20 Loading.
2. There is to be a top and bottom mat placed with 1.5" of cover in the lid.



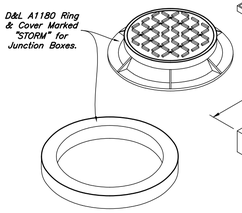
Inlet Box

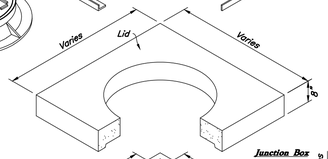


Frame and Grate Casting: Grey iron class 35 minimum Coating: Except machined surfaces, coat all metal parts w/ asphaltum paint

Catch Basin

D&L A1180 Ring & Cover Marked "STORM" for Junction Boxes.

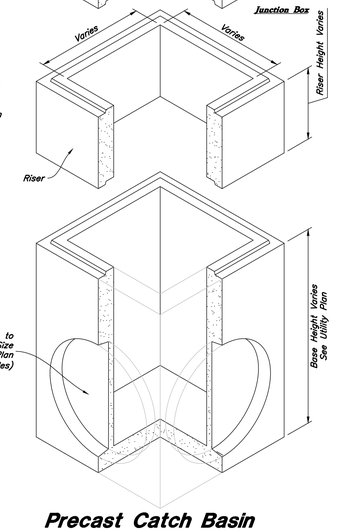




Junction Box

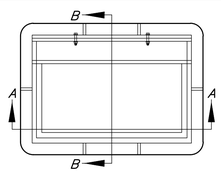
NOTES:

1. Vaults will be designed to meet ASTM C858 with AASHTO HS–20 Loading.
2. Frame & grate may be cast in catch basin or riser.
3. Use solid lid at all junction boxes.
4. See detail for concrete collar.



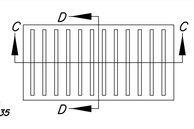
30 Precast Catch Basin Junction Box/Inlet

Not to Scale

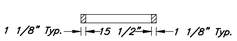


Plan View

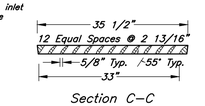
Notes:
1. Grey iron casting: ASTM A48 Class 35 minimum.
2. Coat all metal parts with asphaltum paint.
3. Provide double inlet & frame where required.



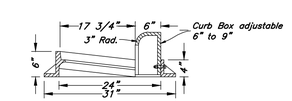
Plan View



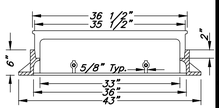
Section D–D



Section C–C



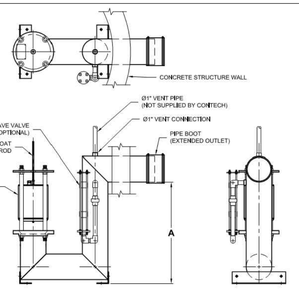
Section B–B



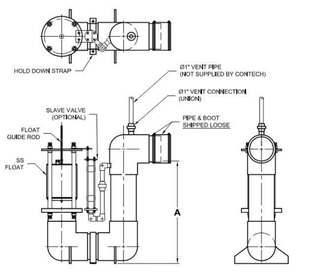
Section A–A

29 Inlet Grate Frame

Not to Scale



STAINLESS STEEL
SHOWN WITH SLAVE VALVE AND EXTENDED OUTLET



PVC
SHOWN WITH SLAVE VALVE

OSV MODEL TYPES AND SIZES

OIL STOP VALVE		VALVE MATERIAL	(MIN) DEPTH BELOW OUTLET INVERT (A)		MAX. CAPACITY	
TYPE	SIZE		FT	mm	GPM	L/s
STANDARD	OSV-4SS	STAINLESS STEEL	2'-0"	686	160	10,1
	OSV-6SS	STAINLESS STEEL	2'-6"	762	360	22,7
	OSV-8SS	STAINLESS STEEL	2'-10 1/2"	876	600	37,9
	OSV-10SS	STAINLESS STEEL	3'-1"	940	900	56,8
	OSV-12SS	STAINLESS STEEL	3'-5"	1042	1400	88,3
	OSV-4	PVC	2'-0"	686	160	10,1
	OSV-6	PVC	2'-6"	762	360	22,7
	OSV-8	PVC	2'-10 1/2"	876	600	37,9
EXTENDED OUTLET*	OSV-4SST	STAINLESS STEEL	2'-3"	686	160	10,1
	OSV-6SST	STAINLESS STEEL	2'-6"	762	360	22,7
	OSV-8SST	STAINLESS STEEL	2'-10 1/2"	876	600	37,9
	OSV-10SST	STAINLESS STEEL	3'-1"	940	900	56,8
	OSV-12SST	STAINLESS STEEL	3'-5"	1042	1400	88,3
SLAVE VALVE**	OSV-4SSV	STAINLESS STEEL	2'-3"	686	160	10,1
	OSV-6SSV	STAINLESS STEEL	2'-6"	762	360	22,7
	OSV-8SSV	STAINLESS STEEL	2'-10 1/2"	876	600	37,9
	OSV-10SSV	STAINLESS STEEL	3'-1"	940	900	56,8
	OSV-12SSV	STAINLESS STEEL	3'-5"	1042	1400	88,3
	OSV-4SV	PVC	2'-3"	686	160	10,1
	OSV-6SV	PVC	2'-6"	762	360	22,7
	OSV-8SV	PVC	2'-10 1/2"	876	600	37,9
EXTENDED OUTLET W/ SLAVE VALVE	OSV-4SSTSV	STAINLESS STEEL	2'-3"	686	160	10,1
	OSV-6SSTSV	STAINLESS STEEL	2'-6"	762	360	22,7
	OSV-8SSTSV	STAINLESS STEEL	2'-10 1/2"	876	600	37,9
	OSV-10SSTSV	STAINLESS STEEL	3'-1"	940	900	56,8
	OSV-12SSTSV	STAINLESS STEEL	3'-5"	1042	1400	88,3

*A STAINLESS STEEL EXTENDED OUTLET (SST) IS RECOMMENDED WHEN FIRE IS A REAL POSSIBILITY. THIS FEATURE INCLUDES AN EXTENDED PIPE THROUGH THE OUTLET WALL OF THE STRUCTURE SO THERE IS NO CONNECTION INSIDE TO MELT AND POSSIBLY FAIL.

**A SLAVE VALVE (SV) IS RECOMMENDED IF EVAPORATION OR LEAKING MANHOLES COULD ALLOW THE STANDING WATER LEVEL TO DROP AND THE MAIN FLOAT TO CLOSE PREMATURELY, ONCE WATER ENTERS THE MANHOLE, THE SLAVE VALVE WILL OPEN AND EQUALIZE THE PRESSURE ALLOWING THE MAIN FLOAT TO REOPEN.

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. NUMERICAL COMPONENT OF OSV SIZE INDICATES THE INLET/OUTLET PIPE DIAMETER.
3. ALL OSV UNITS ARE SHIPPED COMPLETE AND FULLY ASSEMBLED.
4. AN OPTIONAL HOUSING STRUCTURE MAY BE REQUESTED. STRUCTURE SHALL BE MANUFACTURED FROM PRECAST CONCRETE AND MAY BE EITHER ROUND OR SQUARE. OSV-4 UNITS MAY BE HOUSED IN EITHER 48-INCH OR 60-INCH (DIAMETER/SQUARE) STRUCTURE. ALL OTHER OSV UNITS MAY BE HOUSED IN EITHER 60-INCH OR 72-INCH STRUCTURES.
5. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE, www.ContechES.com
6. STRUCTURE SHALL MEET H20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
7. CONTRACTOR TO PROVIDE AND INSTALL THE VENT PIPE WHICH MUST EXTEND ABOVE CONTAINMENT AREA.
8. AFTER THE OIL STOP VALVE IS INSTALLED, THE STRUCTURE MUST BE FILLED WITH WATER UNTIL THE LIQUID LEVEL IS AT THE INVERT OF THE OUTLET PIPE.
9. FOR ADDITIONAL INFORMATION REFER TO THE CONTECH INSTALLATION MANUAL WHICH IS AVAILABLE UPON REQUEST.

INSTALLATION NOTES (IF HOUSING STRUCTURE IS INCLUDED)
A. ANY SUBBASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE OIL STOP VALVE HOUSING STRUCTURE (LIFTING CLUTCHES PROVIDED)
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE. (PROVIDED BY CONTECH)
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET PIPE, AND CONNECT OUTLET PIPE TO BOOT (PROVIDED). MATCH PIPE INVERT WITH ELEVATIONS SHOWN ON APPROVED CONTRACT DRAWINGS.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7001 FAX

AFL OIL STOP VALVE STANDARD DETAIL

33 AFL Stop Valve Detail

Not to Scale

REV	DATE	DESCRIPTION

Designed by: xx
Drafted by: xx
Client Name: Maverik, Inc.
21–011DT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521–8529 – AWAengineering.net

MAVERIK

Details

Maverik, Inc. Store
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

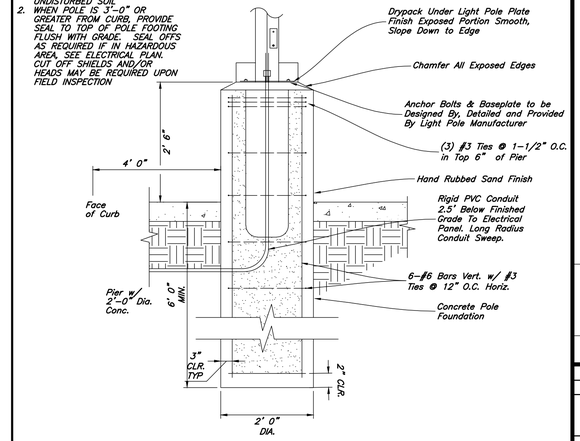
REGISTERED PROFESSIONAL ENGINEER
No. 803513 –2202
Daniel Calvin Goodwin
05/17/2021
STATE OF UTAH

18 May, 2021

SHEET NO.
C4.3

NOTES:

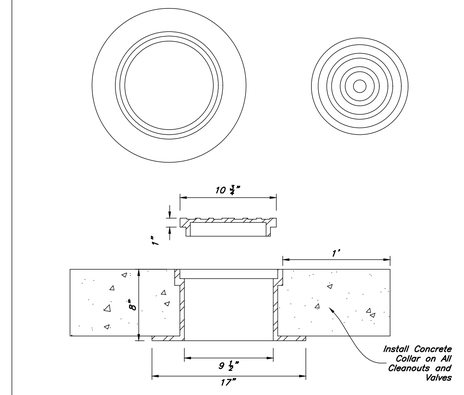
1. POLE BASE IN NATURAL UNDISTURBED SOIL
2. WHEN POLE IS 3'-0" OR GREATER FROM CURB, PROVIDE SEAL TO TOP OF POLE FOOTING FLUSH WITH GRADE. SEAL OFFS AS REQUIRED IF IN HAZARDOUS AREA, SEE ELECTRICAL PLAN. CUT OFF SHIELDS AND/OR HEADS MAY BE REQUIRED UPON FIELD INSPECTION



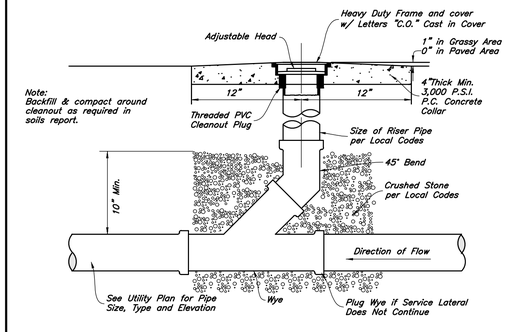
38 **Typical Light Pole & Base**

Not to Scale

H-8030 Cleanout Frame and Cover



CAST IRON to conform to ASTM A-48, CLASS 35B H-20 Wheel Loading	D&L No. H-8030 Est. Weight 77 lbs.	D&L SUPPLY D&L Foundry P.O. Box 1375 Moses Lake, WA 98837 Phone: (509) 765-1952 Fax: (509) 765-8124
Description: H-8030	Date of Drawing: OCT. 1994	Prepared by: D&L Supply
Scale: 1"=0 1/4"	Sheet Number: 1	Total Sheets: 1



37 **Typical Cleanout Detail**

Not to Scale

REV	DATE	DESCRIPTION

Designed by: xx
Drafted by: xx
Client Name: Maverik, Inc.
21-011DT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

MAVERIK

Details

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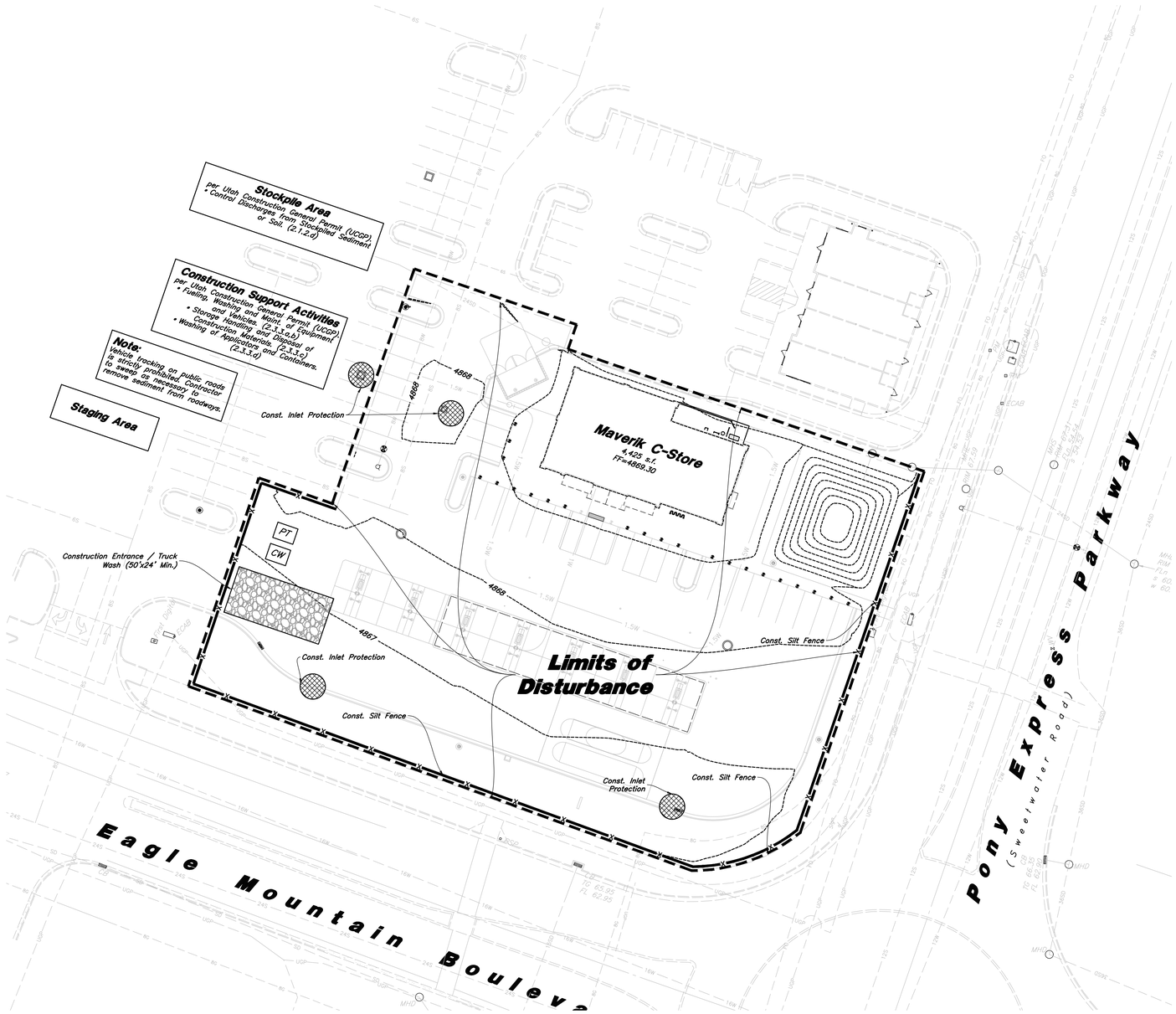
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 803513
-2202
Daniel Calvin Goodwin
05/17/2021
STATE OF UTAH

18 May, 2021

SHEET NO.
C4.4



Erosion Control Notes

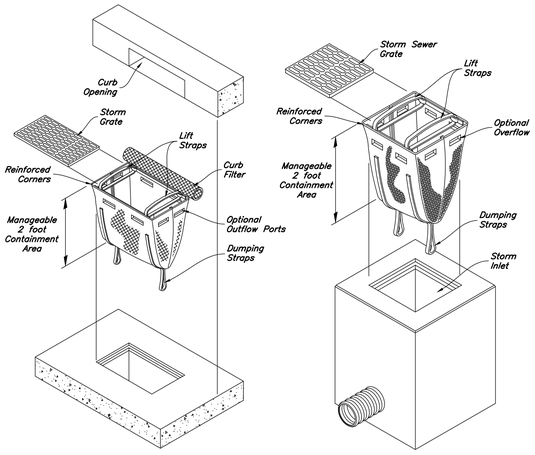
1. Storm water will be discharged into an existing drainage system. Existing lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Pollution Prevention Plan shall conform to all State Division of Environmental Protection regulations.
3. All construction equipment will enter through designated construction entrances.
4. Coordinate entrance locations with the local jurisdiction.
5. Inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining or deterioration.
6. Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from silt fences when it reaches one-half the height of the silt fence.
7. The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public right-of-way. This may require periodic top dressing of the construction entrances as conditions demand.
8. All materials spilled, dropped, washed or tracked from vehicles onto roadways or into storm drains must be removed immediately.
9. Due to the grade changes resulting from the development of the project, the Contractor shall be responsible for adjusting the erosion control measures (silt fences, inlet protection, etc...) to prevent erosion.
10. Contractor shall use vehicle tracking control at all locations where vehicles will enter or exit the site. Control facilities will be maintained while construction is in progress, moved when necessary, and removed when the site is paved.
11. Inlet protection devices shall be installed immediately upon individual inlets becoming functional.
12. This document is fluid, allowing for changes, modifications, updates, and alternatives. It is the responsibility of the contractor to keep record of all alterations made to the erosion control measures implemented for the project on this plan and in the Storm Water Pollution Prevention Plan.
13. Cover exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

Scale: 1" = 30'

30' 0 30' 40'

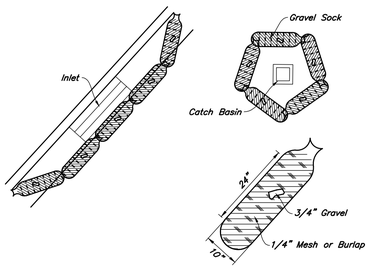
Legend

- Place Inlet Protection at all Inlet Locations to prevent boxes from silting.
- Silt Fence
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area (CW)
- Portable Toilet (PT)
- Gravel Sock
- Existing Contour (---78---)
- Existing Spot (+(78.00)TA)
- Proposed Contour (—78—)



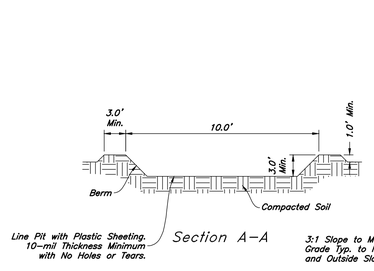
Dandy Sack Inlet Protection

Not to Scale



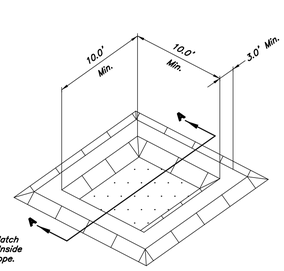
Gravel Sock Sediment Barrier

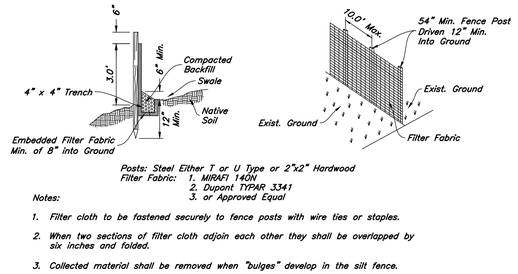
Not to Scale



Concrete Washout

Not to Scale





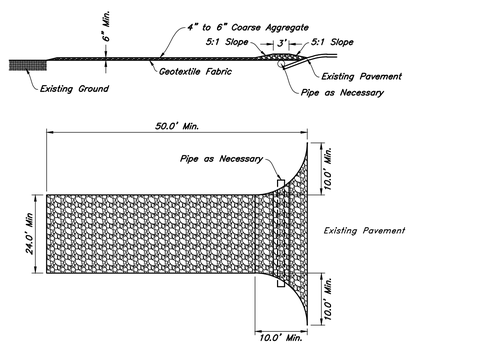
Posts: Steel Either T or U Type or 2"x2" Hardwood
Filter Fabric: 1. MIRAFI 140N
2. Dupont TYPAR 3341
3. or Approved Equal

Notes:

1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Collected material shall be removed when "bulges" develop in the silt fence.

Silt Fence Section

Not to Scale



Stabilized Construction Entrance

Not to Scale

REV.	DATE	DESCRIPTION

Designed by: xx
Drafted by: xx
Client Name:
Maverik, Inc.

21-011EC2

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

MAVERIK

Erosion Control Plan

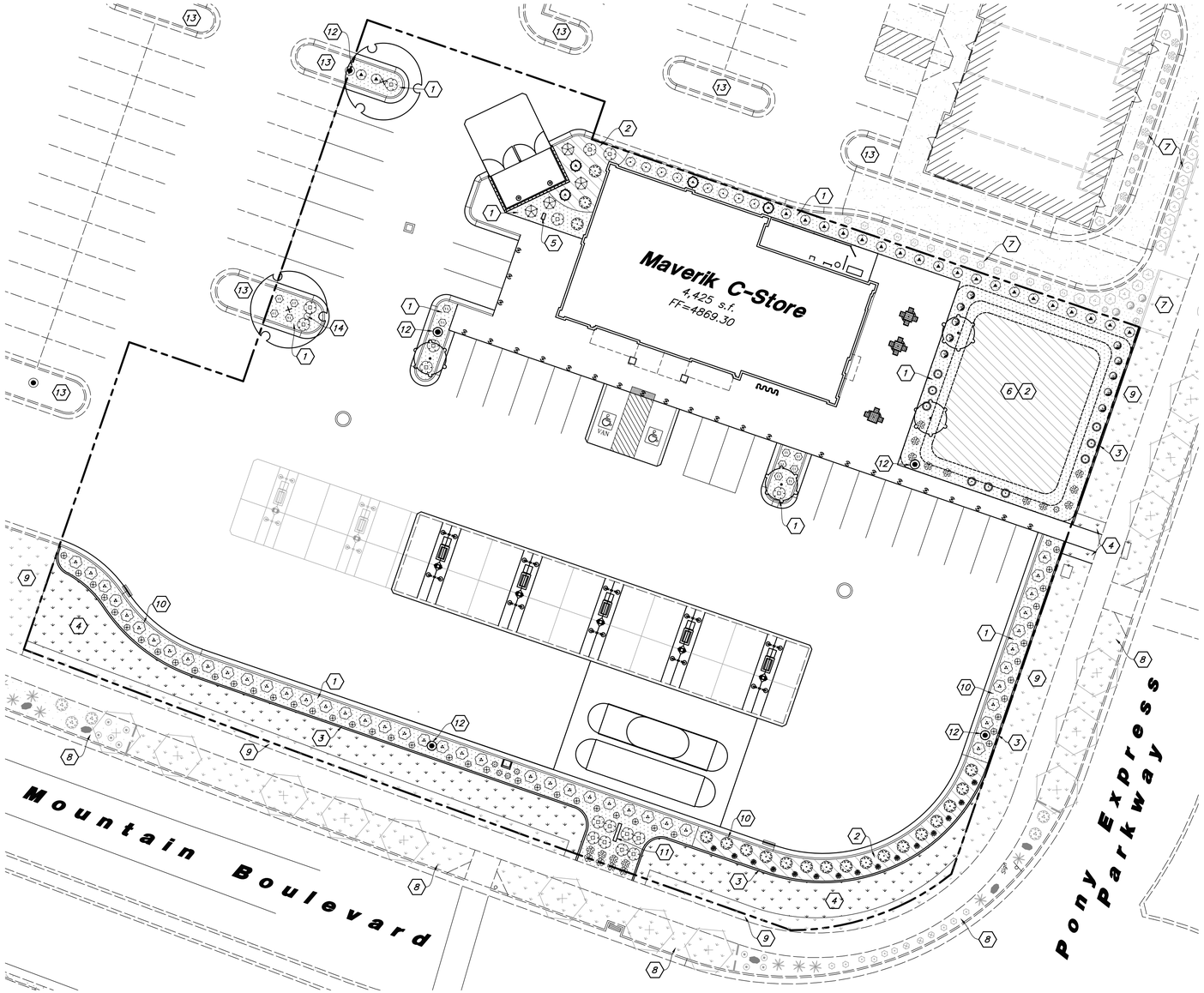
Maverik, Inc. Store

Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 803513
-2202
Daniel Calvin Goodwin
05/11/2021
STATE OF UTAH

18 May, 2021

SHEET NO.
C5.1



Landscape Data

Site Area = 64,451 s.f. (1.48 ac.)

Landscape Area Provided = 13,583 s.f. (21%)

Lawn Area = 4,814 s.f. (35%)

Xeriscaping = 8,769 s.f. (65%)

Street Trees Along Pony Express Parkway & Eagle Mtn. Blvd. *

50% of Landscape Area Shall be Live Vegetation

42" High Planting Screen to Screen Headlights From Leaving Site **

**** Street Trees Shall be Installed with Offsite Store Development Landscape***

***** Planting Screen Consists of a 4' High Shrub Hedge***

Scale: 1" = 20'

20' 0 20' 40'

Landscape Notes:

1. See Sheet L3.1 for Planting Details.
2. All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.1 for Irrigation Layout and Sheet L3.1 for Irrigation Details. Point Source Drip Shall be Used to Irrigate New Shrubs and Sprayheads/Rotors for Lawn Areas.
3. Adjust Plant Material as Needed to Accommodate New and Existing Utilities.

Landscape Keynotes

1. Install Shrub Planter with Decorative Stone #1
2. Install Shrub Planter with Decorative Stone #2
3. Install Landscape Concrete Curbing
4. Install New Lawn
5. Irrigation Backflow Preventer – See Irrigation Plan for More Detail; Center and Install Between Plant Material
6. Detention Pond – See Grading Plan
7. Existing Adjacent Lot Landscape to be Protected; Blend New Landscape into Existing
8. Existing Landscape in Park Strip with Street Trees to be Protected
9. Existing Lawn to be Protected; Patch Lawn Against New Landscape Concrete Curbing and Sidewalk Connection
10. Install Planting Screen to Screen Headlights from Leaving the Site; Const. a 1–2' High Landscape Berm in Shrub Planter with 3–4' High Shrubs as Shown on Plan
11. Monument Sign by Separate Permit
12. New Light Pole – See Site Elect. Plans
13. Existing Landscape; Where Applicable, Blend New into Existing
14. New Fire Hydrant; Adjust and Evenly Space Adjacent Low Growing Plant Material Around Fire Hydrant

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	2	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	2" Cal. / 6–8' Ht.
	4	Quercus robur 'Skyrocket' / Skyrocket English Oak	2" Cal. / 6–8' Ht.
EVERGREEN TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	4	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	6–8' Ht.
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	19	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal
	4	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 gal
	45	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
	21	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal
	18	Rosa x 'Meigalpio' / Red Drift Rose	5 gal
11	12	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	5 gal
	10	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	5 gal
EVERGREEN SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	17	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal
	9	Pinus mugo 'Slowmound' / Mugo Pine	5 gal
	8	Taxus x media 'Dark Green Spreading' / Spreading Yew	5 gal
ORNAMENTAL GRASSES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	6	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal
	45	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	5 gal
PERENNIALS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	15	Nepeta x faassenii 'Dropmore' / Catmint	1 gal
LAWN	**QTY**	**BOTANICAL / COMMON NAME**	**TYPE**
	3,494 sf	Poa pratensis / Kentucky Bluegrass Blend	sod

MATERIAL SCHEDULE

Symbol	Comments	Detail
	Decorative Stone #1 – Install a (4) Four Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Planters Where Shown on Plan and Wash Prior to Installation; Stone Shall be 1 1/2" Diameter, Crushed South Town Utah Landscaping Rock (435–623–3232); Submit Sample for Approval	Detail: 4/L3.1
	Decorative Stone #2 – Install a (Five) Five Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Planters Where Shown on Plan and Wash Prior to Installation; Stone Shall be 3" Diameter, South Town Cobble Stone From Utah Landscaping Rock (435–623–3232); Submit Sample for Approval	Detail: 4/L3.1
	4" x 6" Landscape Concrete Curbing – Install Flush to all Concrete Edges Between Lawn and Shrub Areas; Curbing Shall be Continuous; Modify Curbing Alignment as Needed to Avoid Existing/New Utilities and Irrigation Boxes	Detail: 4/L3.1

General Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean–up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
13. The contractor shall install all landscape material per plan, notes and details.
14. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
15. No grading or soil placement shall be undertaken when soils are wet or frozen.
16. Imported and/or existing stockpiled topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
17. Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scorifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
18. Provide a 12" depth of imported or existing stockpiled topsoil in parking islands and an 8 inch depth in all other shrub areas.
19. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
20. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
21. All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
22. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
23. All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
24. Install landscape concrete curbing between lawn and shrub areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
25. Provide a 4 inch depth of imported or existing stockpiled topsoil in all lawn areas.
26. Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
27. All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
28. All trees located in lawn areas shall have a 24 inch diameter tree ring with a layer of wood mulch.
29. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

Designed by: xx
Drafted by: xx
Client Name:
Maverik, Inc.
21–011LS

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521–8529 – AWAengineering.net

MAVERIK

Landscape Plan

Maverik, Inc. Store

Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

State of Utah – Licensed Landscape Architect – Jared R. Manscill – No. 7740426–5301 – 05/18/2021

18 May, 2021

SHEET NO.
L1.1

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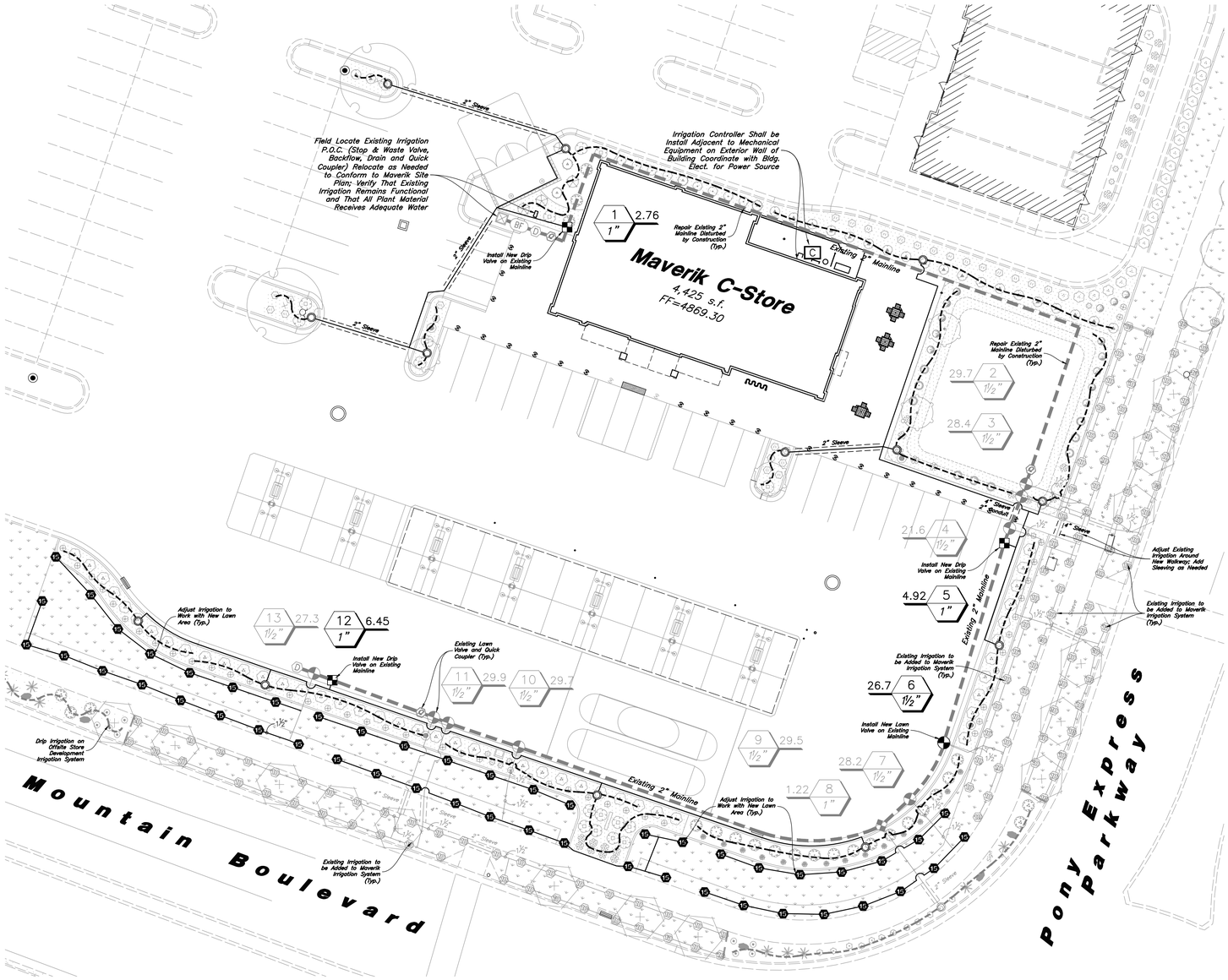


Irrigation Notes

1. *See Sheet L1.1 for Plant Layout and Sheet L3.1 for Planting Details.*
2. *See Sheet L3.1 for Irrigation Details.*
3. *The City Reported a Water Pressure Range of 85 psi in the Area. The City Suggests that the Irrigation System Shall be Designed in the Range of 40–60 psi to Accommodate for Future Water Usage Growth in the City. See Valve Schedule for Design Pressures at the P.O.C.*
4. *Existing Irrigation in Park Strip Shall Remain and be Added to Maverik Irrigation System. Existing Irrigation Behind Sidewalk Shall be Modified and Added to Maverik Irrigation System. New Irrigation Shall Connect to 1 1/2" Existing P.O.C. (Stop & Waste Valve, Backflow in an Enclosure, Drain, and a Quick Coupler); Irrigation P.O.C. Shall be Installed with Store Offsite Irrigation System; All Temporary Battery Powered Controllers Shall be Removed and Valves Shall be Wired to Controller Located in Maverik Building.*

Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Scale: 1" = 20'

20' 0 20' 40'

IRRIGATION SCHEDULE

Sprayheads

Symbol	Manufacturer/Model #	Description	Notes	Detail
4 6 8 10 12 14 16 18 12 15 18	Rain Bird 1804	4" Pop–Up Turf Sprinkler with Adjustable Series Nozzle	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	15/L3.1
LCS RCS SST	Rain Bird 1804	4" Pop–Up Turf Sprinkler with 15 Strip Series Nozzles	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	15/L3.1

Valves

Rain Bird 100–PEB Rain Bird 150–PEB	Lawn Remote Control Valve	1 & 1 1/2 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	5/L3.1
Rain Bird XCZ–100–PRB–COM	Drip Remote Control Valve	1 Inch Size; Drip Control Zone Kit; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	6/L3.1
Rain Bird 44RC	Quick Coupler Valve with Swing Joint	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	7/L3.1
Matco–Norca 759	Manual Drain Valve	1/2 Inch Size; Install at End of the Mainline and After the Backflow Preventer in a 10" Round Valve Box with Weed Barrier and a Gravel Sump	10/L3.1

Drip

PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	16/L3.1
Rain Bird XBS–075 Rain Bird XQ–100 Rain Bird XB–20PC Rain Bird TS025 Rain Bird DBC–025 Rain Bird MDCFCAP	3/4" Distribution Tubing – Pipe shown on Plan is Schematic; Adjust as Needed 1/4" Distribution Tubing – Install one per Emitter Xeri–Bug Emitter (2 Gal/Hr.) – 1 Perennial, 2 Shrub, 1 Ornamental Grass, 4 Tree Tie Down Stake – Tubing to be Staked every 3' Diffuser Bug Cap – Install one per Emitter Removable Flush Cap – Install at the End of Each Line		9/L3.1

Existing P.O.C. Components

Mueller Oriseal Mark II	Stop & Waste Valve	1 1/2 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump	13/L3.1
Wilkins 375XL Series	Reduce Pressure Backflow Assembly	1 1/2 Inch Size; Backflow Preventer Shall be Properly Installed & Tested to Meet all State & Local Health & Safety Laws & Ordinances; Install in Artificial Rock Enclosure (110–ST from DekoRRa Products, LLC.); Rock Color Shall be Riverbend Brown; Install on Concrete Pad with Frost Bag (602–DT)	14/L3.1

Pipes

Schedule 40 PVC	Mainline Pipe	1 1/2 Inch Size; Schedule 80 Fittings Shall be Used for Mainline Components	8/L3.1
Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe	8/L3.1

Controller

Rain Bird ESP4ME Rain Bird ESPSM6 Rain Bird ESPSM3	4 Station Base Indoor Controller 6 Station Module 3 Station Module	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor	12/L3.1

Sleeving

Schedule 40 PVC	Provide for Irr. Mainlines, Laterals, and Controller Wire Located under Concrete and Asphalt Paving at specified depths	Contractor shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving is by the Landscape Contractor unless otherwise noted.	11/L3.1

Valve Callout: # (Valve Number), # (Valve Flow), # (Valve Size)

General Irrigation Notes:

1. *Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.*
2. *The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.*
3. *The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.*
4. *See civil and architectural drawings for all structures, hardscape, grading, and drainage information.*
5. *Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean–up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.*
6. *The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.*
7. *The contractor shall install all irrigation material per plan, notes and details.*
8. *Irrigation system components must be premium quality only and installed to manufactures requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.*
9. *Irrigation system guarantee for all materials and workmanship shall be one year from the time final project acceptance. Guarantee will include, but is not limited to winterizing, spring activation, repair, trench setting, backfilling depressions, and repairing freeze damage.*
10. *Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure the complete system has no documented problems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.*
11. *Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings. one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.*
12. *Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty–four (24) inches minimum.*
13. *Install dielectric fittings whenever dissimilar metals are joined.*
14. *Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100(%) percent irrigation coverage of areas indicated.*
15. *Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.*
16. *Control valve wire shall be #14 single conductor: white for common wire, red for hot wire and blue for the spare wire. Provide (2) two spare wire that runs the length of the mainline and to the controller. All wiring shall be UF–UL rated. All connections shall be made with water tight connectors (DBY or equivalent) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.*
17. *Control valve size, type, quantity, and location to be approved by landscape architect. install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes to be Carson Brooks or equal.*
18. *Quick couplers shall be a Rain Bird 44RC with a 1 inch Lasco unitized swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.*
19. *Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.*
20. *All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty–eight (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.*
21. *Plans are diagrammatic and approximate due to scale. where possible, all piping is to be installed within the planting areas. No tees, ells, or changes in direction shall occur under hardscape.*
22. *It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.*
23. *The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.*
24. *All sprinkler heads shall be set perpendicular to finish grade of the areas to be irrigated and shall be installed 6–8" from buildings walls, or within 4" of pavement, curbs, or header edges.*
25. *Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.*
26. *Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.*
27. *Provide and install all manufacturer's recommended surge and lighting protection equipment on all controllers.*
28. *All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.*
29. *Upon completion and approval of irrigation system, irrigation contractor to provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.*
30. *An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.*
31. *It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start–up procedures for the entire system prior to final payment.*

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

Designed by: xx
Drafted by: xx
Client Name: Maverik, Inc.
21–011IR

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521–8529 – AWAengineering.net

MAVERIK

Irrigation Plan

Maverik, Inc. Store

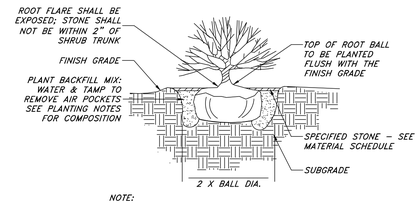
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

State of Utah – Licensed Landscape Architect
Jared R. Manscill
No. 7740426–5301
05/18/2021

18 May, 2021

SHEET NO.
L2.1

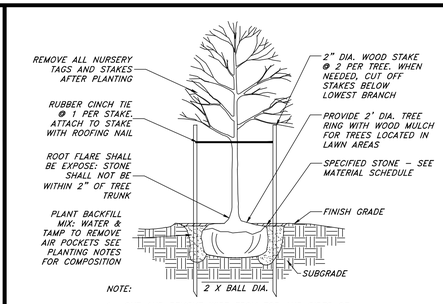
W:\21–011 Maverik Eagle Mountain\dwg\L21–011IR.dwg, 5/17/2021 3:55:13 PM, 1:1



NOTE:

1. CUT AND REMOVE WIRE FROM TOP AND SIDES OF ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL.
2. REMOVE ALL NURSERY TAGS AND STACKS AFTER PLANTING.

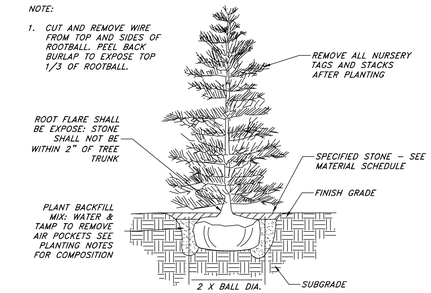
1 SHRUB PLANTING
NOT TO SCALE



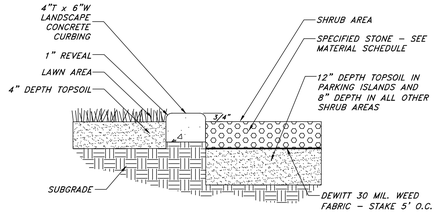
NOTE:

1. CUT AND REMOVE WIRE FROM TOP AND SIDES OF ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL.

2 DECIDUOUS TREE PLANTING
NOT TO SCALE



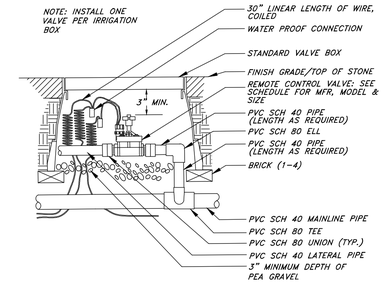
3 EVERGREEEN TREE PLANTING
NOT TO SCALE



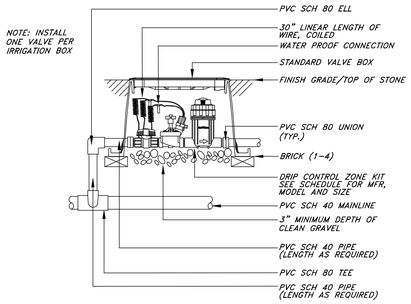
NOTE:

1. SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT OF CURBING AND SPECIFIED STONE.
2. CONTROL JOINTS SHALL BE PLACED AT 3' O.C.

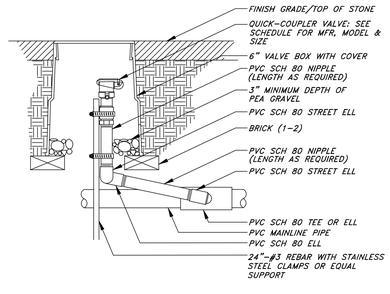
4 LANDSCAPE CONCRETE CURBING
NOT TO SCALE



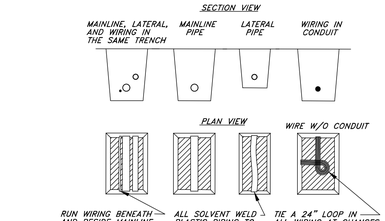
5 REMOTE CONTROL VALVE
NOT TO SCALE



6 DRIP CONTROL VALVE
NOT TO SCALE



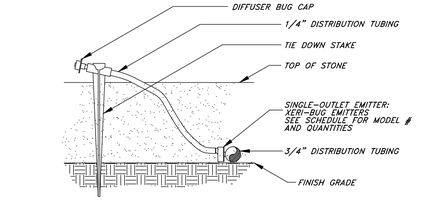
7 QUICK COUPLING VALVE
NOT TO SCALE



NOTES:

1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH. 40 PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE IRRIGATION NOTES.

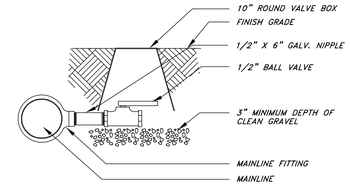
8 PIPE & WIRE TRENCHING
NOT TO SCALE



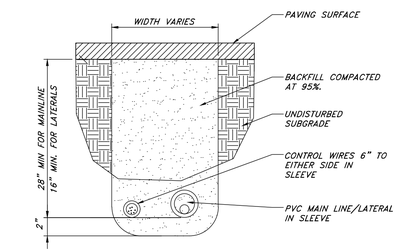
NOTE:

1. USE RAIN BIRD XERIMAN TOOL MODEL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 3/4" DISTRIBUTION TUBING.
2. INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MIN. OF 1" AND AND A MAX. OF 2". FLUSH ALL LINES THOROUGHLY, INCLUDING 1/4" DISTRIBUTION TUBING PRIOR TO EMITTER INSTALLATION. IF PLANTING IN A 4:1 SLOPE OR GREATER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOTBALL.

9 EMITTER INTO DISTRIBUTION TUBE
NOT TO SCALE



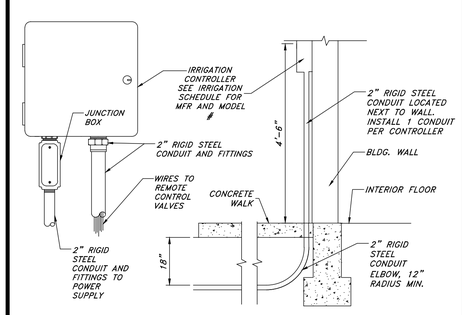
10 MANUAL DRAIN VALVE
NOT TO SCALE



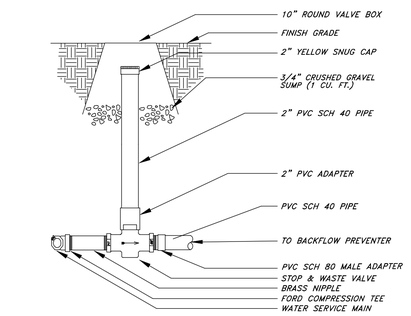
NOTE:

1. ALL IRRIGATION SLEEVES TO BE SCH. 40 PVC PIPE.
2. ALL SLEEVES SHALL BE TWICE THE NOMINAL SIZE OF THE PIPE WITHIN.
3. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
4. SLEEVE TO BE RUN UNDER PAVEMENT AND EXTEND A MIN. OF 18" PAST EDGE OF PAVEMENT. END OF SLEEVE TO BE CAPPED AND MARKED.

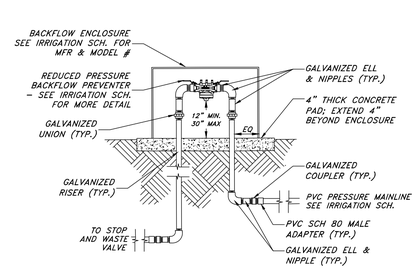
11 PIPE SLEEVING
NOT TO SCALE



12 IRR. CONTROLLER - OUTDOOR WALL MOUNT
NOT TO SCALE



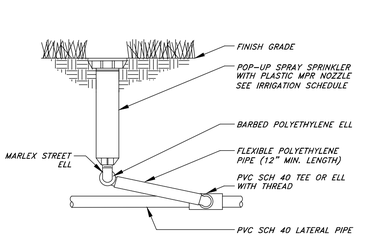
13 STOP AND WASTE VALVE
NOT TO SCALE



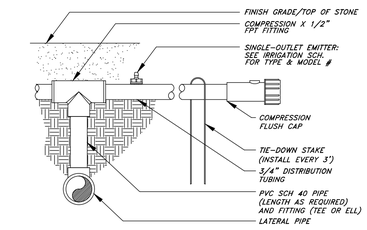
NOTE:

1. DIAMETER OF FITTINGS, NIPPLES AND RISERS SHALL BE EQUAL DIAMETER OF SPECIFIED BACK-FLOW PREVENTER UNLESS NOTED OTHERWISE.
2. ENCLOSURE SHALL BE BOLTED DOWN ON EACH CORNER.

14 BACKFLOW PREVENTION DEVICE
NOT TO SCALE



15 POP-UP SPRAY HEAD
NOT TO SCALE



NOTE:

1. USE RAIN BIRD XERIMAN TOOL MODEL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 3/4" DISTRIBUTION TUBING.

16 PVC TO POLY PIPE CONNECTION
NOT TO SCALE

VALVE SCHEDULE

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1"	Area for Drip Emitters	2.76	42.05	42.06	0.26 in/h
2*	1-1/2"	Turf Spray	29.69	34.81	36.94	2.69 in/h
3*	1-1/2"	Turf Spray	28.44	35.6	37.6	2.4 in/h
4*	1-1/2"	Turf Spray	21.60	35.51	36.76	2.77 in/h
5*	1"	Area for Drip Emitters	4.92	44.19	44.28	0.63 in/h
6**	1-1/2"	Turf Spray	26.73	34.71	37.03	2.61 in/h
7	1-1/2"	Turf Spray	28.21	35.59	38.3	1.38 in/h
8*	1"	Area for Drip Emitters	1.22	31.57	31.58	0.79 in/h
9**	1-1/2"	Turf Spray	29.55	34.74	38.74	1.34 in/h
10*	1-1/2"	Turf Spray	29.70	36.24	40.47	2.45 in/h
11*	1-1/2"	Turf Spray	29.89	35.85	40.17	2.56 in/h
12	1"	Area for Drip Emitters	6.45	45.52	45.79	0.7 in/h
13**	1-1/2"	Turf Spray	27.33	35.59	39.52	1.29 in/h

** Existing Valves with Battery Controllers; Remove Battery Controller and Connect Valves to Maverik Controller*

*** Existing Valves with Battery Controllers; Remove Battery Controller and Connect Valves to Maverik Controller; Adjust Sprayhead Location and Nozzles as Needed to Work with New Landscape Plan*

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

Designed by: xx
Drafted by: xx
Client Name: Maverik, Inc.
21-011R

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

MAVERIK

Landscape & Irrigation Details

Maverik, Inc. Store
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

State of Utah
Jared R. Manscill
No. 7740426-5301
Licensed Landscape Architect
05/18/2021

18 May, 2021

SHEET NO.
L3.1

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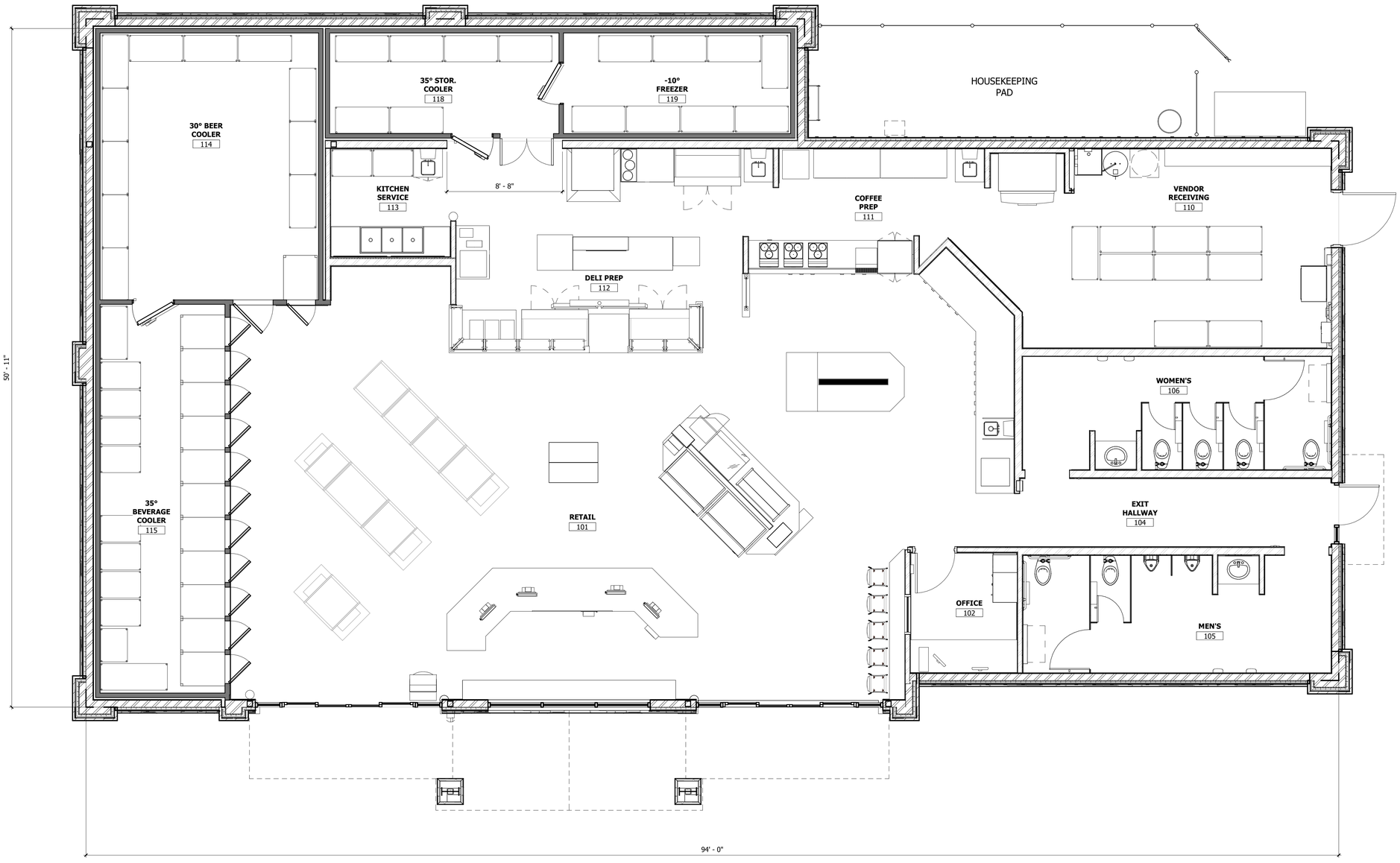


1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

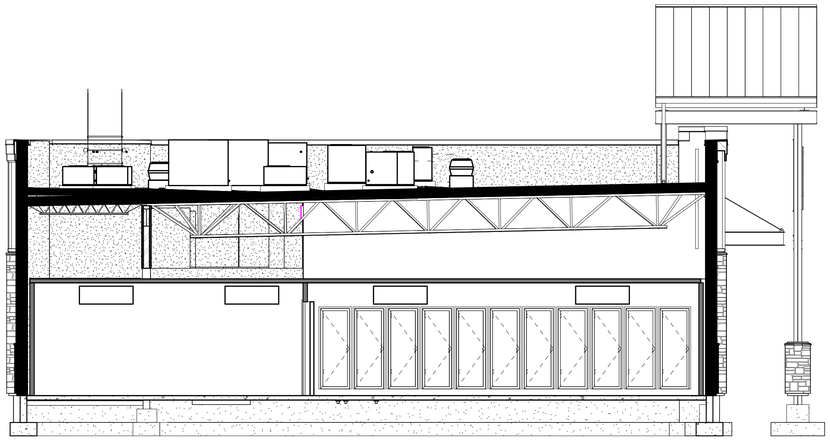
PROPOSED MAVERIK C-STORE

Prototype Version: 40_R_RR_2101
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

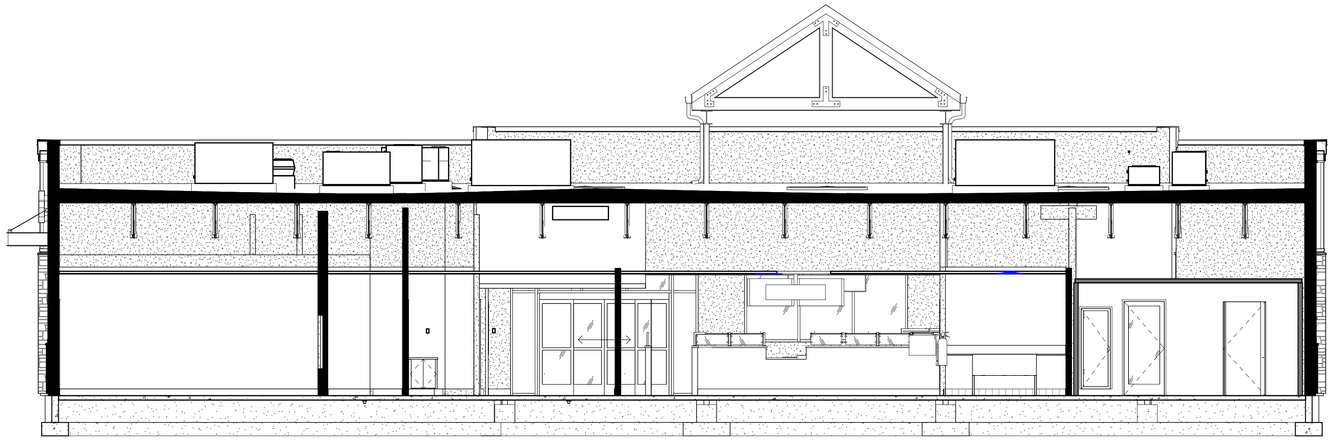
A-1 | FLOOR PLAN

MAVERIK

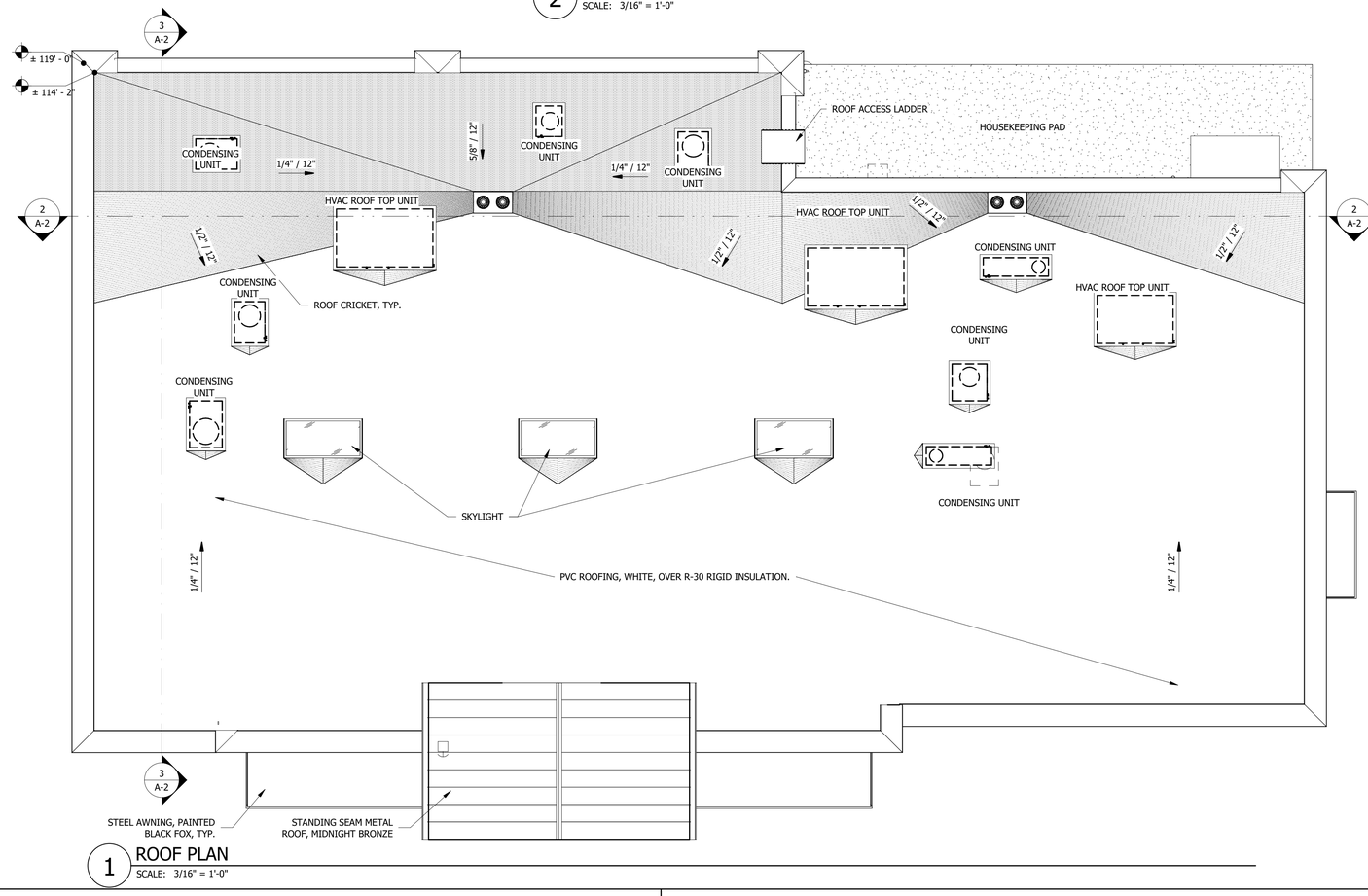
185 S. State Street
Salt Lake City, Utah 84111



3 BUILDING SECTION
SCALE: 3/16" = 1'-0"



2 BUILDING SECTION
SCALE: 3/16" = 1'-0"



1 ROOF PLAN
SCALE: 3/16" = 1'-0"

PROPOSED MAVERIK C-STORE

Prototype Version: 40_R_RR_2101
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

A-2 | ROOF PLAN

MAVERIK

185 S. State Street
Salt Lake City, Utah 84111

2 FRONT LEFT BUILDING PERSPECTIVE
SCALE:

1 FRONT RIGHT BUILDING PERSPECTIVE
SCALE:

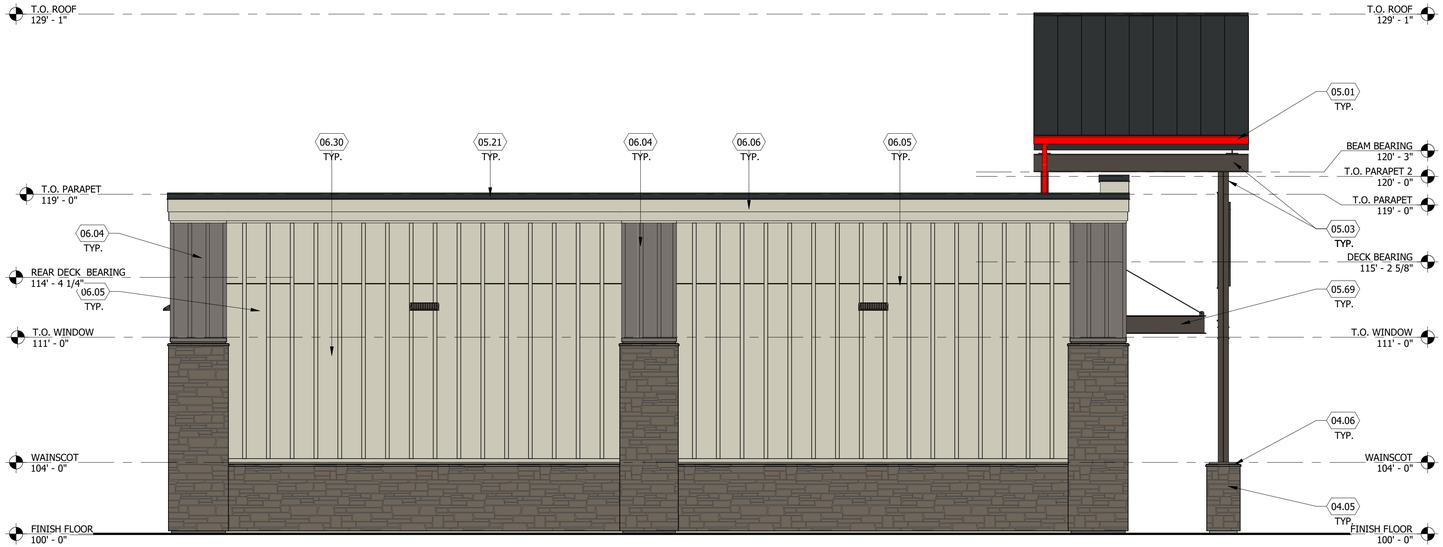
PROPOSED MAVERIK C-STORE

Prototype Version: 40_R_RR_2101
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

A-3 | PERSPECTIVE VIEWS

MAVERIK

185 S. State Street
Salt Lake City, Utah 84111



2 RIGHT ELEVATION

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

1 FRONT ELEVATION

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

KEYED NOTES

04.05	CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
04.06	CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
05.01	PRE-FINISHED GUTTER, BRITE RED
05.03	PAINTED STEEL, BLACK FOX
05.21	PRE-FINISHED METAL COPING, COLOR C-1
05.69	STEEL AWNING, COLOR P-9
06.04	FIBER CEMENT BOARD & BATTEN SIDING, BB-2
06.05	FIBER CEMENT BOARD & BATTEN SIDING, BB-1
06.06	FIBER CEMENT TRIM BB-3
06.30	HORIZONTAL JOINT IN SIDING
08.02	ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
10.01	ROOF ACCESS LADDER W/ SECURITY GATE, SEE DETAIL 1/A5.11. POWDER COATED COLOR TO MATCH SIDING BB-1
10.52	BUILDING ADDRESS SIGNAGE. VERIFY LOCATION WITH LOCAL CODE OFFICIAL(S) PRIOR TO INSTALLATION

PROPOSED MAVERIK C-STORE

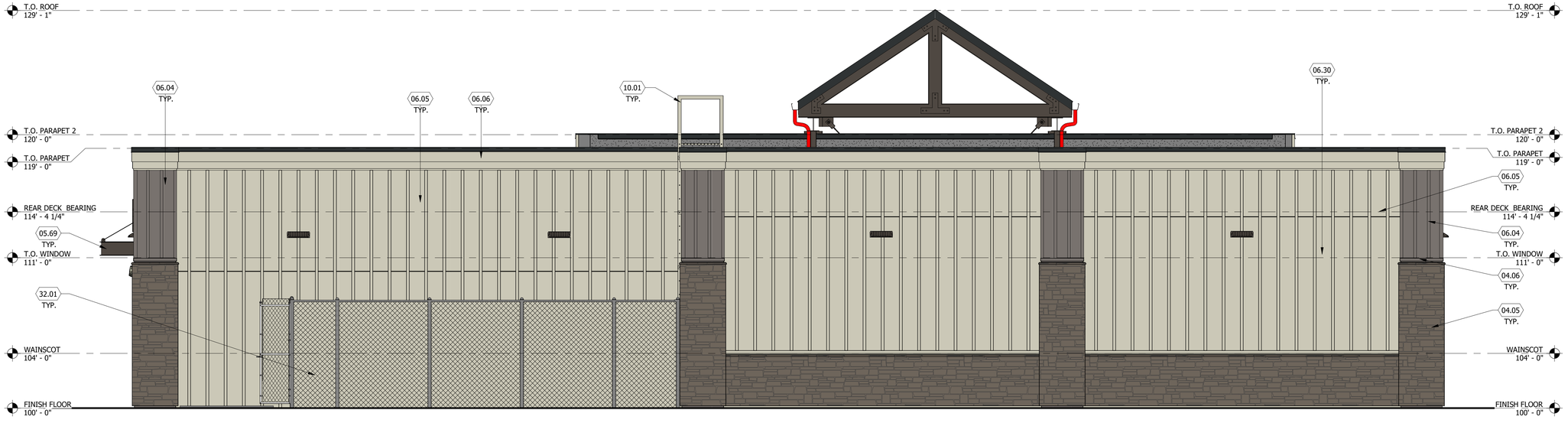
Prototype Version: 40_R_RR_2101
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

A-4 | EXTERIOR ELEVATIONS

185 S. State Street
Salt Lake City, Utah 84111

2 LEFT ELEVATION

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



1 REAR ELEVATION

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

KEYED NOTES

04.05	CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
04.06	CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
05.01	PRE-FINISHED GUTTER, BRITE RED
05.03	PAINTED STEEL, BLACK FOX
05.69	STEEL AWNING, COLOR P-9
06.04	FIBER CEMENT BOARD & BATTEN SIDING, BB-2
06.05	FIBER CEMENT BOARD & BATTEN SIDING, BB-1
06.06	FIBER CEMENT TRIM BB-3
06.30	HORIZONTAL JOINT IN SIDING
08.07	DOOR, SEE SCHEDULE
10.01	ROOF ACCESS LADDER W/ SECURITY GATE, SEE DETAIL 1/A5.11. POWDER COATED COLOR TO MATCH SIDING BB-1
32.01	CHAIN LINK FENCE WITH PRIVACY SLATS. COLOR TO MATCH BUILDING FIELD COLOR

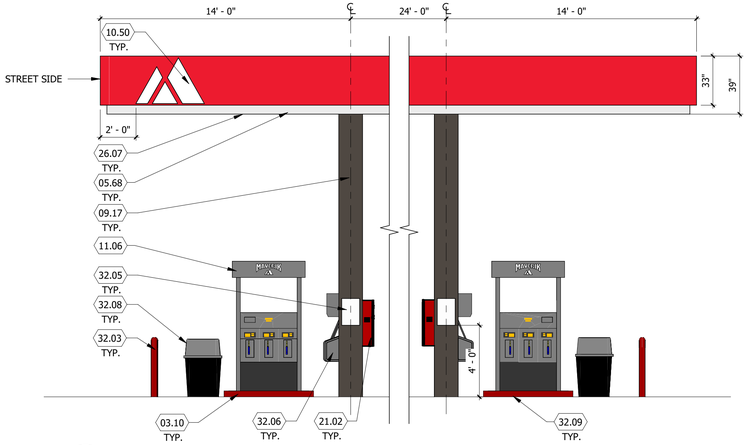
PROPOSED MAVERIK C-STORE

Prototype Version: 40_R_RR_2101
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

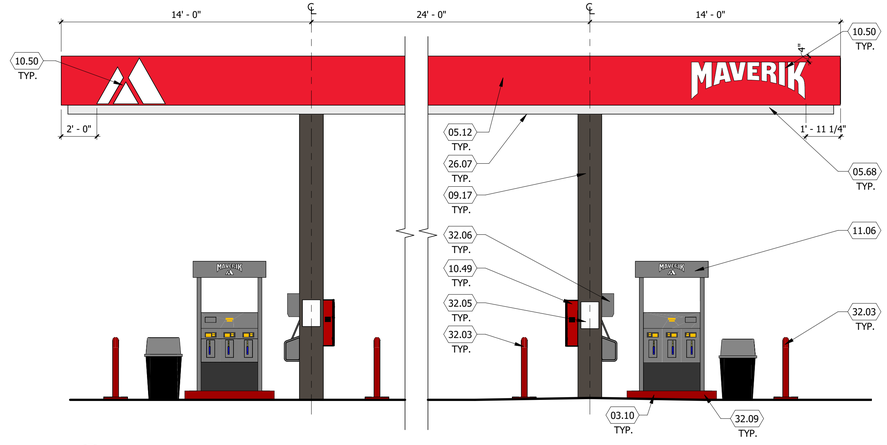
A-5 | EXTERIOR ELEVATIONS

MAVERIK

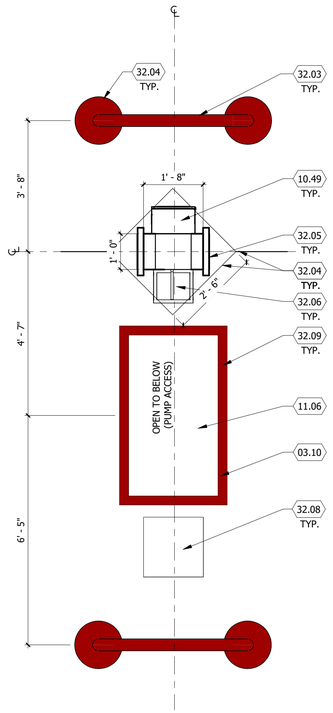
185 S. State Street
Salt Lake City, Utah 84111



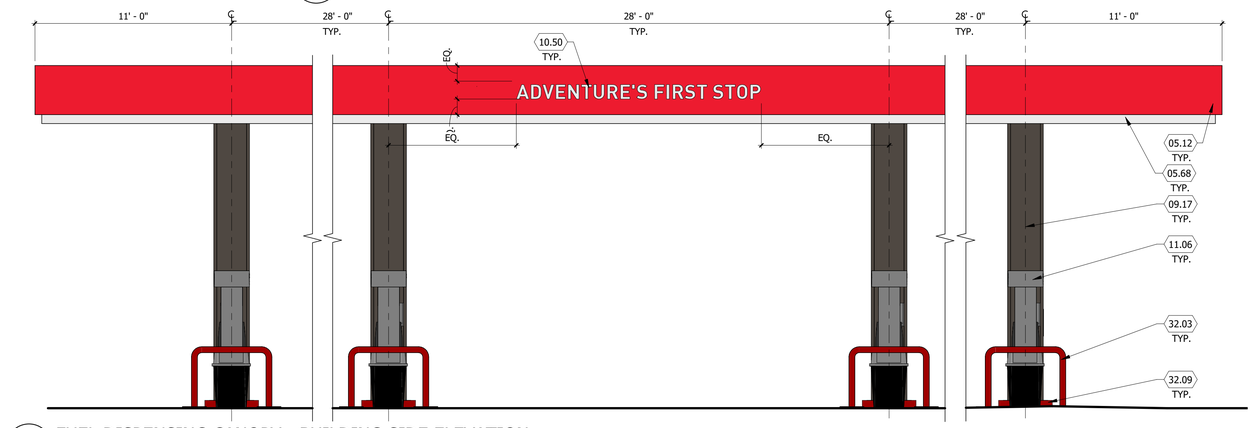
5 FUEL DISPENSING CANOPY - END ELEVATION
SCALE: 1/4" = 1'-0"



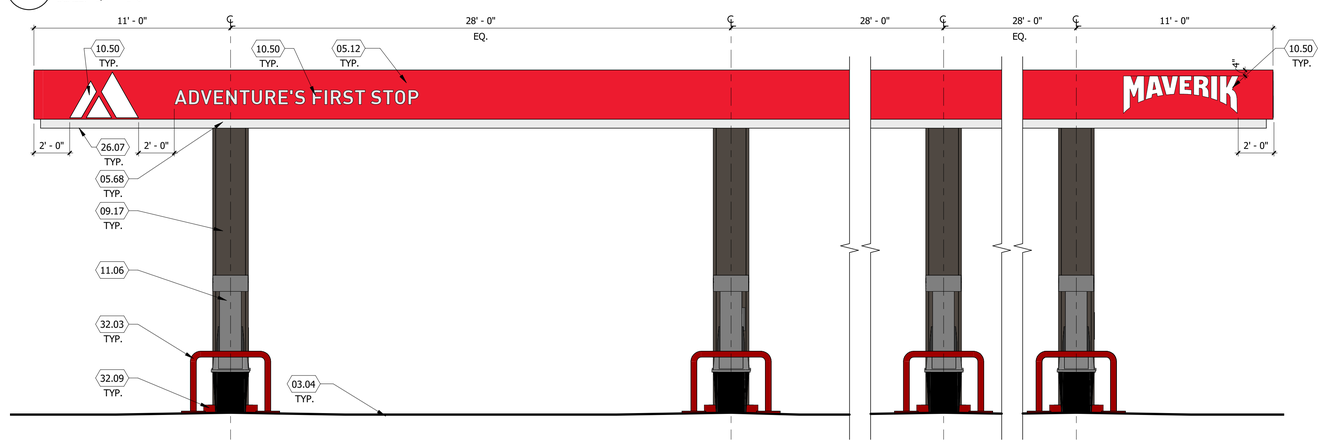
4 FUEL DISPENSING CANOPY - END ELEVATION
SCALE: 1/4" = 1'-0"



2 CANOPY COLUMN PLAN
SCALE: 1/2" = 1'-0"



3 FUEL DISPENSING CANOPY - BUILDING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 FUEL DISPENSING CANOPY - STREET SIDE ELEVATION
SCALE: 1/4" = 1'-0"

KEYED NOTES

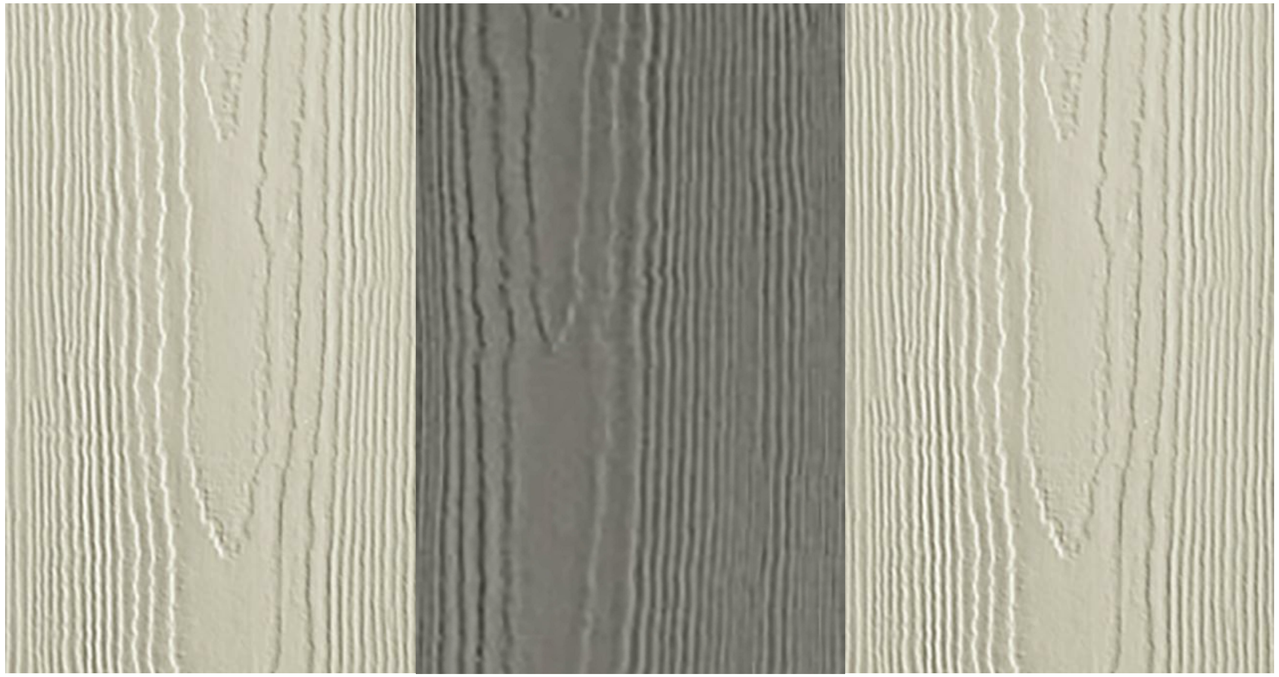
03.04	REINFORCED CONCRETE PAD
03.10	6" MIN. RAISED CONCRETE ISLAND W/ TOOLED EDGES AND CORNERS. VERIFY SIZE W/ DISPENSER SUPPLIER +/-5'-0" X 3'-0" (NO METAL FORM). ACCESSIBLE ISLAND TO BE 6"; SEE CIVIL DRAWINGS FOR LOCATION
05.12	ALUMINUM COMPOSITE METAL PANEL, EASTMAN RED
05.68	ALUMINUM COMPOSITE METAL PANEL, WHITE
09.17	PANEL COLUMN CLADDING, COLOR TO MATCH P-9
10.49	4A:40 BC FIRE EXTINGUISHER W/ CASE, LOCATE WITHIN 75' OF ALL PUMPS, DISPENSERS, OR STORAGE TANK. LOCATION TO BE FINALIZED BY FIRE MARSHAL
10.50	SIGNAGE TO BE COORDINATED BY FUEL CANOPY CONTRACTOR WITH OWNER
11.06	DISPENSING STATION (BY OTHERS)
21.02	SURFACE MOUNTED FIRE EXTINGUISHER AND CABINET, PROVIDE 1 EXTINGUISHER FOR EVERY 2 COLUMNS
26.07	ALL LIGHT FIXTURES (NOT SHOWN) TO BE FLUSH MOUNTED WITHIN THE DECK PANEL SOFFIT (SOFFIT COLOR P-7). SEE ELECTRICAL AND FUEL DISPENSING DRAWINGS
32.03	4" DIAMETER "U" BOLLARD, SET AND FILLED W/ CONCRETE, SEE CIVIL DRAWINGS PAINTED P-4
32.04	EXPANSION JOINTS, TO BE FILLED W/ "JET FUEL RESISTANT" SEALANT, SEE CIVIL DRAWINGS
32.05	SIGNAGE, BY OWNER, TO COMPLY WITH IFC 2305.6 AND POSTED ON EACH SIDE OF COLUMN
32.06	S.S.I. (WINDOW WASH/PAPER TOWEL) PROVIDED BY OWNER INSTALLED BY CONTRACTOR, MOUNTED TO COLUMN PER ADA REQUIREMENTS (4'-0" MAX A.F.F. TO PAPER TOWEL FOLD)
32.08	TRASH CONTAINER, PROVIDED BY OWNER
32.09	PAINT CONCRETE CURB EDGE P-4, SEE SCHEDULE ON SHEET A6.03

PROPOSED MAVERIK C-STORE

Prototype Version: 40_R_RR_2101
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

A-6 | CANOPY ELEVATIONS

MAVERIK
185 S. State Street
Salt Lake City, Utah 84111



BB-1 Fiberboard -
Worldly Gray

BB-2 Fiberboard -
Gauntlet Gray

BB-3 Fiberboard -
Worldly Gray

Cultured Stone - Skyline, Country Ledgestone

C-1 MBCI Midnight Bronze

C-2 MBCI Brite Red

Anodized - Dark Bronze

Paint - Black Fox

PROPOSED MAVERIK C-STORE

Prototype Version: 40_R_RR_2101
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

A-7 | EXTERIOR MATERIALS BOARD

MAVERIK

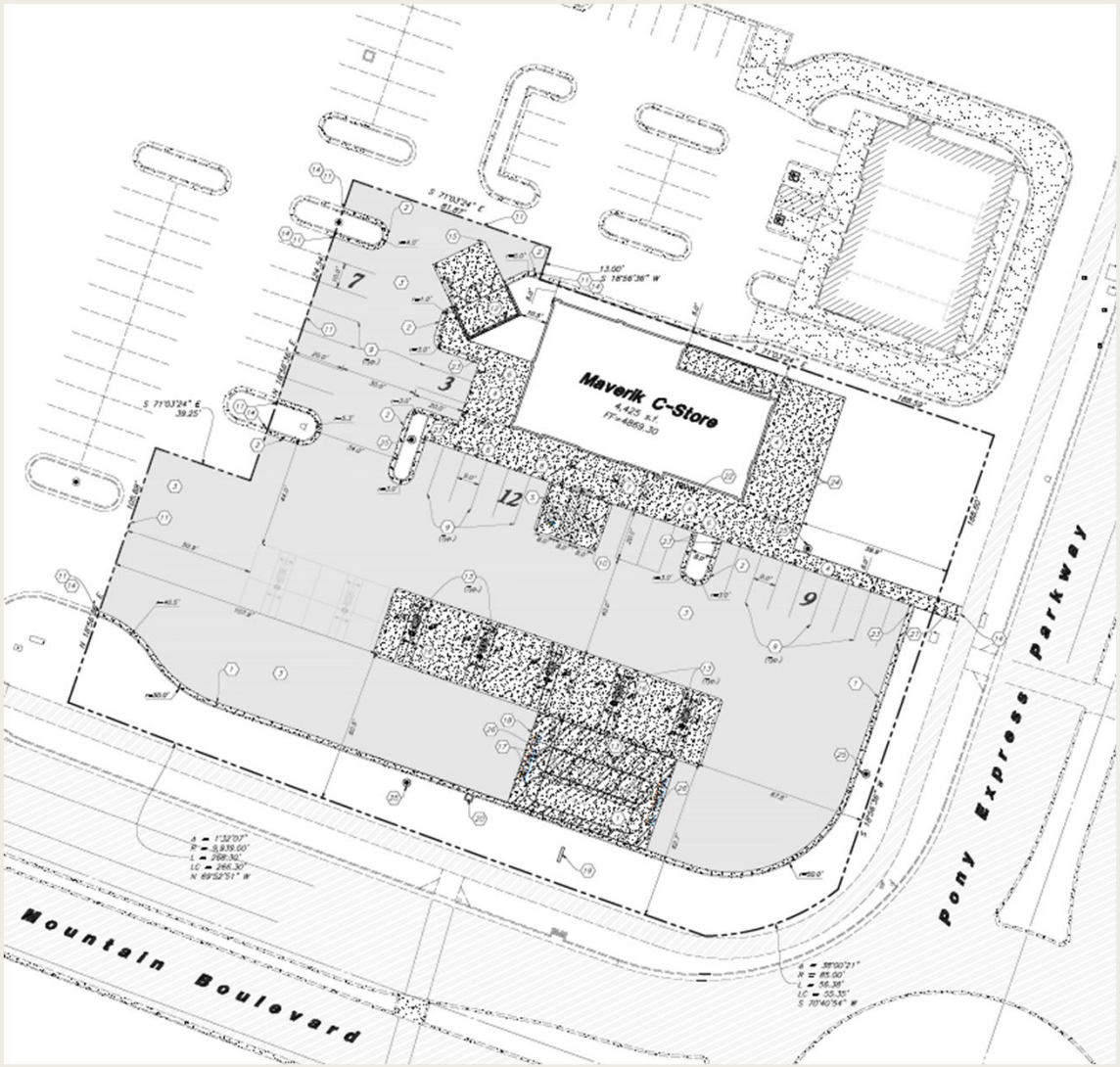
185 S. State Street
Salt Lake City, Utah 84111

MAVERIK AT MARKETPLACE

Site plan

Overview

- Front elevation is toward Eagle Mountain Boulevard with pedestrian trails tying into the trails along Pony Express Parkway
- Gas pumps and parking located to the front of the building

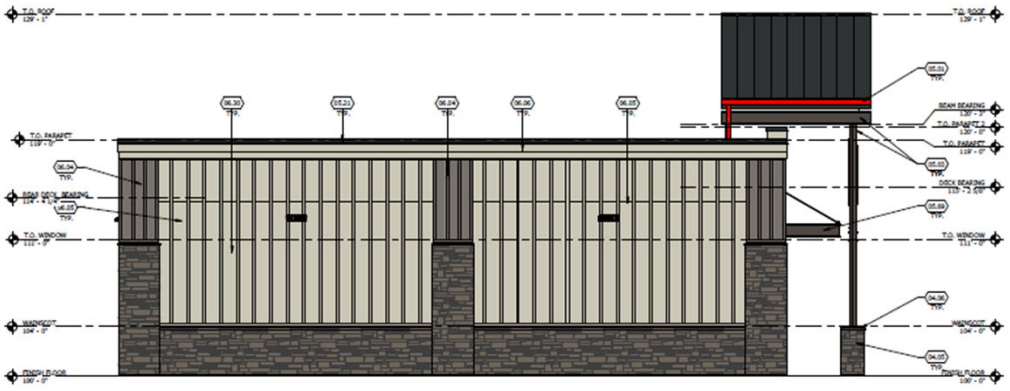


2 FRONT LEFT BUILDING PERSPECTIVE
SCALE:

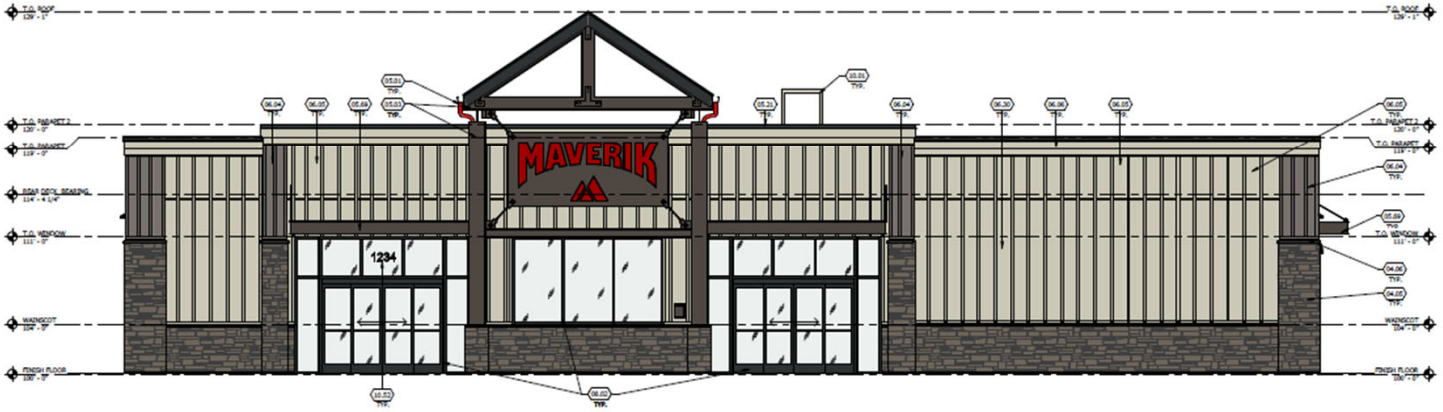
1 FRONT RIGHT BUILDING PERSPECTIVE
SCALE:

KEYED NOTES

04.05	CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
04.06	CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
05.01	PRE-FINISHED GUTTER, MATTE RED
05.03	PAINTED STEEL, BLACK FOX
05.21	PRE-FINISHED METAL COPING, COLOR C-1
05.69	STEEL AWNING, COLOR P-9
06.04	FIBER CEMENT BOARD & BATTEN SIDING, BB-2
06.05	FIBER CEMENT BOARD & BATTEN SIDING, BB-1
06.06	FIBER CEMENT TRIM BB-2
06.30	HORIZONTAL JOINT IN SIDING
08.02	ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
10.01	ROOF ACCESS LADDER W/ SECURITY GATE, SEE DETAIL 1/A5.11. POWDER COATED COLOR TO MATCH SIDING BB-1
10.52	BUILDING ADDRESS SIGNAGE. VERIFY LOCATION WITH LOCAL CODE OFFICIAL(S) PRIOR TO INSTALLATION



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Items for Consideration

17.72.04A requires commercial buildings to be similar to adjacent buildings. The colors are similar to those approved for the Pad buildings, but beyond that the elevations largely differ.

Parking for Convenience Stores require 1 parking stall per 200 SF of gross floor area, thus 23 parking stalls are required, and 31 parking stalls are provided

Standards for Special Use

A. They will not be a nuisance to residences and surrounding uses.
   - *The proposed site is across the road from a gas station, and is located adjacent to Pony Express Parkway and Eagle Mountain Boulevard, and is in a commercial district, it therefore will not be a nuisance.*

B. They will not cause traffic hazards or undue traffic congestion.
   - All access is shared with the rest of the Market Place at Eagle Mountain Town Center project

C. The site is over 15,000 SF, and more than 125' are provided as frontage

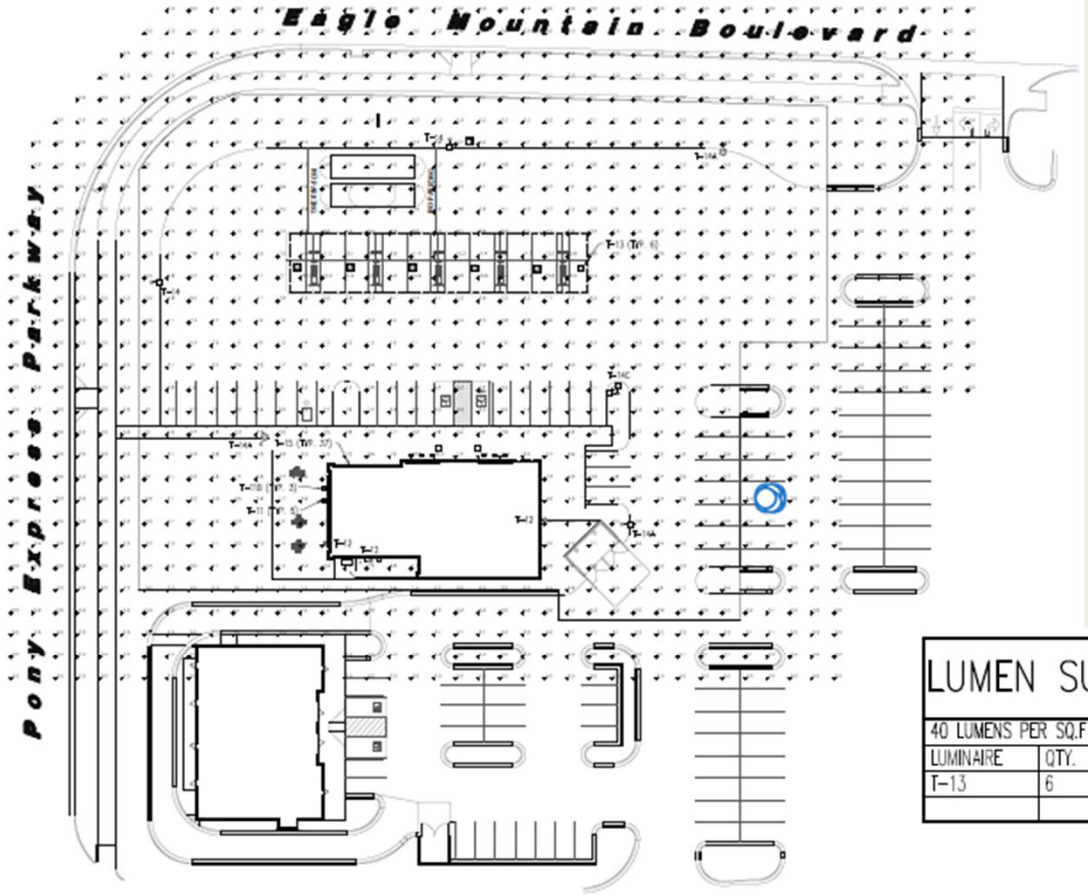
D. Gas Pumps and buildings are located at least 25' from property lines

E. The Gasoline Island is more than 25' from all property lines

F. The City Engineer has reviewed the proposed driveway.

G. The site is not within 200' of a school, park, playground, residence, museum or place of public assembly

H. No rental truck component has been proposed.



1 SITE PHOTOMETRIC PLAN
E-1.2 SCALE: 1"=30'-0"

Per the Darksky Ordinance no more than 100,000 lumens per acre shall be provided.

Parking lot lights shouldn't be taller than 17'

LUMEN SUMMARY (CANOPY)			
40 LUMENS PER SQ.FT X 3645 SQ. FT. = 145,800 LUMENS			
LUMINAIRE	QTY.	LUMENS PER FIXTURE	LUMENS
T-13	6	12,793/2=6,397	38,382
		TOTAL	38,382

LUMEN SUMMARY			
100,000 LUMENS PER ACRE X 1.4823 ACRES = 148,230 LUMENS			
LUMINAIRE	QTY.	LUMENS PER FIXTURE	LUMENS
T-12	3	3,410	10,230
T-13	8	12,793/2=6,397	38,382
T-14	2	8,738	17,468
T-14A	2	11,141	22,282
T-14AH	1	8,445	8,445
T-14C	1	22,282	22,282
T-15	37	1,133/2=567	20,961
T-11	8	1,337/2=669	5,348
		TOTAL	145,398

MAVERIK
ADVENTURE'S FIRST STOP
MAVERIK

MAVERIK

Recommendation

- The Planning Commission recommended approval of the Site Plan to the City Council with no conditions

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 6, 2021**

TITLE:	SITE PLAN - Pony Express Dental at Porters Crossing
ITEM TYPE:	Site Plan
FISCAL IMPACT:	
APPLICANT:	Ivy Tornow

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Community Commercial	CC	.99	Ranches Gateway

PUBLIC HEARING:
Yes

PREPARED BY:
Tayler Jensen, Planning

PRESENTED BY:
Tayler Jensen

RECOMMENDATION:

BACKGROUND:
This parcel is zoned Commercial Community (CC) and is located East of O'Reilly Auto parts (there is an open lot between the two uses) located on parcel (65:645:0005).

ITEMS FOR CONSIDERATION:

Per 17.100.050 B, any commercial lot which abuts a residential use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design. The proposed Pony Express Dental backs onto the Oak Hollow subdivision, which is buffered by an existing six-foot (6') masonry wall, review of the grading plan shows the walls base is roughly on the 4,795 contour line, the height at top back of curb for the parking lot varies from 4,792 to 4,794 meaning the masonry wall provides effective screening avoiding the issues that we saw further to the west on previous projects.

4342 E East Pony Express Parkway is zoned Commercial Community, and the future land use designation is "Community Commercial." As a Office (Medical, health care, professional) use, Pony Express Dental is a permitted use in this location.

Commercial Design Standards - Compliance with EMMC 17.72 Commercial and Multifamily Design standards are addressed below. As a commercial development, Pony Express Dental must comply with these standards.

Per EMMC 17.72.030 A.1, the primary entrance to the building should orient toward the street, and if not the street-facing façade should include entrances, display windows, awnings, increased architectural elements, increased landscaping, and other pedestrian-oriented features. The street-facing façade (North Elevation) contains doors and features primary design elements in **compliance** with this provision.

EMMC 17.72.040 A requires the building to be similar in style to adjacent buildings. The proposed building is similar in appearance to surrounding development utilizing flat roofs with multiple parapets in **compliance** with this provision.

EMMC 17.72.030 B requires the main entrance of a structure to orient to major sidewalks pedestrian ways, plazas, courtyards, or other public spaces. Main entrances shall also be clearly identifiable, and consist of a sheltering element such as a porch, stoop awning, arcade, or portico. All parking in the proposed site plan is to the rear or side of the building. The North elevation facing the street contains all design elements and the main entrance is clearly identifiable and does include a sheltering element. It is the opinion of staff that the main entrance **complies** with standards of EMMC 17.72.040 B.

EMMC 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. Decorative cornices and roof projections such as cupolas or towers are also encouraged.” The proposed elevations do not include sloping roofs, but they do they include decorative parapet,

and changes in rooflines. It is the opinion of the Planning Commission that the elevations **comply** with this provision.

EMMC 17.72.040 D states "…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…to avoid large, featureless and/or panelized surfaces on commercial buildings." The proposed development includes the use of different materials, proposes different colors and textures, and uses different planes. It is the opinion of the Planning Commission that the elevations **comply** with the standards of EMMC 17.72.040 D.

EMMC 17.72.040 E states "Pedestrian-scaled architectural features/details shall be incorporated into commercial buildings to orient the building to pedestrian activity and to increase the overall visual appeal of the structure…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: reveals, awnings, popouts, columns, decorative trim and moldings, decorative doors and windows, and decorative masonry in **compliance** with this requirement.

EMMC 17.72.040 F states "Buildings should incorporate materials used throughout the city and be similar in character and architectural theme as significant neighboring structures…All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides. As the proposed building uses a mixture of materials are used on all sides of the structure, avoids large panelized products, and is similar in style to surrounding buildings it is the opinion of the Planning Commission that the proposal largely **complies** with EMMC 17.72.040 F.

EMMC 17.72.040 G states “A building’s color palette should be similar to that of significant neighboring structures. Franchise colors and elements may be incorporated but shall not overpower the architectural form/theme of the building and/or development.” The proposed elevations are while more brown that adjacent buildings are not out of place in the community and are fairly similar to the colors of Ridley's across the street in **compliance** with this provision.

EMMC 17.72.040 I states “All lighting shall be designed and directed downward to prevent light glare from adversely affecting neighboring uses/properties. The light bulb or a light source of a building shall not be visible from beyond the property…” All lighting has been designed to comply with the Dark Sky Ordinance. The applicant has provided a photometric plan showing no light trespass onto neighboring properties, and confirming no more than 100,000 lumens per acre. Light poles are shown as 16’ on Per EMMC 17.56.060 A “Parking lot lighting poles shall be sized in a manner that the top of any fixture does not exceed 17 feet above grade.

EMMC 17.72.040 K states “All mechanical equipment shall be screened so as not to be visible from any public or private streets…” All mechanical equipment is screened and placed on the roof, and therefore this proposal **complies** with EMMC 17.72.040 K.

Other Items for consideration

Per EMMC 17.55.120 table C, Office/Professional establishments shall have a minimum parking requirement of 1 stall per 300 SF of gross floor area. With a building size of 8,140 SF, the parking requirement for this project is 28 parking stalls. The applicant is proposing 54 parking stalls. Per EMMC 17.55.120 table B, a minimum of two ADA parking stalls are required, and the applicant is providing three ADA stalls, therefore this proposal **complies** with parking requirements.

Per EMMC 17.35.050 K “Convenient bicycle parking shall be provided in locations that do not interfere with pedestrian circulation.” No bicycle parking is provided, thus the applicant is not in compliance.

The applicant has designed storm water detention in an underground retention basin in the parking lot in accordance with Engineering requests.

REQUIRED FINDINGS:

Site plan approvals are based upon compliance with City Code requirements. The approval criteria for a site plan can be found in EMMC 17.100

PLANNING COMMISSION ACTION/RECOMMENDATION:

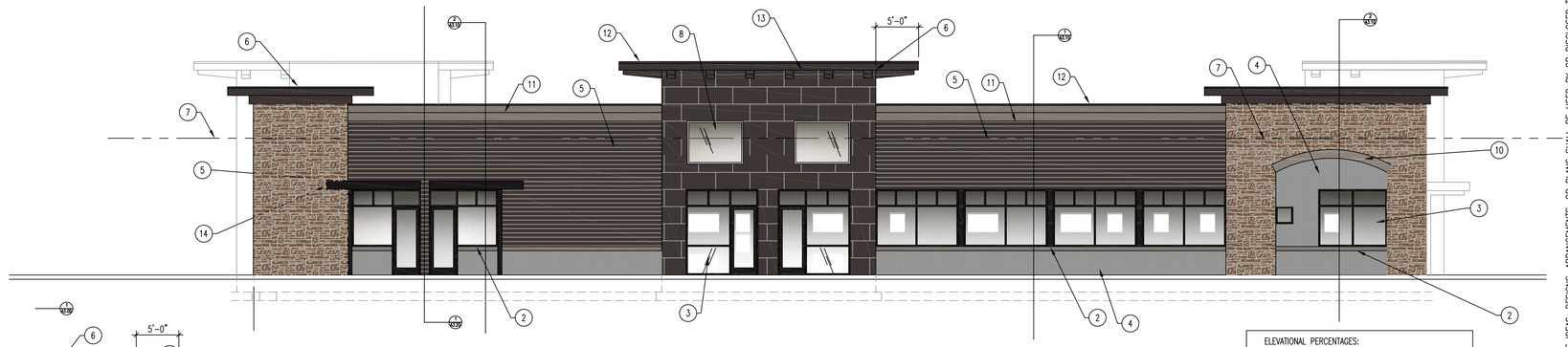
On June 22nd the Eagle Mountain Planning Commission held a public hearing for this project, no public comments were made. The Planning Commission voted (4-0) to recommend approval to the City Council with the condition that bicycle parking be included in the site plan.

ATTACHMENTS:

Elevations

Site Plan

Planning Presentation

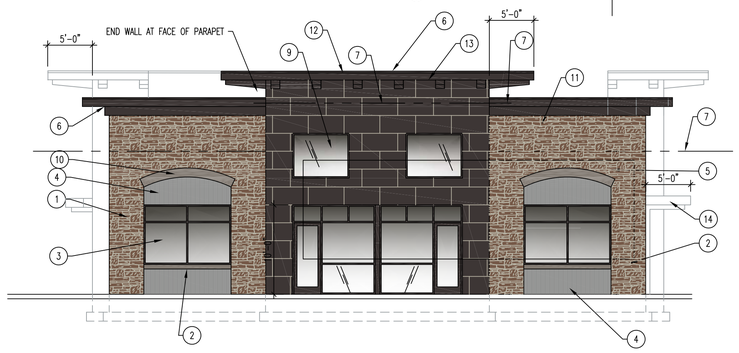


NORTH ELEVATION

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

ELEVATIONAL PERCENTAGES:

TOTAL ELEVATION:	2962 SF
GLASS:	562 SF = 19%
STONE	503 SF = 17%
CORUGATED METAL	302 SF = 10%
FLATLOCK METAL	360 SF = 12%
CEMENT BOARD (HARDI)	753 SF = 25%
EIFS	197 SF = 7%
METAL TRIM/ ALUM/ AWNINGS:	285 SF = 10%



WEST ELEVATION

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

ELEVATIONAL PERCENTAGES:

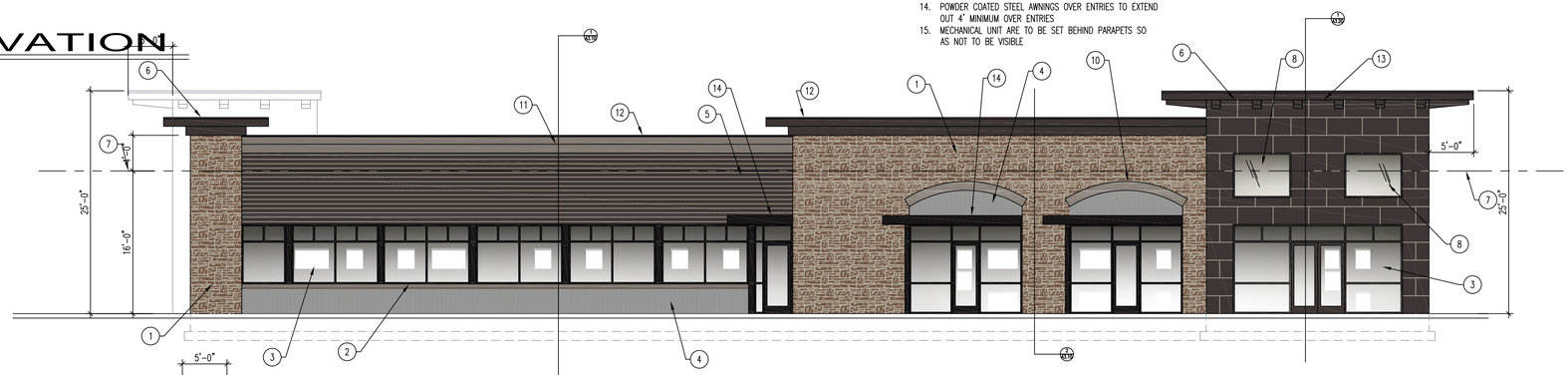
TOTAL ELEVATION:	1417 SF
GLASS:	319 SF = 23%
STONE	430 SF = 30%
CORUGATED METAL	109 SF = 8%
FLATLOCK METAL	340 SF = 24%
CEMENT BOARD (HARDI)	0 SF = 0%
EIFS	0 SF = 0%
METAL TRIM/ ALUM/ AWNINGS:	219 SF = 15%

ELEVATIONAL NOTES:

- ALL SIGNAGE IS UNDER SEPARATE PERMIT
- ALL ROOF DRAINS ARE TO BE INTERIOR NON-EXPOSED AND CONNECT INTO SITE DRAINAGE SYSTEM
- ROOF ACCESS IS VIA INTERIOR ROOF LADDER – SEE FLOOR PLAN FOR PLAN AND DETAILS

KEYED NOTES:

1. SYNTHETIC STONE OVER 30# FELT ON TYVEK AIR BARRIER.
2. EIFS TRIM OVER 1 ½" RIGID INSULATION AND TYVEK AIR BARRIER
3. ALUMINUM STOREFRONT MATERIAL. BRONZE ALUM WITH LOW 'E' INSULATED GLAZING.
4. GALVALUME SIDING OVER TYVEK AIR BARRIER
5. CEMENT BOARD SIDING OVER TYVEK AIR BARRIER
6. PREFINISHED METAL FASCIA AND SOFFIT MATERIAL. SOFFIT TO BE MBCI ARTISAN SERIES OR EQUIV. FASCIA TO BE 20GA PREFINISHED METAL
7. ROOF LINE
8. SPANDREL PANELS IN THESE UPPER WINDOWS
9. CLERESTORY WINDOWS IN DETAIL OFFICE ENTRY
10. EIFS OVER 3" RIGID ARCHES OVER WINDOWS
11. EIFS CROWN OVER 1 ½" AND 3" RIGID INSULATION.
12. PREFINISHED METAL FLASHING WITH DRIP
13. EXTEND ROOF CANOPY OUT 5'-0" OVER ENTRIES AS SHOWN
14. POWDER COATED STEEL AWNINGS OVER ENTRIES TO EXTEND OUT 4' MINIMUM OVER ENTRIES
15. MECHANICAL UNIT ARE TO BE SET BEHIND PARAPETS SO AS NOT TO BE VISIBLE

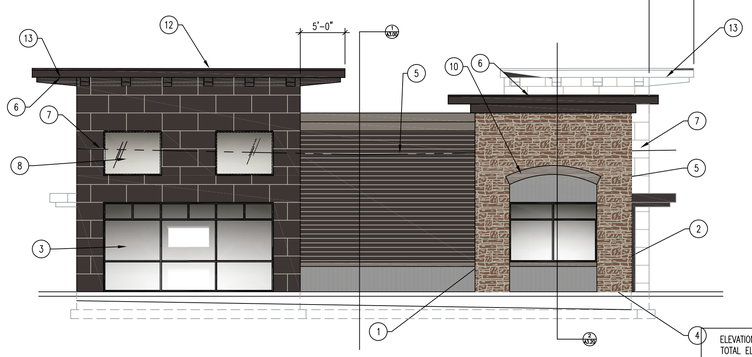


SOUTH ELEVATION

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

ELEVATIONAL PERCENTAGES:

TOTAL ELEVATION:	3035 SF
GLASS:	764 SF = 25%
STONE	663 SF = 22%
CORUGATED METAL	215 SF = 7%
FLATLOCK METAL	339 SF = 11%
CEMENT BOARD (HARDI)	487 SF = 16%
EIFS	141 SF = 5%
METAL TRIM/ ALUM/ AWNINGS:	426 SF = 14%



EAST ELEVATION

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

ELEVATIONAL PERCENTAGES:

TOTAL ELEVATION:	1422 SF
GLASS:	285 SF = 20%
STONE	215 SF = 15%
CORUGATED METAL	110 SF = 8%
FLATLOCK METAL	339 SF = 24%
CEMENT BOARD (HARDI)	286 SF = 20%
EIFS	64 SF = 5%
METAL TRIM/ ALUM/ AWNINGS:	123 SF = 8%

VDG VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046

STATE OF UTAH
BRENT HUNG VINCENT
13597263901
LICENSED ARCHITECT

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PROPOSED NEW DENATL OFFICE FOR:

PONY EXPRESS DENTAL
EAGLE MOUNTAIN BRANCH

4342 E PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH

EXTERIOR ELEVATIONS

ARCH. PROJECT NO:	20-120
DATE:	3/22/21
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	

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DATE	REVISION

SHEET TITLE

A-2.00

ARCHITECTURAL 1 of 1

CIVIL PROJECT NOTES

GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL AND CURRENT APPLICABLE LAWS, RULES, REGULATIONS, ORDINANCES, OSHA REQUIREMENTS, STANDARDS AND SPECIFICATIONS WHETHER OR NOT ANY SPECIFIC REFERENCE IS MADE TO SUCH IN THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE PROPERLY LICENSED IN THE STATE OF UTAH TO PERFORM ALL OF THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS. SUCH LICENSING SHALL REMAIN IN EFFECT CONTINUOUSLY THROUGHOUT THE ENTIRETY OF THIS PROJECT INCLUDING FROM TIME OF BID SUBMISSION THROUGH PROJECT COMPLETION AND WARRANTY PERIOD. THE CONTRACTOR SHALL CARRY APPROPRIATE INSURANCE, PERFORMANCE AND PAYMENT BONDS AS REQUIRED.
2. ALL WORK SHALL CONFORM TO THESE PLANS AND TO THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS. IN THE EVENT THAT ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING, AND THE ENGINEER, AT HIS SOLE DISCRETION, SHALL DETERMINE WHICH REQUIREMENTS GOVERN. THE CONTRACTOR SHALL KEEP ONE RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE SHALL BE AVAILABLE TO THE ENGINEER AND SHALL BE DELIVERED TO HIM FOR THE OWNER UPON COMPLETION OF THE PROJECT.
3. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL ASPECTS OF THE PLANS AND DOCUMENTS, PERFORM A SITE VISIT TO SATISFY HIMSELF AS TO THE SITE CONDITIONS, ATTEND ALL PRECONSTRUCTION AND CONSTRUCTION MEETINGS, AND THOROUGHLY SATISFY HIMSELF AS TO THE TRUE MEANING AND INTENTION OF THIS CONTRACT. THE CONTRACTOR SHALL BE COMPETENT AND EXPERIENCED TO PERFORM ALL WORK REQUIRED. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
4. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ENGINEER AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSES IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS OF USE RESULTING THERE FROM; AND IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. IN ANY AND ALL CLAIMS AGAINST THE OWNER OR THE ENGINEER OR ANY OF THEIR AGENTS OR EMPLOYEES BY ANY EMPLOYEE OF THE CONTRACTOR, AND SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SAID INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR OR ANY SUBCONTRACTOR UNDER WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.
5. THE CONTRACTOR WARRANTS AND GUARANTEES TO THE OWNER AND ENGINEER THAT ALL MATERIAL AND EQUIPMENT USED IN THE PERFORMANCE OF THIS WORK SHALL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK SHALL BE OF GOOD QUALITY AND FREE FROM FAULTS OR DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. IF REQUIRED BY THE ENGINEER, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT. ALL MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE INSTRUCTIONS OF THE APPLICABLE MANUFACTURER, FABRICATOR OR PROCESSOR, EXCEPT AS OTHERWISE PROVIDED IN THE PLANS AND DOCUMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, LICENSES AND FEES REQUIRED FOR THE PERFORMANCE AND COMPLETION OF THE WORK AND SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF SAID PERMITS AND LICENSES. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SIGNAGE, BARRICADING AND TRAFFIC CONTROL IN CONFORMANCE TO THE UTAH DEPARTMENT OF TRANSPORTATION TRAFFIC CONTROL STANDARDS AND TO THE MOST RECENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, LABOR, TRANSPORTATION, CONSTRUCTION EQUIPMENT AND MACHINERY, TOOLS, APPLIANCES, FUEL, POWER, LIGHT, HEAT, TELEPHONE, WATER, SANITARY FACILITIES, AND ALL OTHER FACILITIES AND INCIDENTALS NECESSARY FOR THE EXECUTION, TESTING, INITIAL OPERATION AND COMPLETION OF THE WORK.
7. THE CONTRACTOR SHALL AT ALL TIMES BE RESPONSIBLE FOR PROVIDING DUST, MUD, AND EROSION CONTROL, AND PROPER DRAINAGE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY HANDLE AND DISPOSE OF ALL CONSTRUCTION WATER. THE CONTRACTOR SHALL LIMIT TRAVEL ON THE PROJECT SITE TO ROADWAYS ONLY, EXCEPT WHERE CONSTRUCTION SPECIFICALLY REQUIRES TRAVEL ELSEWHERE. ANY DAMAGE CAUSED BY SUCH UNAUTHORIZED TRAVEL SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER OF THE PROPERTY PARCEL. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIAL, RUBBISH AND OTHER DEBRIS RESULTING FROM THE WORK. EQUIPMENT AND CONSTRUCTION MATERIALS, ETC., SHALL BE STORED ONSITE ONLY AT THE SATISFACTION OF THE OWNER OF THE PROPERTY PARCEL WHEREON THEY ARE STORED. AT THE COMPLETION OF THE WORK, ALL WASTE MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE PREMISES AS WELL AS ALL TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, AND SURPLUS MATERIALS. THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION THOSE PORTIONS OF THE SITE NOT DESIGNATED FOR ALTERATION BY THE PLANS AND DOCUMENT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING ALL REQUIRED TESTING AND INSPECTIONS A MINIMUM OF 48 HOURS IN ADVANCE. IN THE EVENT THAT TESTING AND INSPECTION SERVICES ARE FURNISHED BY THE OWNER, SUCH SERVICES SHALL BE PAID FOR BY THE OWNER; HOWEVER, ANY RETESTING/REINSPECTION THAT IS REQUIRED AS A RESULT OF INSUFFICIENT OR DEFECTIVE WORK SHALL BE CONDUCTED AT THE CONTRACTOR'S EXPENSE. NEITHER OBSERVATIONS BY THE ENGINEER NOR INSPECTIONS, TESTS OR APPROVALS BY PERSONS OTHER THAN THE CONTRACTOR SHALL RELIEVE THE CONTRACTOR FROM HIS OBLIGATIONS TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANS AND DOCUMENTS
9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE CONDITIONS THROUGHOUT THE PROJECT, INCLUDING SUBSURFACE CONDITIONS AND UTILITY LOCATION. WARD ENGINEERING GROUP ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. ANY EXISTING UTILITIES OR OTHER IMPROVEMENTS SHOWN ON THE PLANS HAVE BEEN DERIVED FROM FIELD INVESTIGATIONS AND/OR AVAILABLE RECORD INFORMATION. THE CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES PRIOR TO CONSTRUCTING ANY NEW UTILITY. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS, WHETHER OR NOT SUCH FACILITIES ARE SHOWN IN THESE PLANS. ALL IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE EXPEDITIOUSLY REPAIRED OR RECONSTRUCTED TO THE ENGINEER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE WITHOUT ADDITIONAL COMPENSATION. NO EXCAVATION OF ANY NATURE SHALL BE PERFORMED WITHOUT FIRST CONTACTING "BLUE STAKES" AT LEAST 48 HOURS PRIOR TO SUCH EXCAVATION.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ASSURE SOUND EXCAVATION AND GRADING PRACTICES. FOR ALL EXCAVATIONS EXCEEDING A DEPTH OF 4 FEET, THE CONTRACTOR SHALL PROVIDE APPROPRIATE SHORING, BRACING, SLOPING OR OTHER APPROPRIATE PROVISIONS AS SPECIFIED BY OSHA THAT ARE NECESSARY TO PROTECT THE SAFETY OF THOSE AT THE SITE. ALL OPEN TRENCHES MUST BE PROPERLY COVERED AT THE END OF WORK EACH DAY. HARD HATS SHALL BE WORN BY ALL PERSONS AT THE SITE. ALL SPECIFICATIONS, DRAWINGS AND COPIES THEREOF FURNISHED BY THE ENGINEER SHALL REMAIN HIS PROPERTY. THEY SHALL NOT BE USED ON ANOTHER PROJECT AND, WITH EXCEPTION OF THOSE SETS WHICH HAVE BEEN SIGNED IN CONNECTION WITH THE EXECUTION OF THE AGREEMENT, SHALL BE RETURNED TO THE ENGINEER UPON REQUEST AT COMPLETION OF THE PROJECT.
11. CONTRACTOR SHALL UTILIZE "BEST MANAGEMENT" PRACTICES FOR STORM WATER POLLUTION PREVENTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT AND COMPLIANCE TO AN APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
12. CONTRACTOR TO OBTAIN STATE ENCROACHMENT PERMIT FOR WORK DONE IN US 89/91. A WORK IN RIGHT OF WAY PERMIT FOR WORK DONE IN 700 SOUTH RIGHT OF WAY.

CONSTRUCTION NOTES

GENERAL REQUIREMENTS

1. CONTRACTOR SHALL STERILIZE THE SUBGRADE BENEATH PROPOSED NEW PAVING AND WALKWAYS. CONTRACTOR SHALL SUBMIT MEANS AND METHODS FOR APPROVAL PRIOR TO IMPLEMENTATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENT QUALITY CONTROL TESTING OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN INDEPENDENT QUALITY CONTROL AGENCY FOR ALL TESTING AS REQUIRED IN THESE PLANS. THE NUMBER AND TYPE OF TESTS SHALL BE PER THESE DRAWINGS, THE PROJECT SPECIFICATIONS AND BALLARD CITY DEVELOPMENT STANDARDS AND SPECIFICATIONS. THE OWNER RESERVES THE RIGHT TO CONDUCT ADDITIONAL TESTING FOR QUALITY ASSURANCE OF THE INFRASTRUCTURE INSTALLED.
3. ALL UTILITY PIPING SHALL HAVE WARNING TAPE INSTALLED 12" MIN. ABOVE AND ALONG THE ENTIRE LENGTH, INCLUDING SERVICE LATERAL. TAPE SHALL BE LABELED ACCORDING TO UTILITY.
4. THE OPEN ENDS OF ALL PIPELINES UNDER CONSTRUCTION SHALL BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAY'S WORK.
5. THE LOCATION OF THE STUB ENDS OF ALL LATERALS SHALL BE MARKED IN THE FIELD USING A 2" X 4" POST EXTENDING FROM THE END OF THE LATERAL TO A MINIMUM OF THREE FEET ABOVE THE GROUND SURFACE. THE 2" X 4" POST SHALL BE PAINTED USING GREEN PAINT FOR SEWER, BLUE PAINT FOR WATER, RED FOR POWER, YELLOW FOR GAS, AND ORANGE FOR COMMUNICATIONS. RECORD DRAWINGS SHALL BE MAINTAINED AT THE PROJECT SITE SHOWING ACCURATE LOCATIONS OF ALL LATERAL CONNECTIONS MEASURED FROM THE NEAREST MANHOLE AND ALL LATERAL STUBS MEASURED FROM THE NEAREST PROPERTY LINE.
6. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE DIAGRAMMATIC ONLY, AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT THE PROPER LOCAL AUTHORITIES OR UTILITY COMPANY TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
7. CAUTION & CARE SHOULD BE TAKEN DURING ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES.
8. EXCAVATION REQUIRED WITHIN CLOSE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE ONLY BY HAND. CONTRACTOR SHALL REPAIR AND REPLACE ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO OWNER.

CLEARING AND GRUBBING

1. REMOVE AND DISPOSE OF TREES, STUMPS, LOGS, LIMBS, STICKS, VEGETATION, DEBRIS, AND OTHER MATERIAL ON THE NATURAL GROUND SURFACE.
2. DISPOSE OF ALL MATERIAL OFF THE PROPERTY TO A FACILITY LICENSED TO ACCEPT THE MATERIAL TYPE.
3. CONTRACTOR SHALL REMOVE ALL TOP SOIL WITHIN THE AREA OF CONSTRUCTION. STOCKPILE OR REMOVE FROM SITE PER OWNER INSTRUCTIONS.

WATER IMPROVEMENT REQUIREMENTS

1. ALL WATER MAINS AND APPURTENANCES, SHALL BE DESIGNED, CONSTRUCTED, DISINFECTED, TESTED, AND PLACED IN SERVICE IN ACCORDANCE WITH THIS PLAN, ALL APPLICABLE LAWS, RULES, REGULATIONS, ORDINANCES, AND REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE REQUIREMENTS OF OSHA, THE STATE DIVISION OF DRINKING WATER, AND SARATOGA SPRINGS CITY WATER AND SEWER IMPROVEMENT DISTRICT.
2. ALL MATERIALS WHICH MAY CONTACT THE DRINKING WATER, INCLUDING PIPES, GASKETS, LUBRICANTS, AND O-RINGS SHALL BE ANSI CERTIFIED AS MEETING NSF STANDARD 61, DRINKING WATER SYSTEM COMPONENTS - HEALTH EFFECTS. TO PERMIT FIELD VERIFICATION OF THIS CERTIFICATION, ALL SUCH COMPONENTS SHALL BE APPROPRIATELY STAMPED WITH THE NSF LOGO.
3. ALL PIPES, JOINTS, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL CONFORM TO NSF STANDARD 61 OR STANDARD 14, AND APPLICABLE SECTIONS OF ANSI/AWWA STANDARDS C104-A21.4-03 THROUGH C550-05 AND C900-07 THROUGH C950-07.
4. WATER MAINS SHALL BE PVC PIPE AND SHALL MEET ALL THE REQUIREMENTS FOR AWWA C900, PRESSURE CLASS 235, DR-18 PIPE, UNLESS CALLED OUT OTHERWISE. INSTALLATION AND TESTING SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C605. DISINFECTION SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651.
5. ALL BURIED DI (DUCTILE IRON) PIPES, VALVES AND FITTINGS SHALL BE POLY-WRAPPED AND THE NUTS GREASED IN ACCORDANCE WITH AWWA C105.
6. ALL WATER DI (DUCTILE IRON) PIPES, VALVES AND FITTINGS SHALL HAVE PORTLAND CEMENT MORTAR LINING, OR ENGINEER APPROVED EQUAL.
7. WATER LATERALS SHALL BE COPPER-TYPE K UP TO THE METER VAULTS UNLESS OTHERWISE INDICATED ON THE PLANS. INSTALLATION AND TESTING SHALL BE PERFORMED IN ACCORDANCE WITH AWWA M55. DISINFECTION SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651.
8. WATER LATERALS SHALL BE BLUE POLY AFTER THE METER VAULTS UNLESS OTHERWISE INDICATED ON THE PLANS.
9. WATER MAINS AND LATERALS SHALL BE TESTED ACCORDING TO SARATOGA SPRINGS CITY DEVELOPMENT STANDARDS AND SPECIFICATIONS TO INCLUDE, PRESSURE TESTING AND DISINFECTION; AND IN ACCORDANCE WITH THE REQUIREMENTS OF SARATOGA SPRINGS CITY, OSHA, AND THE UTAH DIVISION OF DRINKING WATER.
10. CONTRACTOR SHALL NOTIFY SARATOGA SPRINGS CITY 48 HOURS IN ADVANCE OF MAKING ANY CONNECTIONS TO WATER LINES.
11. IF POOR SOILS WITH A BEARING CAPACITY OF LESS THAN 1,500 PSF ARE ENCOUNTERED WHERE A THRUST BLOCK IS REQUIRED, THEN THE THRUST BLOCK SHALL BE REDESIGNED BY THE ENGINEER. THE REDESIGNED THRUST BLOCK SHALL NOT BE PLACED UNTIL THE ENGINEER HAS APPROVED OF THE REDESIGN.
12. ANY PROPOSED CONNECTION TO EXISTING PIPELINES, OR ANY NON-FLANGED FITTING OR VALVE IS REQUIRED TO BE RESTRAINED OR THRUST BLOCKED.
13. ALL WATER LINES SHALL BE CONSTRUCTED TO A DEPTH AS TO MAINTAIN 48"-72" MIN GROUND COVER. ALL SECONDARY WATER LINES SHALL BE CONSTRUCTED TO A DEPTH SO AS TO MAINTAIN 48"-72" IN GROUND COVER.
14. PIPE BEDDING INSTALLATION AND BACKFILL SHALL BE PER MANUFACTURER'S RECOMMENDATIONS. ALL BURIED WATER PIPELINES SHALL HAVE TRACER WIRE (12 GAUGE) DIRECTLY ABOVE PIPE WHICH SHALL BE TIED TO ALL VALVES REFER TO TRENCH DETAIL FOR COMPACTION DENSITY REQUIREMENTS. COMPACTION TESTING SHALL BE A MINIMUM OF 1 PER LIFT FOR EVERY 200 FEET OF TRENCH LENGTH.

SEWER IMPROVEMENT REQUIREMENTS

1. ALL SEWER MAINS AND APPURTENANCES SHALL BE DESIGNED, CONSTRUCTED, TESTED, AND PLACED IN SERVICE IN ACCORDANCE WITH ALL APPLICABLE LAWS, RULES REGULATIONS, ORDINANCES, AND REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE REQUIREMENTS OF OSHA, THE STATE DIVISION OF WATER QUALITY, AND SARATOGA SPRINGS CITY WATER AND SEWER IMPROVEMENT DISTRICT.
2. ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY SHALL COMPLY WITH REQUIREMENTS ESTABLISHED BY THE SARATOGA SPRINGS CITY WATER AND SEWER IMPROVEMENT DISTRICT.
3. ANY FLUSHING INTO THE EXISTING SANITARY SEWER SYSTEM IS STRICTLY PROHIBITED.
4. GRAVITY SEWER MAINS AND LATERALS SHALL BE PVC, SDR 35 PIPE WITH INTEGRAL BELL AND SPIGOT, AND GASKETED JOINTS.
5. SEWER FORCE MAINS SHALL BE PE (POLYETHYLENE) PIPE AND SHALL MEET THE REQUIREMENTS FOR AWWA C906/ PE3408, MINIMUM PRESSURE CLASS 150 (DR-11 MINIMUM). INSTALLATION SHALL BE PER ASTM D 2321 AND ASTM F 1668.
6. GRAVITY SEWER MAINS AND LATERALS SHALL BE TESTED ACCORDING TO SARATOGA SPRINGS CITY WATER AND SEWER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS. TO INCLUDE, ALIGNMENT AND GRADE TESTING, OBSTRUCTIONS AND DEFLECTION TESTING, INFILTRATION TESTING OR GRAVITY PIPELINES, PRESSURE TESTING FOR PRESSURE PIPELINES, AND VIDEO INSPECTION. DEFLECTION TESTING SHALL BE PERFORMED NO SOONER THAN 30 DAYS AFTER THE FINAL BACKFILL HAS BEEN PLACED. TESTING SHALL BE PERFORMED USING A MANDREL WITH A DIAMETER EQUAL TO 95 PERCENT OF THE INSIDE DIAMETER OF THE PIPE.
7. THE LOCATION OF THE STUB ENDS OF ALL LATERALS SHALL BE MARKED IN THE FILED USING A 2"X4" POST EXTENDING FROM THE END OF THE LATERAL TO A MINIMUM OF THREE FEET ABOVE THE GROUND SURFACE. THE 2"X4" POST SHALL BE PAINTED USING GREEN PAINT. RECORD DRAWINGS SHALL BE MAINTAINED AT THE PROJECT SITE SHOWING ACCURATE LOCATIONS OF ALL LATERAL CONNECTIONS MEASURED FROM THE NEAREST MANHOLE AND ALL LATERAL STUBS MEASURED FROM THE NEAREST PROPERTY LINE. NO LATERALS SHALL BE DIRECTLY CONNECTED TO MANHOLES.
8. FOLLOWING PLACEMENT OF ASPHALT, ALL SEWER LINES SHALL BE FLUSHED, AND CLEANED, AND ALL MANHOLES LIDS ADJUSTED TO 3/8 INCH BELOW FINISHED GRADE AND IN ACCORDANCE WITH THE REQUIREMENTS HEREIN.
9. SARATOGA SPRINGS CITY WATER AND SEWER IMPROVEMENT DISTRICT RESERVES THE RIGHT TO TELEVISE, AT THE DEVELOPERS EXPENSE PER DEVELOPMENT AGREEMENT, ANY OR ALL PORTIONS OF THIS WORK PRIOR TO PLACING SUCH FACILITIES IN SERVICE, AND THE CONTRACTOR SHALL GIVE THE OWNER SUFFICIENT ADVANCE NOTICE OF THEIR INTENT TO PLACE THESE FACILITIES IN SERVICE AS WILL ALLOW THE OWNER TO SCHEDULE SUCH FILLING.
10. ALL CONSTRUCTION SHALL COMPLY WITH SARATOGA SPRINGS CITY WATER AND SEWER IMPROVEMENT DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
11. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
12. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

STORM DRAINAGE IMPROVEMENTS

1. ALL STORM DRAIN MAINS AND APPURTENANCES SHALL BE DESIGNED, CONSTRUCTED, TESTED, AND PLACED IN SERVICE IN ACCORDANCE WITH ALL APPLICABLE LAWS, RULES REGULATIONS, ORDINANCES, AND REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE REQUIREMENTS OF OSHA, THE STATE DIVISION OF WATER QUALITY, AND SARATOGA SPRINGS CITY.
2. ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY SHALL COMPLY WITH SARATOGA SPRINGS CITY.
3. ANY FLUSHING INTO THE EXISTING SANITARY SEWER SYSTEM IS STRICTLY PROHIBITED.
4. GRAVITY STORM DRAIN LINES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE RE-INFORCED CONCRETE PIPE (RCP) WITH INTEGRAL BELL AND SPIGOT, AND GASKETS JOINTS. ALL TEMPORARY CULVERT ARE TO BE ADS-N12 HDPE PIPE.
5. GRAVITY STORM DRAIN LINES SHALL BE TESTED ACCORDING TO SARATOGA SPRINGS CITY DEVELOPMENT STANDARDS AND SPECIFICATIONS. TO INCLUDE, ALIGNMENT AND GRADE TESTING, OBSTRUCTIONS AND DEFLECTION TESTING, INFILTRATION TESTING OR GRAVITY PIPELINES, PRESSURE TESTING FOR PRESSURE PIPELINES, AND VIDEO INSPECTION. DEFLECTION TESTING SHALL BE PERFORMED NO SOONER THAN 30 DAYS AFTER THE FINAL BACKFILL HAS BEEN PLACED. TESTING SHALL BE PERFORMED USING A MANDREL WITH A DIAMETER EQUAL TO 95 PERCENT OF THE INSIDE DIAMETER OF THE PIPE.
6. FOLLOWING PLACEMENT OF ASPHALT, ALL STORM LINES SHALL BE FLUSHED, AND CLEANED, AND ALL MANHOLES LIDS ADJUSTED TO 3/8 INCH BELOW FINISHED GRADE AND IN ACCORDANCE WITH THE REQUIREMENTS HEREIN.
7. THE OWNER RESERVES THE RIGHT TO TELEVISE, AT THEIR EXPENSE, ANY OR ALL PORTIONS OF THIS WORK PRIOR TO PLACING SUCH FACILITIES IN SERVICE, AND THE CONTRACTOR SHALL GIVE THE OWNER SUFFICIENT ADVANCE NOTICE OF THEIR INTENT TO PLACE THESE FACILITIES IN SERVICE AS WILL ALLOW THE OWNER TO SCHEDULE SUCH FILLING

GRADING NOTES

1. SURFACE DRAINAGE TO BE ONE (1%) PERCENT MINIMUM TO APPROVED DRAINAGE FACILITIES, EXCEPT AS WAIVED BY THE BUILDING OFFICIAL, OR DIRECTED BY THE ENGINEER.
2. ALL FILL EXCEPT THAT UNDERNEATH PAVED SURFACES, WITHIN ROAD RIGHT OF WAY OR UNDERNEATH BUILDING SLABS, SIDEWALKS & FOOTINGS, SHALL BE COMPACTED TO A MINIMUM OF EIGHTY-FIVE (85%) PERCENT MAXIMUM DENSITY AND ± 2% OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 1557 AND CERTIFIED BY TESTS AND REPORTS FROM SOILS ENGINEER.
3. ALL FILL UNDERNEATH PATHWAYS AND CONCRETE SHALL BE CLASSIFICATION A/1-A THROUGH A/4 AS DEFINED BY ASSHTO M 145 AND COMPACTED TO A MINIMUM OF NINETY-FIVE (95%) PERCENT MAXIMUM DRY DENSITY AND ± 2% OPTIMUM MOISTURE CONTENT AS SPECIFIED BY ASTM D 1557. FOR ALL FILL UNDERNEATH BUILDING SLABS AND FOOTINGS, REFER TO STRUCTURAL PLANS AND GEOTECHNICAL REPORT.
4. FILL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING SIX (6) INCHES IN COMPACTED THICKNESS AND COMPACTED AT OPTIMUM MOISTURE CONTENT TO THE REQUIRED MAXIMUM DRY DENSITY.
5. ALL FILL AREAS TO BE CLEARED OF ALL VEGETATION AND OTHER UNSUITABLE MATERIALS AND THE AREA SCARIFIED TO A DEPTH OF SIX (6) INCHES, OR TO A DEPTH TO REMOVE TOP SOIL, REFER TO GEOTECHNICAL REPORT.
6. CONTRACTOR SHALL REMOVE ALL TOPSOIL AND ORGANIC MATERIALS FROM STRUCTURALLY LOADED EMBANKMENTS AND BUILD FOOTPRINT LOCATION ACCORDING TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

CONCRETE

1. ALL CONCRETE WORK SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 4,000 PSI WITHIN 28 DAYS AFTER POURING. THE WATER CEMENT RATIO SHALL BE NO GREATER THAN 0.45 AND SLUMP SHALL BE 3.5" OR LESS. MINIMUM CEMENT CONTENT SHALL BE 6.5 SACKS PER CUBIC YARD. PROVIDE 5.5%-7.5% AIR ENTRAINMENT FOR CONCRETE OF THIS CLASS USED IN SLABS AND WALLS, PER REQUIREMENT LISTED IN THE BALLARD CITY DEVELOPMENT STANDARDS AND SPECIFICATIONS.
2. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE KEYED WITH A KEY 1-1/2 IN. DEEP, A LENGTH 2 IN. LESS THAN THE MEMBER, AND A WIDTH 1/2 OF THE MEMBER. REINFORCING SHALL BE CONTINUOUS THROUGH THE JOINT.
3. ALL CONCRETE WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE PROJECT AND APWA SPECIFICATIONS (03 30 10)
4. BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC. RELATIVE TO WORK.
5. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND FORMWORK.
6. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENT, CLIPS AND GROUNDS REQUIRED TO BE ENCASED IN CONCRETE SLAB AND SLAB FINISHES, COLOR, PATTERNS, AND DEPRESSIONS
7. REFER TO SLAB JOINT LAYOUT PLAN FOR CONTROL AND CONSTRUCTION JOINT LOCATIONS.
8. CONCRETE TESTING SHALL BE PER PROJECT SPECIFICATIONS AND APWA 03 30 05. TESTING SHALL COMPRISE OF TEMPERATURE, AIR, SLUMP AND STRENGTH TESTING. THE FOLLOWING TABLE SUMMARIZES REQUIRED TESTING FREQUENCY:

Rate of Placement (cy/day)	Temperature	Air	Slump	Strength
0-8	1	1	1	1
0-50	1	1	1	1
Each additional 50 cy or fraction thereof	1	1	1	1

CONCRETE REINFORCEMENT

1. ALL METAL REINFORCEMENT SHALL BE DEFORMED TYPE BARS (EXCEPT #2 BARS) AND SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS ASTM A615 GRADE 60.
2. ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL LAP 36 BAR DIAMETER OR PER THE LATEST EDITION OF ACI 318. ALL SUCH SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS OTHERWISE SHOWN. ALL CONTINUOUS REINFORCEMENT SHALL TERMINATE WITH A 90° TURN OR A SEPARATE CORNER BAR.
3. ALL REINFORCEMENT BARS SHALL BE SECURELY ANCHORED AND HELD IN PLACE AND SHALL BE SPACED FROM ADJACENT SURFACES (UNLESS SHOWN OTHERWISE) AS FOLLOWS:
   A. FORMED SURFACES IN CONTACT WITH THE GROUND OR EXPOSED TO WEATHER, AND SLABS ON GRADE - 2 IN.
   B. UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (BOTTOM AND SIDES OF FOOTINGS) -3 IN.
4. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 AND SHALL HAVE A MINIMUM SIDE LAP OF 8 IN.
5. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH THE LATEST EDITION OF ACI DETAILING MANUAL 315-77 AND ACI STANDARD 318.

ASPHALT

1. ALL ASPHALT SHALL BE PLACED AS DIRECTED BY SARATOGA SPRINGS CITY AND UDOT STANDARDS AND SPECIFICATION.
2. BASE COURSE SHALL BE COMPACTED TO NOTHING LESS THAN 95% MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180.
3. SURFACES SHALL BE TRUE TO THE ESTABLISHED GRADE WITH A THICKNESS BEING NO LESS THAN ONE-FOURTH INCH FROM THE REQUIRED LAYER THICKNESS AND WITH THE SURFACE ELEVATION VARYING NO MORE THAN THREE-EIGHTHS INCH IN TEN FEET FROM THE TRUE PROFILE AND CROSS-SECTION.
4. THE SURFACE COURSE SHALL CONSIST OF A MINERAL AGGREGATE AND BINDER AS DIRECTED BY SARATOGA SPRINGS CITY AND UDOT STANDARDS AND SPECIFICATIONS.

ABBREVIATIONS AND LEGEND

ABBREVIATIONS

ABUT.	= ABUTMENT	
AGG.	= AGGREGATE	
APPROX.	= APPROXIMATE	
A.S.	= AS SHOWN	
AUX.	= AUXILIARY	
AVG.	= AVERAGE	
BCR	= BEGIN OF CURB RETURN	
BOW	= BACK OF WALK	
BRG.	= BEARING	
℄/C.L.	= CONTROL LINE/CENTER LINE	
CATV	= CABLE TELEVISION	
CI	= CAST IRON	
CLR.	= CLEAR/CLEARANCE	
CMP	= CORRUGATED METAL PIPE	
COL	= COLUMN	
CONC.	= CONCRETE	
CONN	= CONNECTION	
CONST.	= CONSTRUCTION	
CONT.	= CONTINUOS	
COR.	= CORNER	
CP	= CONTROL POINT	
C.F.	= CUBIC FEET	
DI	= DUCTILE IRON	
DIA./Ø	= DIAMETER	
DIP	= DUCTILE IRON PIPE	
DIM.	= DIMENSION	
DR	= DIMENSION RATIO	
DWG.	= DRAWING	
E	= EAST	
EA	= EACH	
ECR	= END OF CURB RETURN	
EL./ELEV.	= ELEVATION	
ELEC	= ELECTRIC	
EO	= EDGE OF OIL	
EST.	= ESTIMATED	
EXIST	= EXISTING	
F.F.	= FINISHED FLOOR	
F.G.	= FINISHED GRADE	
FL/℄	= FLOW LINE	
FT.	= FEET	
FLG.	= FLANGE	
GA.	= GAUGE	
G	= GALLON	
GALV.	= GALVANIZED	
GMH	= GAS MANHOLE	
GV	= GAS VALVE	
HA	= HECTARE	
HDPE	= HIGH DENSITY POLYETHYLENE	
HGL	= HYDRAULIC GRADE LINE	
HMA	= HOT MIX ASPHALT	
HORIZ.	= HORIZONTAL	
HP	= HIGH PRESSURE/HIGH POINT	
HWY	= HIGHWAY	
I.D.	= INSIDE DIAMETER	
INCL.	= INCLUDES	
INT	= INTERSECTION	
INV	= INVERT	
IRRIG	= IRRIGATION	
L	= LENGTH	
LIN. FT.	= LINEAR FEET	
LOC	= LIP OF CURB	
LOC.	= LOCATION	
LP	= LIGHT POLE/LOW POINT	
LT	= LEFT	
M.J.	= MECHANICAL JOINT FITTING	
MISC.	= MISCELLANEOUS	
MPa	= MEGAPASCAL	
MAX.	= MAXIMUM	
MG	= MEGAGRAM	
MH	= MANHOLE	
MIN.	= MINIMUM	
N/NO.	= NORTH	
NO./#	= NUMBER	
N.T.S.	= NOT TO SCALE	
O.C.	= ON CENTER	
O.D.	= OUTER DIAMETER	
OHP	= OVER HEAD POWER	
PC	= POINT OF CURVATURE	
PED	= PEDESTRIAN	
PI/P.I.	= POINT OF INTERSECTION	
PIP	= PLASTIC IRRIGATION PIPE	
PL	= PROPERTY LINE	
POC	= POINT ON CURVE	
PP	= POWER POLE	
PT	= POINT	
PT	= POINT OF TANGENCY	
PVC	= POLYVINYL CHLORIDE PLASTIC	
PVC	= POINT OF VERTICAL CURVATURE	
PVT	= POINT OF VERTICAL TANGENCY	
PVI	= POINT OF VERTICAL INTERSECTION	
PVMNT	= PAVEMENT	
PVRC	= POINT OF VERTICAL REVERSE CURVE	
R/RAD.	= RADIUS	
R/C	= REBAR AND CAP	
Rd.	= ROAD	
RCP	= REINFORCED CONCRETE PIPE	
R/W	= RIGHT OF WAY	
REINF.	= REINFORCING	
REQ'D	= REQUIRED	
RET.	= RETAINING	
R.P.	= REFERENCE POST	
RT	= RIGHT	
S	= SLOPE	
S/SO.	= SOUTH	
SCH	= SCHEDULE	
SD	= STORM DRAIN	
SDMH	= STORM DRAIN MANHOLE	
SDR	= STANDARD DIMENSION RATIO	
SDWLK	= SIDEWALK	
SECT./SEC	= SECTION	
SHLD	= SHOULDER	
SHT	= SHEET	
SPA.	= SPACING/SPACES	
SQ.	= SQUARE	
STA.	= STATION	
STD.	= STANDARD	
STD.	= STANDARD DRAWING	
STR.	= STRUCTURE	
SS	= SANITARY SEWER	
SSMH	= SANITARY SEWER MANHOLE	
T	= TANGENT DISTANCE	
T.B.	= THRUST BLOCK	
TBC	= TOP BACK OF CURB	
TBW	= TOP BACK OF WALK	
TEL	= TELEPHONE	
TEMP	= TEMPORARY	
TMH	= TELEPHONE MANHOLE	
TOW	= TOP OF WALL	
TYP.	= TYPICAL	
UG	= UNDERGROUND	
UTIL.	= UTILITY	
VC	= VERTICAL CURVE	
VERT.	= VERTICAL	
W	= WEST	
W/	= WITH	
WC	= WITNESS CORNER	
WMH	= WATER MANHOLE	
WV	= WATER VALVE	
YD ²/YD2	= SQUARE YARD	
YD ³/YD3	= CUBIC YARD	

LEGEND

EXISTING

- BOUNDARY LINE
- EASEMENT LINE
- EDGE OF ASPHALT
- Ex W — WATER LINE
- Ex 10 W — 10" WATER LINE
- WATER VALVE
- WATER METER
- SECONDARY WATER VALVE
- SECONDARY WATER LINE
- Ex 8 SS — 8" SEWER LINE
- Ex 12 SS — 12" SEWER LINE
- SEWER MANHOLE
- Ex 12 SD — 12" STORM DRAIN LINE
- Ex 15 SD — 15" STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM DRAIN CATCHBASIN
- COMMUNICATION LINE
- Ex ELEC — POWER LINE
- TRANSFORMER
- JUNCTION BOX
- LIGHTPOLE
- POWER POLE
- Ex GAS — GAS LINE
- IRR — SECONDARY WATER LINE
- SIGN

PROPOSED

- 1.5 W — 1.5" WATER LINE
- 6 W — 6" FIRE SERVICE LINE
- 4 SS — 4" SEWER LATERAL
- 15 SD — 15" HDPE STORM DRAIN LINE
- 12 SD — 12" HDPE STORM DRAIN LINE
- 4 SD — 4" HDPE STORM DRAIN LINE
- FIRE HYDRANT
- CATCH BASIN/ CURB INLET
- STORM TECH SC-740 CHAMBER
- ADA PARKING SIGN
- ADA RAMP

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VDG
VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046

PROFESSIONAL ENGINEER
7937354-2202
ADELBERT J. SHAFFER, JR.
6/10/21
STATE OF UTAH

PROPOSED SITE PLAN FOR:
PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
ABBREVIATIONS & LEGEND

ARCH. PROJECT NO: XX-XXX	
DATE: 06/10/21	
DRAWN BY: JR	
CHECKED BY: AJS	
DESIGNED BY: JR	
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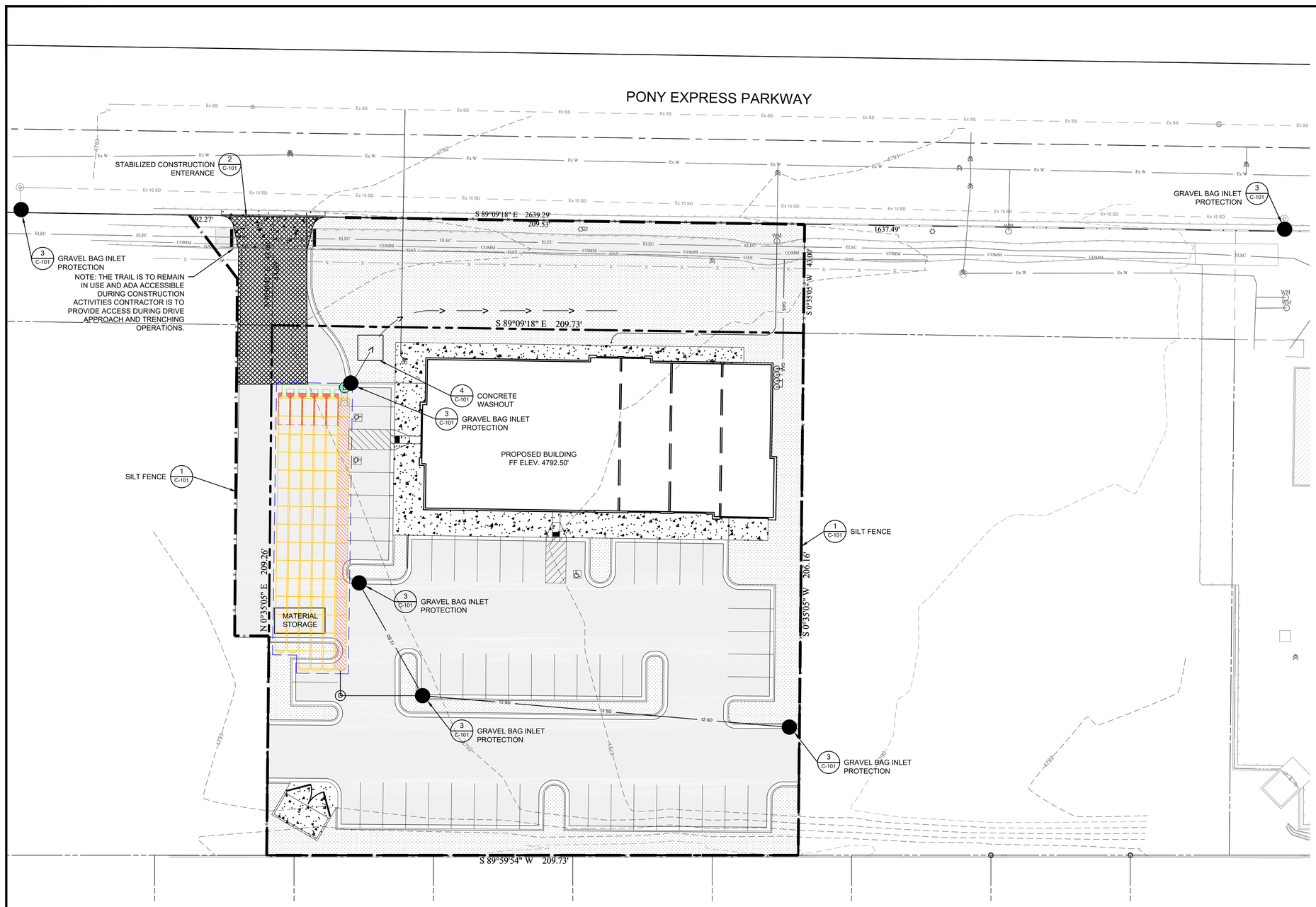
DATE	REVISION
05/10	REVIEW COMMENTS
06/10	REVIEW COMMENTS

SHEET TITLE
C-002
CIVIL



GENERAL NOTES:

1. IN THE EVENT A CHANGE OCCURS ON THIS APPROVED SITE PLAN WHICH INVOLVES ENLARGING THE AREA OF DISTURBANCE, THE CONTRACTOR SHALL CONTACT CITY OF SALT LAKE PRIOR TO THE DISTURBANCE
2. THE CONTRACTOR WILL FILL OUT EROSION AND SEDIMENT CONTROL PLAN, INSPECTION AND MAINTENANCE FORM EVERY FOURTEEN DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT AND/OR A HEAVY SNOW MELT.
3. THE CONTRACTOR WILL COMPLY WITH THE INSTALLATION AND MAINTENANCE OF THE "BEST MANAGEMENT PRACTICE (BMP) USED ON THE EROSION AND SEDIMENT CONTROL PLANS UNTIL REVEGETATION OR PERMANENT STABILIZATION HAS TAKEN PLACE.
4. THE CONTRACTOR WILL MAINTAIN STREETS TO BE FREE FROM SOIL AND DEBRIS 24 HOURS PER DAY, SEVEN DAYS A WEEK.
5. DUST CONTROL MEASURES WILL BE ON SITE AND IN WORKING ORDER WHEN SOIL IS DISTURBED. DUST CONTROL WILL BE USED 24 HOURS, SEVEN DAYS PER WEEK AS CONDITIONS DICTATE THE CONTRACTOR WILL INCREASE EQUIPMENT AS NEEDED TO CONTROL DUST.
6. THE CONTRACTOR WILL PREVENT SEDIMENTS FROM ENTERING UTILITIES BY INSTALLING FILTER FABRIC OR OTHER APPROVED DEVICES AROUND STRUCTURES.
7. ALL EXCAVATED MATERIAL MUST BE KEPT WITHIN THE "LIMITS OF DISTURBANCE;"
8. PLACE GEOTEXTILE STYLE SILT FENCES PRIOR TO ANY EXCAVATIONS INDICATED BY THE EROSION CONTROL DRAWINGS. THE EROSION/SEDIMENTATION CONTROL (E.S.C.) MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED CONSTRUCTION.
9. CONTRACTOR SHALL INSTALL GRAVEL BAG INLET PROTECTION ON ALL PROPOSED STORM DRAIN LINE AFTER INSTALLATION OF CATCH BASINS AND MANHOLES. SEE STORM DRAIN PLANS FOR LOCATIONS OF STRUCTURES
7. PRIOR TO WORKING IN THE PUBLIC WAY, A LICENSED, INSURED, AND BONDED CONTRACTOR, WHO HAS SAID INFORMATION ON FILE WITH SLC ENGINEERING, MUST OBTAIN A PUBLIC WAY PERMIT FROM SLC ENGINEERING AND PERHAPS A TRANSPORTATION PERMIT. ALL WORK IN THE PUBLIC WAY SHALL FOLLOW APWA STANDARDS.

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N

20 0 20 40 60
Scale 1" = 20'

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PROFESSIONAL ENGINEER
7937354-2202
ADELBERT J. SHAFFER, JR.
6/10/21
STATE OF UTAH

PROPOSED SITE PLAN FOR:
PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
EROSION CONTROL PLAN

ARCH. PROJECT NO: XX-XXX
DATE: 06/10/21
DRAWN BY: JR
CHECKED BY: AJS
DESIGNED BY: JR
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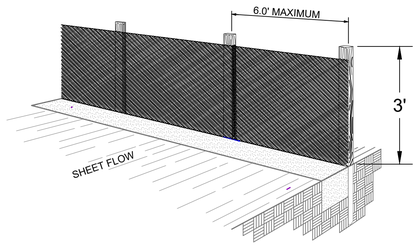
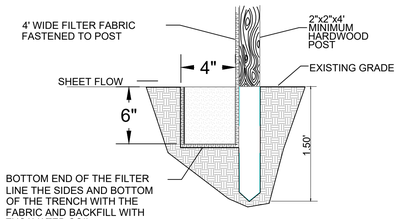
06/10	REVIEW COMMENTS

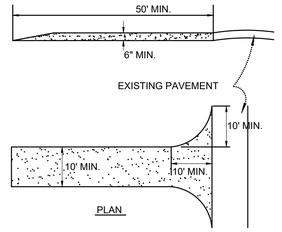
SHEET TITLE
C-100





1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 5.0' TO 10.0' BEYOND THE TOE OF SLOPE.
2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
4. EXTEND THE BOTTOM 3" OF FILTER FABRIC TO LINE ALL THREE SIDES OF THE TRENCH.
5. TO AVOID EXCESSIVE PONDING OF WATER AT LOW POINTS ALONGTHE FENCE, PROVIDE AN OPENING IN THE SILT FENCE AND INSTALLA CHECK DAM.
6. AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE FILTER FABRIC AT A POST WITH A 0.50' OVERLAPS AND SECURELY FASTEN BOTH ENDS TO THE POST.
7. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.

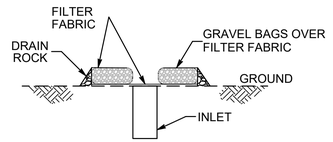
1 Silt Fence
NTS



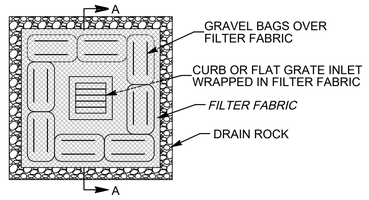
STABILIZED CONSTRUCTION ENTRANCE NOTES:

1. STONE SIZE - USE 4" STONE, OR RECLAIMED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET
3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OF EGRESS OCCURS.
5. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SIDE SLOPES WILL BE PERMITTED.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
7. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAINFALL.

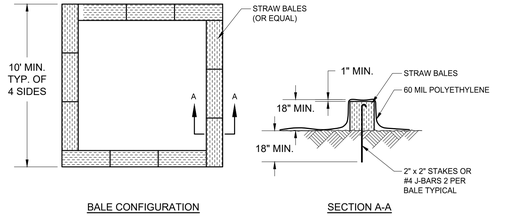
2 Stabilized Construction Entrance
NTS



SECTION A-A
SCALE: NONE



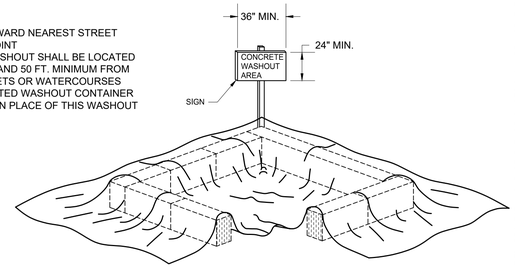
3 Gravel Bag Inlet Protection
NTS



BALE CONFIGURATION

SECTION A-A

NOTES:
1. FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES
3. A PREFABRICATED WASHOUT CONTAINER MAY BE USED IN PLACE OF THIS WASHOUT DESIGN



THIS SECTION REMOVED FOR GRAPHICAL REPRESENTATION ONLY. STRAW BALE PERIMETER SHALL BE CONTINUOUS.

4 Concrete Washout Detail
NTS

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PROFESSIONAL ENGINEER
7937354-2202
ADELBERT J. SHAFFER, JR.
6/10/21
STATE OF UTAH

PROPOSED SITE PLAN FOR:
PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
EROSION CONTROL DETAILS

ARCH. PROJECT NO: XX-XXX
DATE: 06/10/21
DRAWN BY: JR
CHECKED BY: AJS
DESIGNED BY: JR
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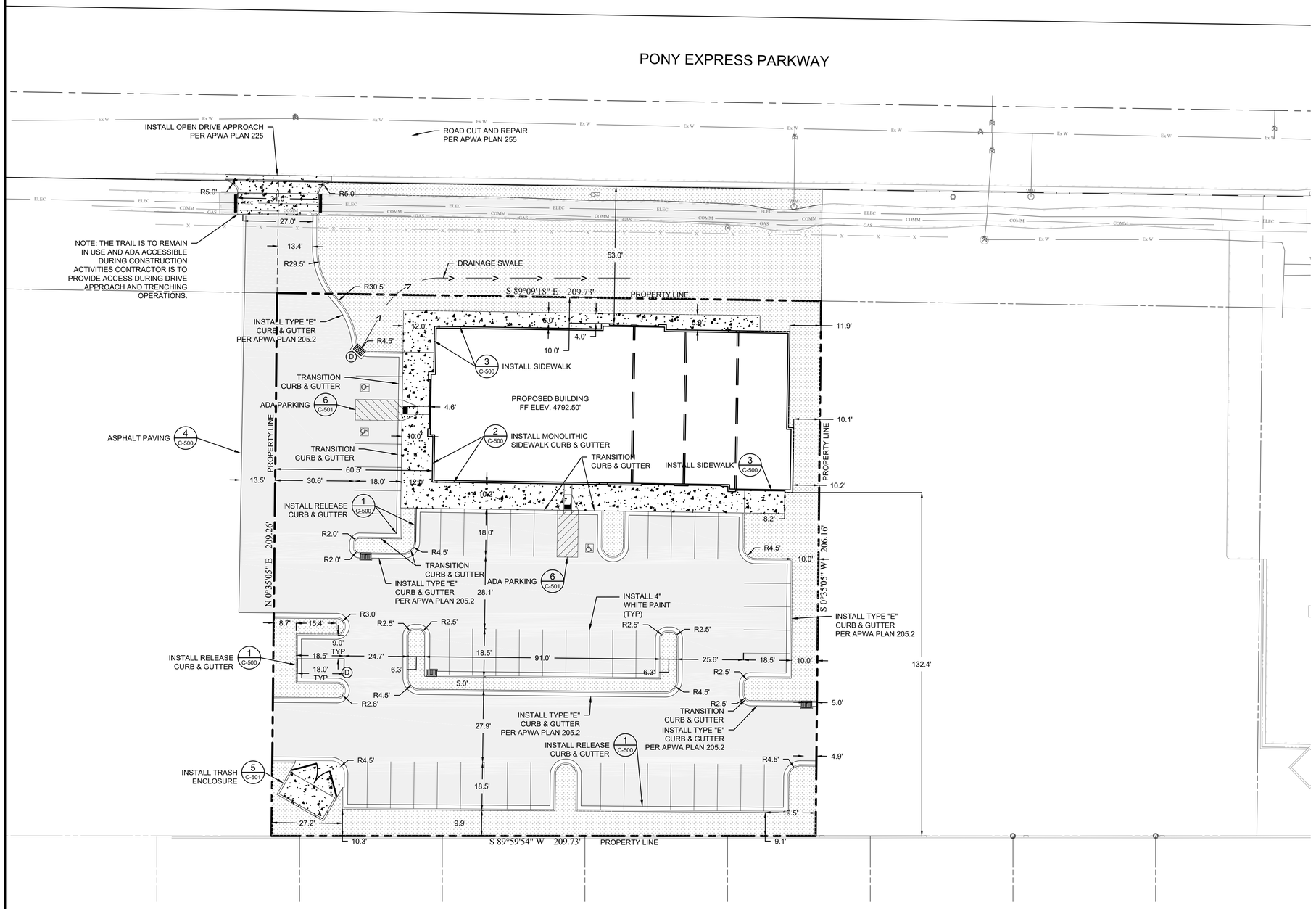
05/10	REVIEW COMMENTS
06/10	REVIEW COMMENTS

SHEET TITLE
C-101



PARKING STALL COUNT	
51	STANDARD STALLS
3	ADA STALLS
54	TOTAL STALLS

20 0 20 40 60

Scale 1" = 20'

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ADELBERT J. SHAFFER, JR.
(6/10/21)
STATE OF UTAH

PROPOSED SITE PLAN FOR:
PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH

SITE PLAN

ARCH. PROJECT NO: XX-XXX
DATE: 06/10/21
DRAWN BY: JR
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DATE	REVISION
05/10	REVIEW COMMENTS
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SHEET TITLE

C-200

PONY EXPRESS PARKWAY

POND STATISTICS		
FREE BOARD EL.	4791.45'	VOL. 231.01 CU. YD.
TOP OF POND EL.	4790.95'	VOL. 158.40 CU. YD.
BOTTOM OF POND EL.	4789.45'	
REQUIRED VOL. 157.07 CU. YD.		

S 89°09'18" E 209.73'

N 0°35'05" E 209.26'

S 0°35'05" W 206.16'

S 89°59'54" W 209.73'

PROPOSED BUILDING
FF ELEV. 4792.50'
FG=4792.50

GRADING DETAIL 1 C-301

GRADING DETAIL 2 C-301

Scale 1" = 20'

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EXPIRES, UTAH 84020-1917

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PROFESSIONAL ENGINEER
7937354-2202
ADELBERT J.
SHAFFER, JR.
6/10/21
STATE OF UTAH

PROPOSED SITE PLAN FOR:
PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
GRADING PLAN

ARCH. PROJECT NO: XX-XXX
DATE: 06/10/21
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SHEET TITLE
C-300

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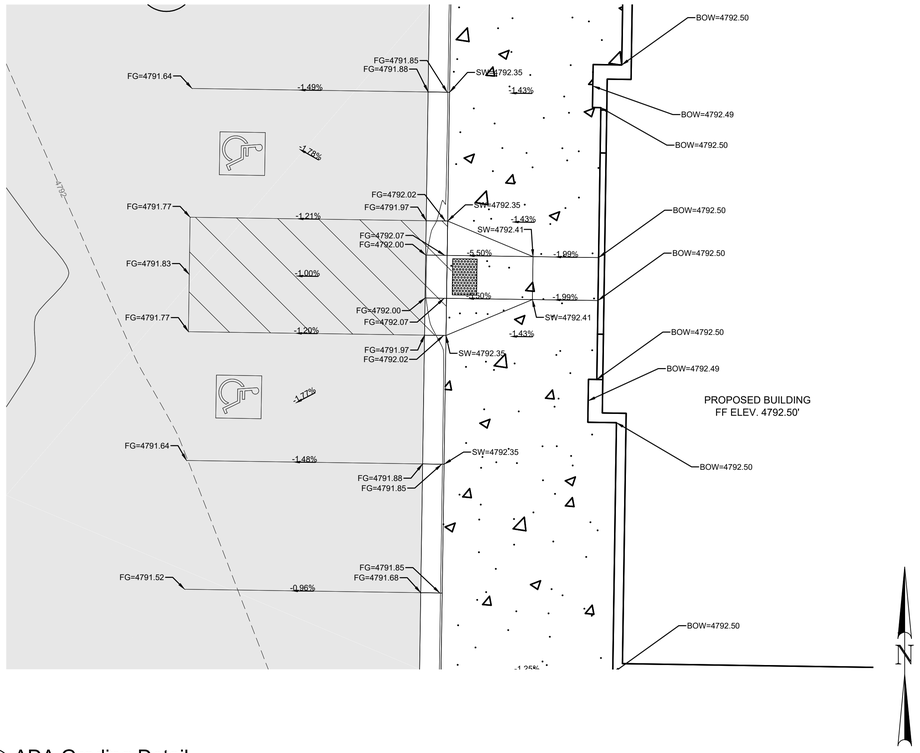
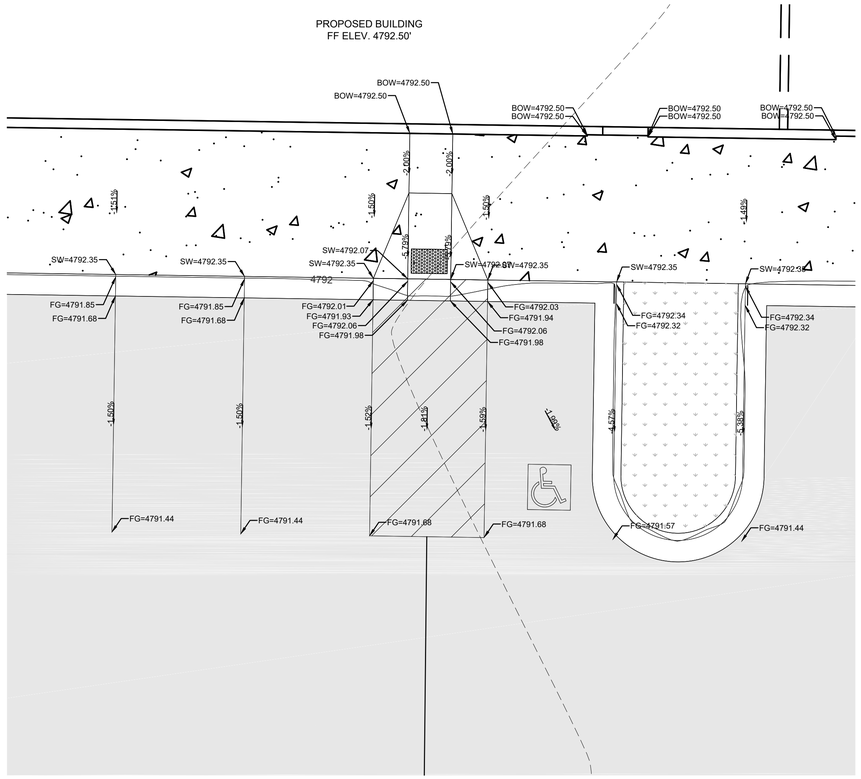


1 ADA Grading Detail
NTS



2 ADA Grading Detail
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PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
GRADING DETAIL

ARCH. PROJECT NO: XX-XXX
DATE: 06/10/21
DRAWN BY: JR
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06/10	REVIEW COMMENTS

SHEET TITLE
C-301

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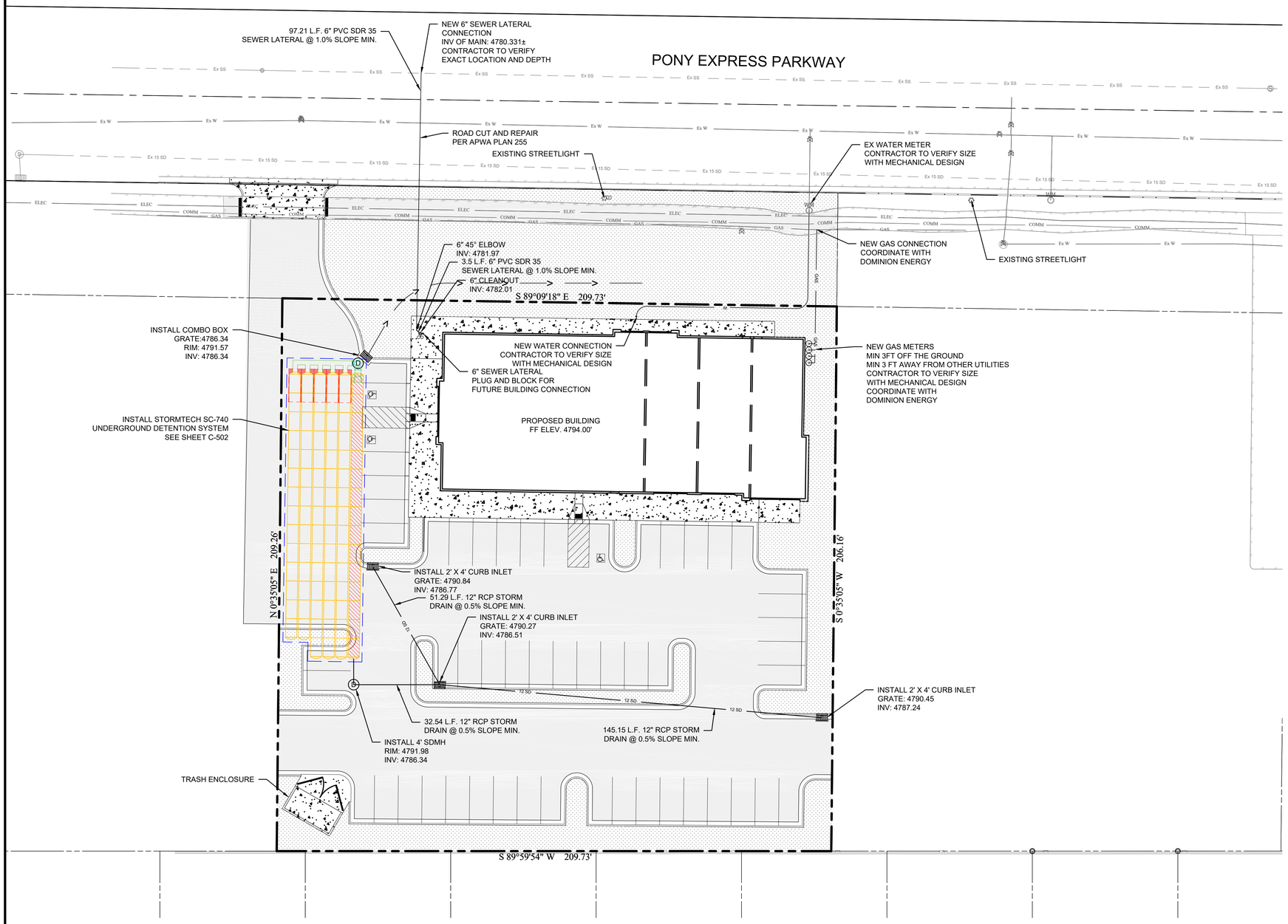


Hydrology Report

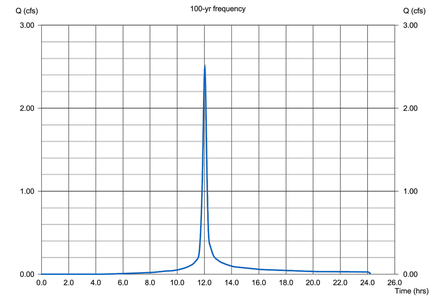
Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. — Friday, Jan 8 2021

<Name>

Hydrograph type	= SCS	Peak discharge (cfs)	= 2.484
Storm frequency (yrs)	= 100	Time interval (min)	= 1
Drainage area (ac)	= 1.260	Curve number (CN)	= 95
Basin Slope (%)	= *See Worksheet*	Hydraulic length (ft)	= *See Worksheet*
Tc method	= TR55	Time of conc. (min)	= 14
Total precip. (in)	= 2.03	Storm Distribution	= Type II
Storm duration (hrs)	= 24	Shape factor	= 484

Hydrograph Volume = 6,913 (cuft); 0.159 (acft)

Runoff Hydrograph



TR55 Tc Worksheet

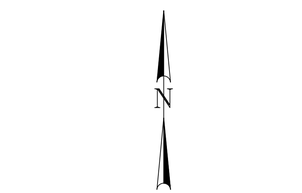
Hydraflow Express by Intelisolve

SCS

<Name>

Description	A	B	C	Totals
Sheet Flow				
Manning's n-value	= 0.024	0.011	0.011	
Flow length (ft)	= 250.0	0.0	0.0	
Two-year 24-hr precip. ((in))	= 1.08	0.00	0.00	
Land slope (%)	= 2.00	0.00	0.00	
Travel Time (min)	**= 8.10**	**+ 0.00**	**+ 0.00**	**= 8.10**
Shallow Concentrated Flow				
Flow length (ft)	= 340.00	340.00	340.00	
Watercourse slope (%)	= 2.00	2.00	2.00	
Surface description	= Paved	Paved	Paved	
Average velocity (ft/s)	= 2.87	2.87	2.87	
Travel Time (min)	**= 1.97**	**+ 1.97**	**+ 1.97**	**= 5.91**
Channel Flow				
X sectional flow area ((sqft))	= 0.00	0.00	0.00	
Wetted perimeter ((ft))	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	= 0.00	0.00	0.00	
Flow length (ft)	= 0.0	0.0	0.0	
Travel Time (min)	**= 0**	**+ 0**	**+ 0**	**= 0.00**

Total Travel Time, Tc ..... 14.00 min



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ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046

PROFESSIONAL ENGINEER
7937354-2202
ADELBERT J. SHAFFER, JR.
6/10/21
STATE OF UTAH

PROPOSED SITE PLAN FOR:
PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
UTILITY PLAN

ARCH. PROJECT NO: XX-XXX
DATE: 06/10/21
DRAWN BY: JR
CHECKED BY: AJS
DESIGNED BY: JR
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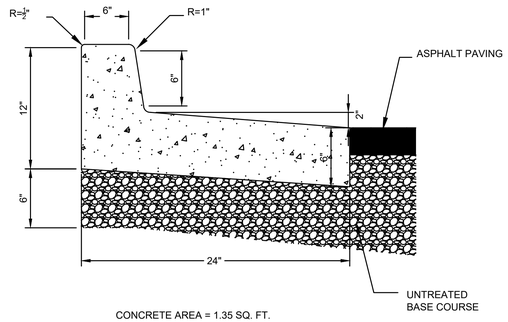
SHEET TITLE

C-400



CONCRETE AREA = 1.35 SQ. FT.

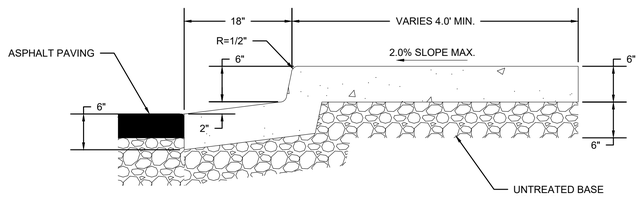
NOTES:
1. UNTREATED BASE COURSE: PROVIDE MATERIAL AS PER SPECIFICATIONS. DO NOT USE GRAVEL OR SEWER ROCK. PLACE AS PER SPECIFICATIONS. COMPACT AS STATED IN SPECIFICATIONS TO A MODIFIED PROCTOR DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION.

2. CONCRETE: CURBS SHALL BE CONSTRUCTED OF 4000 PSI CONCRETE..
   A. IF NECESSARY, PROVIDE CONCRETE THAT ACHIEVES DESIGN STRENGTH IN LESS THAN 7 DAYS. USE CAUTION, HOWEVER AS SPIDER CRACKS DEVELOP IF AIR TEMPERATURE EXCEEDS 90 DEGREES F.
   B. UNLESS SHOWN OTHERWISE, PROVIDE 1/2 INCH RADIUS ON CONCRETE EDGES EXPOSED TO PUBLIC VIEW.

3. EXPANSION JOINTS: FULL DEPTH 1/2 INCH THICK TYPE F1 JOINT FILLER MATERIAL PER SPECIFICATIONS. SET TOP OF FILLER FLUSH WITH SURFACE FOR CONCRETE. PLACE JOINTS TO MATCH EXPANSION JOINT LOCATIONS IN SIDEWALK.

4. CONTRACTION JOINTS: PLACE JOINTS AT 10 FEET INTERVALS. MAKE ALL JOINTS AT LEAST 1/8 INCH WIDE AND 2 INCHES DEEP.

1 24" Release Curb and Gutter Detail
NTS



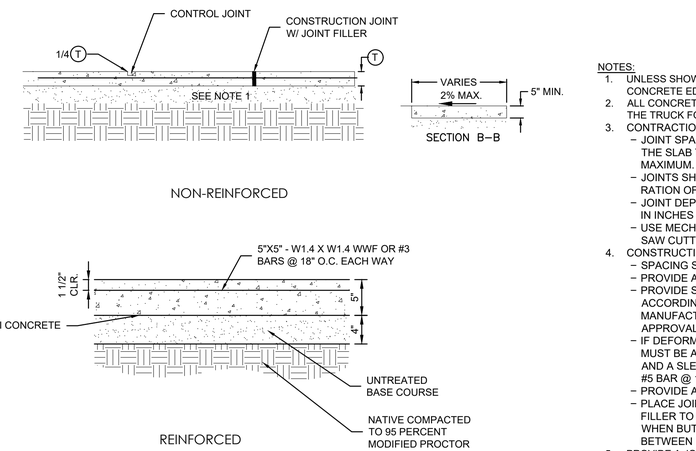
NOTES:
1. UNTREATED BASE COURSE: PROVIDE MATERIAL AS PER SPECIFICATIONS. DO NOT USE GRAVEL OR SEWER ROCK. PLACE AS PER SPECIFICATIONS. COMPACT AS STATED IN SPECIFICATIONS TO A MODIFIED PROCTOR DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION.

2. CONCRETE: SIDEWALKS SHALL BE CONSTRUCTED OF 4000 PSI CONCRETE AND BE A MINIMUM OF 6 INCHES THICK. PLACE PER SPECIFICATIONS.
   A. IF NECESSARY, PROVIDE CONCRETE THAT ACHIEVES DESIGN STRENGTH IN LESS THAN 7 DAYS. USE CAUTION, HOWEVER AS SPIDER CRACKS DEVELOP IF AIR TEMPERATURE EXCEEDS 90 DEGREES
   B. UNLESS SHOWN OTHERWISE, PROVIDE 1/2 INCH RADIUS ON CONCRETE EDGES EXPOSED TO PUBLIC VIEW.

3. EXPANSION JOINTS: FULL DEPTH 1/2 INCH THICK TYPE F1 JOINT FILLER MATERIAL PER SPECIFICATIONS. SET TOP OF FILLER FLUSH WITH SURFACE FOR CONCRETE. PLACE JOINTS TO MATCH EXPANSION JOINT LOCATIONS IN SIDEWALK.

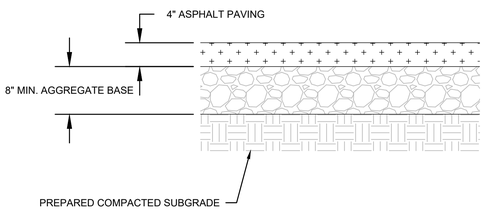
4. CONTRACTION JOINTS: MAKE CONTRACTION JOINTS VERTICAL.
   A. MAKE JOINTS AT LEAST 1/8 INCH WIDE AND 1 INCH DEEP OR 1/4 SLAB THICKNESS IF THE SLAB IS GREATER THAN 4 INCHES THICK.
   B. PROVIDE A 1/2 INCH RADIUS TOOLED UP
   C. MAXIMUM LENGTH TO WIDTH RATIO FOR NON SQUARE PANELS IS 1.5 TO 1.
   D. MAXIMUM PANEL LENGTH IS 15 FEET.

2 Concrete Monolithic Sidewalk Detail
NTS



NOTES:
1. UNLESS SHOWN OTHERWISE, PROVIDE 1/2 INCH RADIUS ON CONCRETE EDGES EXPOSED TO PUBLIC VIEW.
2. ALL CONCRETE DYE FOR COLORED CONCRETE SHALL BE MIXED IN THE TRUCK FOR UNIFORM COLOR THROUGHOUT
3. CONTRACTION JOINTS (CRACK CONTROL JOINT)
   – JOINT SPACING MEASURED IN FEET SHALL NOT EXCEED TWICE THE SLAB THICKNESS MEASURED IN INCHES OR 15 FEET MAXIMUM.
   – JOINTS SHALL NOT BE LAID OUT EXCEEDING A DIMENSIONAL RATION OF 1.5:1 IN ANY DIRECTION.
   – JOINT DEPTH = T/3 WHERE T IS THE DEPTH OF CONCRETE SLAB IN INCHES
   – USE MECHANICAL CONTROL JOINT-VOID FORMER IN LIEU OF SAW CUTTING OR TOOLING IS ACCEPTABLE.
4. CONSTRUCTION JOINTS
   – SPACING SHALL BE ACCORDING TO CONTRACTION JOINTS.
   – PROVIDE A KEYWAY AT 1"X3" NOMINAL.
   – PROVIDE SMOOTH DOWELS (DIAMOND DOWEL SYSTEMS) ACCORDING TO SPACING RECOMMENDATIONS PROVIDED BY MANUFACTURE. PROVIDE DATA SHEETS TO ENGINEER FOR APPROVAL.
   – IF DEFORMED BAR IS TO USED IN A CONSTRUCTION JOINT IT MUST BE APPROVED BY ENGINEER PRIOR TO CONSTRUCTION AND A SLEEVE SHALL BE PROVIDED FOR MOVEMENT. PROVIDE #5 BAR @ 14' O.C.
   – PROVIDE AN EXPANSION CAP ON END OF DOWEL BAR.
   – PLACE JOINT FILLER TO FULL VERTICAL DEPTH, SECURING FILLER TO FORMWORK OR OTHER TO PREVENT MOVEMENT. WHEN BUTTED TOGETHER, DO NOT LEAVE VOIDS OR GAPS BETWEEN FILLER UNITS.
5. PROVIDE A JOINT LAYOUT PLAN FOR APPROVAL BEFORE CONCRETE IS FORMED OR POURED, CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC. RELATIVE TO WORK..

3 Concrete Flatwork Detail
NTS



3 ASPHALT PAVING CROSS SECTION
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PROFESSIONAL ENGINEER
7937354-2202
ADELBERT J. SHAFFER, JR.
6/10/21
STATE OF UTAH

PROPOSED SITE PLAN FOR:
PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH

SITE DETAILS

ARCH. PROJECT NO: XX–XXX	
DATE: 06/10/21	
DRAWN BY: JR	
CHECKED BY: AJS	
DESIGNED BY: JR	

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SHEET TITLE
C-500

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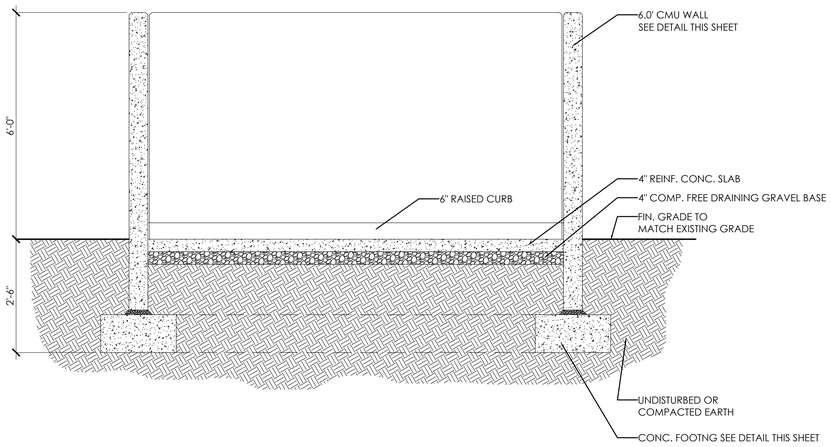
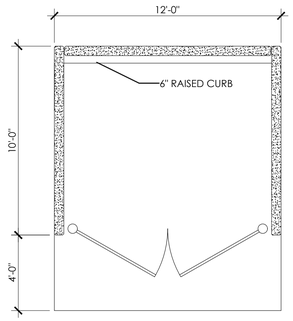
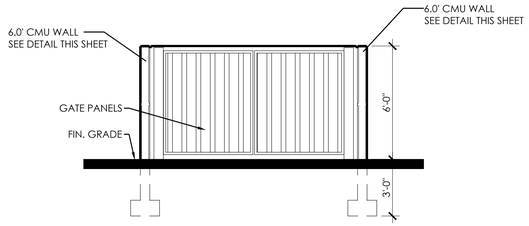


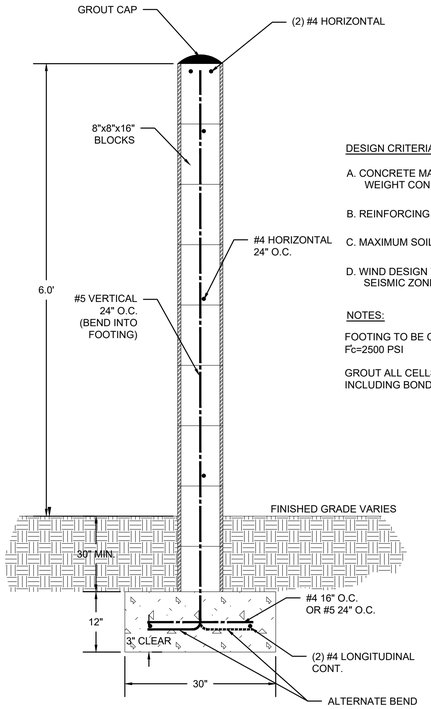
DUMPSTER ENCLOSURE SECTION
NTS



DUMPSTER ENCLOSURE PLAN
NTS



DUMPSTER ENCLOSURE ELEVATION
NTS



DESIGN CRITERIA

A. CONCRETE MASONRY UNIT GRADE N, MEDIUM WEIGHT CONFORMS TO ASTM C90.

B. REINFORCING STEEL=GRADE 60.

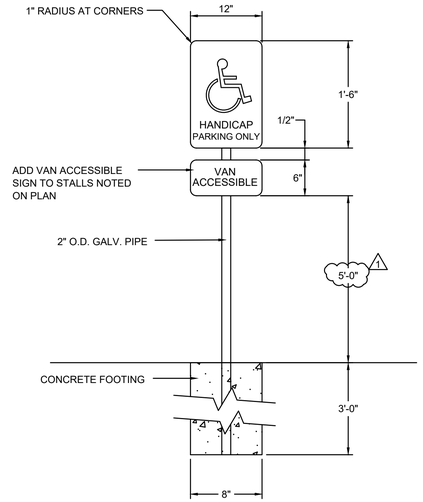
C. MAXIMUM SOIL BEARING PRESSURE=1000 PSF.

D. WIND DESIGN 70 MPH, EXPOSURE "B" AND SEISMIC ZONE 4.

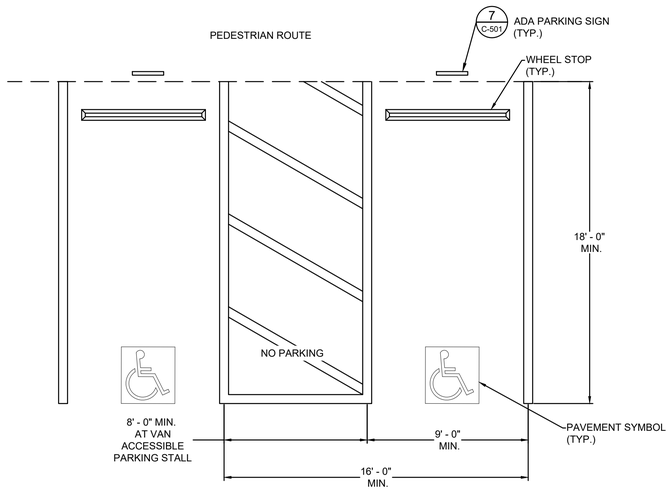
NOTES:

FOOTING TO BE CLASS "B" CONCRETE.
F'c=2500 PSI

GROUT ALL CELLS CONTAINING REBAR, INCLUDING BOND BEAMS.



5 Trash Enclosure Detail
NTS



NOTE:
MAXIMUM SLOPE OF ADA PARKING AND ACCESS ISLE IS TO BE 2% IN ANY DIRECTION

6 ADA PARKING
NTS

7 ADA Parking Sign Detail
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PROFESSIONAL ENGINEER
7937354-2202
ADELBERT J.
SHAFFER, JR.
6/10/21
STATE OF UTAH

PROPOSED SITE PLAN FOR:
PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
SITE DETAILS

ARCH. PROJECT NO: XX-XXX	
DATE: 06/10/21	
DRAWN BY: JR	
CHECKED BY: AJS	
DESIGNED BY: JR	
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DATE	REVISION
05/10	REVIEW COMMENTS
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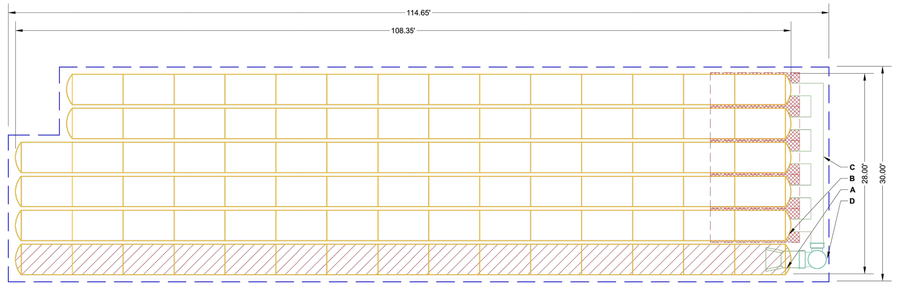
SHEET TITLE
C-501

PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS	
88	STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	11.00
12	STORMTECH SC-740 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	5.00
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4.50
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4.50
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4.50
7147	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	3.25
		TOP OF SC-740 CHAMBER:	3.00
		18" x 18" TOP MANIFOLD INVERT:	0.22
		24" ISOLATOR ROW PLUS INVERT:	0.51
3372	SYSTEM AREA (SF)	BOTTOM OF SC-740 CHAMBER:	0.50
289.3	SYSTEM PERIMETER (ft)	BOTTOM OF STONE:	0.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PREFABRICATED END CAP, PART#: SC740EPE24BR / TYP OF ALL 24" ISOLATOR ROW PLUS CONNECTIONS	0.10"	
PREFABRICATED END CAP	B	18" TOP PREFABRICATED END CAP, PART#: SC740EPE18T / TYP OF ALL 18" TOP CONNECTIONS	5.01*	
MANIFOLD	C	18" x 18" TOP MANIFOLD, ADS N-12	5.00*	
NYLOPLAST (INLET W/ ISO PLUS ROW)	D	30" DIAMETER (24.00" SUMP MIN)		14.0 CFS IN



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

PONY EXPRESS DENTAL
EAGLE MOUNTAIN, UT
DRAWN: JU
DATE:
PROJECT #:
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REV.	DRW.	CHK	DESCRIPTION

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HILLIARD, OH 43026
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0 10' 20'

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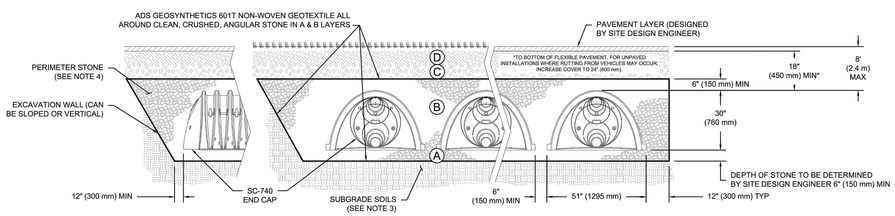
SHEET
2 OF 6

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

PONY EXPRESS DENTAL
EAGLE MOUNTAIN, UT
DRAWN: JU
DATE:
PROJECT #:
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PROFESSIONAL ENGINEER
7937354-2202
ADELBERT J. SHAFFER, JR.
6/10/21
STATE OF UTAH

PROPOSED SITE PLAN FOR:
PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
SITE DETAILS - STORMTECH

ARCH. PROJECT NO:	XX-XXX
DATE:	06/10/21
DRAWN BY:	JR
CHECKED BY:	AJS
DESIGNED BY:	JR

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DATE	REVISION
05/10	REVIEW COMMENTS
06/10	REVIEW COMMENTS

SHEET TITLE
C-502

GENERAL CONSTRUCTION NOTES:

1. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OR DEFICIENCY IN QUANTITIES, IF ANY. NO CLAIM SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR LANDSCAPE DESIGNER FOR EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.

2. THE LANDSCAPE DESIGNER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES OF PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

3. QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE LANDSCAPE DESIGNER. THE CONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.

4. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE LANDSCAPE DESIGNER REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES. REMEDIAL WORK REQUIRED TO CORRECT ANY ITEMS OR IMPROPER CONSTRUCTION WORK SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.

5. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE DESIGNER AND THE CONTRACTOR OR SUBCONTRACTOR.

6. IT SHALL BE THE RESPONSIBILITY OF THE BIDDER TO VERIFY QUANTITIES INCLUDING EXCAVATION, BORROW, EMBANKMENT, SHRINK, OR SWELL, GROUND COMPACTION, HAUL AND OTHER ITEMS AFFECTING HIS BID TO COMPLETE THE GRADING TO THE ELEVATIONS SHOWN ON THE PLANS AND TO BASE HIS BID SOLELY UPON HIS OWN VERIFIED QUANTITIES. IT SHALL BE THE BIDDER'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE DESIGNER OF MAJOR DISCREPANCIES PRIOR TO CONSTRUCTION.

PLANTING NOTES:

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, GROUNDCOVERS, MULCH AND OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE OF MAJOR DISCREPANCIES PRIOR TO CONSTRUCTION. SOME ADJUSTMENT IN THE FIELD MAY BE REQUIRED PER OWNER DISCRETION.

2. THE CONTRACTOR SHALL STAKE THE LOCATION OF PLANT MATERIAL AND SHALL HAVE LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

3. GROUNDCOVERS SHALL BE PLANTED A MINIMUM OF 3' FROM EDGE OF WALKS, WALLS, BUILDINGS, AND CURBS UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.

4. BARK MULCH - AREAS NOT OTHERWISE COVERED BY TURF, PAVING, GROUNDCOVER OR BUILDINGS SHALL RECEIVE A MINIMUM OF 3" THICKNESS OF BARK MULCH. A MULCH SAMPLE SHALL BE SUBMITTED TO LANDSCAPE DESIGNER OR OWNER FOR APPROVAL PRIOR TO INSTALLATION.

5. STONE MULCH - AREAS NOTED ON PLANS FOR STONE MULCH SHALL RECEIVE A MINIMUM OF 3" THICKNESS OF MULCH. A STONE MULCH SAMPLE SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.

6. AREAS TO RECEIVE STONE MULCH TO BE SPRAYED WITH A CONTACT HERBICIDE AND SHALL BE COVERED WITH DEWITTS PRO-5 WEED BARRIER FABRIC OR APRROVED EQUAL. OVERLAP SEAMS 6 INCHES AND STAPLE AT 5 FEET ON CENTER EACH WAY WITH 2 AT EACH CORNER. CONTRACTOR SHALL ALSO APPLY A PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.

7. ALL PLANT MATERIALS SHALL MEET ANLA & ANSI STANDARD SPECIFICATIONS. PLANT MATERIALS SHALL BE ORDERED BY BOTANICAL NAME. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING AND IN ADVANCE, BY THE OWNER'S REPRESENTATIVE.

8. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE. PLANT MATERIAL SHALL BE WARRANTIED BY THE CONTRACTOR FOR 1 YEAR AFTER INSTALLATION HAS BEEN ACCEPTED AS COMPLETE.

9. PRIOR TO COMMENCENT OF WORK, THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITY INSTALLATIONS THAT MAY BE AFFECTED BY HIS WORK AND SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH INSTALLATIONS CAUSED AS A RESULT OF LANDSCAPE INSTALLATIONS.

10. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN SODDED AREAS AND ALL PLANT MATERIALS FOR A PERIOD OF 90 DAYS AND 120 DAYS FOR SEEDED AREAS. UPON COMPLETION OF THE MAINTENANCE PERIOD, THE OWNER WILL ASSUME MAINTENANCE RESPONSIBILITES.

11. ACCEPTABLE TOPSOIL, WHETHER IMPORTED OR FROM SITE, SHALL BE FERTILE, LOOSE, FRIABLE SOIL MEETING THE FOLLOWING REQUIREMENTS:

CHEMICAL CHARACTERISTICS
1) pH: 5.5-8.0
2) EC (ELECTRICAL CONDUCTIVITY): < 3.0 MMHOS/CM
3) SAR (SODIUM ADSORPTION RATIO): < 6.0

PHYSICAL CHARACTERISTICS
1) SAND: 15 TO 60%
2) SILT: 10 TO 60%
3)CLAY: 5 TO 30%
4)ORGANIC MATTER: > 1%
5) CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN 1 1/2 INCH 38 MM IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS.
6) SOIL SHALL NOT CONTAIN MORE THAN 2% BY VOLUME OF ROCKS MEASURING OVER 3/32 INCH 2 MM IN LARGEST SIZE.

TOPSOIL SHOULD BE NATURAL, FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FREE OF SUBSOIL, ROOTS, GRASS, AN EXCESSIVE AMOUNT OF WEEDS, STONE AND FOREIGN MATTER. OBTAIN ADDITIONAL TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE. IF EXISTING TOPSOIL IS TO BE USED OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN FOUR (4) INCHES. TOPSOIL SHALL CONFORM TO QUALITY CONTROL STANDARDS STATED ABOVE.

IRRIGATION NOTES:

1. THE IRRIGATION SYSTEM SHOWN IS SCHEMATIC AND APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE WITHOUT EXCESSIVE SPRAYING ONTO SIDEWALKS, FENCES, ETC. LOCATE LINES IN NON-PAVED AREAS WHERE POSSIBLE. NO TEES, ELS, OR OTHER CONNECTIONS SHALL BE PLACED UNDER A PAVED AREA IF POSSIBLE. SPECIFIC EMITTERS AND LOCATIONS ARE NOT SHOWN ON THE PLAN AND ARE SUBJECT TO FIELD ADJUSTMENT. THE ENDS OF ALL LATERALS SHALL HAVE AN AUTOMATIC DRAIN.

2. IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE ON-SITE PRIOR TO BEGINNING WORK. IF DISCREPANCY EXISTS BETWEEN WATER PRESSURE TESTED ON-SITE AND THAT NOTED ON PLAN, CONTRACTOR SHALL IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT. SYSTEM IS DESIGNED BASED UPON 40PSI STATIC PRESSURE AT ALL P.O.C. (POINT OF CONNECTION) LOCATIONS.
THE DESIGN OPERATING PRESSURE FOR EACH VALVE IS 35 PSI.

3. CONTRACTOR SHALL FURNISH AND INSTALL MATERIAL AND EQUIPMENT PERTAINING TO THE IRRIGATION SYSTEM HEREIN SPECIFIED OR SHOWN ON THE DRAWINGS. THIS SHALL INCLUDE ALL ITEMS OF A MINOR NATURE NECESSARY TO COMPLETE INSTALLATION.

4. THE CONTRACTOR SHALL MAKE NECESSARY IN-FIELD ADJUSTMENTS TO AVOID OBSTRUCTIONS OR COMPENSATE FOR DIFFERENCES BETWEEN THE SITE AND PLAN. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR REVISION OF MAJOR DEPARTURES FROM THE PLAN WITHOUT WRITTEN APPROVAL FROM THE OWNER. CONTRACTOR TO PROVIDE THE APPROPRIATE DEGREE OF ARC IN EACH HEAD THAT PROVIDES HEAD-TO-HEAD COVERAGE WITHOUT EXCESSIVE OVERSPRAY ONTO WALKS, BUILDINGS, ROADS, ETC.

5. IRRIGATION CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO RELOCATING OR ALTERING SPRINKLER HEADS, VALVES, PIPING, ETC. DUE TO A CHANGE IN OR UNKNOWN SITE CONDITIONS.

6. IRRIGATION CONTRACTOR TO CAP ALL FLUSH CAP ENDS HAND TIGHT BEFORE BACKFILL.

7. ALL VALVE AND FLUSH BOX COVERS SHALL MATCH GROUND COVER. GREEN COVERS TO BE IN TURF AND TAN COVERS IN PLANTING BEDS.

8. EACH REMOTE CONTROL VALVE SHALL BE CONNECTED TO AN AUTOMATIC CONTROLLER WITH #14 PILOT WIRE AND #14 COMMON WIRE - TYPE U.F., COPPER, U.L. APPROVED, SOLID STRAND.

9. ALL AUTOMATIC CONTROLLERS, RISERS, BACKFLOW PREVENTERS AND HOSE BIBS SHALL BE SET PLUMB. SPRINKLER HEAD RISERS, QUICK COUPLER VALVES AND ALL VALVES WITH STEMS SHALL BE SET PERPENDICULAR TO FINISH GRADE.

10. IRRIGATION CONTRACTOR SHALL COORDINATE WORK W/ PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT PITS.

11. ALL MATERIALS SHALL BE INSTALLED AS DETAILED IN THE PLANS. IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED. THEN THE CONTRACTOR SHALL INSTALL PER MANUFACTURERS SPECIFICATIONS. IF A CONTRADICTION OCCURS, NOTIFY THE OWNER IMMEDIATELY.

12. ADJUST HEADS AND BUBBLERS (IF APPLICABLE) FOR PROPER HEAD TO HEAD COVERAGE.

13. USE SCH 40 PVC PIPE FROM WATER OR SHUT OFF VALVE TO BACKFLOW PREVENTER.

14. IRRIGATION CONTRACTOR TO USE TEFLON TAPE ON ALL THREADED JOINTS.

15. EACH DRIPLINE ZONE IS REQUIRED TO HAVE AN AIR RELIEF VALVE AND FLUSH VALVE. THE FLUSH VALVE IS TO BE INSTALLED AT THE LOWEST POINT OF THE ZONE.

16. BRAND EACH VALVE BOX W/ 2" LETTERING SHOWING ZONE NUMBER (EX. Z1) THIS STAMP IS TO MATCH THE ZONE AND CONTROLLER ASSOCIATED WITH THE VALVE'S OPERATION.

17. EXTEND ALL SLEEVES 1'-0" INTO EACH PLANTING AREA.

18. NO PIPES SHALL BE INSTALLED PARALLEL AND DIRECTLY OVER ANOTHER LINE. MINIMUM HORIZONTAL CLEARANCE FOR SLEEVES FOR THIS PROJECT SHALL BE 3 INCHES. CLEARANCE FROM LINE OF OTHER TRADES SHALL BE 6 INCHES.

19. CONTROL WIRING SHALL HAVE A 1" MINIMUM CONDUIT WITHIN THE SLEEVE.

20. SLEEVE LOCATIONS SHALL BE SHOWN ON THE RECORD DRAWINGS.

21. ALL SLEEVES SHALL BE CAPPED AND KEPT CLEAR OF DIRT AND DEBRIS.

22. INSTALL A 36" LENGTH OF #4 REBAR ADJACENT TO EACH END OF THE SLEEVE. TOP OF ROD SHALL BE THREE INCHES BELOW FINISH GRADE. A SECTION OF SURVEYOR'S VINYL TAPE SHALL BE TIED TO THE END OF THE ROD AND BROUGHT TO THE SURFACE. THE TAPE SHALL BE VISIBLE UNTIL ALL WORK IS COMPLETED.

23. ALL SLEEVES TO BE SCHEDULE 40 PVC. USE FULL LENGTHS WHERE POSSIBLE. SOLVENT WELD ALL FITTINGS WITH APPROPRIATE PRIMER AND SOLVENT. ANY REQUIRED ADDITIONAL FITTINGS TO BE SCHEDULE 40.

24. VALVES W/ LESS THAN 3 GPM SHALL RECEIVE A RAINBIRD RBY SERIES Y-STRAINER OR EQUAL UPSTREAM.

25. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IRRIGATION SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.

26. PRIOR TO OWNERS APPROVAL, AN IRRIGATION "TUNE-UP" SHALL BE PERFORMED AS FOLLOWS:
    a. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
    b. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH THE Y-STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
    c. IRRIGATION VALVES STATION NUMBER, CONTROLLER DESIGNATION, AND LOCATION ARE TO BE DOCUMENTED ON A SHEET OF PAPER. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER, AN ADDITIONAL COPY SHALL BE PROVIDED TO OWNER.

27. CONTRACTOR SHALL PERFORM THE FOLLOWING:
    a. VISIT SITE AND VERIFY EXISTING GRADES, CONSTRUCTION AND CONDITIONS.
    b. VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE ANY NOTIFICATIONS REQUIRED.
    c. NOTIFY OWNER OF DISCREPANCIES BETWEEN PLAN AND FIELD.
    d. RESTORE DAMAGED AREAS CAUSED BY CONTRACTOR TO THE SATISFACTION OF THE OWNER.
    e. BE SATISFIED THAT THE PLAN CAN BE CONSTRUCTED, FUNCTIONAL AND COMPLETE.

28. CONTRACTOR SHALL DETERMINE BIDDING QUANTITIES. ALL QUANTITIES SHOWN IN THESE PLANS ARE TO GIVE THE CONTRACTOR A COMPARISON COUNT ONLY.

29. ALL MATERIALS AND WORKMANSHIP SHALL BE TRUE TO TYPE, FORM, FINISH AND OF THE HIGHEST STANDARDS OF THE TRADE. DAMAGED OR INFERIOR MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY.

30. THE IRRIGATION CONTRACTOR SHALL COORDINATE ALL IRRIGATION WORK WITH OTHER CONTRACTORS AND OR SUBCONTRACTORS.

31. ALL EQUIPMENT SHALL BE MAINTAINED WHILE UNDER CONSTRUCTION. MAINTENANCE INCLUDES: WATER SCHEDULING, REPLACEMENT OF DEFECTIVE OR DAMAGED EQUIPMENT, ADJUSTMENT AND READJUSTMENT OF HEADS AND OTHER EQUIPMENT.

32. CONTRACTOR TO INSURE THE FOLLOWING:
    a. LINES AND VALVES ARE TO BE PLACED WITHIN PLANTING BEDS & PROJECT LIMITS. THESE PLANS ARE SCHEMATIC. CONTRACTOR SHALL SIZE PIPE, PLAN SIZES ARE MINIMUMS.
    b. 100% COVERAGE OF IRRIGATION SYSTEM (HEAD TO HEAD COVERAGE FOR TURF) TO ALL PLANTS REGARDLESS OF SIZE OR TYPE.

33. CONTRACTOR TO PROVIDE IRRIGATION MAINTENANCE AS DESCRIBED IN ITEM 31 AFTER ACCEPTANCE FOR THE PERIOD INDICATED IN THE LANDSCAPE SPECIFICATIONS OR 90 DAYS WHICHEVER IS GREATER.

34. CONTROLLER SHALL BE GROUNDED AND PROTECTED FROM LIGHTNING AND SURGE PROTECTION PER MANUFACTURER'S RECOMMENDATION.

35. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING VALVES, HEADS, SLEEVES, GATE VALVES AND OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF A DISCREPANCY BETWEEN THE NUMBER OF IRRIGATION PARTS INDICATED ON THE DRAWINGS AND THE TOTAL NUMBER INDICATED ON THE IRRIGATION LEGEND, THE DRAWINGS SHALL BE ACCEPTED AS CORRECT. SOME ADJUSTMENTS IN THE FIELD MAY BE REQUIRED PER OWNER DIRECTION.

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PROPOSED SITE PLAN FOR:
PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
LANDSCAPE & IRRIGATION NOTES

ARCH. PROJECT NO:	XX-XXX
DATE:	01/15/21
DRAWN BY:	JR
CHECKED BY:	AJS
DESIGNED BY:	JR

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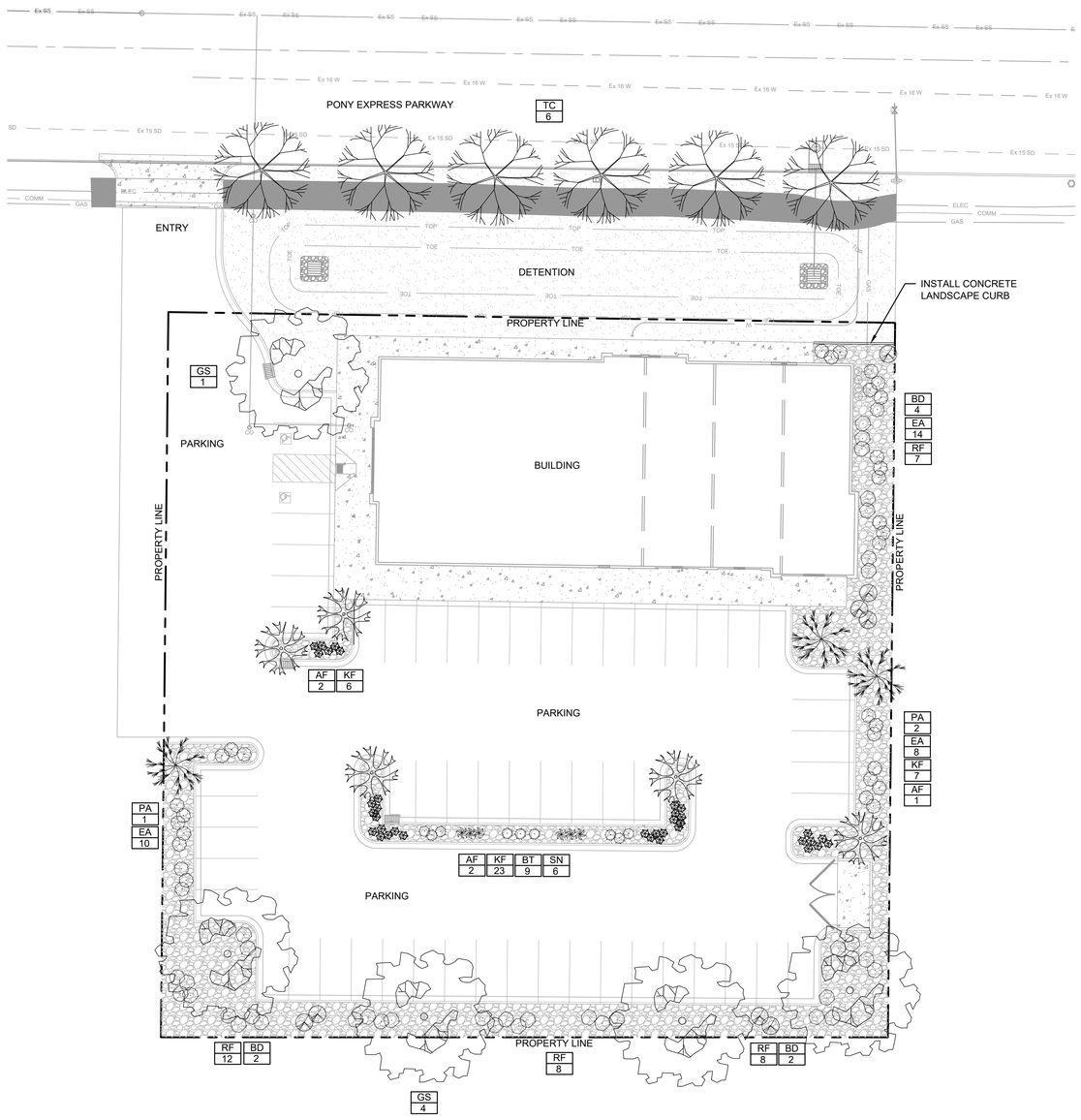

NOTE:

1. ALL PLANTING AREAS TO RECEIVE PERMEABLE WEED FABRIC (NO PLASTIC) AND BARK MULCH 3" DEEP, UNLESS NOTED ON PLAN . SEE PLANTING NOTE 6 SHEET LA-01
2. ALL PLANTS TO BE INSTALLED IN CLUMPS AS SHOWN. DO NOT PLANT EVENLY SPACED.
3. ALL PLANTING AREAS TO RECEIVE TOP SOIL PER SPEC. SEE PLANTING NOTE 11 SHEET LA-01

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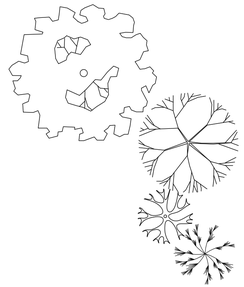
PLANT LEGEND

TREES



CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (mature)	NOTES
GS	5	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2"-CAL (30Hx45W)	D/R
TC	6	Tilia cordata 'Greenspire'	Greenspire Linden	2"-CAL (50Hx30W)	
AF	5	Betula nigra	Western River Birch	1 1/2"-CAL (30Hx20W)	Multi-Trunk
PA	3	Picea abies	Norway Spruce	7-8 Feet Tall (50Hx20W)	D/R

SHRUBS

CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (mature)	NOTES
BD	8	Buddleia davidii	Butterfly Bush	5 GAL (8Hx6W)	
EA	33	Euonymus alatus 'compacta'	Dwarf Burning Bush	5 GAL (4Hx5W)	
RF	38	Rosa family	Rose variety	5 GAL (4Hx5W)	
SN	6	Spirea nipponica 'Snowmound'	Snowmound Spirea	1 GAL (2Hx3W)	D/R
BT	9	Berberis thunbergi atropurpurea nana	Crimson Pygmy Barberry	1 GAL (2Hx3W)	D/R
KF	36	Calamogrostis acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	1 GAL (4Hx1.5W)	D/R

GROUND COVER

	8014 SF	Festuca arundinacea 'Labyrinth'	RTF turf grass
	6739 SF	1"-3" Decorative Cobble Stone Mulch - color selected by owner	

D/R: Drought Tollerent

GENERAL NOTES

1 ALL QUANTITIES ARE SHOWN AS AN AID ONLY - PLANS TAKE PRECEDENCE. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR ALL ACTUAL QUANTITY CALCULATIONS.

2 PLANT COMMON NAMES ARE SHOWN AS AN AID ONLY. USE BOTANICAL NAME WHEN PURCHASING ALL PLANT MATERIAL.

2 ALL PLANTING TO BE DONE PER DETAILS SHEET LA-200, AND COMMON INDUSTRY BEST PRACTICES

N

20 0 20 40 60

Scale 1" = 20'

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PROPOSED SITE PLAN FOR:
PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
LANDSCAPE PLAN

ARCH. PROJECT NO:	XX-XXX
DATE:	01/15/21
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CHECKED BY:	AJS
DESIGNED BY:	JR
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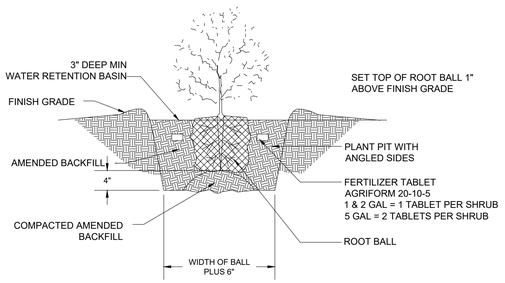
SHEET TITLE

LA-100



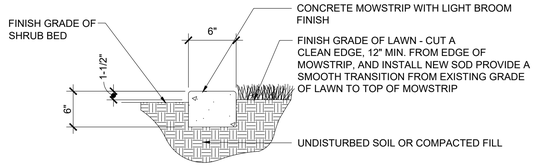
4 SHRUB PLANTING

N.T.S.

1 SHRUB PLANTING DETAIL

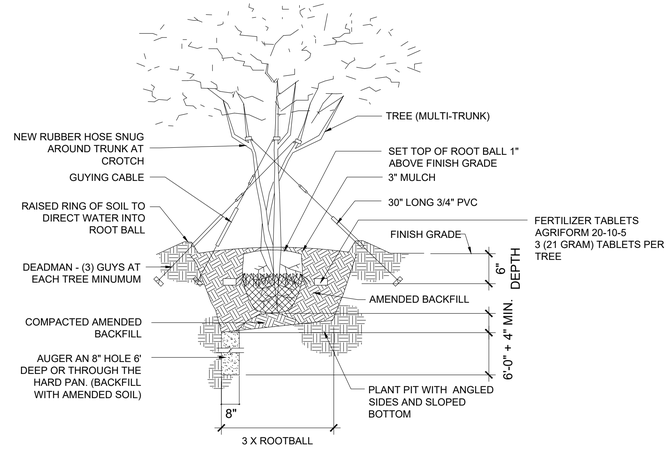
NOTES:

1. PROVIDE AN 1/8" RADIUS AT ALL EDGES TYPICAL.
2. INSTALL 1/2" EXPANSION JOINT MATERIAL AT 30' O.C. MAXIMUM AND AT INTERSECTIONS WITH WALKS, CURBS, WALLS, AND RADIUS TANGENT POINTS. INSTALL CONTROL JOINTS @ 5'-0" O.C. MAX AND IN EQUAL SECTIONS BETWEEN EXPANSION JOINTS. SEE CONCRETE PAVING JOINTS DETAIL.
3. THIS CONTRACTOR SHALL FIELD STAKE THE LAYOUT OF THE CONCRETE MOWSTRIPS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



2 CONCRETE LANDSCAPE CURB

N.T.S.



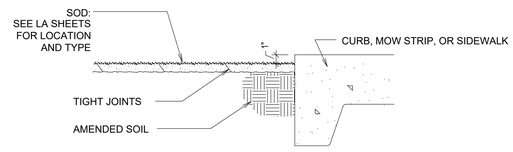
3 MULTI - TRUNK TREE PLANTING

N.T.S.

4 STONE MULCH @ EDGE

5 SINGLE TRUNK TREE PLANTING

N.T.S.



6 SOD INSTALLATION

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401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046

PROPOSED SITE PLAN FOR:
PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
LANDSCAPE DETAILS

ARCH. PROJECT NO: XX-XXX
DATE: 01/15/21
DRAWN BY: JR
CHECKED BY: AJS
DESIGNED BY: JR
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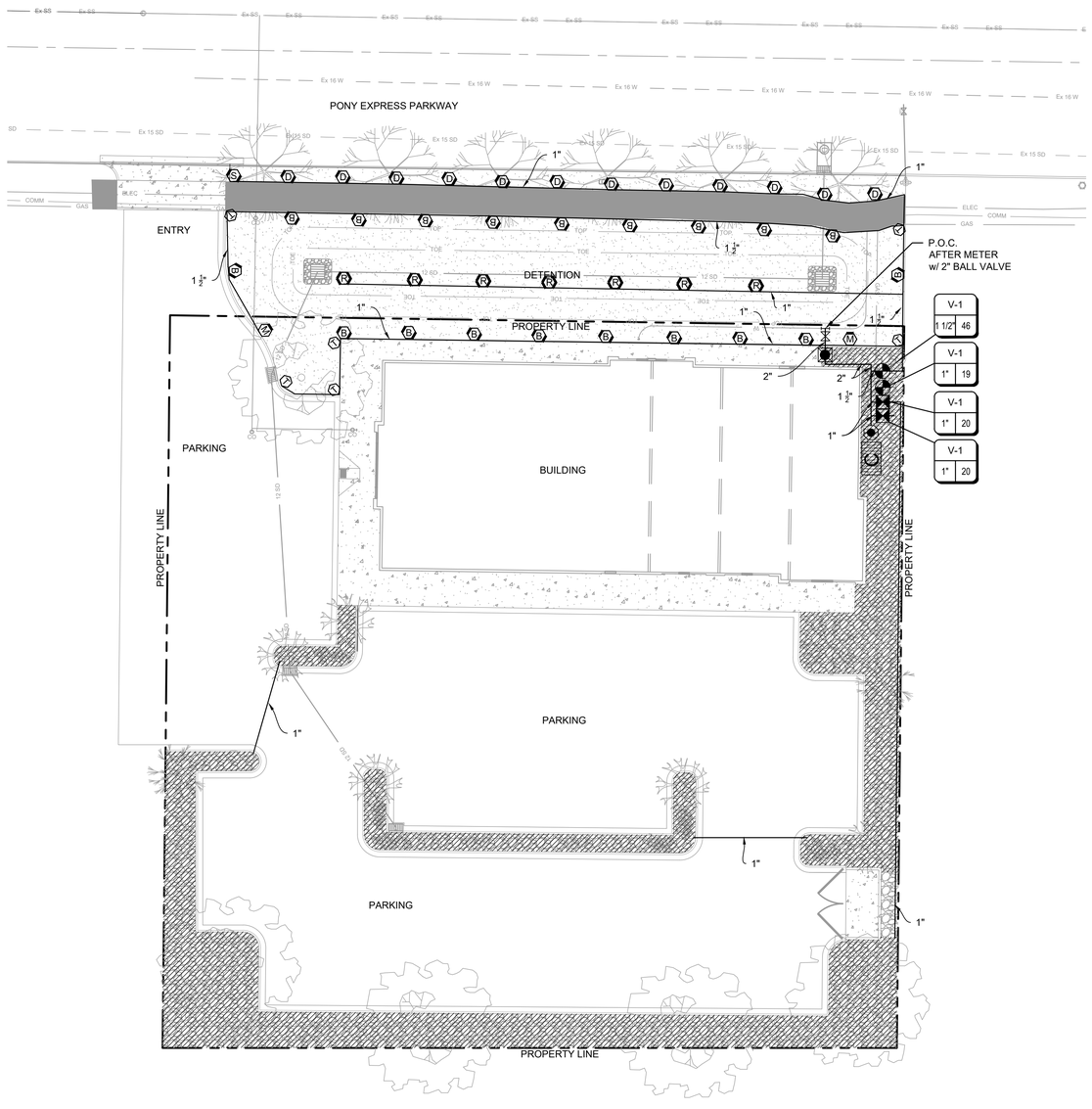
DATE	REVISION

SHEET TITLE

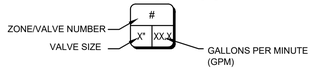
LA-200



IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
C	HUNTER ACC-99D-SS 2-WIRE DECODER CONTROLLER W/ PEDESTAL
	P.O.C. POINT OF CONNECTION TO WATER SOURCE
	BALL VALVE - SIZE PER PLAN
	WILKINS 350A 2" BACKFLOW PREVENTER W/ V.I.T. PRODUCTS SBBC-40ALHP HIGH PROFILE TWO PIECE BACKFLOW ENCLOSURE MADE W/ MARINE GRADE ALUMINUM 40"x24"x39"
	2" BLOW OFF / DRAINAGE VALVE
	HUNTER ICV-G 1" - 1½" PLASTIC REMOTE CONTROL VALVE GLOBE CONFIGURATION, W/ NPT THREADED INLET/OUTLET, FOR COMMERCIAL USE
	HUNTER RZWS-SLEEVE-18-50 18" LONG ROOT ZONE WATERING SYSTEM W/ FILTER FABRIC SLEEVE, 0.50 GPM BUBBLER, ¾" SWING JOINT FOR CONNECTION TO LATERAL
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE W/ 1" HY100 FILTER SYSTEM. PRESSURE REGULATION - 25 PSI. FLOW RANGE 2 GPM TO 20 GPM 150 MESH STAINLESS STEEL SCREEN
	HUNTER HQ-44LRC-AW QUICK COUPLER VALVE, RUBBER YELLOW LOCKING COVER, W/ 1" NPT INLET, HS-1 HOSE OUTET , ACME KEY W/ ANTI-ROTATION WINGS
R	HUNTER MP2000 PROS-06-PRS40-CV TURF ROTOR 6" POP-UP W/ CHECK VALVE PRESSURE REGULATED TO 40 PSI. MP ROTOR NOZZLE ON PRS50 SPRAY BODY. R=RED ARC 360
B	HUNTER MP2000 PROS-06-PRS40-CV TURF ROTOR 6" POP-UP W/ CHECK VALVE PRESSURE REGULATED TO 40 PSI. MP ROTOR NOZZLE ON PRS50 SPRAY BODY. B=BLACK ADJ ARC 90 TO 210
M	HUNTER MP1000 PROS-06-PRS40-CV TURF ROTOR 6" POP-UP W/ CHECK VALVE PRESSURE REGULATED TO 40 PSI. MP ROTOR NOZZLE ON PRS50 SPRAY BODY. M=MAROON ADJ ARC 90 TO 210
D	HUNTER SS-530 PROS-06-PRS50-CV TURF NOZZLE 6" POP-UP W/ CHECK VALVE PRESSURE REGULATED TO 50 PSI. SIDE STRIP NOZZLE ON PRS50 SPRAY BODY. D=DARK BLUE RECT. ARC 6' x 32'
S	HUNTER L/RCS-515 PROS-06-PRS50-CV TURF NOZZLE 6" POP-UP W/ CHECK VALVE PRESSURE REGULATED TO 50 PSI. LEFT CORNER STRIP NOZZLE ON PRS50 SPRAY BODY. S=DARK BLUE RECT. ARC 6' x 16'
T	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTOR 6" POP-UP W/ CHECK VALVE PRESSURE REGULATED TO 40 PSI. MP ROTOR NOZZLE ON PRS50 SPRAY BODY. T=TURQUISE ADJ ARC 45 TO 105
	DRIP ZONE HUNTER PLD-04-18 INLINE PRESSURE COMPENSATING LANDSCAPE DRIP LINE W/ BUILT IN CHECK VALVE. 0.4 GPH EMITTERS AT 18" O.C. DRIP LINES SPACED AT 18" APART W/ EMITTERS OFFSET FOR TRIANGULAR PATTERN INCLUDE BLOW OFF/SYSTEM DRAIN (NO ¾" 'SPAGHETTI TUBING). UV RESISTANT PER HUNTER INDUSTRIES STDS. AND DETAILS PDA

VALVE CALLOUT



N

20 0 20 40 60

Scale 1" = 20'

NOTE:
IRRIGATION PIPING AND SYMBOLS ARE SHOWN FOR GRAPHIC CLARITY ONLY. LOCATE ALL PIPES AND FIXTURES IN LANDSCAPE AREAS WHEN POSSIBLE. PIPES SHALL RUN BACK OF WALK, BACK OF CURB, BACK OR FRONT OF WALL WITHIN TWO (2) FEET UNLESS CONFLICTED WITH POWER OR GAS LINES. IF CONFLICT OCCURS, RUN PIPING 18" CLEAR OF UTILITIES TO THE OUTSIDE. ALL PIPING SHALL MAINTAIN 3.0' COVER PER JJSD DETAL 501, PIPING UNDER PAVEMENT SHALL BE SLEEVED -
USE TRENCH SHARING BETWEEN SPRAY LATERALS, DRIP LATERALS, AND DEEP ROOT ZONE LATERALS WHEN POSSIBLE.

ATTENTION:
ALL IRRIGATION PIPING UNDER PAVEMENT, SIDEWALKS, OR TRAILS SHALL BE SLEEVED W/ SCH. 40 PVC - SEE DETAILS SHEET IR-15 AND SPECIFICATIONS SHEET LA-01. IRRIGATION CONTRACTOR SHALL COORDINATE WITH ALL UTILITY CONTRACTORS FOR INSTALLATION OF SLEEVING. SIZE SLEEVING FOR ALL LATERALS AND WIRING TO PASS UNDER PAVEMENT TOGETHER

ATTENTION:
ALL IRRIGATION SPRAY HEADS LOCATED ON SLOPES OR TOP OF SLOPES ARE TO BE ORIENTED SPRAYING DOWN SLOPE

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ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046

PROPOSED SITE PLAN FOR:
PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
IRRIGATION PLAN

ARCH. PROJECT NO:	XX-XXX
DATE:	01/15/21
DRAWN BY:	JR
CHECKED BY:	AJS
DESIGNED BY:	JR

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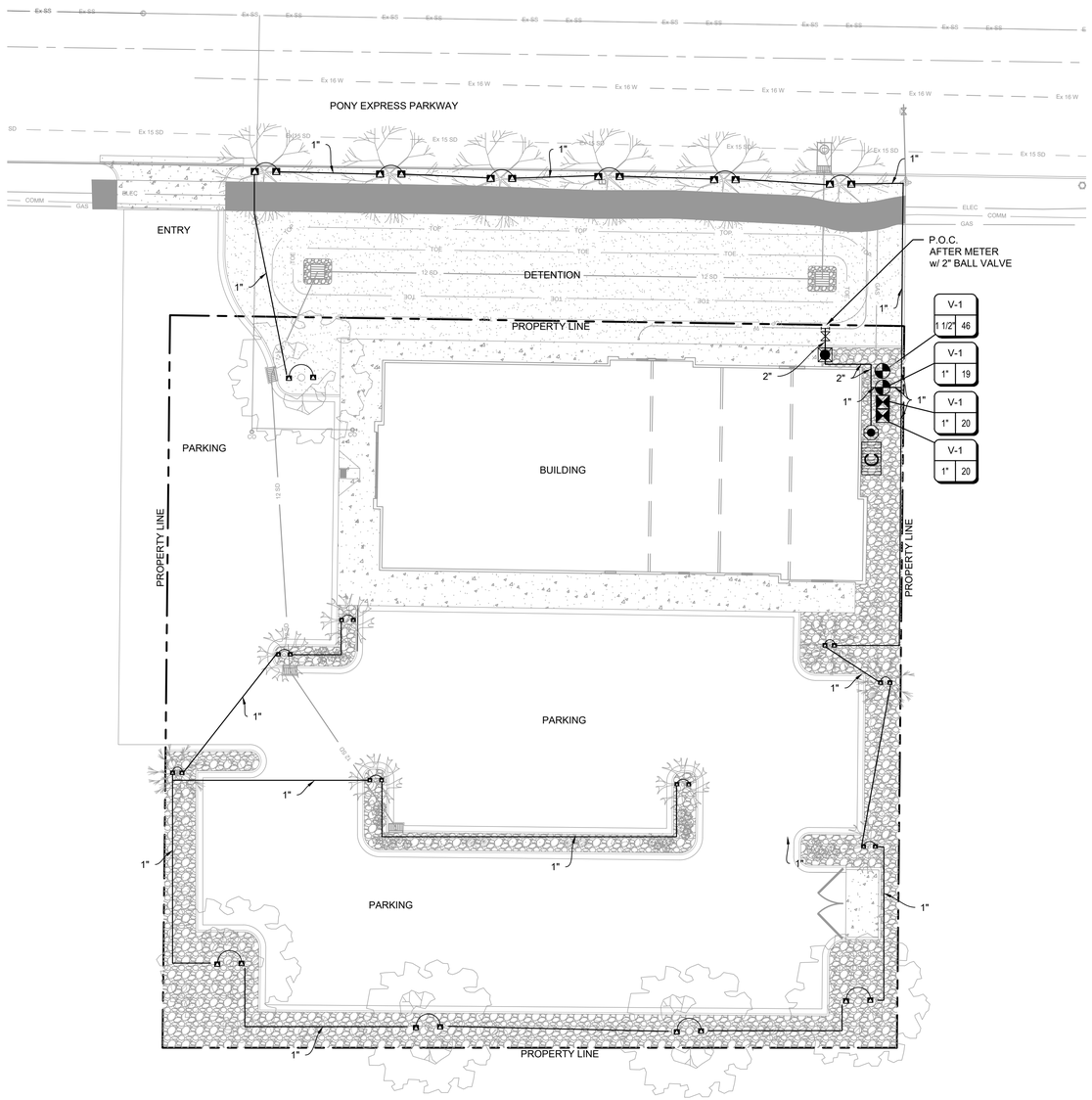
DATE	REVISION

SHEET TITLE

IRR-100



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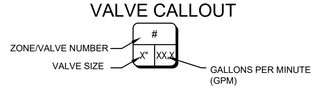
VALVE CALLOUT



20 0 20 40 60

Scale 1" = 20'

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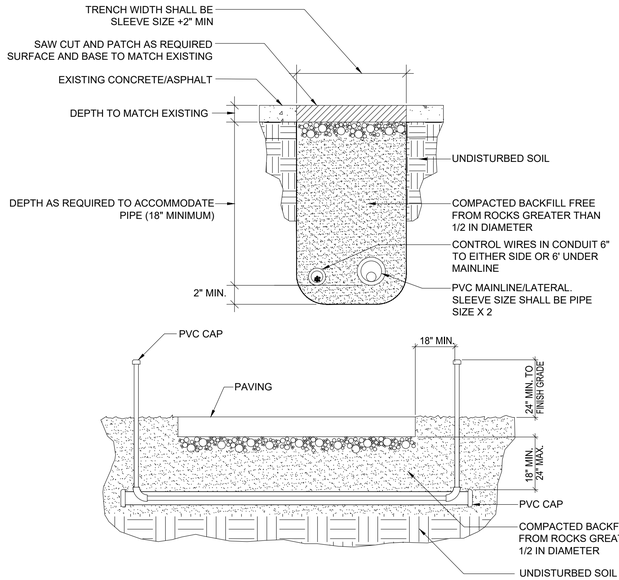
PROPOSED SITE PLAN FOR:
PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
IRRIGATION ROOT ZONE PLAN

ARCH. PROJECT NO:	XX-XXX
DATE:	01/15/21
DRAWN BY:	JR
CHECKED BY:	AJS
DESIGNED BY:	JR

DATE	REVISION

SHEET TITLE
IRR-200



NOTES:

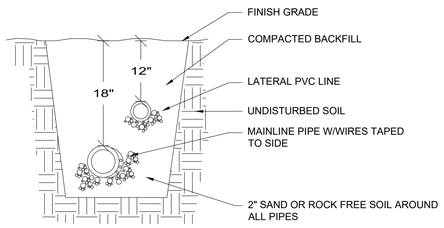
1. ALL PVC IRRIGATION SLEEVING TO BE SCHEDULE 40
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND SMALLER SLEEVE TO 24" MIN. ABOVE FINISH GRADE.
4. COMPACT TO 95% PROCTOR.
5. ALL SLEEVES UNDER PAVED SURFACES SHALL BE INSTALLED VIA BORING OR JACKING. SAWCUTTING OF PAVED SURFACES SHALL BE A LAST RESORT AND REQUIRES PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT. SUCH WORK SHALL NOT BE CONSIDERED AS ADDITIONAL SCOPE TO THE ORIGINAL CONTRACT.

1 IRRIGATION SLEEVING

N.T.S.

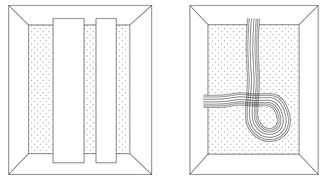
SECTION VIEW

MAINLINE, LATERAL, AND WIRING IN THE SAME TRENCH



NOTE:
SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN. LATERAL LINE NOT TO BE PLACED DIRECTLY OVER MAINLINE.

PLAN VIEW



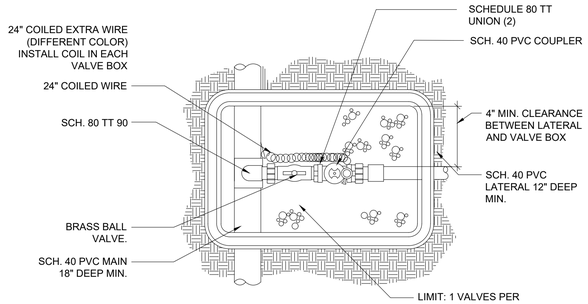
TAPE AND BUNDLE WIRES TO SIDE OF MAINLINE AT 10' O.C.

TIE A 36" LOOP IN ALL WIRING AT CHANGES OF DIRECTION UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.

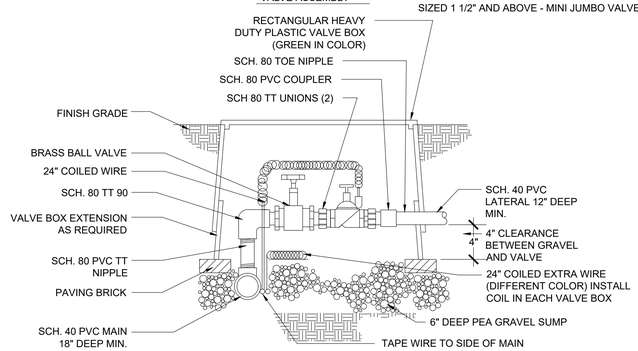
2 PIPE AND WIRE TRENCH

N.T.S.

NOTE: INSTALL VALVE BOXES IN LANDSCAPE AREAS ONLY.

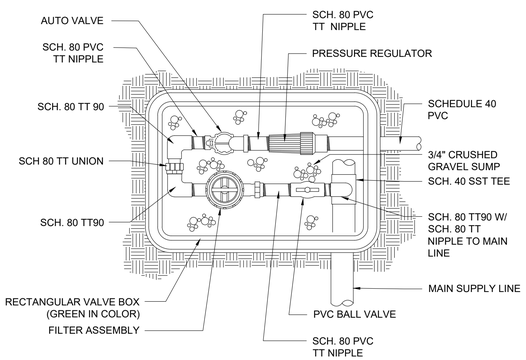


TOP VIEW OF VALVE ASSEMBLY



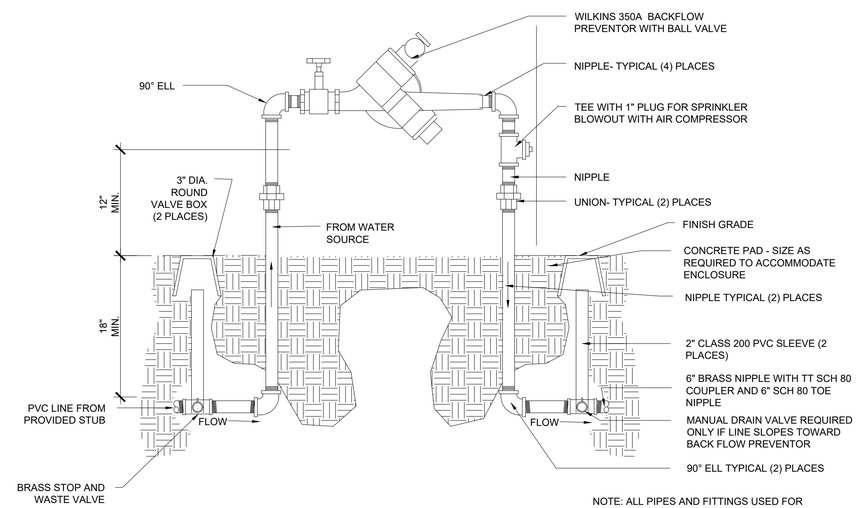
3 LAWN & ROOT ZONE VALVE ASSEMBLY

N.T.S.



4 DRIP VALVE ASSEMBLY

N.T.S.

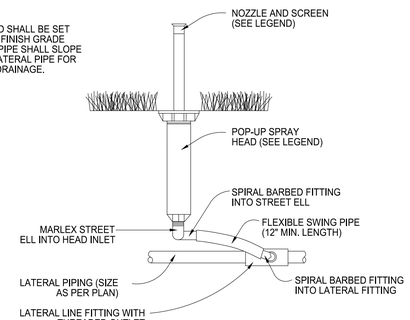


NOTE: ALL PIPES AND FITTINGS USED FOR BACKFLOW ASSEMBLY TO BE BRASS

5 BACKFLOW PREVENTOR

N.T.S.

NOTE:
TOP OF HEAD SHALL BE SET FLUSH WITH FINISH GRADE AND SWING PIPE SHALL SLOPE TOWARDS LATERAL PIPE FOR COMPLETE DRAINAGE.



6 SPRAY HEAD

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PROPOSED SITE PLAN FOR:
PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
IRRIGATION DETAILS

ARCH. PROJECT NO:	XX-XXX
DATE:	01/15/21
DRAWN BY:	JR
CHECKED BY:	AJS
DESIGNED BY:	JR

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DATE	REVISION

SHEET TITLE

IRR-300

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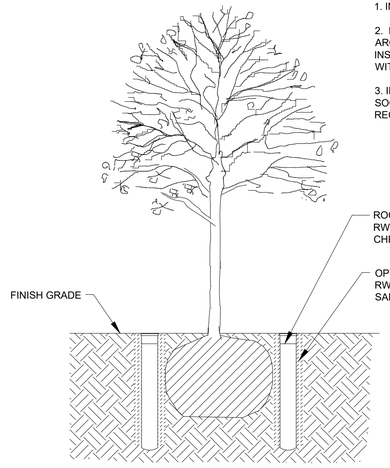
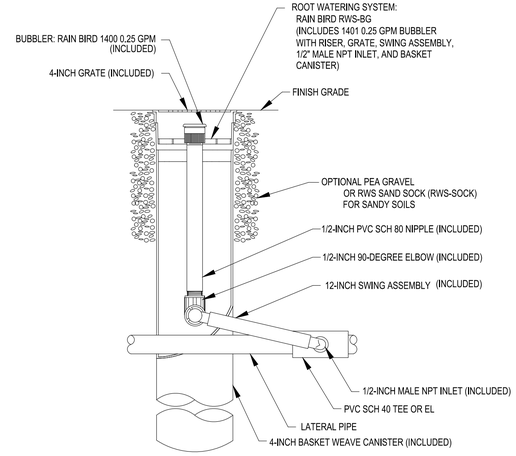
NOTES:
1. INSTALL THREE (2) PER TREE

2. POSITION UNITS EVENLY SPACED AROUND ROOT BALL IN A 5' RADIUS. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.

3. IN SANDY SOILS INSTALL RWS SAND SOCK PER MANUFACTURES RECOMMENDATIONS.





1 TREE ROOT ZONE SYSTEM

N.T.S.

CALL BEFORE YOU DIG.
IT'S FREE &
IT'S THE LAW
(TOLL-FREE)
1-800-662-4111
208-2100
(SALT LAKE METRO)
148 EAST 13200 SOUTH
PO BOX 1517
DRAPER, UTAH 84020-1517

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VDG
VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046

PROPOSED SITE PLAN FOR:
PONY EXPRESS DENTAL

PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
IRRIGATION ROOT ZONE DETAILS

ARCH. PROJECT NO: XX-XXX
DATE: 01/15/21
DRAWN BY: JR
CHECKED BY: AJS
DESIGNED BY: JR

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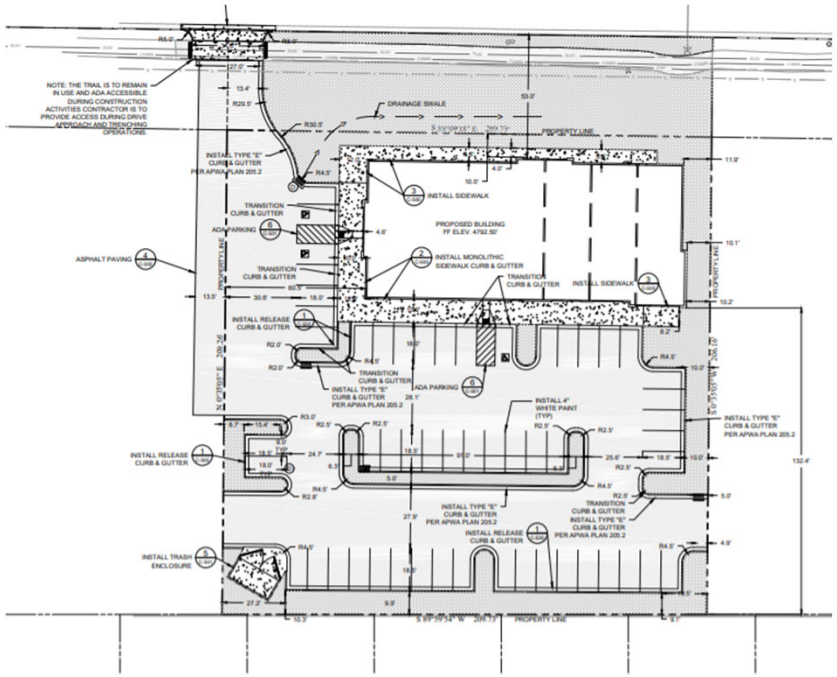
DATE	REVISION

SHEET TITLE
IRR-301

PONY EXPRESS DENTAL AT PORTERS CROSSING

Site Plan


NOTE: THE TRAIL IS TO REMAIN IN USE AND ADA ACCESSIBLE DURING CONSTRUCTION ACTIVITIES CONTRACTOR IS TO PROVIDE ACCESS DURING DRIVE APPROACH AND TRENCHING OPERATIONS.
DRAINAGE SWALE
PROPERTY LINE
INSTALL TYPE "E" CURB & GUTTER PER APWA PLAN 205.2
INSTALL SIDEWALK
TRANSITION CURB & GUTTER
ADA PARKING
PROPOSED BUILDING FF ELEV. 4792.50'
ASPHALT PAVING
INSTALL MONOLITHIC SIDEWALK CURB & GUTTER
INSTALL RELEASE CURB & GUTTER
INSTALL 4" WHITE PAINT (TYP)
INSTALL TRASH ENCLOSURE

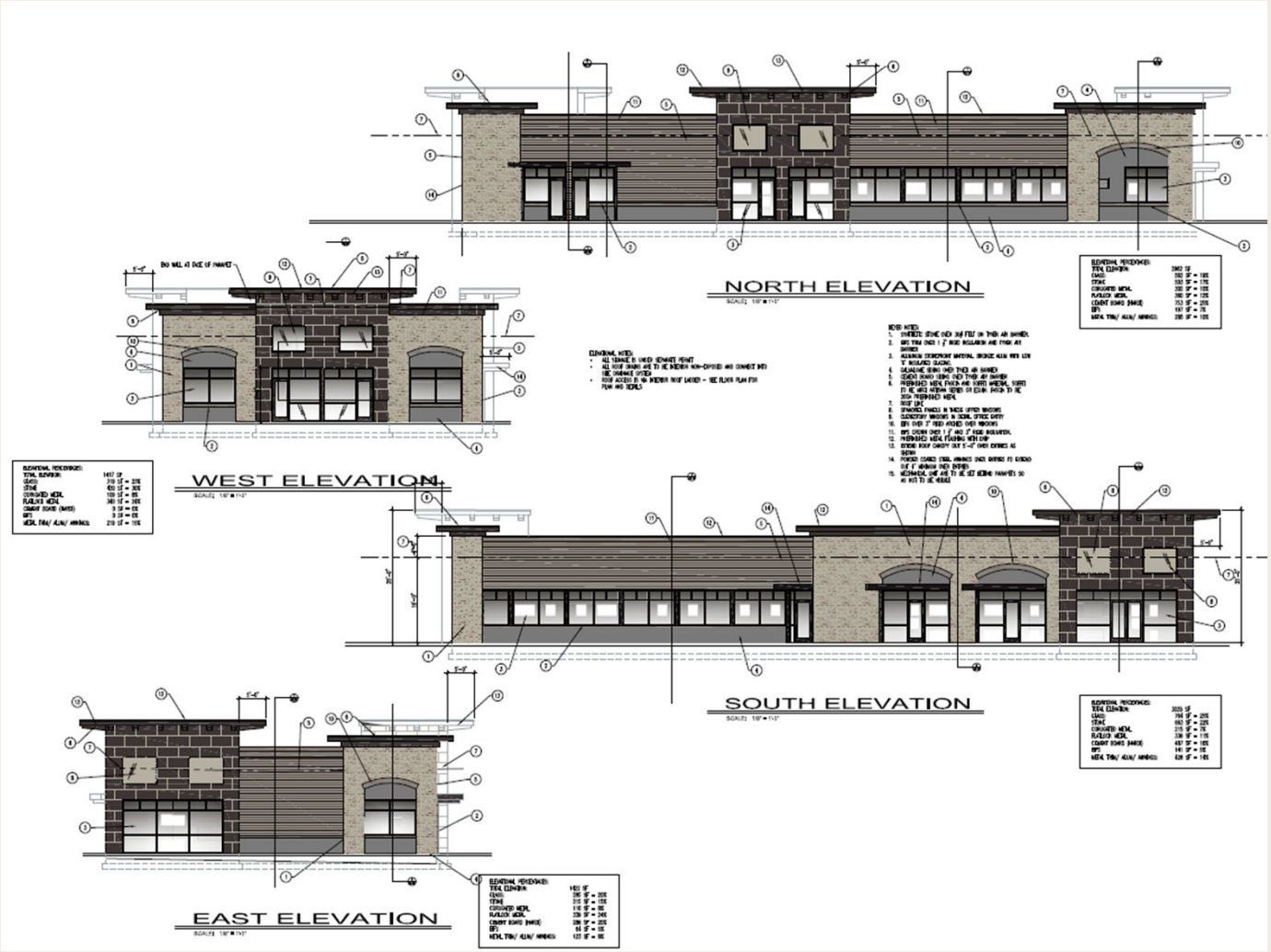
Items to Consider

- 17.100.050 B - Any commercial lot which abuts a residential use shall be effectively screened. This is buffered by a Masonry Wall, however, to the West the wall didn't provide appropriate buffering. In this location the base of the wall is located at the elevation of 4,795 and the parking lot is at 4,792 – 4,794 meaning the wall does provide appropriate buffering at this location.
- Zoning of property is CC – Medical, Health Care, and Professional Offices are Permitted Uses
- 17.35.050 K - requires bicycle parking provided in locations that do not interfere with pedestrian circulation – The applicant doesn't currently provide any bicycle parking

Elevations

- Four sided architecture used
- Building fronts onto Pony Express Parkway
- Varied Materials
- Varied Rooflines
- Mechanical Equipment is screened

- It is the opinion of staff that these elevations comply with 17.72



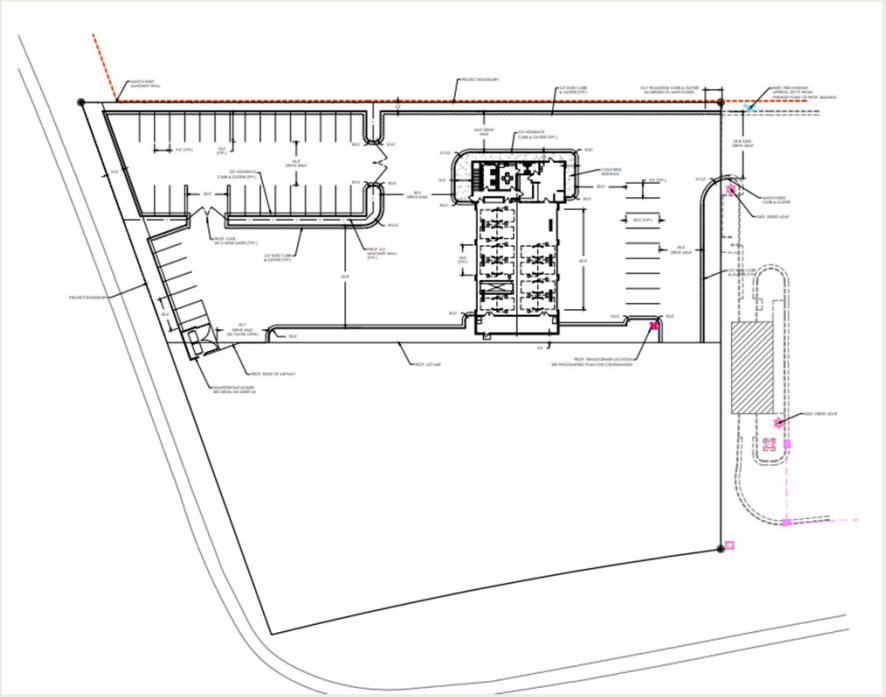
Recommendation

- The Planning Commission recommended approval of the application to the City Council with the following condition:

1. Bicycle parking is provided in compliance with 17.35.050 K

JEPPSON AUTO

Site Plan and Fee Waiver Request



Elevations

EAST ELEVATION
NORTH ELEVATION
WEST ELEVATION
SOUTH ELEVATION

Items for Consideration

- 17.72.030 A – Requires buildings be located near a front setback line with pedestrian access leading to the primary entrance. As Jeppson Auto isn't located on a public road, and it is not a pedestrian destination staff feels the proposed site plan meets the spirit of 17.72.030A
- 17.72.404 A - Requires that commercial buildings be similar in style to adjacent buildings. The proposed building does not match either Sunset Storage or Holiday Oil as it includes more design elements than either project, staff also feels it is not out of character for the area.
- 17.72.040 E1 – Requires a variety of different architectural details, the applicant does propose a number of different design features, but in some cases the nature of the building (large roll up doors) makes them impractical to add. It is up to the Planning Commission to determine if the proposed elevations are appropriate.
- 17.72.040 F2 – States commercial buildings shall avoid large featureless surfaces. The southern wall is largely panelized but is proposed to have a large wall sign, it is up to the planning commission to determine if this meets the code requirements.

Fee Waiver Request

- The applicant has requested that the City Council reimburse part or all of the application fee for this site plan, as this is the third time an application has been made for a site plan with only minor changes to architectural design and site plan features

Recommendation

The Planning Commission recommended approval of the Jeppson Auto Site Plan to the City Council with the following conditions:

1. 2 ADA parking stalls are added
2. Signs on North and South of the building comply with Municipal Code Sign Standards

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 6, 2021**

TITLE:	Jeppson Auto
ITEM TYPE:	Site Plan
FISCAL IMPACT:	
APPLICANT:	Brian Jeppson / Scot Hazard

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Community Commercial	Commercial	1.17 Acres	North Benches

PUBLIC HEARING:
No

PREPARED BY:
Tayler Jensen, Planning

PRESENTED BY:
Tayler Jensen

RECOMMENDATION:

BACKGROUND:
Jeppson Auto has previously been applied for and approved in a location in the City Center area of Eagle Mountain, however, the project has not been developed due to the cost of the site in question. The applicant is proposing the same use, and the same building elevations in a new location.

The proposed location at 9293 N Sunset Drive is located to the West of Holiday Oil, East of Meadow Ranch and South of Sunset Storage, there is a wash to the west of the project does separate the proposal from the residential development.

The property in question was zoned Commercial under a previous zoning district, and auto repair was a conditional use within the Commercial Zone. The future land use designation for the property is Community Commercial, Auto Repair is a permitted use in the CC and CR Zones, and the CC zone would be an appropriate land use under the future land use designation

ITEMS FOR CONSIDERATION:
Site Plan Development Standards: The following are standards required for all site plans in any zoning district. (17.100.050)

A. Use of Property: The entire parcel is to be built, landscaped, or paved, thus the proposal *complies* 17.100.050 A
B. Screening Requirements: The applicant is proposing a 6' tall masonry wall along the west edge of the project, which is the only side of the project that is adjacent to a residential land use, therefore it *complies* with 17.100.050 B
C. Access Requirements: The Jeppson Auto site doesn't have any direct access onto a public right-of-way but it gets access by using shared parking access with Holiday Oil to the East, this meets the standards of access onto a public street and interconnection therefore this proposal *complies* with 17.100.050 C (1-4)
D. Off-Street Truck Loading Space: This use does not require the frequent distribution of materials and therefore does not provide off-street Truck Loading Space.
E. Utilities: All utilities are shown as being underground and in proper easements in compliance with 17.100.050 E.
F. Grading and Drainage: The applicant has provided grading and draining plans that have been reviewed by the City Engineer

Commercial Design Standards The following are design standards for the site and building design of commercial developments.

17.72.030 A requires buildings be located at or near the front setback with pedestrian access leading to the primary entrance and with landscaping between the building and the street. The Building is located near the property line, however it has been rotated so that the narrow end faces the street, this is done to allow access to the work bays on either side of the long building. The site is not located on a road, and there is no pedestrian connection on the Holiday Oil site for the Jeppson Auto to tie into. Because of this, and because an Auto Repair shop is not a pedestrian destination, it is the opinion of staff that the site layout meets the spirit of 17.72.030 A

17.72.030 A1 requires the primary entrance of a commercial building to orient toward the street and the sidewalk. The Entrance is located on the North side of the building, while the nearest road (State Road 73) is located south of the project, however, as the project isn't bordered by a road and there is a development parcel left to be constructed between SR 73 and Jeppson Auto the entrance is located in what will be the most visible location, adjacent to the drive access

from Holiday Oil.

17.72.030 B Requires surface parking to be located to the rear or side of the building, and that parking should not be located between any commercial building and the street. The Jeppson Auto building is located further forward than any surface parking, thus it *complies* with this provision.

Architectural Standards: The following architectural elements shall be applied to commercial development. Minor variations to these standards may be considered

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. The proposed Jeppson Auto does not match either Sunset Storage or Holiday oil, but it includes more design elements than either of these projects, and it is not out of character for the area.

17.72.040 B states "the main entrance of a structure should orient to major sidewalks, pedestrian ways, plazas, courtyards, or other public spaces. It shall be clearly identifiable, and consist of a sheltering element such a porch, stoop, awning, arcade, or portico. Jeppson Auto would not front on any sidewalks, pedestrian ways, or plazas, due to the configuration of the the adjacent storage facility and gas station. While the main entrance is easily identifiable and includes an awning it is up to the Planning Commission to determine if it meets this standard.

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 a sloping roof with overhanging eaves, or a decorative parapet and multiple roof planes and heights..." The proposed building has a sloping roof with overhanging eaves which *complies* with this section.

17.72.040 D requires vertical and horizontal articulation. While much of the building is flat out of necessity (the roll up doors for the service bays) the project utilizes a number of different colors and materials including Granite stone finish on metal plates, metal panels, stacked rock, colored aluminum and glazed windows which provides visual articulation that staff feels *complies* with the intent of this

section.

17.72.040 E1 states: "Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and molding, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers and trellis structures, all side of a building shall include chosen details" The proposal uses reveals, awnings, columns, decorative trim and molding, decorative doors and windows, and metal that approximates the look of trellis structures. The elements aren't used on all walls with the South Elevation in particular being particularly featureless, the applicant has proposed placing a large wall sign on this wall however. It shall be up to the Planning Commission to determine if the elevations are appropriate.

17.72.040 F2 states: "All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides..." The Southern face of the building is largely panelized, but will include a sign in the future, and eventually will not be visible from a public ROW. The building uses a variety of different materials and colors. It is up to the Planning Commission to determine if the elevations comply with this section.

Parking
Per 17.55 Auto Service shall provide 1 Stall per 500 SF of finished floor area plus 2 stalls per service bay thus the site is required to provide 19 parking stalls, the applicant provides 41 parking stalls. Per code the site should provide 2 ADA stalls, currently no ADA stalls are shown.

The Site Plan currently doesn't show a concrete island north of the customer parking stalls on the East side of the project, a concrete island should be provided.

Fee Waiver Request
The applicant has requested that the City Council reimburse part of all of the application fee for this site plan, as this is the third time an application has been made for a site plan with only minor changes to architectural design and site plan features.

REQUIRED FINDINGS:
Site Plan approvals are based upon compliance with City Code requirements. The approval criteria for a Site Plan can be found in EMMC 17.100

PLANNING COMMISSION ACTION/RECOMMENDATION:
On June 8th the Planning Commission held a public hearing for the proposed Jeppson Auto, the Planning Commission received 3 emails recommending that the project be denied or moved, two residents spoke during the meeting in support of the project. Ultimately the Planning Commission voted (5-0) to recommend approval to the City Council with the following conditions:

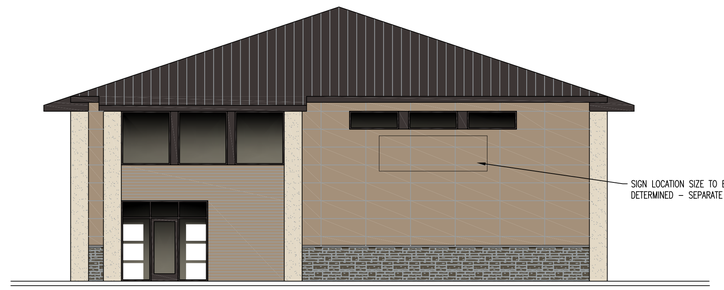
1. Two ADA Parking Stalls are provided
2. Signs be in compliance with the Eagle Mountain Municipal Code Sign Standards on the North and South sides of the building.

ATTACHMENTS:

Color Elevations
Site Plan
Fee Waiver Request
Planning Presentation

EAST ELEVATION

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

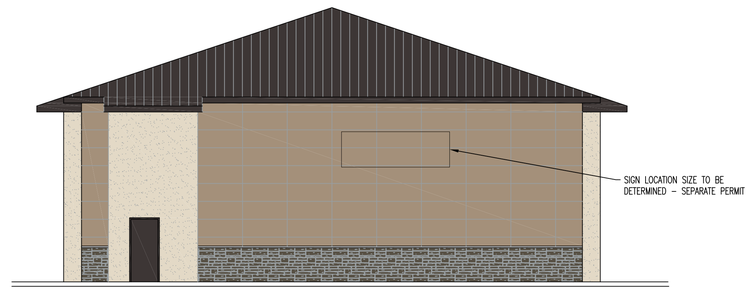


NORTH ELEVATION

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

WEST ELEVATION

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



SOUTH ELEVATION

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

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046

STATE OF UTAH
BRENT HURD VINCENT
REGISTERED
LICENSED ARCHITECT

NEW BUILDING FOR:
JEPPSON AUTOMOTIVE REPAIR

SOUTH OF CHEVRON
PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH

EXTERIOR ELEVATIONS, DOOR AND WINDOW TYPES AND DETAILS

ARCH. PROJECT NO:	
DATE:	11/21/11
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	

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DATE	REVISION

SHEET TITLE

A-2.00

ARCHITECTURAL 2 OF 10

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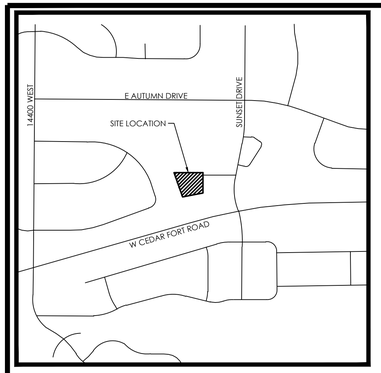
JEPPSON AUTO

PREPARED FOR:

JEPPSON HOLDINGS, LLC.

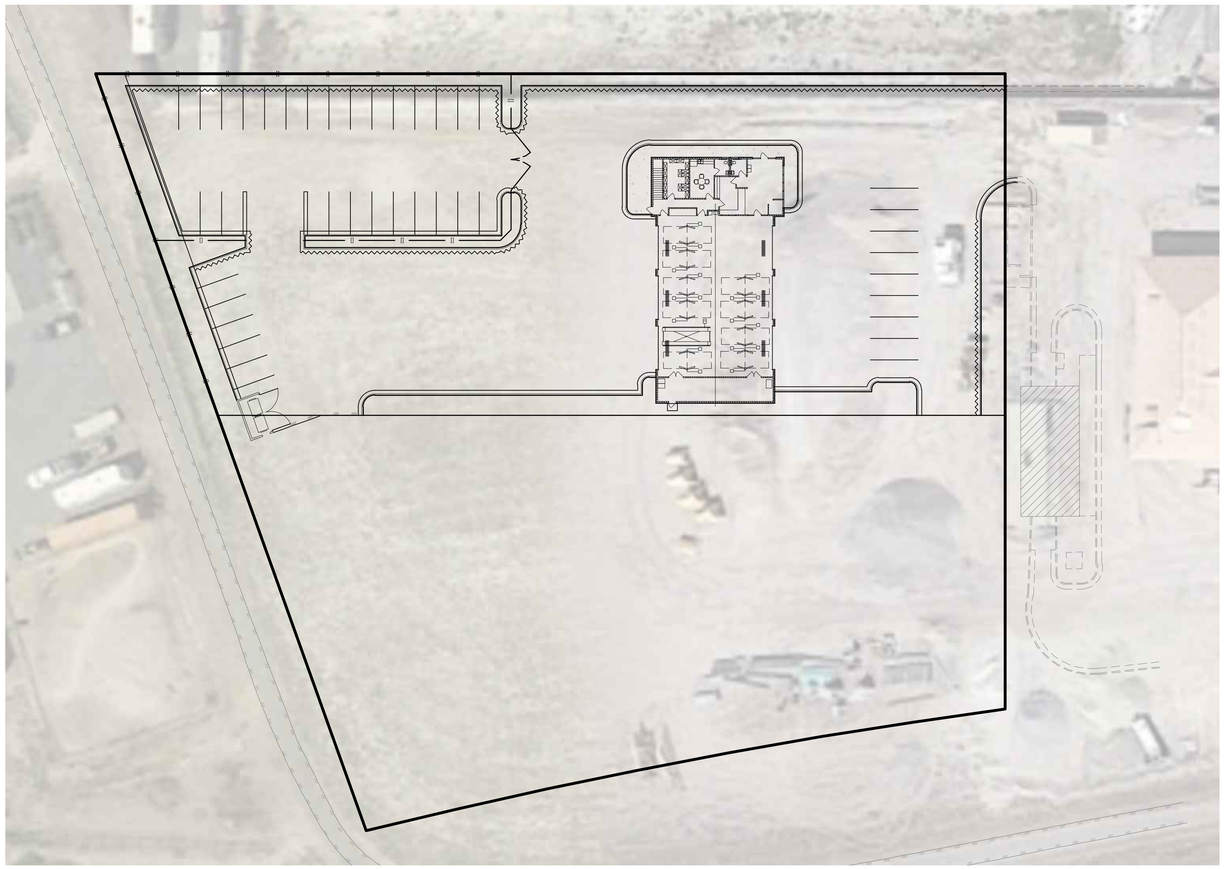
LOCATED IN:

EAGLE MOUNTAIN, UTAH



VICINITY MAP

NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER
C3	SITE PLAN
C4	GRADING PLAN
C5	DRAINAGE PLAN
C6	UTILITY PLAN
D1	STORMTECH DETAILS
D2	STORMTECH DETAILS
L1	LANDSCAPE PLAN

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO EAGLE MOUNTAIN STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

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

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

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

CONTACTS

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

OWNER/DEVELOPER
JEPPSON HOLDINGS, LLC
4645 N KESTREL WAY
EAGLE MOUNTAIN, UTAH 84005
(801) 879-1254
CONTACT: BRYAN JEPPSON

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

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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ENGINEERING AND SURVEYING, LLC
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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
5/14/21
STATE OF UTAH

JEPPSON AUTO
EAGLE MOUNTAIN, UTAH
COVER

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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COVER

Scale: 1"=30' | Drawn: CT
Date: 5/14/2021 | Job #: 21-0071
Sheet: C1

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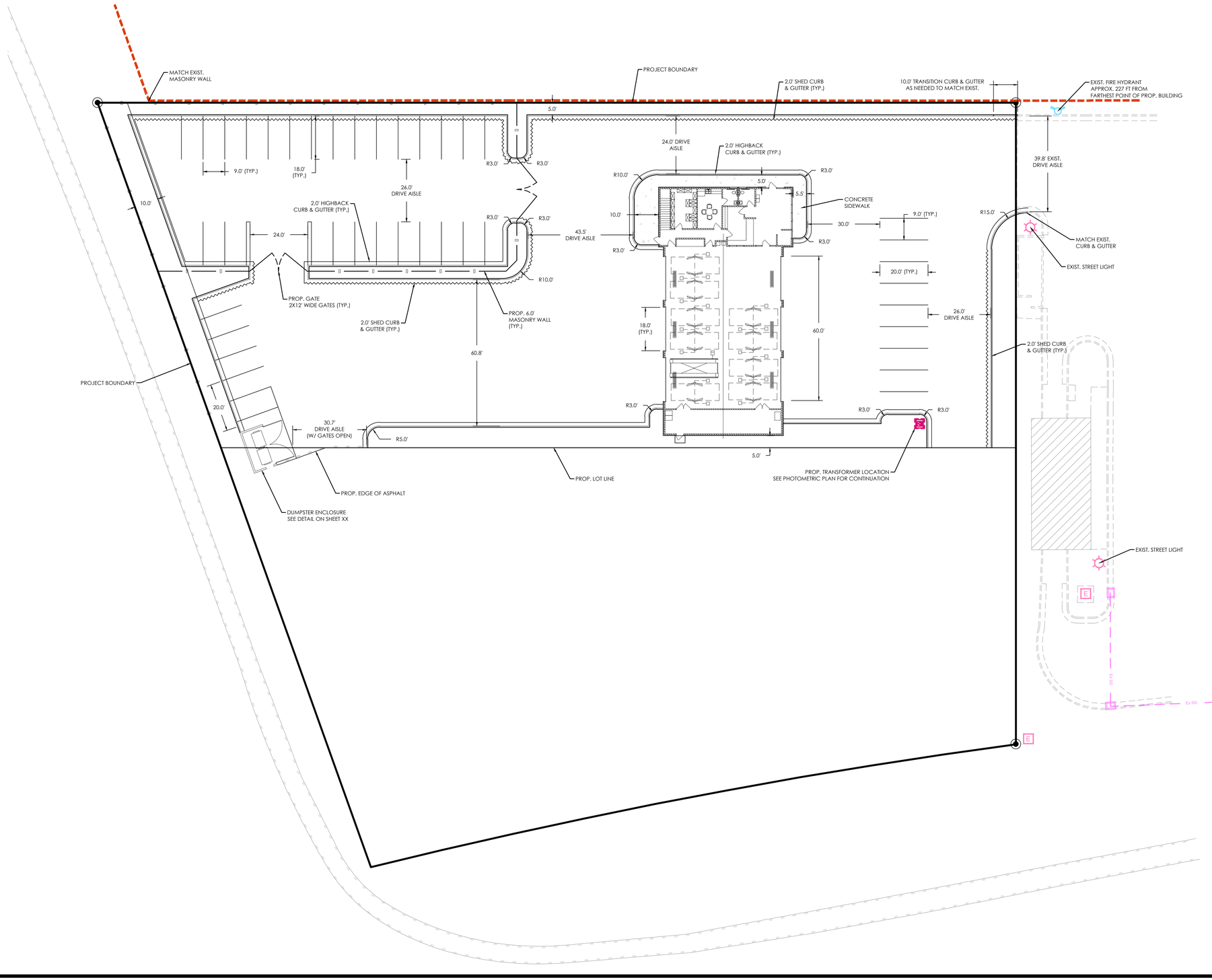

LEGEND

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

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 6026950-2202
THOMAS M. ROMNEY
5/14/21
STATE OF UTAH

JEPPSON AUTO

EAGLE MOUNTAIN, UTAH

SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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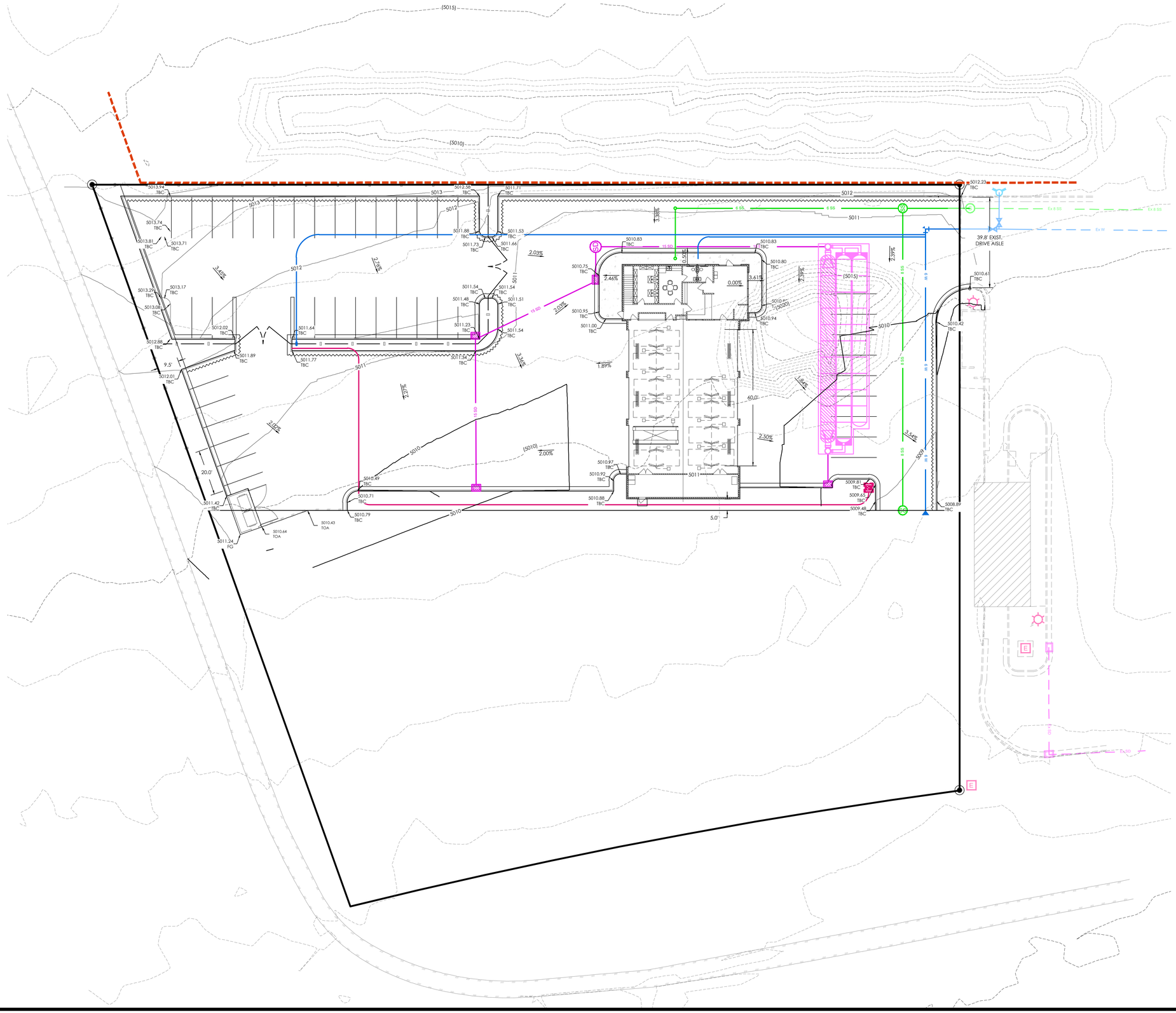
SITE PLAN

Scale: 1"=20'	Drawn: CT
Date: 5/14/2021	Job #: 21-0071
Sheet: C3	

Z:_2021\21-0071 Jeppson Auto\design 21-0071\dwg\sheet\C3 - SITE PLAN.dwg



LEGEND

- BOUNDARY
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- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

LICENSED PROFESSIONAL ENGINEER
No. 6028950-2202
THOMAS M. ROMNEY
5/14/21
STATE OF UTAH

JEPPSON AUTO
EAGLE MOUNTAIN, UTAH
GRADING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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GRADING PLAN

Scale:	1"=20'	Drawn:	CT
Date:	5/14/2021	Job #:	21-0071
Sheet:	C4		

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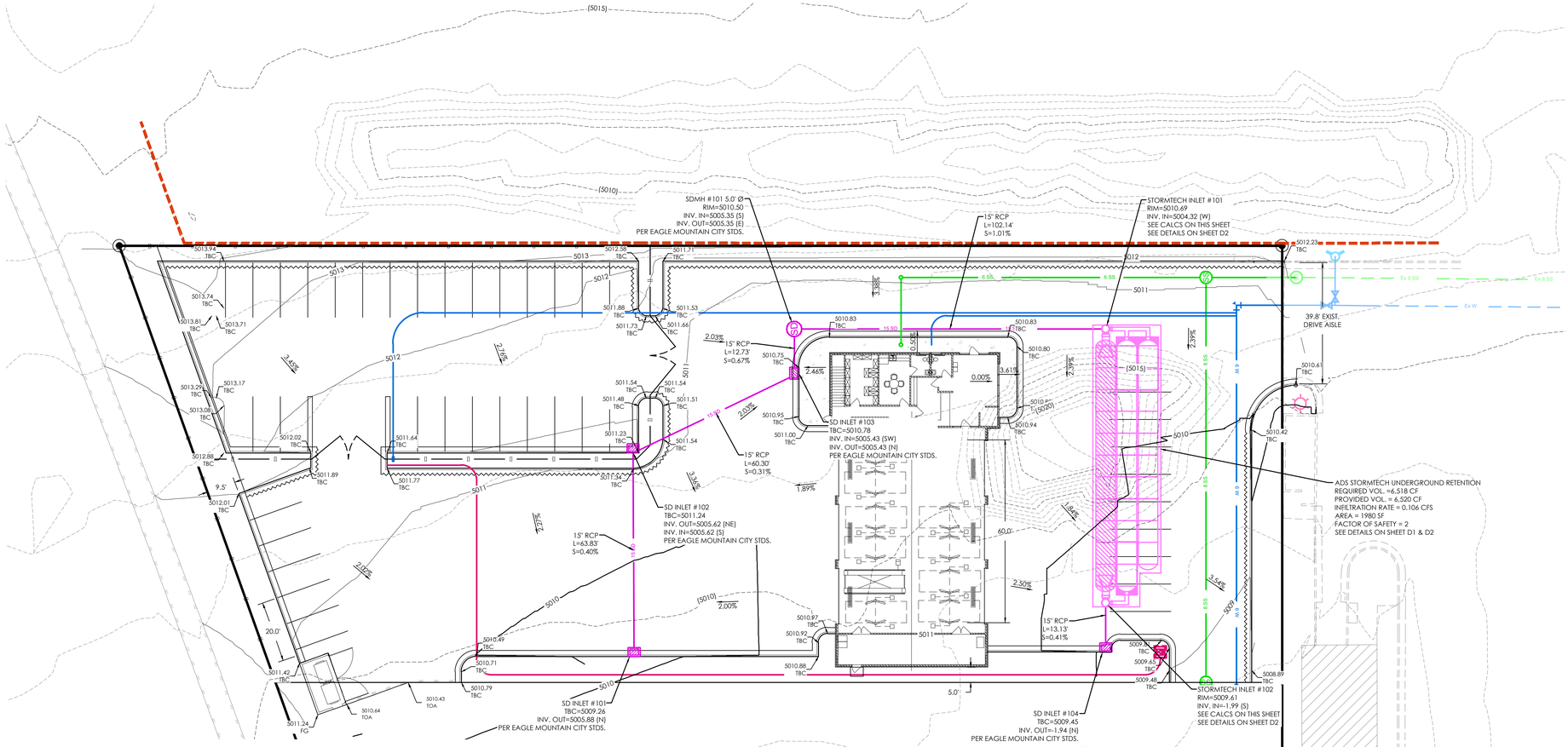

Retention Pond

Project: Jepsen Auto
Location Eagle Mountain, Utah
Date: 3/24/2021
Designer: Cam Taylor

FOCUS ENGINEERING & SURVEYING

100-Year Detention Sizing

Design Criteria

Intensity Table:	Per NOAA Atlas 14	
Return Period:	**100 year**	
Allowable Discharge:	**0.00 cfs/acre**	Per Eagle Mountain Standards

Allowable Discharges

Storm Drain Discharge:	0.00 cfs	
Other Discharge:	0.00 cfs	Source: N/A
Total Discharge:	**0.000 cfs**	

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	C*A
Building & Sidewalk	7,000	0.90	6,300
Roadway	35,888	0.90	32,299
Landscape	6,764	0.15	1,015
Totals	49,652		39,614
Weighted "C" Value		**0.80**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		*Ac*	*cfs*	*cf*	*cfs*	*cf*	*cf*
15.0	4.56	0.80	1.14	4.15	3,732	0.00	94	3,638
30.0	3.07	0.80	1.14	2.79	5,025	0.00	188	4,838
60.0	1.90	0.80	1.14	1.73	6,220	0.00	375	5,845
120.0	1.11	0.80	1.14	1.01	7,268	0.00	750	6,518
180.0	0.76	0.80	1.14	0.69	7,464	0.00	1,125	6,339
360.0	0.41	0.80	1.14	0.37	8,054	0.00	2,250	5,804
720.0	0.24	0.80	1.14	0.22	9,429	0.00	4,500	4,929
1440.0	0.14	0.80	1.14	0.13	11,000	0.00	9,000	2,000

Maximum Storage Requirement: ***6,518***
Maximum Storage Requirement (ac-ft): 0.15

Detention Basin Design

Storage Requirement:	6,518 *cf*	
Underground Retention Volume:	6,520 *cf*	
Total Storage	**6,520**	***RETENTION ADEQUATE***

INFILTRATION	
Basin Area:	1980 sq. ft.
infiltration rate:	13 min/in
RATE:	0.212 cfs
w/ 2xFOS:	0.106 cfs

LEGEND

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

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LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
3/14/21
STATE OF UTAH

JEPPSON AUTO
EAGLE MOUNTAIN, UTAH
DRAINAGE PLAN

REVISION BLOCK

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DRAINAGE PLAN

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Date:	5/14/2021	Job #:	21-0071
Sheet:	C5		

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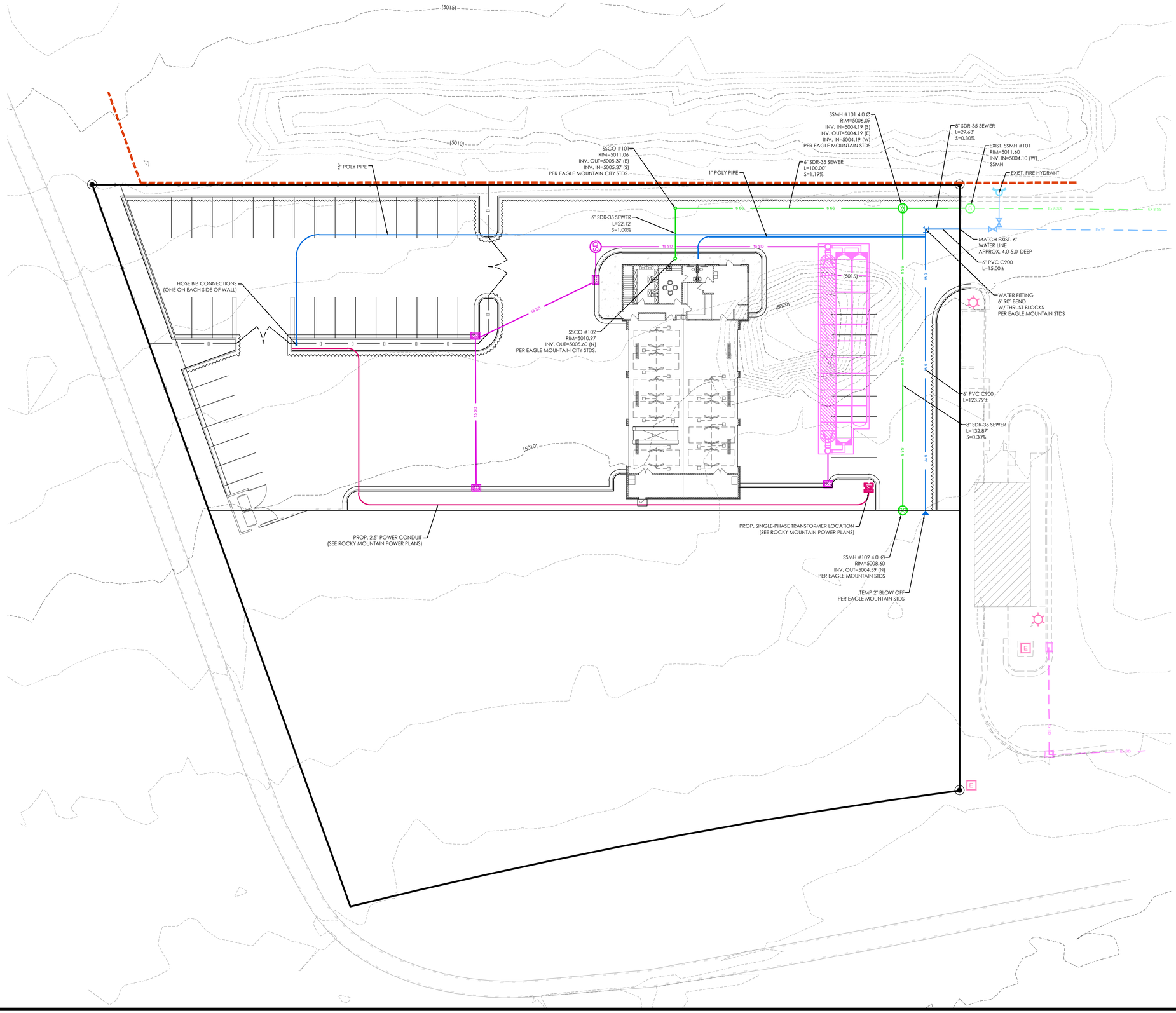

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
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No. 6026950-2202
THOMAS M. ROMNEY
5/14/21
STATE OF UTAH

JEPPSON AUTO

EAGLE MOUNTAIN, UTAH

UTILITY PLAN

REVISION BLOCK		
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UTILITY PLAN

Scale:	1"=20'	Drawn:	CT
Date:	5/14/2021	Job #:	21-0071
Sheet:	C6		

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PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

ADVANCED DRAINAGE SYSTEMS, INC.

21-0071 JEPSEN AUTO

EAGLE MOUNTAIN, UT

SiteASSIST™ by Stormtech™
FOR STORMTECH INSTRUCTIONS, DOWNLOAD THE INSTALLATION APP

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

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

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

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

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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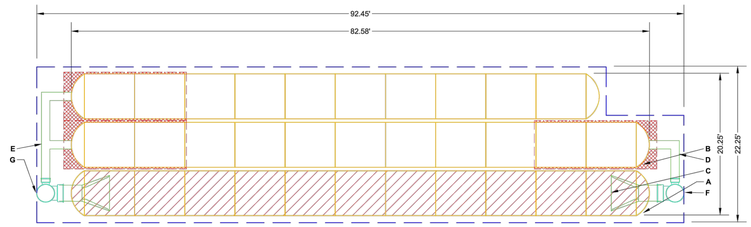
PROPOSED LAYOUT		PROPOSED ELEVATIONS	
32	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	5014.90
6	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	5008.90
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	5008.40
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	5008.40
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	5008.40
6521	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	5007.90
		TOP OF MC-3500 CHAMBER:	5006.90
		12" x 12" TOP MANIFOLD INVERT:	5005.57
		12" x 12" TOP MANIFOLD INVERT:	5005.57
1980	SYSTEM AREA (SF)	24" ISOLATOR ROW PLUS INVERT:	5003.32
229.4	SYSTEM PERIMETER (ft)	24" ISOLATOR ROW PLUS INVERT:	5003.32
		BOTTOM OF MC-3500 CHAMBER:	5003.15
		BOTTOM OF STONE:	5002.40

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.06"	
PREFABRICATED END CAP	B	12" TOP CORED END CAP, PART#: MC3500IEPP12T / TYP OF ALL 12" TOP CONNECTIONS	29.08"	
FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MC350024RAMP (TYP 2 PLACES)		
MANIFOLD	D	12" x 12" TOP MANIFOLD, ADS N-12	29.04"	
MANIFOLD	E	12" x 12" TOP MANIFOLD, ADS N-12	29.04"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	F	30" DIAMETER (24.00" SUMP MIN)		2.5 CFS IN
NYLOPLAST (INLET W/ ISO PLUS ROW)	G	30" DIAMETER (24.00" SUMP MIN)		5.0 CFS IN



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS175 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER, SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- ADD TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

REV	DRW	CHK	DESCRIPTION

21-0071 JEPSEN AUTO
EAGLE MOUNTAIN, UT
DATE: 12/7/2020 DRAWN: CT
PROJECT #: CHECKED: N/A

Stormtech — STORMWATER CHAMBER SYSTEMS — 561 DROMMEL AVENUE | ROCKY HILL, CT | 06067 — 860-529-8188 | 888-892-2694 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473 — ADVANCED DRAINAGE SYSTEMS, INC.

0 10' 20'

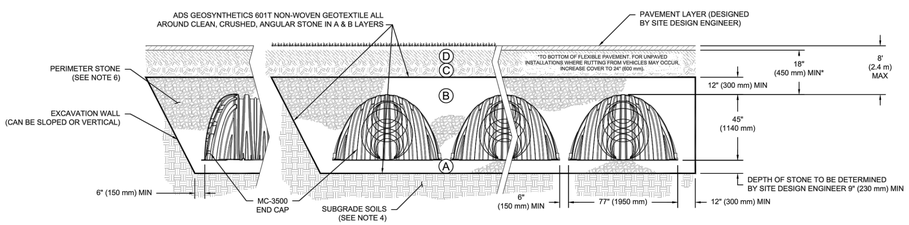
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCTS DEPICTED AND ALL ASPECTS OF SITE DEVELOPMENT SHALL MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET 2 OF 6

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

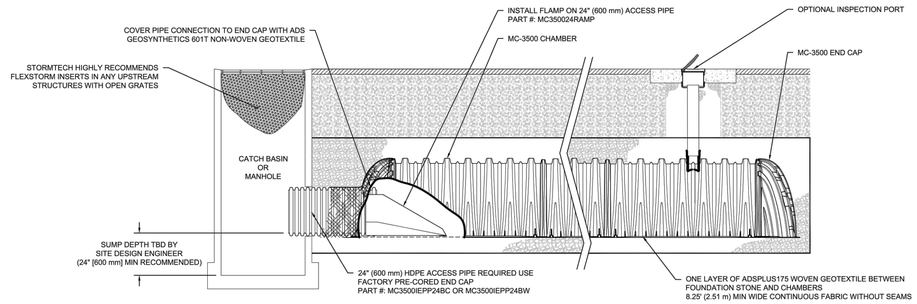
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

21-0071 JEPSEN AUTO
EAGLE MOUNTAIN, UT
DATE: 12/7/2020 DRAWN: CT
PROJECT #: CHECKED: N/A

SHEET 3 OF 6



MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

21-0071 JEPSEN AUTO
EAGLE MOUNTAIN, UT
DATE: 12/7/2020 DRAWN: CT
PROJECT #: CHECKED: N/A

SHEET 4 OF 6

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

LICENSED PROFESSIONAL ENGINEER
No. 6026950-2202
THOMAS M. ROMNEY
5/14/21
STATE OF UTAH

JEPSSON AUTO
EAGLE MOUNTAIN, UTAH
STORMTECH DETAILS

REVISION BLOCK		
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STORMTECH DETAILS

Scale: 1"=XX'	Drawn: CT
Date: 5/14/2021	Job #: 21-0071
Sheet: D1	

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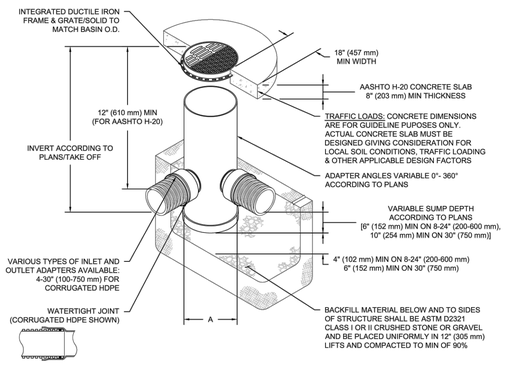
NYLOPLAST DRAIN BASIN

NTS



NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

21-0071 JEPSEN AUTO
EAGLE MOUNTAIN, UT

REV	DRW	CHK	DESCRIPTION

DATE: 12/7/2020 DRAWN: CT
PROJECT #: CHECKED: N/A

3130 VERONA AVE
BUFORD, GA 30518
PHONE (770) 932-2550
FAX (770) 932-2490
www.nyloplast-us.com

Nyloplast

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

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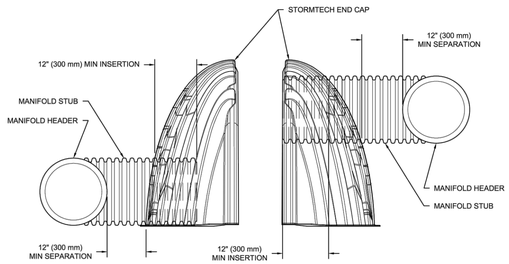
SHEET
6 OF 6

MC-SERIES END CAP INSERTION DETAIL

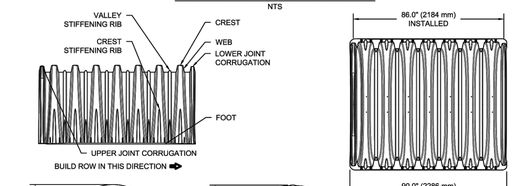
NTS

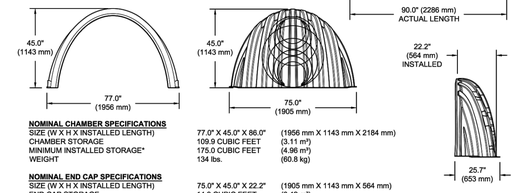


NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

MC-3500 TECHNICAL SPECIFICATION

NTS





NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

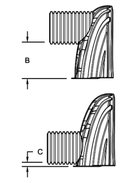
SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

21-0071 JEPSEN AUTO
EAGLE MOUNTAIN, UT

REV	DRW	CHK	DESCRIPTION

DATE: 12/7/2020 DRAWN: CT
PROJECT #: CHECKED: N/A

Stormtech
Chambers | Systems | Inlet Grates | Inlet Curb
888-892-2694 | 866-620-2694 | www.stormtech.com

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

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SHEET
5 OF 6

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LICENSED PROFESSIONAL ENGINEER
No. 6026950-2202
THOMAS M. ROMNEY
5/14/21
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JEPPSON AUTO
EAGLE MOUNTAIN, UTAH
STORMTECH DETAILS

REVISION BLOCK

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STORMTECH DETAILS

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Date: 5/14/2021 | Job #: 21-0071
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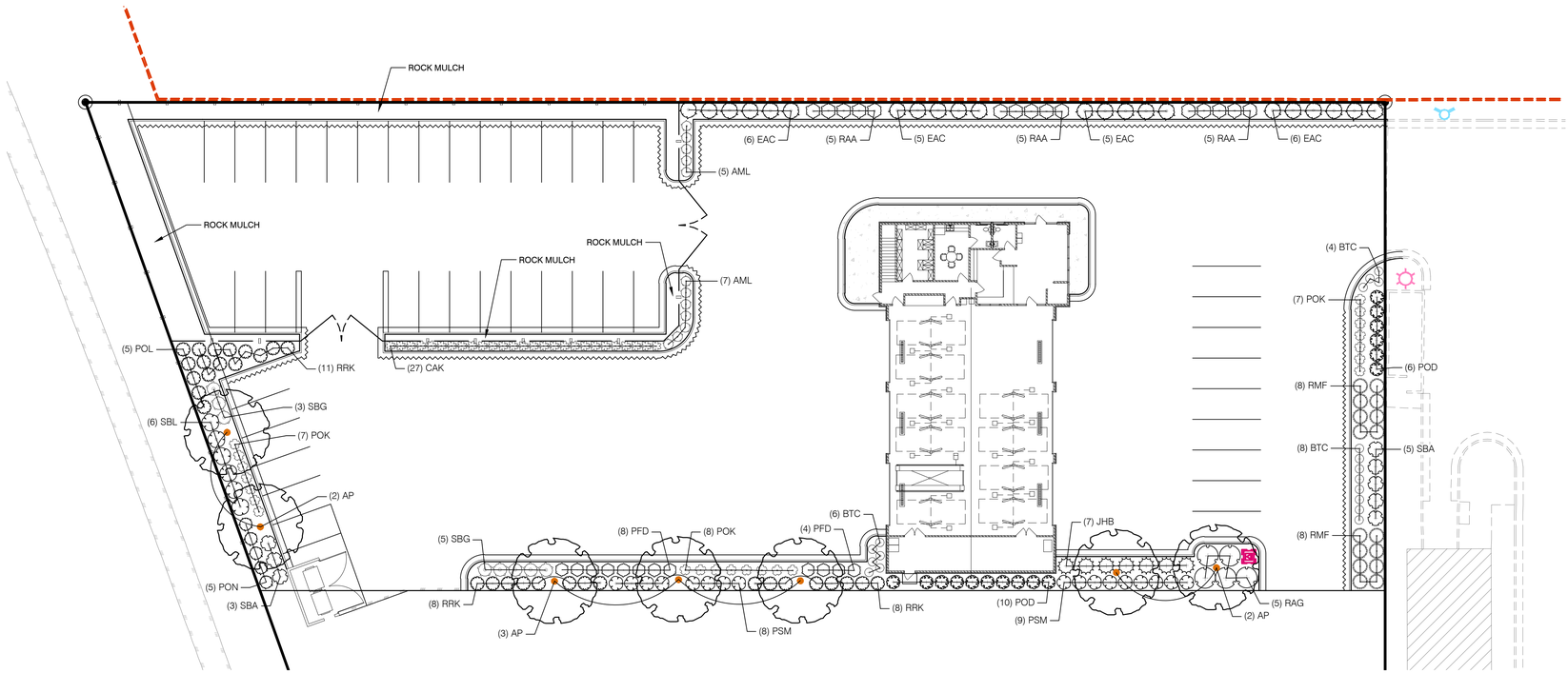
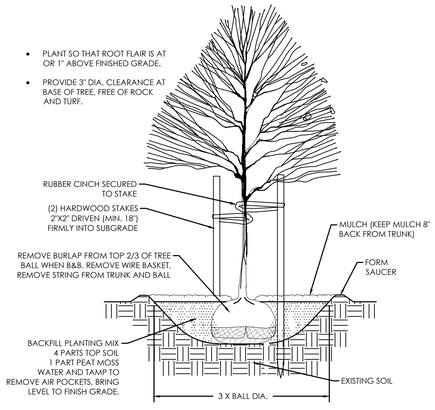
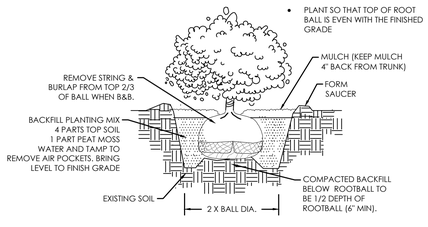




A TREE PLANTING & STAKING
NOT TO SCALE



B SHRUB PLANTING
NOT TO SCALE

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
AP	Acer truncatum x platanoides `Warrenred`	Pacific Sunset Maple	1.5" Cal.	7	Waterwise
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**	**REMARKS**
AML	Aronia melanocarpa `Low Scape Hedger`	Dwarf Chokeberry	2 gal.	12	4'x3' (Waterwise)
BTC	Berberis thunbergii `Concorde`	Concorde Japanese Barberry	2 gal.	18	2'x3'
EAC	Euonymus alatus 'Grove Compactus'	Grove Compact Burning Bush	5 gal.	22	6'x7'
JHB	Juniperus horizontalis `Blue Chip`	Blue Chip Juniper	2 gal.	7	1'x8' (Waterwise)
PSM	Philadelphus x 'Snowbelle'	Snowbelle Mock Orange	5 gal.	17	3'x4' (Waterwise)
POL	Physocarpus opulifolius `Donna May` TM	Little Devil Ninebark	5 gal.	5	4'x4' (Waterwise)
POD	Physocarpus opulifolius `Nanus`	Dwarf Ninebark	5 gal.	16	4'x4' (Waterwise)
PON	Physocarpus opulifolius `Nugget`	Nugget Ninebark	5 gal.	5	4'x4' (Waterwise)
PFD	Potentilla fruticosa `Dakota Sunspot`	Dakota Sunspot Bush Cinquefoil	2 gal.	12	3'x3' (Waterwise)
RAG	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal.	5	2'x7' (Waterwise)
RAA	Ribes alpinum	Alpine Currant	5 gal.	15	5'x5'
RMF	Rosa x `Meipsidue` Fire Meidiland	Fire Red Meidiland Rose	5 gal.	16	2'x5'
RRK	Rosa x `Red Knock Out`	Red Knock Out Rose	5 gal.	27	3'x4'
SBA	Spiraea x bumalda `Anthony Waterer`	Anthony Waterer Bumald Spiraea	5 gal.	8	4'x4'
SBG	Spiraea x bumalda `Goldflame`	Goldflame Spirea	2 gal.	8	3'x3'
SBL	Syringa x `SMSJBP7` ``Bloomerang`	Bloomerang Dark Purple Lilac	5 gal.	6	5'x5'
ORNAMENTAL GRASSES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**	**REMARKS**
CAK	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	1 gal.	27	4'x2' (Waterwise)
POK	Pennisetum alopecuroides `Karley Rose`	Karley Rose Fountain Grass	1 gal.	22	3'x3' (Waterwise)

NOTE: WATERWISE PLANTS USED ON PROJECT = 53%

LANDSCAPE NOTES

1. TOP DRESS ALL SHRUB BED AREAS WITH 3" DEEP OF 1" TO 2" SOUTH TOWN COBBLE ROCK MULCH FROM NEPHI SANDSTONE IN NEPHI, UTAH OVER DEWITT PRO-5 WEED BARRIER FABRIC. APPLY PRE-EMERGENT TO SOIL BEFORE INSTALLING FILTER FABRIC AND ROCK MULCH.
2. INSTALL 4" METAL EDGING BETWEEN THE ROCK MULCH AND ADJACENT PROPERTY WHERE NO EDGING OR CONCRETE EXISTS.

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

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED LANDSCAPE ARCHITECT
No. 103994
ALAN K WEAVER
5/14/21
STATE OF UTAH

JEPPSON AUTO
EAGLE MOUNTAIN, UTAH
LANDSCAPE PLAN

REVISION BLOCK

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LANDSCAPE PLAN

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DocuSign Envelope ID: 95742CB8-77EB-4F7C-951C-0904BF84626B

Dear City Council,

We respectfully petition the Council to consider a full or partial reimbursement of city fees for the Jeppson Auto final plat and site plan applications. The current application set is the third to be processed through the City without significant modification to architectural design or site plan features. We are hopeful that the Council may find in favor to ease some of the City fee burden that Jeppson Auto has borne in a continuous effort to locate within the City. Any consideration and assistance in this regard would be much appreciated.

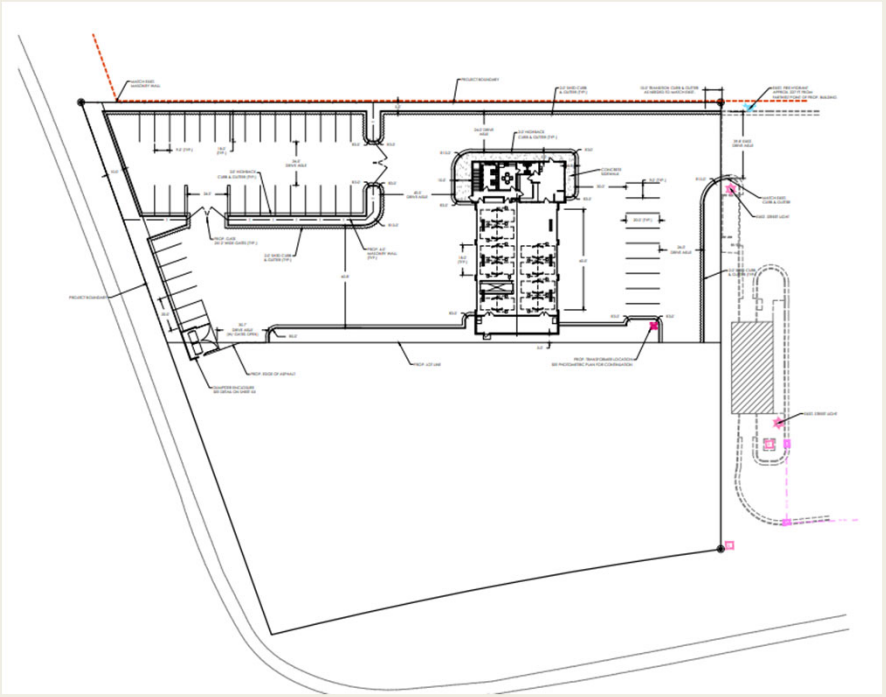
Sincerely,

DocuSigned by:
Bryan Jeppson
2CE57612073844CC...

Bryan Jeppson
Owner- Jeppson Automotive

JEPPSON AUTO

Site Plan and Fee Waiver Request



Elevations

EAST ELEVATION
NORTH ELEVATION
WEST ELEVATION
SOUTH ELEVATION

Items for Consideration

- 17.72.030 A – Requires buildings be located near a front setback line with pedestrian access leading to the primary entrance. As Jeppson Auto isn't located on a public road, and it is not a pedestrian destination staff feels the proposed site plan meets the spirit of 17.72.030A
- 17.72.404 A - Requires that commercial buildings be similar in style to adjacent buildings. The proposed building does not match either Sunset Storage or Holiday Oil as it includes more design elements than either project, staff also feels it is not out of character for the area.
- 17.72.040 E1 – Requires a variety of different architectural details, the applicant does propose a number of different design features, but in some cases the nature of the building (large roll up doors) makes them impractical to add. It is up to the Planning Commission to determine if the proposed elevations are appropriate.
- 17.72.040 F2 – States commercial buildings shall avoid large featureless surfaces. The southern wall is largely panelized but is proposed to have a large wall sign, it is up to the planning commission to determine if this meets the code requirements.

Fee Waiver Request

- The applicant has requested that the City Council reimburse part or all of the application fee for this site plan, as this is the third time an application has been made for a site plan with only minor changes to architectural design and site plan features

Recommendation

The Planning Commission recommended approval of the Jeppson Auto Site Plan to the City Council with the following conditions:

1. 2 ADA parking stalls are added
2. Signs on North and South of the building comply with Municipal Code Sign Standards

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 6, 2021**		
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Consolidated Fee Schedule for New Asphalt Seal Coats.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:	N/A		
APPLICANT:			
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
No

PREPARED BY:
Zac Hilton, Public Works

PRESENTED BY:
Zac Hilton

RECOMMENDATION:
Staff recommends that the City Council approve a Resolution of Eagle Mountain City, Utah, approving an increase to $0.20 per square foot for the Asphalt Seal Coat Fee.

BACKGROUND:
On June 15, 2021, the City Council approved a bid award to Morgan Pavement for the Eagle Mountain Spray Applied Seal Coat Project, since the originally approved contract did not meet the City's specifications. This contract is renewable for up to five years, which allows staff to predict application costs of the asphalt seal coat. The amendment to the new asphalt seal coat fee brings the fee in line with Morgan Pavement's contract, and increases the cost from $0.196 per square foot to $0.20 per square foot.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

RES--Consolidated Fee Schedule - New Asphalt Seal Coat

New Asphalt Seal Coat Redlines

RESOLUTION NO. R- -2021

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN CITY CONSOLIDATED FEE SCHEDULE

WHEREAS, the City Council of Eagle Mountain City is empowered by law to adopt resolutions establishing fees for municipal services and has established an equitable system of fees for providing municipal services; and

WHEREAS, the City Council has determined that it is necessary and appropriate to amend the Eagle Mountain City Consolidated Fee Schedule; and

WHEREAS, the City Council finds that it is in the public interest to reaffirm all fees and charges previously enacted in the Eagle Mountain City Consolidated Fee Schedule except for those fees and charges which are specifically amended or changed in this Resolution.

NOW, THEREFORE, be it resolved by the City Council of Eagle Mountain City as follows:

1. The Consolidated Fee Schedule attached hereto as Exhibit A and the fees and charges set forth therein are hereby enacted and adopted for services received from Eagle Mountain City.

2. This Resolution is not intended to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other resolutions, ordinances, or laws except to effect modification of the fees reflected in the Consolidated Fee Schedule. The fees listed in the Consolidated Fee Schedule supersede present fees for services specified, but all fees not listed remain in effect. Where this Resolution imposes a higher fee than is imposed or required by existing provisions, resolution, ordinance, or law, the provisions of this resolution shall control.

This Resolution shall take effect at 12:01 a.m. on July 7, 2021.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

_____
Tom Westmoreland, Mayor

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on this 6th day of July, 2021.

Those voting aye:	Those voting nay:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love

_____

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

Inspection Fees, Based on Engineers' Estimate of Project Cost ..... 3.2% of the First $750,000 Estimate; 1% of the Estimate Amount Exceeding $750,000

Subdivision Bond – Performance & Guaranty ..... 110% of the Value, Plus 2-year Warranty

New Asphalt Seal Coat ..... $0.20 ~~$0.196~~ per square foot

Streetlights ..... Actual Cost to the City

CWP Water Use ..... $13,580 per Acre Foot, or Current Rate According to CWP Contract

Banked Water Transfer Fee $250

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 6, 2021**

TITLE:	MOTION/PUBLIC HEARING - Disposal of Significant Real Property Identified as a Portion of Utah County Parcel Number 58:040:0013.
ITEM TYPE:	Motion
FISCAL IMPACT:	Sale of property
APPLICANT:	Ryan Bybee (Cadence Homes)

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
		1.5 Acres	

PUBLIC HEARING:
Yes

PREPARED BY:
Steve Mumford, Planning

PRESENTED BY:
Steve Mumford and Jeremy Cook

RECOMMENDATION:
We recommend approval of this land disposal application.

BACKGROUND:
In accordance with EMMC 3.30 the City Council must hold a public hearing to consider disposition of City-owned property that is considered "significant." If the City Council determines that the disposal may be appropriate, the Council shall determine the best method to dispose of the property to maximize the value to the City.

An appraisal was completed for this property in September, 2020, and a new appraisal was completed recently. The applicant has also submitted a new appraisal for consideration. The two new appraisals are attached to this report.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Updated Appraisal

Updated Appraisal 2

Planning Presentation

DHgroup

4020 South 700 East #2
Murray, Utah 84107

AN APPRAISAL REPORT OF

A 1.50 ACRE PORTION OF ENTITLED
RESIDENTIAL LAND SITUATED ON A LARGER
40.76 ACRE PARCEL

LOCATED AT

± SW 1/4 OF SE 1/4 OF SEC. 30, T5S, R1W,
SLB&M
EAGLE MOUNTAIN, UTAH

PROPERTY OWNED BY

EAGLE MOUNTAIN CITY

PREPARED FOR

Mr. TOM WESTMORELAND
EAGLE MOUNTAIN CITY
2565 NORTH PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH 84005

PREPARED BY

DAVID P. HOLTBY &
TRAVIS R. HOLTBY
APPRAISERS

DATE OF REPORT

JUNE 3, 2021

DATE OF VALUATION

MAY 17, 2021 "AS IS"

DHgroup

4020 South 700 East #2
Murray, Utah 84107

June 3, 2021

Mr. Tom Westmoreland, Mayor
Eagle Mountain City
2565 North Pony Express Parkway
Eagle Mountain, Utah 84005

Re: An Appraisal Report of a 1.50 acre portion of entitled residential land situated on a larger 40.76 acre parcel, located at ± SW 1/4 OF SE 1/4 OF SEC. 30, T5S, R1W, SLB&M, Eagle Mountain, Utah. Utah County Parcel No(s): portion of 58:040:0013. Appraiser File No: 517th0321dh

Mr. Westmoreland,

As requested, we have prepared an Appraisal Report addressing the Market Value of the fee simple interest "As Is" of the above referenced property. After inspecting the subject property, pertinent market data were gathered and used for a comparative analysis. This was done to formulate an opinion of the market value of the indicated interest. An appraisal analysis was completed in accordance with Standards Rule 1 of the Uniform Standards of Professional Practice (USPAP).

The results of the appraisal have been prepared and communicated in an Appraisal Report format, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of USPAP. As such, it presents summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop an opinion of market value. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. Supporting documentation is retained in the appraiser's work file. This appraisal report conforms with, and is subject to, the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics, and the Standards of Professional Appraisal Practice of the Appraisal Institute.

Specifically, this appraisal conforms to the following guidelines:

- Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) (12 U.S.C. 3331 et seq.);
- The regulations adopted by the Office of the Comptroller of the Currency pursuant to Title XI, including, without limitations, the appendix thereto consisting of excerpts from the Uniform Standards of Professional Appraisal Practice (USPAP), adopted by the Appraisal Foundation (12 CFR Part 34, Subpart C).

Any values given within this appraisal report and the use thereof, by the client or by a third party, requires the understanding and acceptance of all general assumptions, limiting conditions, and specific extraordinary assumptions contained in the letter of transmittal, preface, and attached report. The intended user of this report is Eagle Mountain City. *It is important that any users of this report review and understand all general and specific assumptions and limiting conditions.* The appraisers are not responsible for any unauthorized use of this report.

As demonstrated within the attached appraisal report, we are of the opinion that the ***Market Value "As Is"***, of the fee simple interest, as of May 17, 2021, is:

THREE HUNDRED TWENTY FIVE THOUSAND DOLLARS ($325,000)

Comparable improved property sales and conversations with real estate brokers active in the subject sub-market indicate that exposure time (i.e. the length of time the subject property would have needed to be exposed for sale on the market had it sold at the market value concluded in this analysis as of the date of this valuation) would have been six to twelve months. The estimated marketing time (i.e. the amount of time it would likely take to sell the subject property if exposed in the market beginning on the date of valuation) is estimated to be within an 12-month period.

As of January 20, 2020, the COVID-19 Virus was spread to the United States which has resulted in temporary closures of non-essential businesses, quarantines, and social distancing. Global, national, and local economies are already seeing a significant impact; however, national and local governments are working to fight the spread of the virus and bolster economies to limit the effects of what is now deemed as a world pandemic. It is largely unknown what long-term effect this will have on local and regional markets; however, market participants currently indicate that once the pandemic has passed, quarantine restrictions continue to be lifted and the economy begins to again open and stabilize that any short-term market impact will be negated, and the market will recover to its pre-pandemic state. Most agents and brokers working within the subject market indicate that listing and sales have once again returned to and surpassed pre-pandemic levels and that barring any unforeseen circumstances this increase market activity and growth is expected to continue.

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Murray, Utah 84107

This appraisal was performed following public awareness that COVID-19 was affecting residents in the United States. At the time of appraisal, COVID-19 was beginning to have widespread health and economic impacts. However, the full extent on the real estate market in the area of the subject property appear to have rebounded to pre-pandemic levels. The analysis and valuation opinion in this appraisal are based on the data available to the appraiser at the time of the assignment and apply only as of the effective date indicated. No analysis or opinions contained in this appraisal should be construed as predictions of future market conditions or value.

This report has been prepared primarily for your use. As is customary in assignments of this nature, neither our names, company name, nor the material submitted may be included in any prospectus, in newspaper publicity, or as part of any printed material; or used in offerings or representations with the sale of securities or participation interests to the public.

Your attention is invited to the attached appraisal report, which outlines the data collected and the methods used to formulate an opinion of the market value of the subject property. If you have any questions, please do not hesitate to contact us at (801) 290-2369.

Respectfully submitted,

David P. Holtby, Appraiser
Utah State Certified General Appraiser
License No. 5503226-CG00, Expires 3-31-23

Travis R. Holtby, Appraiser
Utah State Licensed Appraiser
License No. 8890187-LA00, Expires 2-28-23

DH/TH
Enc.

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DH Group, LLC
4020 South 700 East ♦ Suite 2 ♦ Murray, UT 84107
Phone: 801-290-2369 ♦ www.dhgrouputah.com

CERTIFICATION

Re: An Appraisal Report of a 1.50 acre portion of entitled residential land situated on a larger 40.76 acre parcel, located at ± SW 1/4 OF SE 1/4 OF SEC. 30, T5S, R1W, SLB&M, Eagle Mountain, Utah. Utah County Parcel No(s): portion of 58:040:0013. Appraiser File No: 517th0321dh.

We certify that to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions and is our personal, impartial, and unbiased professional analyses, opinions and conclusions.
3. We have no present or prospective interest in the property appraised that is the subject of this report, and no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice* (USPAP).
8. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
9. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
10. Travis Holtby has made a personal inspection of the property that is the subject of this report.
11. No other individuals provided real property appraisal assistance to the person(s) signing this report.
12. We have complied with the Appraisal Standards of USPAP and the Appraisal Institute in conducting the research and analysis, and in formulating the value conclusion(s) contained in this report.
13. The Ethics Rule of the Uniform Standards shall be enforced solely by enforcement of the Code of Professional Ethics under the existing enforcement procedures of the Appraisal Institute.
14. As of the date of this report, David P. Holtby and Travis R. Holtby are licensed by the State of Utah, Department of Commerce, Division of Real Estate. Under the state's licensing regulations, David P. Holtby is a Certified General Appraiser, and my license has not been revoked, suspended, canceled, or restricted. Travis Holtby is a Licensed Appraiser, and my license has not been revoked, suspended, canceled, or restricted. I, David P. Holtby, am also a Certified General Appraiser within the State of Idaho.
15. The undersigned hereby acknowledge that they have the appropriate education and experience to complete the assignment in a competent manner. The reader is referred to the appraiser's statement of qualifications found in the addenda of this report.
16. We have performed appraisal services, as appraisers, regarding the property that is the subject of this report within the three-year period immediately preceding the acceptance of this assignment with an effective appraisal date of September 17, 2020, to which the Client is aware.
17. As of the date of this report, David P. Holtby has completed the Standards and Ethics Education Requirement of the Appraisal Institute for Candidates for Designation.

Dated: June 3, 2021

David P. Holtby, Appraiser
Utah State Certified General Appraiser
License No. 5503226-CG00, Expires 3-31-23

Travis R. Holtby, Appraiser
Utah State Licensed Appraiser
License No. 8890187-LA00, Expires 2-28-23

EXECUTIVE SUMMARY

Property Appraised	A 1.50 acre portion of entitled residential land situated on a larger 40.76 acre parcel.
Location	± SW 1/4 OF SE 1/4 OF SEC. 30, T5S, R1W, SLB&M, Eagle Mountain, Utah
Purpose of the Appraisal	Formulate an opinion of the market value "as is"
Property Rights Appraised	Fee simple
Owner of Record	Eagle Mountain City
Parcel Number(s)	Portion of 58:040:0013
Area Data Summary	Stable economic base, expanding population, moderate unemployment and stabilizing property values and real estate investment.
Neighborhood Summary	The subject neighborhood is located in the northern portion of Utah County within the incorporated limits of Eagle Mountain City. Demand factors affecting residential real estate are considered to be average.
Site Summary	
Location	West side of Hidden Valley Parkway and south of the Hidden Hollow Elementary School
Land Size	1.50 acres or 65,340 square feet
Shape/Topography	Nearly rectangular
Frontage	Adequate frontage along Hidden Valley Parkway
Flood Zoning	not printed.
Adverse Site Conditions	None noted. Review of a geo-technical investigation prepared by a qualified engineer/firm is recommended.
Zoning	Neighborhood Residential and Foothill Residential
Liquefaction	Very low

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Highest and Best Use	
As Vacant	Speculative residential development.
As Improved	N/A. The subject site is unimproved.
Reconciled Market Value	
"As Is"	**$325,000**
Date of Inspection	May 17, 2021
Date of the Report	June 3, 2021
Date of Valuation	
"As Is"	May 17, 2021
Exposure / Marketing Time	Six to twelve months / 12-month period.

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SUBJECT PHOTOGRAPHS

Subject Property

Subject Property

Subject Property

Subject Property

Street Scene

INTRODUCTION

Client	Mr. Tom Westmoreland, Mayor Eagle Mountain City 2565 North Pony Express Parkway Eagle Mountain, Utah 84005
Appraisers	David P. Holtby, Certified General Appraiser Travis R. Holtby, Licensed Appraiser DH Group LLC 4020 South 700 East #2 Murray, Utah 84107
Subject	A 1.50 acre portion of entitled residential land situated on a larger 40.76 acre parcel
Address	± SW 1/4 OF SE 1/4 OF SEC. 30, T5S, R1W, SLB&M, Eagle Mountain, Utah.
Location	West side of Hidden Valley Parkway and south of the Hidden Hollow Elementary School.
Parcel Number(s)	Portion of 58:040:0013
Owner of Record	Eagle Mountain City

Legal Description

The legal descriptions used in this report were obtained from the Utah County Recorder's Office and information provided by the Client. No responsibility is assumed for any inaccuracies that may exist. Review of an A.L.T.A. Survey for the subject property is recommended. The legal descriptions are included in the addendum of the report.

Type & Definition of Value

The purpose of this appraisal is to formulate an opinion of the market value "as is" as of the effective valuation dates. Market value is defined by the Rules and Regulations, Federal Register, as follows.

- Market Value

  The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from the seller to buyer under conditions whereby:

A. buyer and seller are typically motivated;
B. both parties are well informed or well advised, and acting in what they consider their own best interest;
C. a reasonable time is allowed for exposure in the open market;
D. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
E. the price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.[1]

The foregoing definition stipulates that value reflect cash or cash equivalent terms. The following elaborates on the concept of cash equivalency.

- Cash Equivalency

In applying this definition of market value, adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs that are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparison to financing terms offered by a third party financial institution that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession, but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.[2]

Subject Status Appraised

As per the client's request, the subject is valued in the "as is" condition as of the date of inspection. This is defined as follows:

- "As Is" Value Premise

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.[3]

1 Definition of "Market" Value - "Market Value" as defined in the Rules and Regulations, Federal Register, Vol. 55, No. 165, page 34696, as of Friday August 24, 1990, Rules and Regulations, 12 CFR Part 34.42(f).
2 Federal National Mortgage Association (FNMA) and the Federal Home Loan Mortgage Corporation (FHLMC).
3 Appraisal Institute, *The Dictionary of Real Estate Appraisal*, Fifth ed. (Chicago, Illinois. Appraisal Institute, 2010).

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Property Rights/Interest(s) Appraised

The property rights/interest appraised is the fee simple interest. This interest is defined as follows.

- Definition of Fee Simple Interest

  Absolute ownership unencumbered by any other interest of estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. [4]

Effective Date(s) of Valuation

The effective date of value is May 17, 2021 which is the date of value for the subject "as is". The property was last inspected on May 17, 2021. The date of the report is June 3, 2021.

Intended User/Use of the Report

Reportedly, the intended users of this appraisal will be Eagle Mountain City. The intended use of the report will be to determine the market value of the subject property for a potential property tax appeal.

Personal Property, Fixtures, and Intangible Items

No personal property, equipment, fixtures, trade fixtures, or intangible items are included in the appraised values.

4 The Dictionary of Real Estate Appraisal, (Fifth Edition) The Appraisal Institute, Chicago, Illinois, 2010.

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Scope/Appraisal Development and Reporting Process

To formulate the opinions of value the appraiser performed an appraisal process as defined by the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice[5] (USPAP) and this report conforms to USPAP and the Code of Professional Ethics. In preparing this appraisal the following steps are taken:

- The subject site was inspected on May 17, 2021;
- The location, size and scope of the property appraised are determined from County Records and information provided by the Client;
- The neighborhood and immediate area were canvassed to locate comparable entitled land sales. The data were used to complete sales comparison approach;
- The "as is" value of the property was determined as of May 17, 2021 via the Sales Comparison Approach to land value;
- The exposure and marketing times are analyzed to determine an appropriate exposure and marketing period for the subject based on the concluded value and market conditions;
- This report is presented in an Appraisal Report format.

Utah is a nondisclosure state in that sale prices are not reported to the governing agency when recorded. When possible, comparable data used in this report was confirmed with either the buyer, the seller, the broker, or other persons with firsthand knowledge of the transaction.

5 Uniform Standards of Professional Appraisal Practice, Appraisal Foundation, 2020-21 Edition.

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Phone: 801-290-2369 ♦ www.dhgrouputah.com

To formulate the opinion of value the appraiser performed an appraisal as defined by the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice.[6] The results of the appraisal have been prepared and communicated in Appraisal Report format, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of USPAP. As such, it presents summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop an opinion of market value. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. Supporting documentation is retained in the appraiser's work file.

**It is worth noting that the subject will contain 4 complete lots, as well as a portion of 6 lots. Thus, it is estimated that the subject property contains a total of 6.50 entitled lots. Given that there are portioned lots, an estimated value for the subject as a whole based on the 6.50 lots is utilized, as entitled paper lots do not sell on a per square foot basis, rather on a per lot basis. Please see the lot breakdown to follow as provided by the Client:*

6 Uniform Standards of Professional Appraisal Practice, Appraisal Foundation, 2020-2021 Edition.

Recent History of the Property

According to Utah County the property is currently in the vested ownership of Eagle Mountain City and has been since 2014. There have been no recorded transfer deeds for the subject within the previous three years. According to information provided by the Client, the neighboring property owner is building a residential subdivision. The proposed subdivision encompasses a 1.50 acre portion of the subject site. The Client asked that we appraise the subject as entitled land as the subdivision has been approved by the City.

Property Taxes and Assessment Data

For taxes and assessment data, the appraised property is under the jurisdiction of Utah County. As the subject is owned by a government entity, it is tax exempt, and no assessment or tax information is available for the subject. Thus, this section does not apply.

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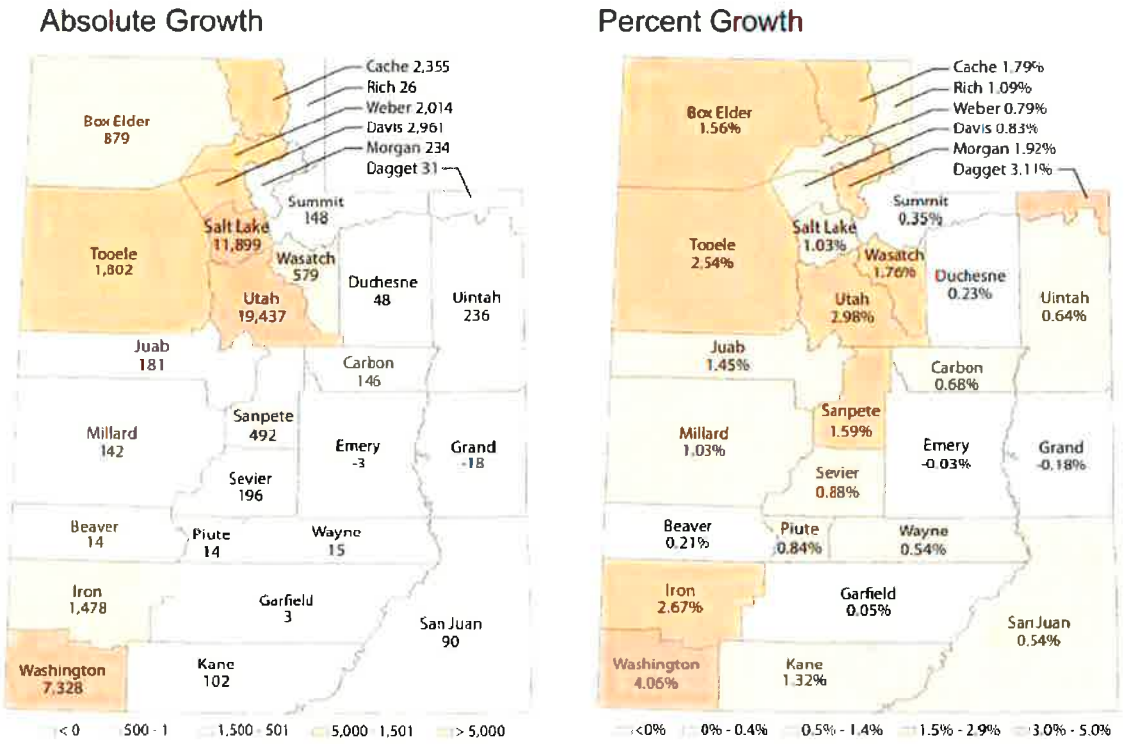
SUMMARY OF AREA INFORMATION

There are social, economic, governmental, and environmental forces, which influence the value and marketability of the subject of this report. A synopsis of the State of Utah and Wasatch Front markets are analyzed below. A more specific analysis of the subject neighborhood of Eagle Mountain and surrounding areas in Utah County will follow in the summary of neighborhood information section.

Population/Growth:

According to the *2021 Economic Report to the Governor*, Utah's estimated official July 1, 2020 population was 3,273,000 an increase of 1.64 percent from 2018. The following graphic shows the population changes to the individual counties within the state of Utah and was obtained from the *2021 Economic Report to the Governor.*

Figure 1.2: Utah Population Growth by County: 2019-2020



Source: Utah Population Committee

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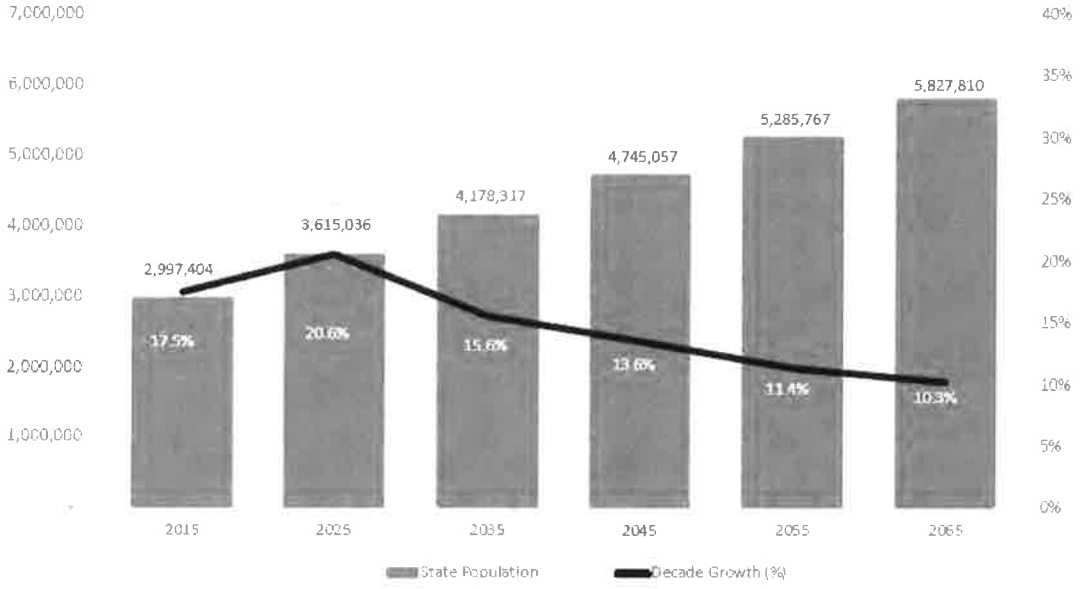
Phone: 801-290-2369 ♦ www.dhgrouputah.com

The demographic projections for Utah appear to be favorable. The following is the projected population growth through 2065 as reported by the Kem C. Gardner Policy Institute. Utah appears to continue to outpace the United States over the projection period.

Figure 1.5: Utah Population and Growth Projections by Decade: 2015-2065

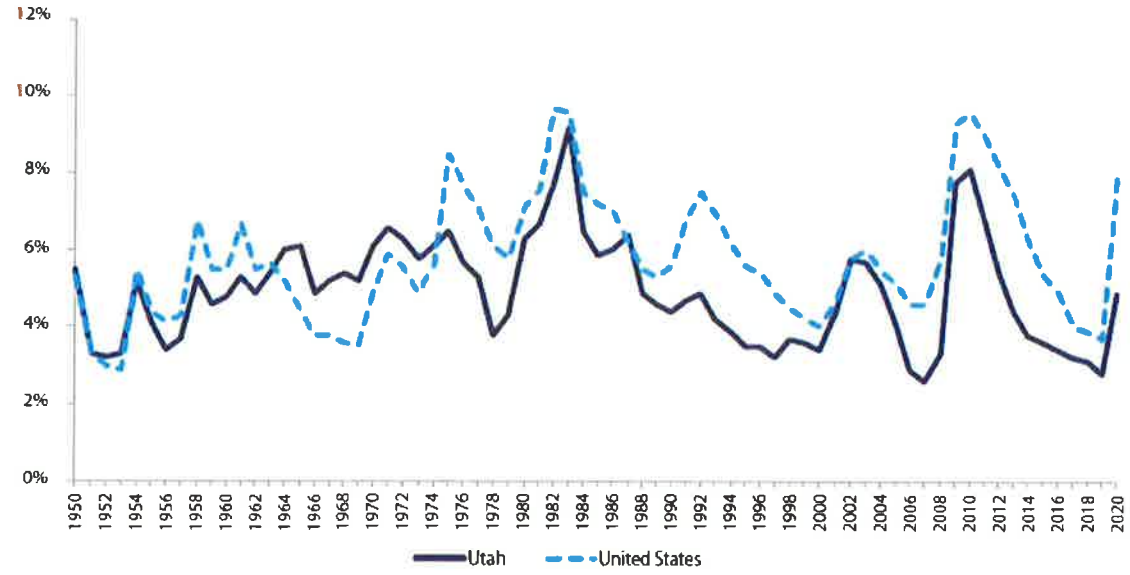


Source: Kem C. Gardner Policy Institute 2015-2065 State and County Projections

Economy:

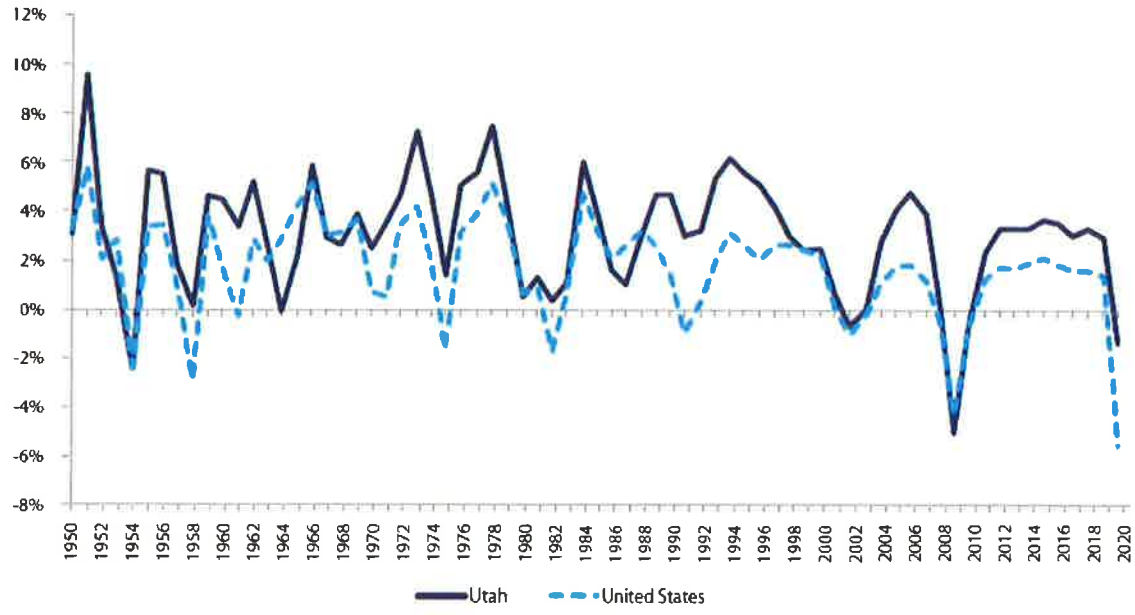
Utah's decade long expansion, the longest on record, ended in 2020 with the emergence of COVID-19. The public health crisis presented the greatest challenge to the Utah economy since the Great Recession. In the early spring, the forecast for 2020 was bleak as the unemployment rate in April climbed to roughly 10%. But as the year unfolded, the resiliency of the Utah economy was on full display. By November, Utah's year-over employment was down -0.2%, one of the smallest employment declines of any state, and the unemployment rate had dropped to 4.3%. Nationwide employment was -6.0% and the unemployment rate was 6.7%. The following tables illustrate the unemployment rates and the average job growth for Utah and the U.S. as a whole:

Figure 3.2: Annual Unemployment Rate for Utah and the United States



Source: Utah Department of Workforce Services

Figure 3.1: Annual Average Job Growth Rate for Utah and the United States



Source: Utah Department of Workforce Services

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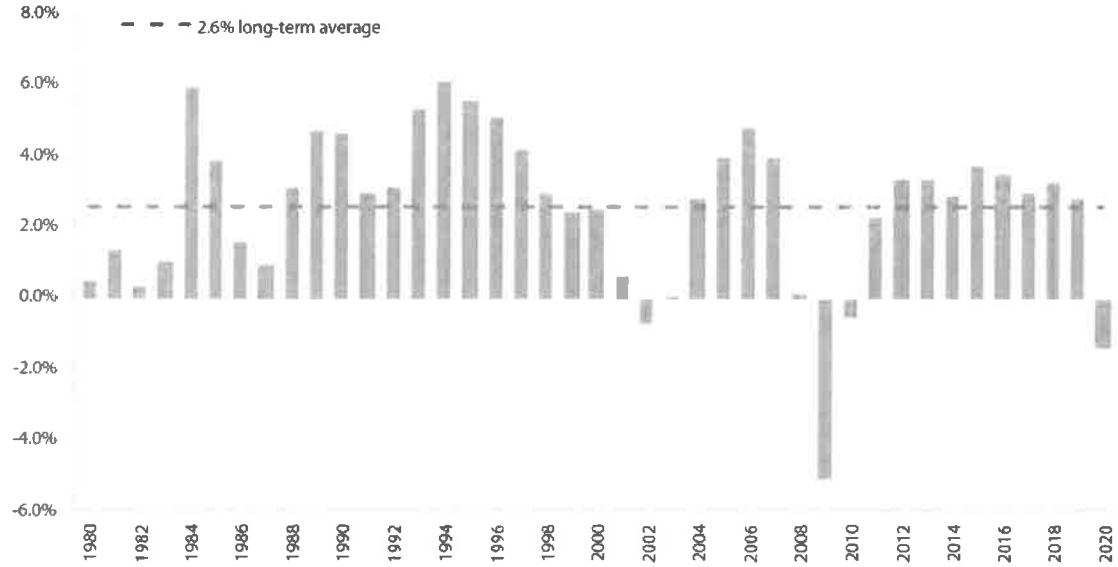
Utah Annual Job Growth History



Source: Utah Department of Workforce Services, Workforce Research and Analysis

Construction:

The value of residential construction will hold steady at around $6.1 billion, while the value of nonresidential construction and additions, alterations, and repairs will likely see modest declines. Nonresidential construction value is forecast at $2.0 billion, a drop of over $300 million from 2020.

The following graphs show the "Utah Residential and Nonresidential Construction Activity" since 1970 followed by the "Value of New Construction in Utah" since 2000.

Table 15.1: Residential and Nonresidential Construction Activity

Year	Single-Family Units	Multi-Family Units	Mobile Homes/ Cabins	Total Units	Value (nominal millions)			
					Residential	Nonresidential	Add., Alt., and Repairs	Total
1970	5,962	3,108	na	9,070	$717.0	$87.3	$18.0	$822.3
1971	6,708	6,069	na	12,777	176.8	121.6	23.9	322.3
1972	8,807	8,513	na	17,320	250.5	99.0	31.8	387.3
1973	7,546	5,904	na	13,450	240.9	150.3	36.3	427.5
1974	8,264	3,237	na	11,501	237.9	174.2	52.3	464.4
1975	10,912	2,800	na	13,712	330.6	196.5	56.0	577.1
1976	13,546	5,075	na	18,621	507.0	219.8	46.4	773.2
1977	17,424	5,856	na	23,280	728.0	327.1	61.7	1,116.8
1978	15,618	5,646	na	21,264	734.0	338.6	70.8	1,143.4
1979	12,570	4,179	na	16,749	645.8	490.3	96.0	1,232.1
1980	7,760	3,141	na	10,901	408.2	430.0	83.7	922.0
1981	5,413	3,840	na	9,253	451.5	378.2	101.6	931.3
1982	4,767	2,904	na	7,671	347.6	440.1	175.7	963.3
1983	8,806	5,858	na	14,664	657.8	321.0	136.3	1,115.1
1984	7,496	11,327	na	18,823	786.7	535.2	172.9	1,494.8
1985	7,403	7,844	na	15,247	706.2	567.7	167.6	1,441.5
1986	8,512	4,932	na	13,444	715.5	439.9	164.1	1,319.5
1987	6,530	755	na	7,285	495.2	413.4	166.4	1,075.0
1988	5,297	418	na	5,715	413.0	272.1	161.5	846.6
1989	5,197	453	na	5,650	447.8	389.6	171.1	1,008.5
1990	6,099	910	na	7,009	579.4	422.9	243.4	1,245.7
1991	7,911	958	572	9,441	791.0	342.6	186.9	1,320.5
1992	10,375	1,727	904	13,006	1,113.6	396.9	234.8	1,745.3
1993	12,926	3,865	1,010	17,801	1,504.4	563.7	337.3	2,305.4
1994	13,947	4,646	1,154	19,747	1,730.1	772.2	341.9	2,844.2
1995	13,904	6,475	1,229	21,558	1,854.0	832.7	409.0	3,096.3
1996	15,139	7,190	1,408	23,737	2,104.5	951.9	386.3	3,442.6
1997	14,079	5,265	1,243	20,587	1,943.5	1,270.9	407.1	3,721.4
1998	14,476	5,762	1,585	21,743	2,188.7	1,148.4	461.3	3,798.4
1999	14,567	4,443	1,346	20,356	2,238.0	1,195.0	537.0	3,970.0
2000	13,463	3,629	1,062	18,154	2,140.1	1,213.0	583.3	3,936.4
2001	13,851	5,089	735	19,675	2,352.7	909.8	562.8	3,885.3
2002	14,406	4,749	906	19,547	2,491.0	867.2	393.0	3,751.2
2003	16,513	5,335	706	22,936	3,048.4	1,017.5	497.0	4,500.9
2004	17,774	5,683	716	24,293	3,552.6	1,089.9	476.0	5,118.5
2005	20,912	6,562	811	28,285	4,662.6	1,217.8	707.6	6,588.0
2006	19,888	5,668	776	26,332	4,956.5	1,586.4	866.3	7,409.2
2007	13,570	6,290	739	20,599	3,953.2	2,057.4	979.7	6,994.3
2008	5,513	4,544	546	10,603	1,377.0	1,819.1	781.2	4,577.3
2009	5,217	4,951	320	10,488	1,674.0	1,056.1	660.1	3,390.2
2010	5,936	2,890	240	9,066	1,667.0	925.1	672.0	3,264.1
2011	5,391	3,518	176	9,085	1,769.7	1,456.5	846.4	4,072.5
2012	7,635	4,108	156	11,899	2,205.0	1,070.2	728.9	3,954.0
2013	9,858	5,008	143	15,009	3,087.1	1,106.0	785.1	4,978.2
2014	8,773	9,804	291	18,810	3,390.4	1,475.9	1,034.5	5,900.8
2015	9,540	7,143	211	17,294	3,819.2	2,076.5	1,006.4	6,902.1
2016	10,692	9,170	202	20,064	4,082.0	2,680.1	1,674.2	8,386.2
2017	12,146	10,530	326	23,002	4,096.1	2,280.0	1,214.0	8,191.3
2018	12,947	11,059	239	24,245	5,153.0	2,166.5	1,136.0	8,455.5
2019	11,985	15,365	260	27,610	5,800.2	2,595.9	1,413.7	9,809.8
2020e	14,550	15,850	345	30,745	6,330.0	2,234.0	1,646.0	10,210.0
2021f	14,500	15,200	300	30,000	6,150.0	2,000.0	1,500.0	9,650.0

Notes: e = estimate, f = forecast. Beginning in 2013, single family counts include other residential units; beginning in 2016, multi-family counts include group quarters units.
Source: Hanly Boyer Construction Database, Kem C. Gardner Policy Institute, University of Utah

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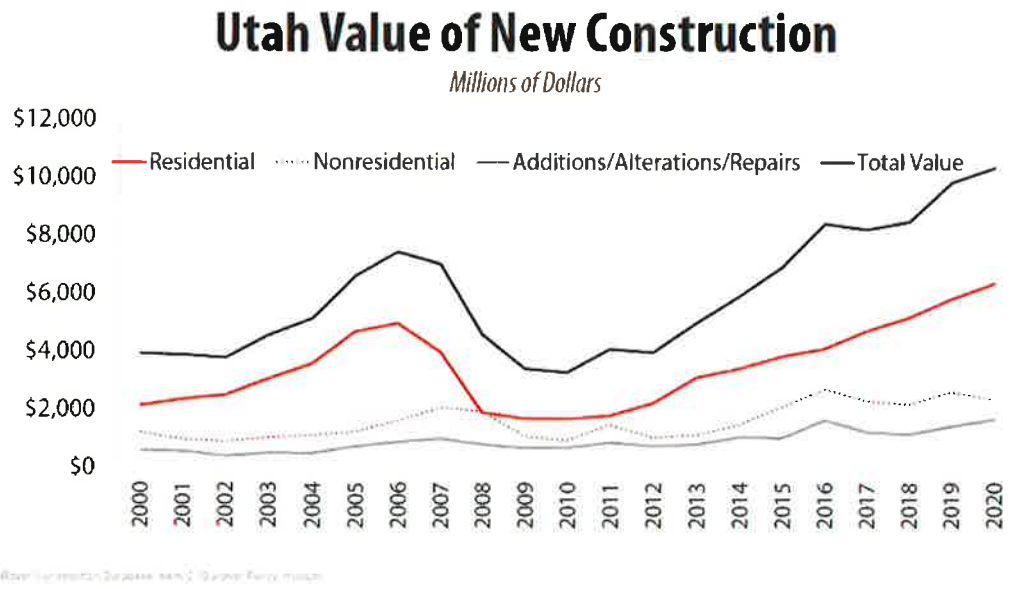

The outlook for 2021 for permit authorized construction is forecast at $9.65 billion which is a decline of 6.4% from 2020. Total residential units is expected to fall from 30,745 to 30,000 units. The value of residential construction is expected to hold steady at $6.1 billion while nonresidential construction will likely see modest declines.

Outlook:

The governor's office forecasts that Utah will remain one of the top labor markets and centers for growth in the nation. Utah's unemployment rate jumped to 10.4%- a height not seen since the Great Depression. Nearly all industry sectors were negatively impacted. The overall employment rate will likely settle around 4.9%, noticeably better than the nation's anticipated rate of 8.1%, but up from Utah's pre-pandemic full-employment of 2.5%. The labor market should continue to improve in 2021 but will not return to full employment. Utah looks likely to continue personal income growth in 2021, albeit at a slower pace. Utah's GDP growth rate at 6.0% is a deceleration in growth over the previous three years. Utah's economy is projected to once again, be one of the top performing economies in the nation during 2021.

This appraisal was performed following public awareness that COVID-19 was affecting residents in the United State. At the time of appraisal, COVID-19 was beginning to have widespread health and economic impacts. However, the full extent on the real estate market in the area of the subject property appear to have rebounded to pre-pandemic levels. The analysis and valuation opinion in this appraisal are based on the data available to the appraiser at the time of the assignment and apply only as of the effective date indicated. No analysis or opinions contained in this appraisal should be construed as predictions of future market conditions or value.

NEIGHBORHOOD DESCRIPTION

Neighborhood characteristics impact the value of real estate. Therefore, an overview of the subject neighborhood is presented below.

Proximity/Jurisdiction

The subject property is located on the west side of Hidden Valley Parkway and south of the Hidden Hollow Elementary School in Eagle Mountain. The subject is located approximately ±35 miles southwest of the Central Business District (CBD) of Salt Lake City and approximately ±25 miles northwest of the CBD of Provo.

The neighborhood is within the jurisdiction of Eagle Mountain City. Both the City and Utah County provide all major services and control development within their borders.

Adjacent Properties

Adjacent properties are generally compatible with the subject as follows:

North	Residential/Vocational/Vacant Land
South	Vacant Land
East	Residential/Vacant Land
West	Vacant Land/Residential

Neighborhood Life Stage

According to *The Appraisal of Real Estate*, neighborhoods evolve through four stages. These stages are as follows:

1. Growth - a period during which the neighborhood gains public favor and acceptance.
2. Stability - a period of equilibrium without gains or losses.
3. Decline - a period of diminishing demand.
4. Revitalization - a period of renewal, development, modernization, and increasing demand.

The immediate neighborhood is in the growth life stage with new development over the past year.

Detrimental Influences:

In general, the real estate in the neighborhood does not appear to be adversely affected by any known detrimental influences.

As of January 20, 2020, the COVID-19 Virus was spread to the United States which has resulted in temporary closures of non-essential businesses, quarantines, and social distancing. Global, national, and local economies are already seeing a significant impact; however, national and local governments are working to fight the spread of the virus and bolster economies to limit the effects of what is now deemed as a world pandemic. It is largely unknown what long-term effect this will have on local and regional markets; however, market participants currently indicate that once the pandemic has passed, quarantine restrictions continue to be lifted and the economy begins to again open and stabilize that any short-term market impact will be negated, and the market will recover to its pre-pandemic state. Most agents and brokers working within the subject market indicate that listing and sales have once again returned to and surpassed pre-pandemic levels and that barring any unforeseen circumstances this increase market activity and growth is expected to continue.

This appraisal was performed following public awareness that COVID-19 was affecting residents in the United States. At the time of appraisal, COVID-19 was beginning to have widespread health and economic impacts. However, the full extent on the real estate market in the area of the subject property appear to have rebounded to pre-pandemic levels. The analysis and valuation opinion in this appraisal are based on the data available to the appraiser at the time of the assignment and apply only as of the effective date indicated. No analysis or opinions contained in this appraisal should be construed as predictions of future market conditions or value.

SITE DESCRIPTION

The general site description and summary are to follow. Review of an A.L.T.A. Survey of the subject property is recommended. The specific subject of this appraisal report contains 1.50 acres or 65,340 square feet of entitled residential land be valued herein.

**It is worth noting that the subject will contain 4 complete lots, as well as a portion of 6 lots. Thus, it is estimated that the subject property contains a total of 6.50 entitled lots. Given that there are portioned lots, an estimated value for the subject as a whole based on the 6.50 lots is utilized, as entitled paper lots do not sell on a per square foot basis, rather on a per lot basis. Please see the lot breakdown to follow as provided by the Client:*

- 361 sq ft* – Lot 88
- 1,509 sq ft* – Lot 89
- 3,341 sq ft* – Lot 90
- 5,677 sq ft* – Lot 91
- 6,724 sq ft – Lot 92
- 10,156 sq ft – Lot 93
- 9,072 sq ft – Lot 94
- 7,228 sq ft – Lot 95
- 6,347 sq ft* – Lot 96
- 1,279 sq ft* – Lot 97

***=Partial**

General Site Data

Land Area	1.50 acres or 65,340 square feet
County Parcel No(s).	Portion of 58:040:0013
Street Orientation	Access to the subject site is from Hidden Valley Parkway.
Shape	Nearly rectangular
Frontage	See plat map.
Topography	Mostly level.
Drainage	Natural drainage is northerly.
Soil	Assumed Adequate. Review of a geo-technical investigation prepared by a qualified engineer/firm is recommended.

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Wetland Areas	A GIS aerial overlay and wetland study indicating the existence of wetlands was not provided. The specific subject property is located in a not printed flood zone. The subject does not appear to have any wetlands characteristics. A review of a wetlands investigation by a qualified firm is recommended.
Street Improvements	Hidden Valley Parkway is a two-lane (one lane per direction of travel) asphalt paved roadway, that is intermittently improved with concrete curb, gutter and/or sidewalk.
Traffic Counts	The Average Annual Daily Traffic (AADT) prepared by UDOT indicates that traffic counts are 1,700 in 2019 along Pony Express Parkway, near the subject for the subject area.
Utilities	Utilities are provided to the subject area as follows:
Culinary Water:	Near property.
Sanitary Sewer:	Sewer
Natural Gas:	Questar
Electrical Power:	Rocky Mountain Power
Telephone:	Qwest
Abutting Rights-of-Way	Hidden Valley Parkway
Easements, Restrictions and Encroachments	A title policy was not provided in conjunction with this report. It is assumed that typical public utility easements (P.U.E.'s), drainage, and public street easements exist along one or more of the site's borders, and/or traverse portions of the site. It is assumed that typical public utility, street, and drainage easements and/or any other undisclosed easements and/or rights-of-way would not adversely impact the development potential of the subject site.
Special Hazards	
Flood Zone:	The subject flood map is not printed.
Environmental:	None noted.
Earthquake Zone:	The subject is located in a very low liquefaction zone. This is not unusual in regard to development.
Site Utility	Average.

Zoning: The subject is zoned Neighborhood Residential and Foothill Residential under the jurisdiction of Eagle Mountain City. Both of the subject zonings are general single-family residential zones that allow for single-family development. Surrounding properties are similarly zoned, either residential or agricultural in nature.

IMPROVEMENT DESCRIPTION

The subject property is unimproved, and this section of analysis does not apply.

HIGHEST AND BEST USE

A market value estimate requires a highest and best use analysis of the subject site. Highest and best use refers to a determined use for the land that develops the highest return over a prolonged period of time. Highest and best use does not necessarily refer to the size of a building, where it is located on the site, or its amenities.

Permitted uses, as designated by zoning or detailed by deed restrictions, are very important. Building and economic trends, location, neighborhood conditions, and maintenance are all important characteristics that should be considered. Zoning is a determinant of use, but it is not necessarily final. Variances may be granted, or a zoning may be changed; however, a planned use likely would need to be in accordance with the master plans, trends, and established patterns of development for an area.

The use(s) concluded in the analyses to be highest and best must meet the criteria of being 1) physically possible, 2) legally permissible, 3) financially feasible, and 4) maximally productive.

Two procedures are typically used to determine a property's highest and best use. The first is an analysis of the site as if it were vacant. The second is an analysis of any existing and/or proposed improvements and their influence upon the site's highest and best use.

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Maximally Productive Use and Conclusion (As Vacant)

Physically Possible

The subject property contains 65,340 square feet. The subject parcel is nearly rectangular in shape, mostly level, and drainage is northerly. Access is provided via Hidden Valley Parkway. The roadway is adequate to support development. Typical utilities are available, and the subject is in a not printed flood zone area. No other major physical characteristics limit development other than size. Any use should conform to typical code requirements.

Legally Permissible

There are generally two areas of concern regarding legally allowable improvements to a property. The first is associated with title or deed restrictions, which can limit the potential uses of a property. The second is associated with zoning ordinances, which often limit both the type and size of development constructed on a site. No deed restrictions, easements, or rights-of-way are believed to exist that would restrict the development of the parcel. Potential uses are limited only by permissible and legal uses allowed in the zoning classification for the subject property.

The subject property is under the jurisdiction of Eagle Mountain City and is zoned Neighborhood Residential and Foothill Residential. Given the current trend in the subject area and surrounding developments, a residential development is consistent with the zoning and is legally permissible.

Financial Feasibility

A financially feasible use must be one that can provide the highest return on an improvement over a prolonged period of time. The use will be constrained by zone restrictions and the physical characteristics of the land. Also considered are current economic trends, neighborhood influences, and existing supply/demand characteristics, as they pertain to real estate.

Location has a significant impact on the potential uses that are financially feasible. The subject property is located on the west side of Hidden Valley Parkway and south of the Hidden Hollow Elementary School in Eagle Mountain, Utah. The site has average visibility and is located in an area favorable for residential developments.

Maximally Productive Use and Conclusion As Vacant

After reviewing the above, it is concluded that the maximally productive use of the subject as vacant is for a residential development. The most probable buyer of the site would be either a developer completing a build-to-suit or an owner user with timing being the present

Highest and Best Use of the Site As Improved

The subject property is unimproved, and this section of analysis does not apply.

LAND VALUATION

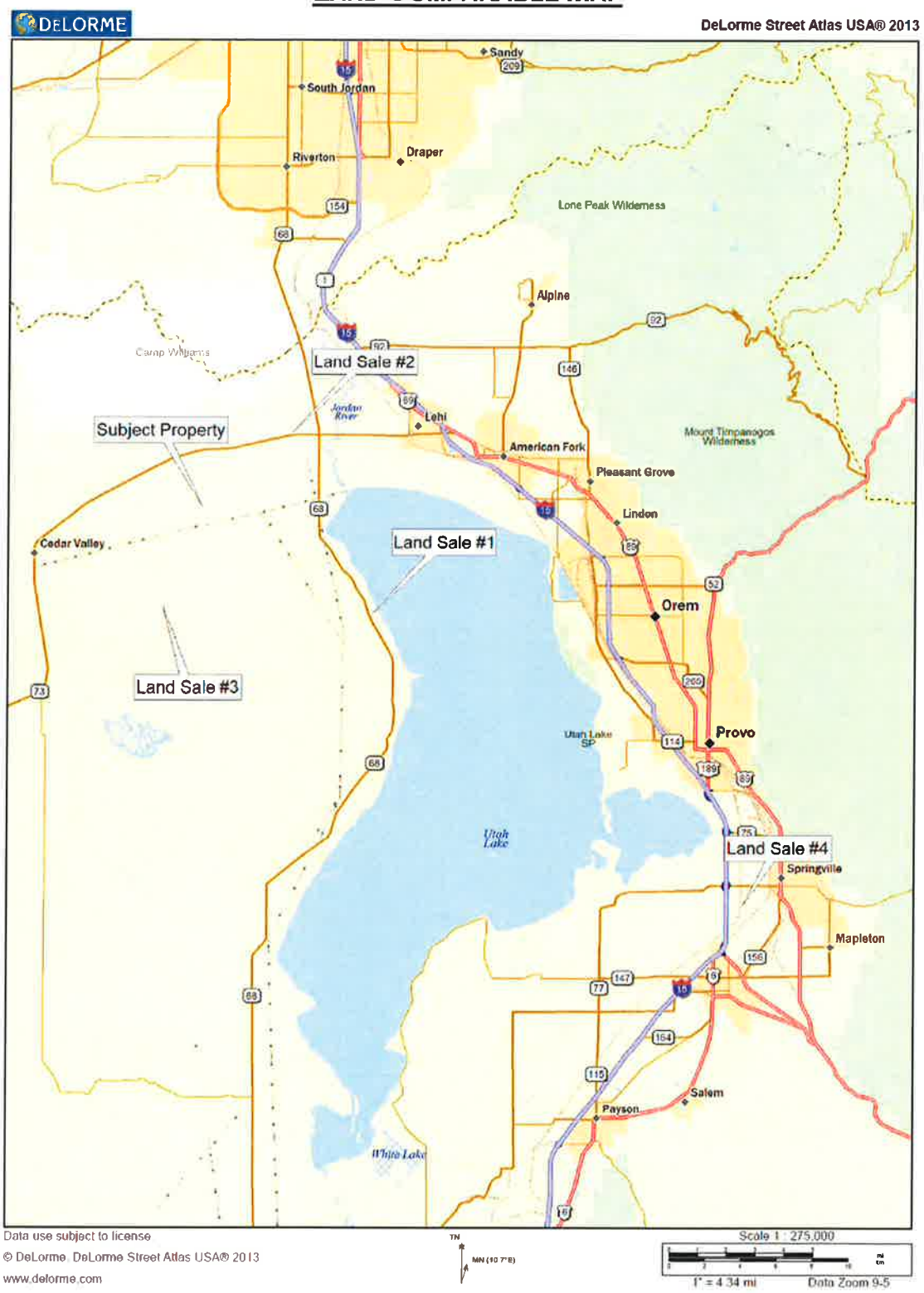
The subject site is compared to each comparable and if there are differences between the subject and the comparable property, appropriate adjustments are made. The unit of comparison is price per entitled unit.

The areas typically analyzed for adjustment include property rights transferred, the financing terms used in each sale, any special conditions or restrictions of the sale, changing market conditions that result in an increase or decrease in value over time, location features, physical characteristics, and zoning restrictions.

The following table is a summary of the land sales used in this report. Detailed data sheets are located in the addendum of the report.

Summary of Comparable Land Sales (Before Adjustments)				
Comp. #	**1**	**2**	**3**	**4**
Address	83 East McGregor Lane	600 West 1400 North	3700 North 1340 East	1150 South 1500 West
City/Utah	Saratoga Springs	Saratoga Springs	Eagle Mountain	Springville
County	Utah	Utah	Utah	Utah
Land				
Size(SF)	229,126	974,873	533,174	189,050
Acres	5.26	22.38	12.24	4.34
Approved Units	15	63	59	15
Density/Acre	2.85	2.82	4.82	3.46
Topography	Mostly Level	Mostly Level	Mostly Level	Mostly Level
Configuration	Nearly Rectangular	Rectangular	Rectangular	Rectangular
Orientation	Corner	Interior	Interior	Interior
Street	Typical	Typical	Typical	Typical
Utilities	Typical	Typical	Typical	Typical
Zoning	R1-10	R1-9	R	R-1-8
Land Use	Residential	Residential	Residential	Residential
Sales Date	Sep-20	Jul-20	Apr-19	Sep-19
Rights Trans.	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Terms	Cash or Equiv.	Cash or Equiv.	Cash or Equiv.	Cash or Equiv.
Seller	Barbara & Bernard Poduska	Tamara Ringwood Gray, Trust	B&H Land Holdings, LLC	92057, LLC
Buyer	Security Home Mortgage	SNA-AS, LLC	Building Construction Partners, LLC	Canyon Creek Land Investments, LLC
Verification	REPC	Buyer & County	WFRMLS & County	WFRMLS & County
Sales Price	$700,000	$3,400,000	$1,385,000	$612,500
$/Sq.Ft.	$3.06	$3.49	$2.60	$3.24
$/Unit or ERU	$46,667	$53,968	$23,475	$40,833
$/Acre	$133,080	$151,921	$113,154	$141,129

LAND COMPARABLE MAP



ANALYSIS AND RECONCILIATION OF LAND SALES

Market evidence and appraiser judgment determined the degree of adjustment made to each sale. The adjustments are largely subjective. However, each adjustment made reflects careful consideration and analysis of various factors. The factors considered in any adjustment include an analysis of paired sales data, when they are available, and information acquired from market participants. Also considered are the costs associated with bringing a site to a developable condition. It is believed that the adjustments made correspond closely with the thinking of market participants and allow for a tighter frame of reference when comparing sales data to the subject site. The unit of comparison for each sale is the price per entitled unit.

If needed, dollar adjustments were made in the areas of property rights conveyed, conditions of sale, and financing. The resulting value reflects the "normal sales price" of the comparable. Percentage adjustments were then made to account for market conditions that change over time. Thereafter, additive percentage adjustments were made in each of the remaining areas of analysis. This is described in detail below.

PROPERTY RIGHTS CONVEYED: Each sale reportedly included the transfer of a fee simple title to the buyer(s). The property rights conveyed were similar to those appraised. Therefore, none of the comparables require an adjustment for property rights.

FINANCING TERMS: The value shown for a comparable is a cash-equivalent value. When a seller writes a contract with a buyer and the seller has financing terms better than those available in the market, the seller is often paid a higher price for the property. These circumstances require an adjustment to the sale. All sales were sold on a cash-to-seller basis or similar terms and no adjustments are necessary.

CONDITIONS OF THE SALE: Conditions of sale refer to influences surrounding the sale process, which result in less than an arm's length transaction. All of the comparable sales were reported as arm's length transactions and no adjustments are warranted.

EXPENDITURES AFTER PURCHASE: Expenditures made immediately after purchase may include the cost to demolish and remove any buildings, cost to petition for a zoning change, or cost to remediate environmental contamination. None of the comparables reported any expenditures made after purchase, and no adjustments are made.

MARKET CONDITIONS: Market conditions refer to price changes occurring over time due to various market forces. Values change over time due to various market forces interacting, particularly supply and demand. Prior to 2007 the market was strong for nearly all property types and prices increased at a rate above inflation. Prices stabilized and, in some cases, declined during mid 2007-2012. As previously indicated the subject market has been steadily increasing since the fourth quarter of 2012 to the present. Thus, all of the sales are adjusted upward at a rate of 5.0% annually.

LOCATION FACTORS: Location refers to access, exposure, attractiveness of surrounding properties, and proximity to surrounding support services. The subject is located at approximately ± SW 1/4 OF SE 1/4 OF SEC. 30, T5S, R1W, SLB&M, Eagle Mountain, Utah. Access to transportation routes is considered average. Proximity to surrounding support services is rated average.

The subject property is located on the west side of Hidden Valley Parkway and south of the Hidden Hollow Elementary School, which is a desirable area of the subject market. Comparables 1, 2 and 4 are located in superior areas to the subject and a negative adjustment is applied. The remaining comparable is located in an area deemed inferior to the subject and a positive adjustment is warranted.

PHYSICAL CHARACTERISTICS: The physical characteristics of the subject property are similar to many of the physical features of the comparables. Adjustments were made in the following areas:

Size: Small land parcels often sell for a higher unit price than do large ones, as they are less risky to develop. Development risk increases in proportion to the difficulty of maximizing the development potential of a parcel of land. Larger tracts of land often require the construction of a larger building or even multiple structures in order to maximize development potential. Also, the time frame for construction generally increases, which often puts the developer at a greater risk. Consequently, developers are often willing to pay a higher unit price for smaller, less risky parcels of land. The subject property contains 1.50 acres or 65,340 square feet and will allow for approximately 6.50 entitled residential units. Each of the comparables are larger than the subject and a positive adjustment is applied.

Topography/Developability: Adjustments made for this area of adjustment recognize those differences in a site's topography and/or need of fill in order to accommodate development. Typically, sites that are relatively level with stable and adequate fill conditions, sell for a higher per unit basis. The reason is that there is less site work cost incurred on a buyer's part in bringing these sites into a developable condition versus a site that has a sloping or undulating terrain and/or one that is in need of fill. The topography of the subject is gently sloping and is not restrictive in regard to development. Each of the comparables have a similar topography and are not restrictive in regard to development. Thus, no adjustment is warranted under this section of analysis.

Configuration/Shape: Adjustments made for this area of adjustment recognize those differences in a site's configuration and/or shape. Typically, sites that are relatively square or rectangular are considered superior to sites that are irregular and make more difficult any potential development. The subject site is nearly rectangular in shape but is not restrictive in regards to development, which is true for all of the comparables thus, no adjustment are needed for configuration/shape.

Street Orientation: This factor refers to interior versus corner parcels. Corner parcels typically command higher prices due to superior ingress and egress as well as exposure factors for commercial parcels. The inverse is true for residential tracts. Corner lots are inferior to interior or cul-de-sac parcels. The subject property is an interior parcel, as are each of the comparables and no adjustment is needed.

Utilities: The subject property has all utilities available in close proximity to the property Each of the comparables have similar access to utilities and no adjustment is warranted under this section of analysis.

Zoning/Density: The subject is zoned for a residential type of use as are all the comparables and no adjustment is warranted. Additionally, the subject is entitled for approximately 6.5 units and has a density of 4.33 units per acre. Typically, the higher the allowed/approved density, the more valuable the land given that the developer can profit from the development and sell of each individual unit. Comparables 1, 2 and 4 have a lower density and a positive adjustment is applied. The remaining sale has a similar density and no adjustment is warranted.

Entitlements: The subject property is entitled to be developed with a single-family subdivision. Comparable 1 the buyer was responsible for engineering, design, and obtaining City approvals and an upward adjustment is applied to account for these costs. The remaining comparables are similar to the subject and no adjustment is warranted.

No other adjustments were warranted. The adjustment grid outlining the previously detailed adjustments is presented on the following page.

LAND ADJUSTMENT GRID					
Subject Location:		Portion of Hidden Hollow Development			
Size: (ERU's)		6.5 lots			
		COMPARABLE SALES			
	Subject	**1**	**2**	**3**	**4**
Sales Price		$700,000	$3,400,000	$1,385,000	$612,500
Adjustments:					
Property Rights		$0	$0	$0	$0
Adjusted Price		$700,000	$3,400,000	$1,385,000	$612,500
Financing Terms		$0	$0	$0	$0
Condition of Sale		$0	$0	$0	$0
Expenditures		$0	$0	$0	$0
Adjusted Price		$700,000	$3,400,000	$1,385,000	$612,500
Date of Sale		Sep-20	Jul-20	Apr-19	Sep-19
Market Conditions		$26,347	$149,222	$144,656	$51,212
Adjusted Price		$726,347	$3,549,222	$1,529,656	$663,712
Unit of Comparison					
Entitled Units (ERU's)	6.5	15	63	59	15
Density / Acre	4.33	2.85	2.82	4.82	3.46
Price Per ERU		$48,423	$56,337	$25,926	$44,247
Other Adjustments:					
Location		-10%	-10%	10%	-5%
Physical Characteristics					
Size		5%	10%	10%	5%
Topo/Developability		0%	0%	0%	0%
Configuration/Shape		0%	0%	0%	0%
Utilities Available		0%	0%	0%	0%
Street Orientation		0%	0%	0%	0%
Street Improvements		0%	0%	0%	0%
Zoning / Density		10%	10%	0%	5%
Entitlements		15%	0%	0%	0%
Adjusted Price Per ERU		$50,844	$61,971	$31,112	$46,460
Gross % Change		29%	34%	30%	23%
		Low	**High**	**Median**	**Mean**
Adjusted Value Range		**$31,112**	**$61,971**	**$48,652**	**$47,597**

LAND VALUE VIA THE SALES COMPARISON APPROACH:

The sales used for comparison are considered to be good indicators of the current market for similar land parcels. After analyzing the sales used and making the necessary adjustments, the values range from $31,112 to $61,971 per entitled unit. The indicated median value is $48,652 per unit with an average adjusted value of $47,597 per unit. Comparable 2 is the outlier and is given the least consideration. Each of the remaining sales are given equal weight in the reconciliation.

After consideration is given to the comparable sales and the preceding information, a value of $50,000 per entitled unit is concluded. The values are bracketed by the comparable sales before and after adjustments. The concluded value via the Sales Comparison Approach is calculated as follows.

The concluded value via the sales comparison approach is calculated as follows.

Size (Units)	Price / Unit	Indicated Market Value
6.50 units	$50,000	$325,000
Total Rounded		**$325,000**

**It is worth noting that the subject will contain 4 complete lots, as well as a portion of 6 lots. Thus, it is estimated that the subject property contains a total of 6.50 entitled lots. Given that there are portioned lots, an estimated value for the subject as a whole based on the 6.50 lots is utilized, as entitled paper lots do not sell on a per square foot basis, rather on a per lot basis .*

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Final Reconciliation of Market Value "As Is"

In the Sales Comparison Approach, comparable sales of raw land were analyzed and adjusted to the subject to arrive at a market value for the subject property.

After analyzing and reconciling all of the data presented in the report, we are of the opinion that the **Market Value, *"As Is"*** of the fee simple interest, as of May 17, 2021, is:

THREE HUNDRED TWENTY FIVE THOUSAND DOLLARS ($325,000)

Exposure and Marketing Time

Comparable improved property sales and conversations with real estate brokers active in the subject sub-market indicate that exposure time (i.e. the length of time the subject property would need to be exposed for sale on the market being sold at the market value concluded in this analysis as of the date of this valuation) would be six to twelve months. The estimated marketing time (i.e. the amount of time it would likely take to sell the subject property if exposed in the market beginning on the date of valuation) is estimated to be within a 12-month period.

Addenda

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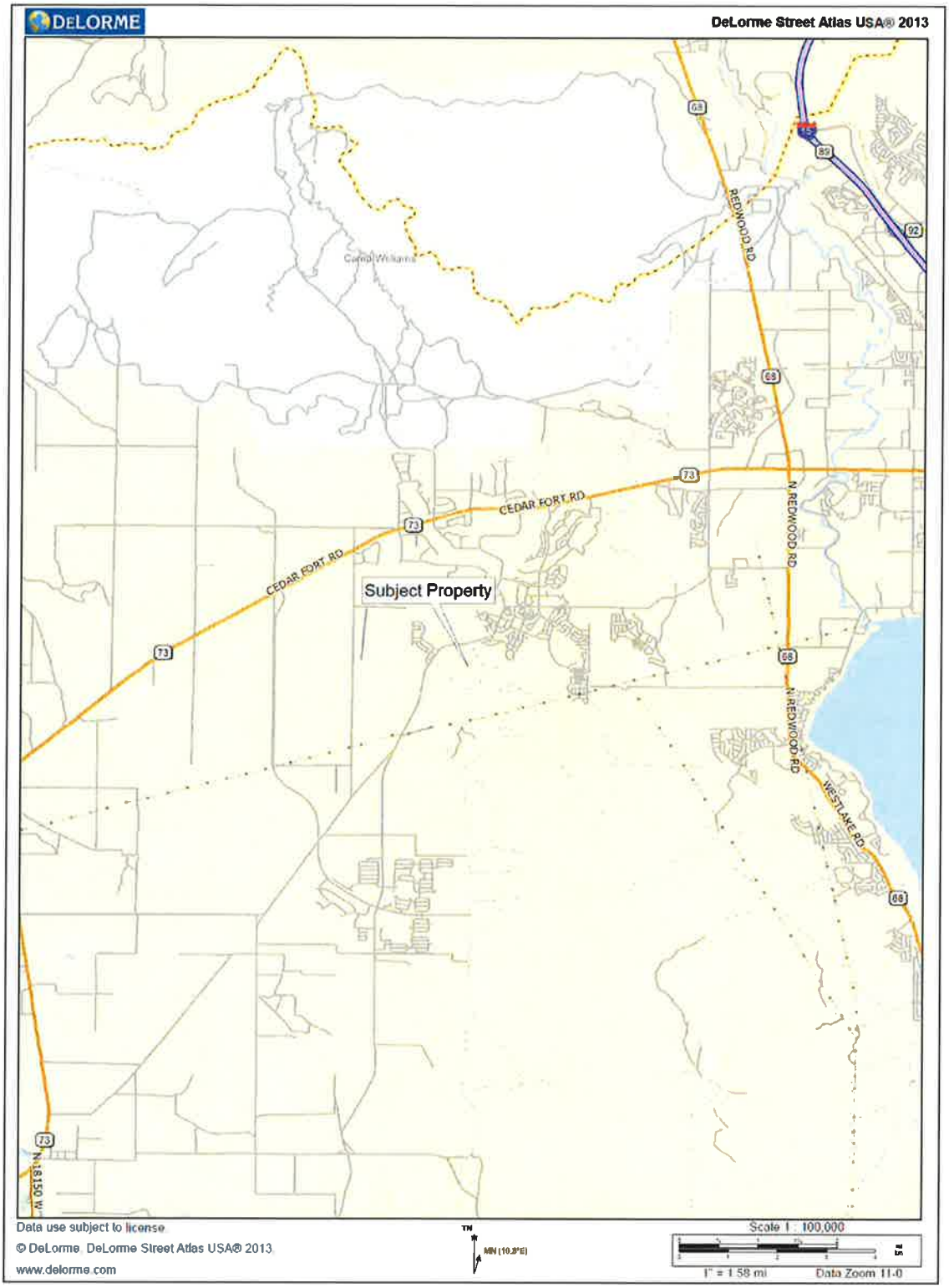
LOCATION MAP



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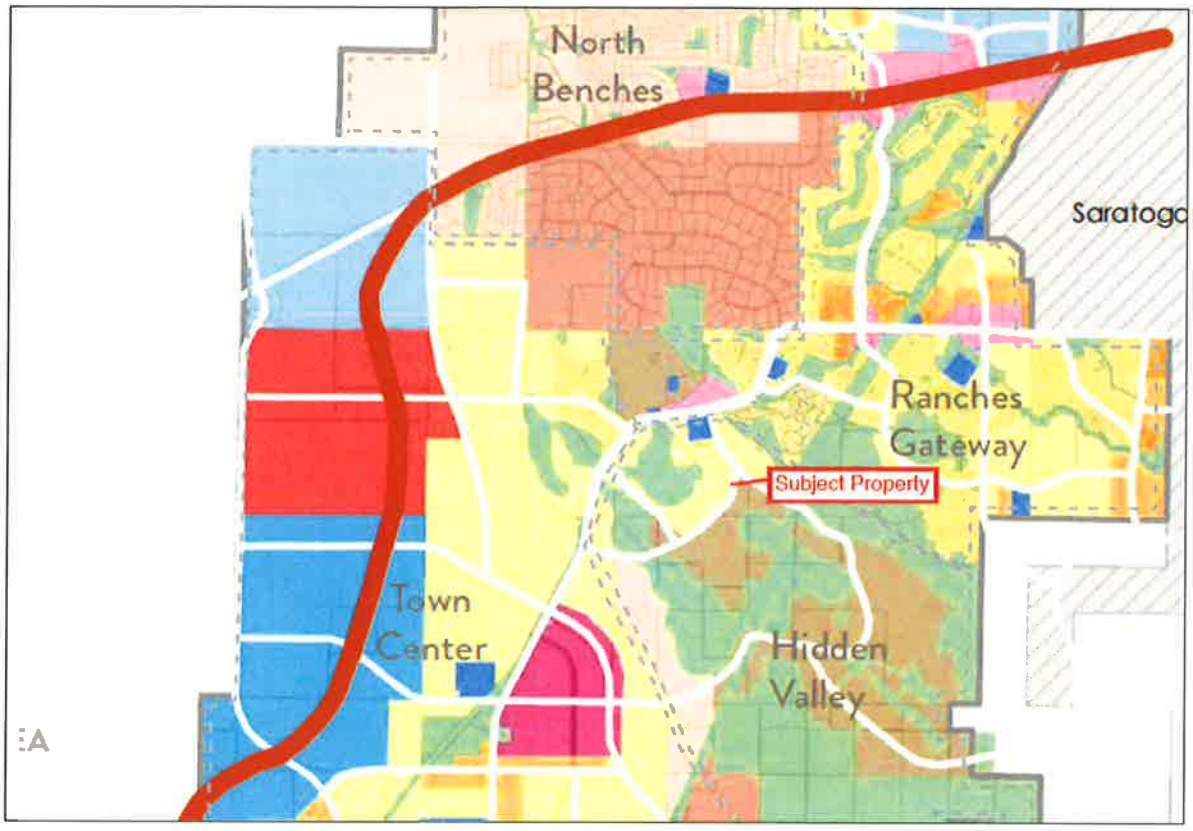
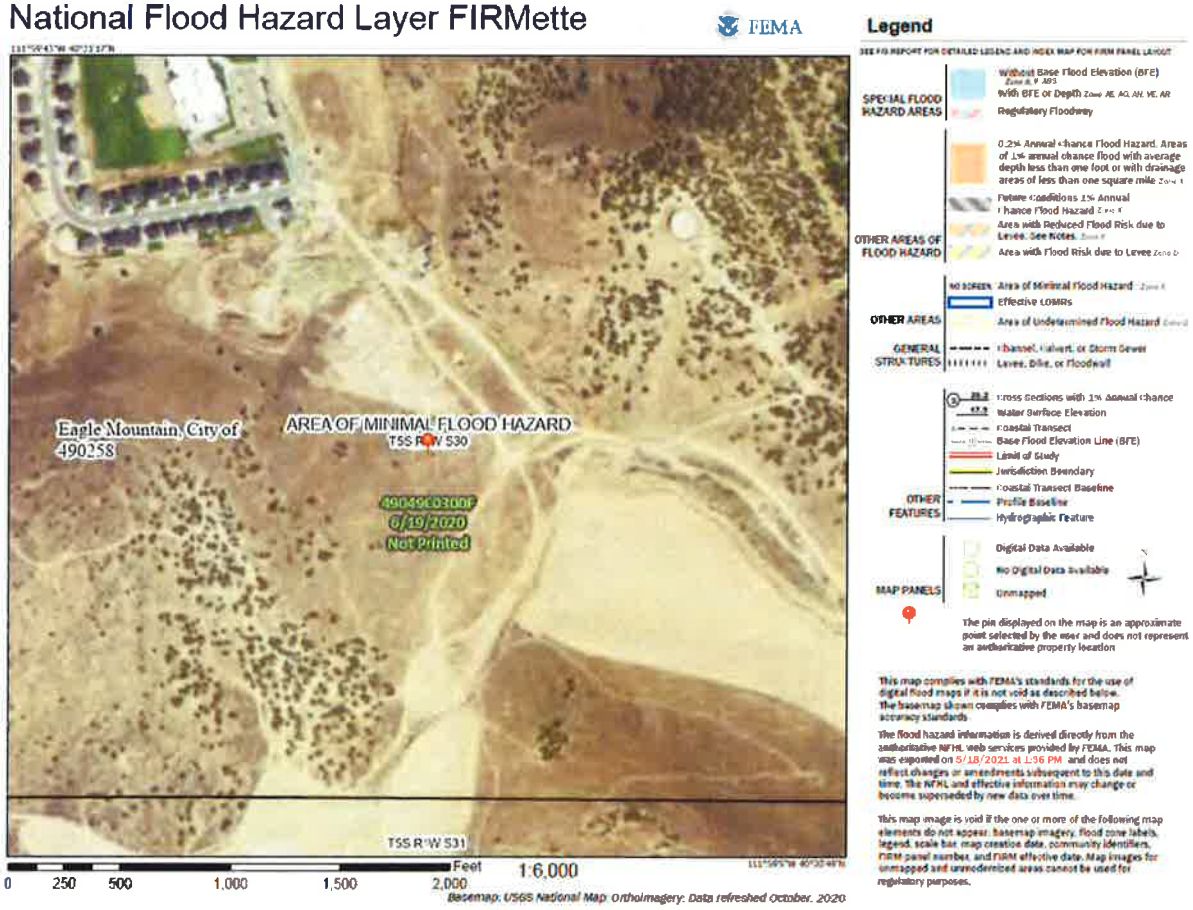
ZONING MAP


North
Benches
Saratoga
Ranches
Gateway
Subject Property
Town
Center
Hidden
Valley

FLOOD MAP



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Phone: 801-290-2369 ♦ www.dhgrouputah.com

COMPARABLE DATA SHEETS

LAND SALE COMPARABLE #	1				
IDENTIFICATION		**PRICE AND TERMS**			
Type:	Vacant Land	Sale Date:	Sep-20		
Address:	83 East McGregor Lane	Sale Price:	$700,000		
City:	Saratoga Springs	$/SF	$3.06	$/Acre	$133,080
County:	Utah	Terms:	Cash or Equivalent		
State:	Utah	Condition:	Arm's Length		
Tax ID#:	45-228-0053	**CONFIRMATION**			
Rights Transferred:	Fee Simple				
PARTIES		With:	REPC		
Seller:	Barbara & Bernard Poduska				
Buyer:	Security Home Mortgage	**COMMENTS**			
LAND DESCRIPTION					
Area (Square Foot)	229,126				
Area (Acre)	5.26				
Frontage:	Typical				
Zoning:	R1-10				
Topography:	Mostly Level				
Shape:	Nearly Rectangular				
Utilities:	Typical				

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Phone: 801-290-2369 ♦ www.dhgrouputah.com

LAND SALE COMPARABLE #	2				
IDENTIFICATION		**PRICE AND TERMS**			
Type:	Vacant Land	Sale Date:	Jul-20		
Address:	600 West 1400 North	Sale Price:	$3,400,000		
City:	Saratoga Springs	$/SF	$3.49	$/Acre	$151,921
County:	Utah	Terms:	Cash or Equivalent		
State:	Utah	Condition:	Arm's Length		
Tax ID#:	58-033-0331 & -0333	**CONFIRMATION**			
Rights Transferred:	Fee Simple	With:	Buyer & County		
PARTIES		**COMMENTS**			
Seller:	Tamara Ringwood Gray, Trust				
Buyer:	SNA-AS, LLC				
LAND DESCRIPTION					
Area (Square Foot)	974,873				
Area (Acre)	22.38				
Frontage:	Typical				
Zoning:	R1-9				
Topography:	Mostly Level				
Shape:	Rectangular				
Utilities:	Typical				

LAND SALE COMPARABLE #	3			
IDENTIFICATION		**PRICE AND TERMS**		
Type:	Vacant Land	Sale Date:	Apr-19	
Address:	3700 North 1340 East	Sale Price:	$1,385,000	
City:	Eagle Mountain	$/SF	$2.60	$/Acre $113,154
County:	Utah	Terms:	Cash or Equivalent	
State:	Utah	Condition:	Arm's Length	
Tax ID#:	59-045-0020	**CONFIRMATION**		
Rights Transferred:	Fee Simple			
PARTIES		With:	WFRMLS & County	
Seller:	B&H Land Holdings, LLC			
Buyer:	Building Construction Partners, LLC	**COMMENTS**		
LAND DESCRIPTION				
Area (Square Foot)	533,174			
Area (Acre)	12.24			
Frontage:	Typical			
Zoning:	R			
Topography:	Mostly Level			
Shape:	Rectangular			
Utilities:	Typical			

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Phone: 801-290-2369 ♦ www.dhgrouputah.com

LAND SALE COMPARABLE #	4				
IDENTIFICATION		**PRICE AND TERMS**			
Type:	Vacant Land	Sale Date:	Sep-19		
Address:	1150 South 1500 West	Sale Price:	$612,500		
City:	Springville	$/SF	$3.24	$/Acre	$113,154
County:	Utah	Terms:	Cash or Equivalent		
State:	Utah	Condition:	Arm's Length		
Tax ID#:	26-047-0014	**CONFIRMATION**			
Rights Transferred:	Fee Simple				
PARTIES		With:	WFRMLS & County		
Seller:	92057, LLC				
Buyer:	Canyon Creek Land Investments, LLC	**COMMENTS**			
LAND DESCRIPTION					
Area (Square Foot)	189,050				
Area (Acre)	4.34				
Frontage:	Typical				
Zoning:	R-1-8				
Topography:	Mostly Level				
Shape:	Rectangular				
Utilities:	Typical				

LEGAL DESCRIPTION

Utah County
HEART of UTAH

PROPERTY INFORMATION

mobile view

Serial Number: 58:040:0013 **Serial Life:** 1980...

Property Address:
Mailing Address: 1650 STAGE COACH RUN EAGLE MOUNTAIN, UT 84005-5350
Acreage: 40.75959
Last Document: 80978-2013
Subdivision Map Filing
Legal Description: SW 1/4 OF SE 1/4 OF SEC. 30, T5S, R1W, SLB&M. AREA 40.760 AC

ENGAGEMENT LETTER

DH Group, LLC
4020 South 700 East STE 2, Murray, Utah 84107
801-290-2369 - dave@dhgrouputah.com

Date of Agreement: April 13, 2021

PROFESSIONAL SERVICE AGREEMENT ("Agreement")

This Professional Services Agreement (this "Agreement") is made and entered into on April 13, 2021 (the "Effective Date"), by and between DH Group, LLC and Eagle Mountain City (herein referred to as "Client")

Project Name	1.50 acre portion of land
Property Identification	58:040:0013, Eagle Mountain, Utah
Property Type	residential land
Interest Valued	Fee Simple
Intended User(s)	The appraisal will be prepared for the above-mentioned client. Intended users include The Client. *Note: No other users are intended by Appraiser. Appraiser shall consider the intended users when determining the level of detail to be provided in the Appraisal Report.* *The client is also hereby informed that if this engagement is directly with the owner of the Property, the Appraisal may not be accepted by many federally insured lenders due to FIRREA Compliance and would like not be accepted for future financing of said property.*
Intended Use	The report to be performed under this Agreement ("Appraisal") is intended for Internal Decision Making Purposes. *Note: No other use is intended by Appraiser. The intended use as stated shall be used by Appraiser in determining the appropriate Scope of Work for the assignment.*
Type of Value	As-Is
Date of Value	Date of Inspection
Report Type	Appraisal Report
Level of Analysis	Detailed
Professional Fee	$2,200

Retainer	$1,100 Retainer payment is required to begin the work. Please include a check with the original executed Professional Service Agreement.
Expenses	Fees include all associated expenses.
Payment Terms	Appraiser shall invoice Client for services rendered pursuant to this Agreement based upon the fees specified in this Agreement. Appraiser's invoices are considered due upon receipt by Client and shall be deemed delinquent if not paid within (5) days of the date of Appraiser's invoice.
Site Inspection	Exterior
Valuation Approaches	Appraiser will provide the Appraisal in accordance with Uniform Standards of Professional Appraisal (USPAP), The Code of Professional Ethics of the Appraisal Institute, Standards of Professional Appraisal Practice of the Appraisal Institute, and State Licensing Laws. Appraiser will research relevant market data, and perform analysis to the extent necessary to produce credible appraisal results. Appraiser anticipates developing the following valuation approaches: » Sales Comparison Approach The scope of work will be included in the Appraisal. A copy of the Assumptions and Limiting Conditions, which appear in the Appraisal, is available upon request. *Note: Appraiser shall use all approaches necessary to develop a credible opinion of value.*
Delivery	3.5 weeks (effective from date of receipt of the retainer and the signed engagement contract)
Number of Reports	One (1) Electronic Final Appraisal and Zero (0) hard copies (at the request of Client
Acceptance Date	These specifications are subject to modification if this Agreement is not accepted within 5 business days from the date of this letter.

PROFESSIONAL SERVICE AGREEMENT ("Agreement")

Please forward any additional materials you would consider relevant in the analysis of the subject property. Such items may include, as applicable, an accurate property description, site survey, current rent roll, copies of leases, at least three years of historical operating statements, purchase and sale agreement, title report, any environmental reports or other third party reports, or any other sources of information known to exist that may impact the valuation of the property. Our ability to honor the terms of this Agreement will require Client's response within five (5) business days. If you have questions regarding the enclosed, please feel free to contact me. DH Group, LLC appreciates this opportunity to be of service to you on this assignment and looks forward to serving you. If you have additional questions, please contact us.

I, Eagle Mountain City, agree to the above stated terms and authorize DH Group, LLC to prepare the above referenced appraisal.

Tom Westmoreland (Apr 13, 2021 13:56 MDT)

Date: 4/13/2021

Mayor Tom Westmoreland
Eagle Mountain City
Community Development Building
2565 N. Pony Express Pkwy
Eagle Mountain, Utah 84005

Respectfully,

DH Group, LLC

Date: April 13, 2021

Dave Holtby, President
DH Group LLC

DH Group, LLC
4020 South 700 East ♦ Suite 2 ♦ Murray, UT 84107
Phone: 801-290-2369 ♦ www.dhgrouputah.com

ASSUMPTIONS AND LIMITING CONDITIONS

1. This is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As is typical with right-of-way assignment, this report presents summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop an opinion of market value. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. Supporting documentation is retained in the appraiser's work file.

2. For purposes of this appraisal, any marketing program for the sale of the property would assume cash or its equivalent.

3. No detailed soil studies covering the subject property were available for this appraisal. It is therefore assumed that soil conditions are adequate to support standard construction consistent with highest and best use.

4. The date of value to which the conclusions and opinions expressed in this report apply, is set forth in the letter of transmittal. Further, the dollar amount of any value opinion rendered in this report is based upon the purchasing power of the American dollar existing on that date.

5. The appraiser assumes no responsibility for economic or physical factors, which may affect the opinions in this report that occur after the valuation date.

6. The appraiser reserves the right to make such adjustments to the analyses, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.

7. No opinion as to title is rendered. Data relating to ownership and legal description was obtained from the client or public records and is considered reliable. Title is assumed to be marketable and free and clear of all liens, encumbrances, easements and restrictions except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent management, and available for its highest and best use.

8. If no title policy was made available to the appraiser, he assumes no responsibility for such items of record not disclosed by customary investigation.

9. The appraiser assumes no responsibility for hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for arranging for engineering studies that may be required to discover them.

10. The property is appraised assuming it to be in full compliance with all applicable federal, state, and local environmental regulations and laws, unless otherwise stated.

11. The property is appraised assuming that all applicable zoning and use regulations and restrictions have been complied with, unless otherwise stated.

12. The property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based, unless otherwise stated.

13. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separated allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

14. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area was taken from sources considered reliable and no encroachment of real property improvements is considered to exist.

15. No opinion is expressed as to the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials except as is expressly stated.

16. Maps, plats and exhibits included in this report are for illustration only as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced, or used apart from the report.

17. No opinion is intended to be expressed for matters which require legal expertise or specialized investigation or knowledge beyond that customarily employed by the real estate appraisers.

18. Possession of this report, or copy of it, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualification and only in its entirety.

19. Testimony or attendance in court or at any other hearing is not required by reason of rendering this appraisal unless such arrangements are made a reasonable time in advance.

20. The appraiser has personally inspected the subject property and found no obvious evidence of structural deficiencies, except as may be stated in this report; however, no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake or occupancy codes can be assumed without provision of specific professional or government inspections.

21. Unless otherwise noted, no consideration has been given in this appraisal to the value of the property located on the premises which is considered by the appraisers to be personal property, nor has consideration been given to the cost of moving or relocating such personal property; only the real property has been considered.

22. Information obtained for use in this appraisal is believed to be true and correct to the best of our ability; however, no responsibility is assumed for errors or omissions, or for information not disclosed which might otherwise affect the valuation estimate.

23. Unless otherwise stated in this report, the appraisers signing this report have no knowledge concerning the presence or absence of toxic materials in the improvements and/or hazardous waste on the land. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them.

24. Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute.

25. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the appraiser.

CONSIDERATION OF HAZARDOUS SUBSTANCES IN THE APPRAISAL PROCESS

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraisers become aware of such during the appraiser's inspection. The appraisers have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

AMERICANS WITH DISABILITIES ACT

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the Property.

SPECIFIC LIMITING CONDITIONS AND EXTRAORDINARY ASSUMPTIONS

1. An extraordinary assumption is made that the information received from the client, property owners, county, and city that was relied upon to formulate an opinion of value is correct and reliable.

DH Group, LLC
4020 South 700 East ♦ Suite 2 ♦ Murray, UT 84107
Phone: 801-290-2369 ♦ www.dhgrouputah.com

APPRAISER QUALIFICATIONS

QUALIFICATIONS, EDUCATION & EXPERIENCE OF DAVID P. HOLTBY

Dave@dhgrouputah.com

EDUCATION

- Bachelor of Science, University of Utah, Major: Finance

PROFESSIONAL MEMBERSHIPS & LICENSES

- The Appraisal Institute- #438978
- IRWA- Member No. 7912737
- IRWA Chapter 38 President July 2020-June 2021
- Utah State- Certified General Appraiser, #5503226-CG00, Expires 03/31/23
- Idaho Certified General Appraiser #CGA-4729, Ex 07/28/21

WORK EXPERIENCE

- January 2012 to Present-Owner/Principal commercial & residential real estate appraiser/consultant, DH Group, LLC, Salt Lake City, Utah
- September 1998 to January 2012- Full time commercial real estate appraiser/consultant/researcher with Van Drimmelen & Associates, Inc., Salt Lake City, Utah
- August 1995 to September 1998 – Residential Home Designer & Draftsman with KM Designs, Inc., Salt Lake City, Utah

SPECIALIZED COURSES COMPLETED

- IRWA 421 – Valuation of Partial Acquisitions
- IRWA 603 – Understanding Environmental Contamination
- IRWA 410 Reviewing Appraisals in Eminent Domain
- IRWA 403 Easement Valuation
- 65th Annual IRWA International Education Conf
- Advance Concepts and Case Studies, Appraisal Ins.
- General Demonstration Report, Capstone
- Advanced Income Capitalization, Appraisal Institute
- Supervisory Appraiser & Appraiser Trainee, Utah Division of Real Estate
- Rates & Ratios, Appraisal Institute
- National USPAP Update, Various
- St. George Symposium, Appraisal Institute
- What Clients Would Like Their Appraisers to Know Appraisal Institute
- Business Practices and Ethics, Appraisal Institute
- USPAP Update, Appraisal Institute
- Utah Law of Eminent Domain, Utah Land Use Institute
- Small Hotel/Motel Valuation, Appraisal Institute
- USPAP Update (400), Appraisal Institute
- Appraiser Expectation Meeting, UDOT
- Feasibility Analysis, Market Value and investment, Appraisal Institute
- Eminent Domain Update, Utah Land Use Institute
- USPAP Update (400), Appraisal Institute
- Eminent Domain Training for Attorneys and Appraisers, NHI Course No. 141036, The National Highway Institute & UDOT
- Report Writing (540), Appraisal Institute
- Highest and Best Use (520), Appraisal Institute
- Eminent Domain Seminar, Utah State Capitol
- Real Estate Appraisal Principles, University of Utah
- Real Estate Law, University of Utah
- Standards of Professional Practice (USPAP)
- Appraising Residences, O'Brien Schools
- Fundamental Appraisal, O'Brien Schools

APPRAISAL/CONSULTING ASSIGNMENTS

Airports/Hangars	Raw Land
Church/Public Buildings	Office
Food Processing Facilities	Retail
Schools	Industrial
Restaurants	C-Stores
Apartment	Golf Courses
Eminent Domain	Subdivisions
Farm/Ranch	Lodging
Single Family Residential	Multi-Family
RV Park/Mobile Home	Theatres
Parks	Self-Storage
Wetlands	Ski-Resorts
Estates	
Litigation	

CLIENTS (Partial List)

America First Credit Union
Bureau of Land Management
Burbidge Mitchell & Gross
Celtic Bank
Davis County
Davis County School District
Draper City
Durham Jones & Pinegar
First Community Bank
First Fidelity Investment
First National Bank of Layton
First Utah Bank
Granite Federal Credit Union
Granite School District
Helgesen Waterfall & Jones
Herriman City
Highland City
Holladay Bank & Trust
Hoole & King
Jones Waldo
Key Bank
Layton City
Logan City
Ogden City
Private Property Rights Ombudsman
Property Reserve Inc.
Parsons Behle & Latimer
Rock Canyon Bank
Sandy City
Salt Lake City
Salt Lake Community College
SITLA
Snell & Wilmer LP
South Jordan City
South Salt Lake City
State of Utah
Syracuse City
Tooele County
US Bank
Utah County
Utah Department of Transportation
Utah Transit Authority
Wells Fargo
Weber Basin Water
West Jordan City
West Valley City
Weber County
Zions First National Bank

DH Group, LLC
4020 South 700 East ♦ Suite 2 ♦ Murray, UT 84107
Phone: 801-290-2369 ♦ www.dhgrouputah.com

STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE

ACTIVE LICENSE

DATE ISSUED: 03/04/2021

EXPIRATION DATE: 03/31/2023

LICENSE NUMBER: 5503226-CG00

LICENSE TYPE: Certified General Appraiser

ISSUED TO: DAVID P HOLTBY
4020 SOUTH 700 EAST STE 2
MURRAY UT 84107

SIGNATURE OF HOLDER

REAL ESTATE DIVISION DIRECTOR

Form #2

STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE

ACTIVE LICENSE

DATE ISSUED: 02/16/2021

EXPIRATION DATE: 02/28/2023

LICENSE NUMBER: 8890187-LA00

LICENSE TYPE: Licensed Appraiser

ISSUED TO: TRAVIS HOLTBY
6526 WEST TIMBERBROOK ROAD
HERRIMAN UT 84096

Travis Holtby

Digitally signed by Travis Holtby
Date: 2021.02.22 17:05:47 -07'00'

SIGNATURE OF HOLDER

REAL ESTATE DIVISION DIRECTOR

BRANDON G. BESS, LLC

REAL ESTATE APPRAISAL & CONSULTING

APPRAISAL REPORT

Subject Property:
Hidden Hollow Phase C
Vacant Residential Land
Approx. 3000 East Hidden Valley Pkwy.
Eagle Mountain, UT

Prepared For:
Central Bank
Mr. Brad Dyreng
75 North University Ave.
Provo, UT 84601

Report Date: May 26, 2021
Effective Valuation Date: May 25, 2021

BGB File # 21-05-5B

Brandon G. Bess, LLC
801-633-4491 | brandon@bgbre.com | brandongbess.com

BRANDON G. BESS, LLC

REAL ESTATE APPRAISAL & CONSULTING

May 26, 2021

Mr. Brad Dyreng
Central Bank
75 North University Ave.
Provo, UT 84601

Re: Appraisal Report: 24.55 acres of entitled residential land known as Hidden Hollow Phase C, located at approximately 3000 East Hidden Valley Parkway, Eagle Mountain, Utah.

Dear Mr. Dyreng:

At your request, I have completed an appraisal addressing market value of the fee-simple estate of the above-referenced property. This report contains the data, bases, and analyses upon which the value estimate is based. The intended use of this report is to assist with financing considerations.

This appraisal report conforms with Title XI of the Financial Institution Reform, Recovery, and Enforcement Act of 1989 (FIRREA), and the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice (USPAP).

The subject property was inspected on May 25, 2021, which is the "as is" valuation date. After careful consideration of available information, I am of the opinion market value of the subject property is:

FOUR MILLION TWENTY THOUSAND DOLLARS
$4,020,000

The value estimate is subject to assumptions and limiting conditions contained in the report. Based on market observations, the foregoing value reflects a reasonable market exposure period of up to six months. I trust this is sufficient to accomplish its intended function. Please call if I can be of further assistance.

Respectfully submitted,

Brandon Bess

Brandon G. Bess | MAI
Brandon G. Bess, LLC
Utah State – Certified General Appraiser
Certificate 7897866-CG00 Expires 07-31-22

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EXECUTIVE SUMMARY

PROPERTY TYPE:	Vacant Residential Land
LOCATION:	Approximately 3000 East Hidden Valley Parkway, Eagle Mountain, Utah
PURPOSE OF APPRAISAL:	Estimate market value
PROPERTY RIGHTS APPRAISED:	Fee Simple
REPORT DATE:	May 26, 2021
EFFECTIVE VALUATION DATE:	May 25, 2021
PARCEL NUMBER(s):	Portions of Parcels #58-040-0606, 58-040-0604, & 58-040-0013
PROPERTY TAXES:	The subject is a portion of three parcels which total 99.56 acres; therefore, separate assessment or tax information is not available for the subject. The 2020 certified tax rate in the subject's tax district was 0.010886.
SITE:	
- Size	24.55 acres
- Shape	Irregular
- Topography	Mild Slope (northeast to southwest)
- Zoning	FR (Foothill Residential) -Preliminary entitlements for 86 townhomes and 48 single-family lots.
- Flood Zone	Zone "X" (outside 500-year flood risk area); Community Panel No. 49049C0300F, dated June 19, 2020
HIGHEST AND BEST USE (As Vacant):	Residential development to maximum allowable density
VALUE CONCLUSION:	**$4,020,000**

CERTIFICATION

I certify that I have made an investigation and analysis of the following property:

VACANT LAND – HIDDEN HOLLOW PHASE C
LOCATED AT
APPROXIMATELY 3000 EAST HIDDEN VALLEY PARKWAY
EAGLE MOUNTAIN, UTAH

I certify that to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have performed no services, as appraisers or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. I personally inspected the property that is the subject of this report on May 25, 2021.
10. No one else provided significant real property appraisal assistance to the persons signing this certification.
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. As of the date of this report, Brandon Bess has completed the continuing education program for Designated Members of the Appraisal Institute.
13. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
14. Brandon Bess is currently a Certified General Appraiser in the State of Utah #7897866-CG00.

Dated: May 26, 2021

Brandon Bess

Brandon G. Bess | MAI
Brandon G. Bess, LLC
Utah State – Certified General Appraiser
Certificate 7897866-CG00 Expires 07-31-22

APPRAISAL REPORT

CLIENT:	**Central Bank** **Mr. Brad Dyreng** **75 North University Ave.** **Provo, UT 84601**
APPRAISER:	Brandon Bess | MAI Brandon G. Bess, LLC 2581 E. Evening Star Dr. Holladay, UT 84124
SUBJECT:	Vacant land located at approximately 3000 East Hidden Valley Parkway, Eagle Mountain, Utah

DEFINITIONS: Applicable definitions are presented in the addenda.

PURPOSE OF THE APPRAISAL: Estimate market value.

MARKET VALUE DEFINITION (FIRREA): "The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well-informed or well-advised and each acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangement comparable thereto;
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."[1]

[1] This definition of market value is taken from the final rule issued by the Department of Treasury, Office of the Comptroller of the Currency (12CFR Part 34, August 24, 1990), which are the implementing regulations for Title XI of FIRREA. The definition is also supported by most regulatory agencies as follows: Board of Governors of Federal Reserve System (CFR Parts 208 and 225, July 25, 1991); National Credit Union Administration (CFR Parts 701,

INTENDED USE OF THE REPORT: This report is intended to assist with financing considerations.

INTENDED USER: The intended user of this report is the client listed above.

INTEREST VALUED: Fee simple.

PERSONAL PROPERTY: No personal property or intangibles are addressed in this Appraisal Report.

EFFECTIVE DATE OF VALUE: May 25, 2021.

DATE OF THE REPORT: Shown on the letter of transmittal.

SCOPE OF WORK: This report is intended to satisfy all requirements of an Appraisal Report, as defined by the Uniform Standards of Professional Appraisal Practice. The primary objective is to arrive at a value conclusion that would be considered reasonable and well documented by a disinterested third party.

In valuing real property, the following three primary valuation approaches are employed within the appraisal profession – cost, income capitalization, and sales comparison. The use of each approach depends on the type of property and availability of market data upon which the approach is predicated. The use of more than one approach requires a correlation analysis that checks and refines toward a dependable estimate.

The subject consists of 24.55 acres of vacant land. The sales comparison approach is developed to value the land. The site is unimproved; therefore, the cost approach is not applicable and is omitted.

722, and 741, July 25, 1990); Federal Deposit Insurance Corporation (12 CFR Part 323, August 20, 1990); Resolution Trust Corporation (12CFR Part 1608, August 22, 1990); Office of Thrift Supervision, Treasury (12CFR Parts 506, 545, 563, 564, and 571, August 23, 1990). This definition has been adopted by the Appraisal Institute in their Standards of Professional Appraisal Practice, and the Appraisal Foundation in the Uniform Standard of Professional Appraisal Practice (June 30, 1989, amended April 20, 1990 and June 5, 1990).

Properties such as the subject are not typically purchased for income, but rather for investment and/or development speculation. Additionally, there is little data available to support an investment rate for such income. Therefore, the income approach is also omitted.

In preparation of this appraisal report, a variety of market data were gathered. These include general data applicable to the subject area, specific data relating to the neighborhood, land sales, and other market data. General and specific data were obtained from appropriate government or private agencies, or through personal inspection. To the extent possible, market data was verified with the buyer, seller, broker, owner, or through public records.

APPRAISAL DEVELOPMENT AND REPORTING PROCESS: In preparing this appraisal report, the appraisers:

- Inspected the subject site, improvements and surrounding neighborhood;
- Analyzed the history of the subject tracts and surrounding development patterns;
- Analyzed highest and best use;
- Gathered information on comparable land sales; and
- Confirmed and analyzed the data and applied the sales comparison approach to value.

DESCRIPTION OF REAL ESTATE APPRAISED

Legal Description

The subject consists of a portion of three Utah County tax parcels. A preliminary plat for the subject was provided which contained a legal description. The legal description is reproduced as follows:

BEGINNING AT A POINT WHICH IS NORTH 00°03'34" EAST 2654.81 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°32'48" EAST 1069.96 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 30,TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°32'48"EAST 151.62 FEET; THENCE SOUTHEASTERLY 251.36 FEET ALONG THE ARC OF A NON-

TANGENT 396.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°22'08", THE CHORD OF WHICH BEARS SOUTH 77°35'26" EAST 247.16 FEET; THENCE SOUTHEASTERLY 649.70 FEET ALONG THE ARC OF A 654.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 56°55'09", THE CHORD OF WHICH BEARS SOUTH 67°18'56" EAST 623.31 FEET; THENCE SOUTH 38°51'21" EAST 430.40 FEET; THENCE SOUTHEASTERLY 165.64 FEET ALONG THE ARC OF A 953.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°57'30", THE CHORD OF WHICH BEARS SOUTH 43°50'06" EAST165.43 FEET; THENCE SOUTH 48°48'51" EAST 91.33 FEET; THENCE SOUTH 15°08'19" WEST 311.33FEET; THENCE SOUTH 38°54'17" WEST 79.41 FEET; THENCE SOUTH 52°13'19" WEST 78.77 FEET; THENCE SOUTH 69°04'20" WEST 134.51 FEET; THENCE NORTH 77°19'56" WEST 134.74 FEET; THENCE NORTH 48°26'31" WEST 90.80 FEET; THENCE NORTH 65°42'38" WEST 113.73 FEET; THENCE NORTH83°17'08" WEST 313.46 FEET; THENCE NORTH 55°01'25" WEST 243.99 FEET; THENCE NORTH55°04'28" WEST 224.29 FEET; THENCE NORTH 67°44'47" WEST 157.14 FEET; THENCE NORTH55°04'28" WEST 224.29 FEET; THENCE NORTH 42°58'19" WEST 72.28 FEET; THENCE NORTH01°20'46" EAST 109.21 FEET; THENCE NORTH 52°01'41" EAST 60.43 FEET; THENCE NORTHEASTERLY330.90 FEET ALONG THE ARC OF A 447.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 42°24'50", THE CHORD OF WHICH BEARS NORTH 30°49'17" EAST 165.43 FEET; THENCE NORTH 09°36'52" EAST 27.14 FEET; THENCE NORTH 80°23'08" WEST 94.00 FEET; THENCE NORTH09°36'52" EAST 158.19 FEET; THENCE NORTHWESTERLY 35.12 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 80°29'17", THE CHORD OF WHICH BEARS NORTH 30°37'47" WEST 32.30 FEET; THENCE NORTHWESTERLY 230.81 FEET ALONG THE ARC OF A490.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°59'19", THE CHORD OF WHICH BEARS NORTH 57°22'46" EAST 228.68 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS: 24.55 ACRES

Real Estate Tax Information

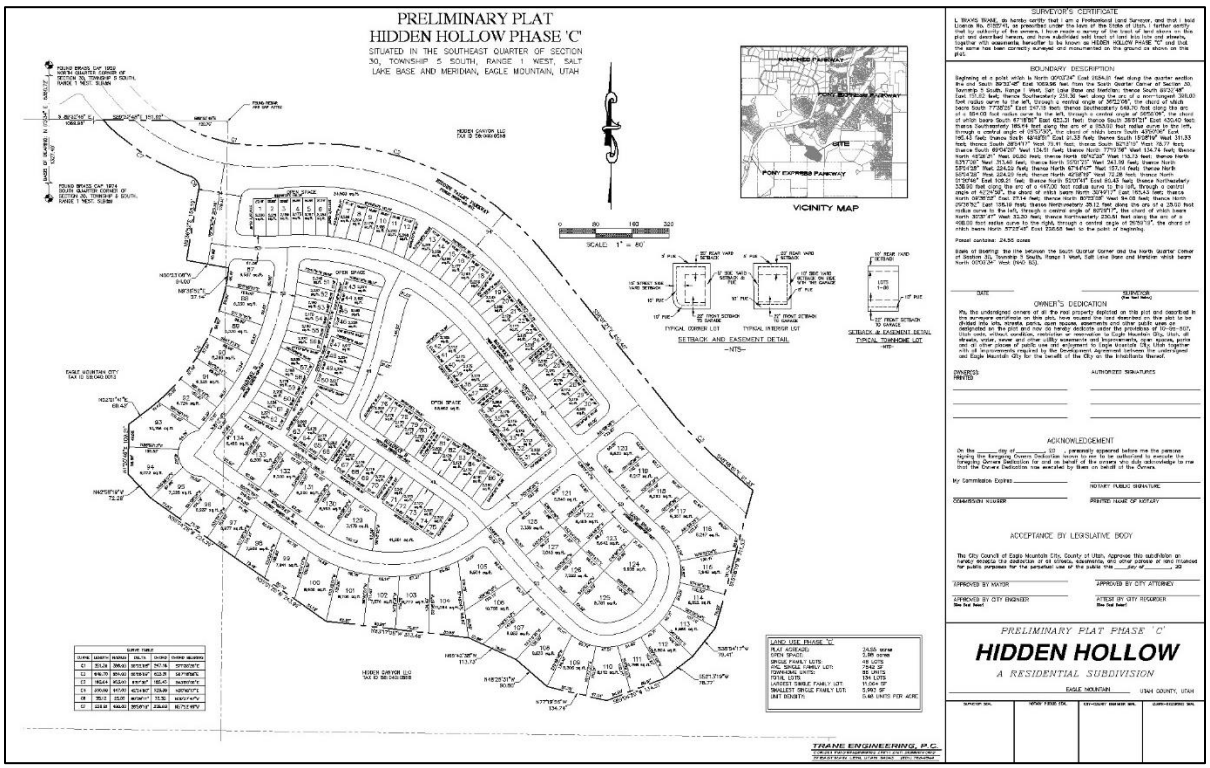
As noted, the subject is a portion of three Utah County parcels. No assessment or property tax information is available for the subject. However, nearby vacant land parcels were assessed at s market value of $30,000 per acres in 2020. The certified tax rate in 2020 was 0.010886.

Ownership and Property History

According to Utah County records, ownership of the subject is currently vested in RS Hidden Hollow, LLC (58-040-0603), Hidden Canyon, LLC (58-040-0604), and Eagle Mountain City (58-040-0013). RS Hidden Hollow and Hidden Canyon, LLC are related entities. The subject is currently under contract to sell to Cadence Homes, LLC. The subject is the last takedown in a phased purchase agreement between Cadence Homes and Hidden Canyon, LLC. The contract was initially executed on August 1, 2019 and included four separate payments. The portion of the sale price attributed to the subject is $2,050,000; however, the buyer has been responsible for obtaining entitlements and has extended utilities to the subject from the previous phases. Additionally, a portion of the subject is

located within a parcel owned by Eagle Mountain City. A representative of the buyer reported that negotiations are currently underway to purchase approximately 1.5 acres of the parcel; however, a sale price for this portion was not disclosed.

The subject has received preliminary approval for development of 86 townhomes and 48 single-family lots. The preliminary plat for the subject is shown as follows:

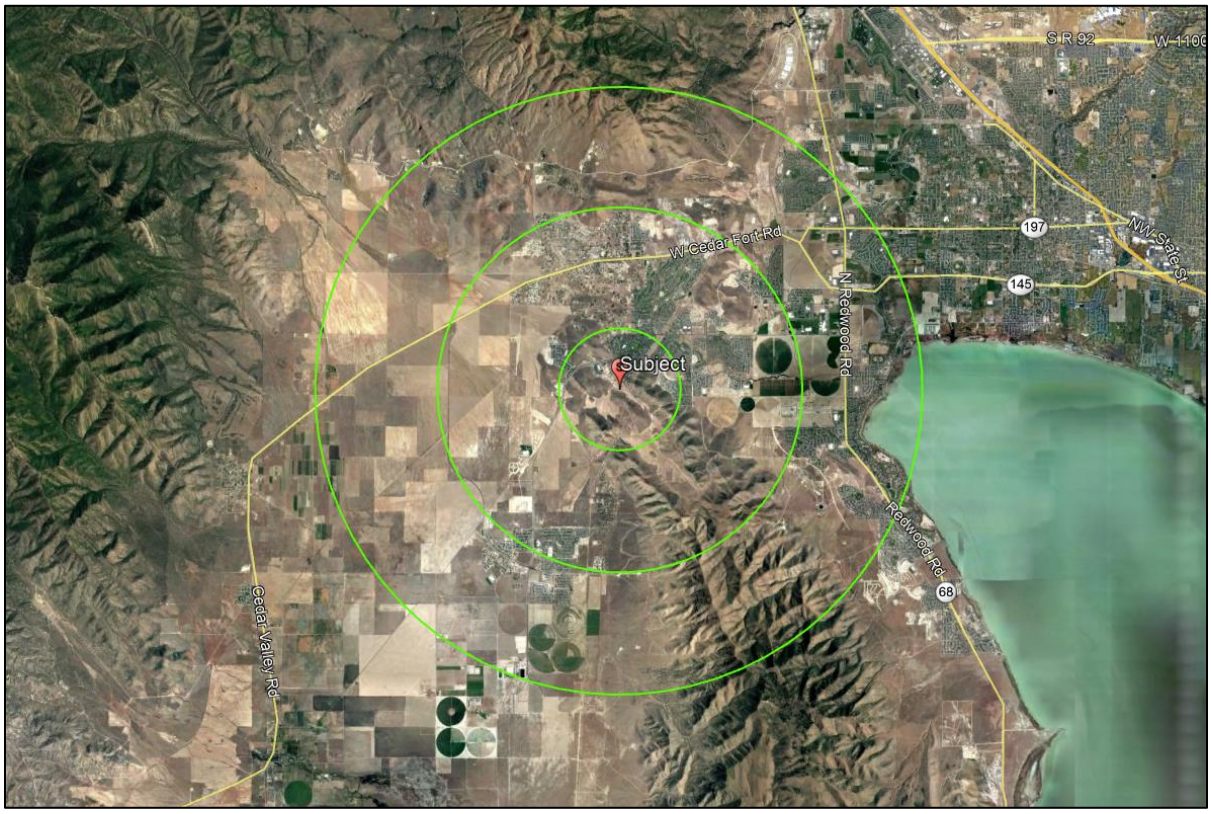


The buyer reported that final approval is expected on June 1, 2021. Construction of the phase is expected to begin by late July or early August.

Aside from the current contract, I am not aware of any listings or offers to purchase the subject within the last three years.

Location and Neighborhood

The subject is identified on the following aerial map with concentric radii of 1 mile, 3 miles and 5 miles.



The subject is located within the corporate jurisdiction of Eagle Mountain City, in northern Utah County. The city of Eagle Mountain lies northwest of Utah Lake and is bordered by Saratoga Springs to the northeast, unincorporated areas to the north and southeast, Cedar Fort to the northwest, and Fairfield to the southwest. Provo is the Utah County seat and is located approximately 16 miles southeast of the subject. The Central Business District of Salt Lake City is 29 miles northeast, while the Salt Lake International Airport is 30 miles north. The subject is part of the Provo-Orem metropolitan statistical area (MSA), which is the third largest MSA in Utah with an estimated population of 659,955.

Neighborhood Boundaries

A neighborhood is defined as "a group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises."[2] Neighborhood boundaries may consist of well-defined natural or man-made barriers or by a distinct change in land use. Based on this definition, the neighborhood consists of the area along Pony Express Parkway, west of Redwood Road.

Neighborhood Land Use

The subject's neighborhood consists primarily of residential development. Previous phases of the Hidden Hollow subdivision have been developed west of the subject, as well as Hidden Hollow Elementary School, which is at the corner of Hidden Valley Parkway and Pony Express Parkway.

A significant amount of agricultural land still remains within the neighborhood, but is gradually giving way to increased residential development. Most commercial uses are located northeast of the subject, along Pony Express Parkway and toward Redwood Road.

Life Cycle:	The broader area of north Utah County has seen significant growth in recent years, in terms of population and employment. However, there remains a significant amount of vacant land in the northwest quadrant. It is anticipated that agricultural uses will give way to residential and higher intensity uses as the path of development moves westward.
Age/Life Trends:	The neighborhood is improved with a mix of commercial and residential development ranging in age from new to approximately 25 years old. A significant amount of residential development has occurred within the last 10 years. Given the relative newness of development in the area, as well as the abundance of vacant land that would be suited for development, redevelopment is not actively occurring.
Access/Linkages:	The subject is accessed from Hidden Valley Parkway, which will extend along the north boundary of the tract. At present, Hidden Valley Parkway is paved to the west subject

[2] *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago, IL: Appraisal Institute, 2015), p. 156.

boundary, but consists of a graded, gravel road for the remainder of the subject's frontage.

Hidden Valley Parkway connects to Pony Express Parkway approximately 0.35 miles northwest of the subject. Pony Express is a primary artery through the area, and extends to Redwood Road, 4.25 miles east of the subject.

Demographic Data:

Demographic data was obtained from Environmental Systems Research Institute and is summarized in the following table.

2020 DEMOGRAPHIC DATA

Radius	One Mile	Three Mile	Five Mile
Population	5,698	35,664	68,571
Households	1,288	8,274	16,188
Persons Per Household	4.42	4.31	4.23
Median Age	21.8	23.7	24.4
Average Household Income	$ 91,771	$ 100,351	$ 104,083
Median Household Income	$ 80,878	$ 86,387	$ 89,204
Per Capita Income	$ 20,781	$ 23,085	$ 24,680

Source: United States Census Bureau via ESRI

Employment:

Historical employment data for Utah County and the State is summarized in the following table.

EMPLOYMENT DATA - UTAH COUNTY

Year	2017	2018	2019	2020	Apr-21
Labor Force	290,640	299,036	307,609	314,022	319,750
Employed	282,093	290,741	300,283	302,248	312,143
Unemployed	8,547	8,295	7,326	11,774	7,607
Unemployment Rate	2.9%	2.8%	2.4%	3.7%	2.4%
State Unemployment Rate	3.3%	3.0%	2.6%	4.7%	2.8%

Source: Utah Department of Workforce Services

Unemployment numbers have generally trended downward since peaking in 2010; however, unemployment spiked in April 2020 due to impacts of the COVID-19 pandemic. The numbers have steadily declined since that time, and a near full recovery is expected to occur in 2021.

Influences:	The subject neighborhood is positively influenced by high population growth and proximity to transportation corridors. No negative influences are noted.

Property Description

Please see the subject photographs, plat map, and aerial photograph presented in the addenda.

General Site Data

Frontage:	None
Access:	Via Hidden Valley Parkway
Size:	24.55 acres; 1,069,398 sq. ft.
Shape:	Irregular
Topography:	Mild Slopes, from northeast to southwest
Drainage:	General site drainage is northwesterly
Flood Zone:	Zone "X" (outside 500-year flood risk); Community Panel No. 49049C0300F, dated June 19, 2020.
Soil:	A complete soils study was not provided. Development on nearby properties suggests that soils in the area are adequate to support development.
Utilities:	All utilities are available adjacent to the site, or in Hidden Valley Parkway.
Water Rights/Shares:	None explicitly included; however, access to municipal water is available and it is assumed the subject has adequate water for development of the proposed subdivision.
Easements/encumbrances:	A title report was not reviewed in connection with this appraisal. An electrical transmission line runs adjacent to the east of the subject, but does not interfere with the development, as proposed. No other encumbrances were noted at the time of inspection and it is assumed there are no adverse easements.

Contamination: No evidence of contamination was observed during inspection and it is assumed none exists. In the event contaminants are discovered, the value provided herein is subject to change.

Site Utility: The subject has mildly sloping terrain, but is adequate to support efficient development. Overall, site utility is considered average compared to other development tracts in the area.

Zoning

The subject is zoned FR (Foothill Residential) under the jurisdiction of Eagle Mountain City. The zoning ordinance states the purpose of the FR Zone as follows:

> "Foothill Residential (FR). The foothill residential (FR) zone is for single-family residential view lots, generally on hillsides or foothills. Lots should be arranged to protect open space areas, ridgelines, hillsides, wildlife habitat, and provide useable open space or trail access to useable open space. The minimum lot size is one-quarter acre (10,890 square feet), and an average lot size of one-half acre (21,780 square feet) is required."

Development requirements within the FR Zone are summarized in the following table.

ZONE REQUIREMENTS
FR (FOOTHILL RESIDENTIAL)

Minimum Lot Size	0.25 Acre
Minimum Lot Width/Frontage	90' (50' on cul-de-sac)
Setbacks	
- Front	25'
- Rear	35'
- Side (Interior and Corner)	10'
Density	
Maximum Building Height	35'

Permitted uses within the FR Zone are primarily limited to residential uses. The zone requires a minimum lot size of 0.25 acres; however, the subject is part of a larger, planned development. Open space has been dedicated in other phases of the development, allowing for higher density on the subject. As discussed, the subject has received preliminary approval for development of 86 townhomes and 48 single-family home sites, ranging from 5,993 to 11,064 square feet. The average proposed single-family lot size is 7,542 square feet.

The planned development equates to a total density of 5.46 units per acre. Final approval is expected within the first week of June.

HIGHEST AND BEST USE

Highest and best use is defined as, "...the reasonably probable and legal use of vacant land or improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value."[3]

There are four tests of highest and best use implicit within the foregoing definitions. These include: (1) physically possible, (2) legally permitted, (3) financially feasible, and (4) that use which having met the foregoing tests results in the highest present land value. Highest and best use is typically considered first as if the land were vacant and available for development and second, as improved. Since the subject property consists of vacant land, only highest and best use as vacant is analyzed.

AS VACANT

- Physically Suitable. The subject is an irregular-shaped, 24.55-acre tract. Topography has mild slopes that will require some grading, but does not prohibit development on any portion. Access is adequate and utilities are all available. From a physical standpoint, there are no significant obstacles to development.

- Legally Permissible. The subject is zoned FR (Foothill Residential) by Eagle Mountain City. The subject has received preliminary approval for a subdivision which includes 86 townhomes and 48 single-family lots. Final approval is expected within the next few weeks.

- Economic Feasibility. Economic feasibility relates to supply and demand and the ability to provide a product at a cost that is less than its ultimate market value. The subject is well-located and would garner strong interest from a market standpoint.

There is currently sufficient demand for residential development in the area, as housing inventory remains low and population growth in the area is expected to continue to outpace statewide growth.

[3] Appraisal Institute, *The Appraisal of Real Estate*, 14th Edition, (Chicago, Illinois: Appraisal Institute 2013), p. 333.

From an economic perspective, residential development at the proposed density in the near to mid-term maximizes value. There are no legal alternative uses that would provide a higher return to the land.

• Maximum Productivity. Highest and best use is concluded to be for residential development in the near to mid-term.

VALUATION ANALYSIS

The valuation of the subject is made on the basis of its highest and best use as previously concluded. The most reliable approach toward a separate valuation of the property is a comparison with similar properties that have recently sold in the open market.

SALES COMPARISON APPROACH TO VALUE

This approach is based on the appraisal principle of substitution and takes into consideration the selling price of properties that provide utility equal or similar to the subject. As discussed, the subject is entitled for 134 residential units, which includes 48 single-family units and 86 townhome units. Sales of entitled land that was planned for both single-family and townhome development could not be found; therefore, sales of entitled land with similar overall allowable density were considered. The data and analyses are summarized in the adjustment grid, followed by narrative discussion of the adjustments. Individual data sheets for the comparable land sales are presented in the addenda.

LAND SALES SUMMARY/ADJUSTMENT GRID

	SUBJECT	ONE	TWO	THREE	FOUR	FIVE	SIX
Address	3000 East Hidden Valley Pkwy.	83 East McGregor Lane	3700 North 1340 East	2700 East Eagle Mtn. Blvd.	5250 North Eagle Mtn. Blvd.	1150 South 1500 West	1170 West 1130 South
City	Eagle Mountain	Saratoga Springs	Eagle Mountain	Eagle Mountain	Eagle Mountain	Springville	Payson
Date of Sale	N/A	Sep-20	Apr-19	Jun-19	Nov-19	Oct-19	Nov-20
Sale Price	N/A	$700,000	$1,385,000	$3,021,452	$1,680,000	$612,500	$1,125,200
Land Size (Acres)	24.55	5.26	12.24	51.35	7.60	4.34	4.64
Allowable Units	134	15	59	148	84	15	27
Density (Units per acre)	5.46	2.85	4.82	2.88	11.05	3.46	5.82
Zoning	FR	R-1-10	R-1	FR	MU	R-1-8	PC
Topography	Mild Slope	Near Level	Near Level	Near Level	Near Level	Near Level	Near Level
SALE PRICE/UNIT		$46,667	$23,475	$20,415	$20,000	$40,833	$41,674
PROPERTY RIGHTS		0%	0%	0%	0%	0%	0%
ADJUSTED PRICE/UNIT		$46,667	$23,475	$20,415	$20,000	$40,833	$41,674
FINANCING TERMS		0%	0%	0%	0%	0%	0%
ADJUSTED PRICE/UNIT		$46,667	$23,475	$20,415	$20,000	$40,833	$41,674
CONDITIONS OF SALE		0%	0%	0%	0%	0%	0%
ADJUSTED PRICE/UNIT		$46,667	$23,475	$20,415	$20,000	$40,833	$41,674
EXPENDITURES AFTER PURCHASE		0%	0%	0%	0%	0%	0%
ADJUSTED PRICE/UNIT		$46,667	$23,475	$20,415	$20,000	$40,833	$41,674
MARKETING TIME (DATE OF SALE)		1.8%	18.0%	17.2%	14.5%	15.0%	8.6%
ADJUSTED PRICE/UNIT		$47,518	$27,697	$23,927	$22,907	$46,951	$45,239
LOCATION/ACCESS		-15%	10%	10%	10%	-5%	0%
PHYSICAL CHARACTERISTICS							
Size		-15%	-5%	0%	0%	-15%	-15%
Functional Utility/Shape/Topography		0%	0%	0%	0%	15%	0%
Utilities/Street Improvements		0%	0%	0%	0%	0%	0%
Use/Density		-24%	0%	-24%	51%	-18%	0%
Entitlement		25%	0%	25%	10%	0%	0%
NET ADJUSTMENT		-29%	5%	11%	71%	-23%	-15%
ADJUSTED PRICE/UNIT		$33,796.33	$29,082	$26,655	$39,228	$35,993	$38,453

AVERAGE	**$33,868**
MEDIAN	**$34,894**
HIGH	**$39,228**
LOW	**$26,655**

Prior to adjustment, the sales range from $20,000 to $46,667 per allowable unit. In appraisal theory there are eight basic elements of comparison that should be considered in a sales comparison analysis. These include: 1) real property rights conveyed, 2) financing terms, 3) conditions of sale, 4) expenditures made immediately after sale, 5) market conditions (date of sale), 6) location, 7) physical characteristics, and 8) use. Adjustments for these factors are presented below.

- Property Rights Conveyed. This factor accounts for differences in property rights that impact the sale price of a property. The value estimate sought is the fee simple value. All of the sales involved the transfer of fee simple rights. No adjustments are needed for this factor.

- Financing Terms. The market value definition used in this report stipulates cash purchases, or terms equivalent to cash. All of the sales presented were reported as cash, or cash equivalent, and no adjustment for this factor is necessary.

- Conditions of Sale. Conditions of sale refer to factors surrounding the sale process that result in less than an arm's-length transaction. These circumstances could include sellers under distress, highly motivated buyers, or related parties. The comparable sales were all reported as arms-length transactions. No adjustments are necessary.

- Expenditures Made Immediately After Purchase. Expenditures made immediately after purchase may include the cost to demolish and remove any buildings, cost to petition for a zoning change or cost to remediate environmental contamination. No expenditures were reported for the comparable sales.

- Market Conditions (Date of Sale). Values change over time due to various market forces interacting, particularly supply and demand. The comparable lot sales took place between April 2019 and November 2020. In order to derive an adjustment for market conditions, several repeat lot sales in Utah County were researched. The data is shown in the following table.

REPEAT LOT SALES

Address	Size (Acres)	Sale Date	Sale Price	Annual Change
18589 S Carter Cir., Eagle Mountain	0.37	7/21/2016	$37,500	28.4%
18589 S Carter Cir., Eagle Mountain	0.37	1/5/2021	$85,000	
951 South 2500 East, Springville	0.57	7/23/2018	$162,500	3.8%
951 South 2500 East, Springville	0.57	8/4/2020	$175,000	
1156 South Brookwood Ln., Springville	0.31	12/1/2015	$135,000	7.7%
1156 South Brookwood Ln., Springville	0.31	10/14/2019	$175,000	
571 South 1340 East, Payson	0.26	8/21/2019	$112,000	6.2%
571 South 1340 East, Payson	0.26	6/29/2020	$118,000	
815 North Spring Lane, Spanish Fork	0.17	3/27/2018	$115,000	6.9%
815 North Spring Lane, Spanish Fork	0.17	9/28/2020	$135,000	
581 West 600 South, Springville	0.25	3/7/2019	$114,000	21.4%
581 West 600 South, Springville	0.25	11/9/2020	$155,000	
581 West 600 South, Springville	0.25	11/9/2020	$155,000	42.1%
581 West 600 South, Springville	0.25	3/29/2021	$180,000	
1014 East Lambert Ave., Santaquin	0.23	11/9/2017	$45,000	24.5%
1014 East Lambert Ave., Santaquin	0.23	3/2/2021	$81,500	
Average				17.6%

Four of the pairings show an average annual increase of 6.2%. The second sale in each of these pairings took place in mid-2020. In the first, and last three pairings, the second sale occurred in late 2020 or early 2021. These pairings show a much higher rate of increase, suggesting that market prices have jumped significantly this year. Based on the data, the comparable land sales are adjusted upward at a rate of 6% annually through year-end 2020, and 20% annually thereafter.

- Location. Location refers to access, surrounding population, and proximity to employment areas, supporting commercial development, and community services. The subject is located in a high-growth area, but there remains significant competition from nearby active or planned developments. It benefits from proximity to a major transportation artery, as well proximity to an elementary school.

Sales #2 through #4 are also located in Eagle Mountain, but are farther from freeway access and commercial developments. Upward adjustments are warranted for these sales.

Sale #1 is located southeast of the subject, near Utah Lake in Saratoga Springs. The location is superior to the subject's in regard to proximity to freeway access, community services, and supporting commercial development. The average lot sale price (under 0.50 acre) for Eagle Mountain City in 2020 was $101,798, while the average sale price for similar sized lots in Saratoga Springs City was $134,621. This indicates a 24% downward adjustment. However, the subject's location is above average for Eagle Mountain City; therefore, a smaller downward adjustment of 15% is considered adequate.

Sales #5 and #6 are located south of the subject in Springville and Payson, respectively. These locations are similar in regard to surrounding population and current growth. However, Sale #5 is superior in regard to freeway proximity, and is nearer to employment areas in Provo and Orem. Small downward adjustment is warranted for Sale #5. No adjustment is necessary for Sale #6.

- Physical Characteristics. Physical factors relate to size, functional utility, availability of utilities and water rights. Each of these characteristics is discussed below.

- Size: This factor accounts for the total number of units in a development project. Typically, project size and price per unit have an inverse relationship; that is, as size increases price per unit decreases and vice versa. This reflects the increased holding costs associated with acquiring a property with a longer projected absorption period. The comparable properties range from 15 to 148 allowable units. Sales #3 and #4 are similar to the subject in total project size and do not require adjustment. The remaining sales are smaller and are adjusted downward. Smaller downward adjustment is warranted for Sale #2, which contains 59 allowable units.

- Functional Utility/Topography: The subject has mildly sloping terrain, but the topography does not impede the functional utility of the site. The comparable properties all have near level topography and adequate shape to support development. However, Sale #5 is located within a high-

groundwater area and basement construction is not allowed. Upward adjustment is applied to Sale #3 to account for its inferior functional utility. No other adjustments are necessary.

- Utilities/ Improvements: The subject has access to municipal water and sewer, and all other utilities are adjacent to the site. The comparable properties are all similar in this regard. No adjustments are needed for this factor.

- Use/Density: Highest and best use of the subject was determined to be for development of the proposed 134 residential units, which equates to 5.46 units per acre. Sales #2 and #6 were approved for a similar overall density allowance and do not require adjustment. Sale #4 was approved for townhome development at a higher total density. Since price per lot, or allowable unit is the unit of comparison, upward adjustment is warranted for Sale #4 due to its smaller average lot size.

Sales #1, #3, and #5 have a lower overall density than the subject, resulting in a larger average lot size. Downward adjustment is warranted for these sales. Since increased lot size typically results in diminishing marginal increases in sale price (i.e., the relationship between lot size increase and price increase is non-linear), the adjustments are based on a factor of 50% of the difference in land area per allowable unit.

- Entitlement: The subject has preliminary approval and is expected to receive final plat approval within a few weeks of the valuation date. Sales #2, #5 and #6 are similar in this regard. In the case of Sales #1 and #3, the buyer was responsible for engineering, design, and obtaining City approvals for subdivision and development. Upward adjustments are applied to account for the costs and expected profit associated with obtaining entitlements. Sale #4 had some preliminary design and engineering work completed by the seller, but the buyer was responsible for obtaining approvals. A smaller upward adjustment is applied to this sale.

▪ Adjustment Summary. After adjustments, the sales provide a range from $26,655 to $39,228 per allowable unit, with an average of $33,868. The adjusted median is $34,894 per unit. The subject's contract price is $2,050,000, which equates to $15,299 per unit. This is well below the range of the

adjusted sales; however, as discussed, this price does not reflect the engineering, design and entitlements that have been secured by the buyer, and it does not include the portion that is to be acquired from Eagle Mountain City. Additionally, the contract price was negotiated in 2019, and therefore does not reflect the market increases that have occurred since that time.

Sales #2 and #3 from the adjustment gird required the least net adjustment and best represent the subject's location. These sales suggest a value at the low end of the range. However, Sales #1 and #6 are the most recent sales, and support a value near or above the average. Overall, each of the sales warrant consideration, but most weight is given to Sales #2 and #3.

Based on the available data, a value of $30,000 per unit is concluded for the subject. Total land value is calculated as follows:

134 entitled lots/units x $30,000 = $4,020,000

ADDENDA

SUBJECT PHOTOGRAPHS

Southeasterly View from Subject's West End

Southerly View from Subject's North End

Northeasterly View Across Subject (Toward Developed Phases)

Southerly View from Northeast Corner

Drainage Ditch on Subject

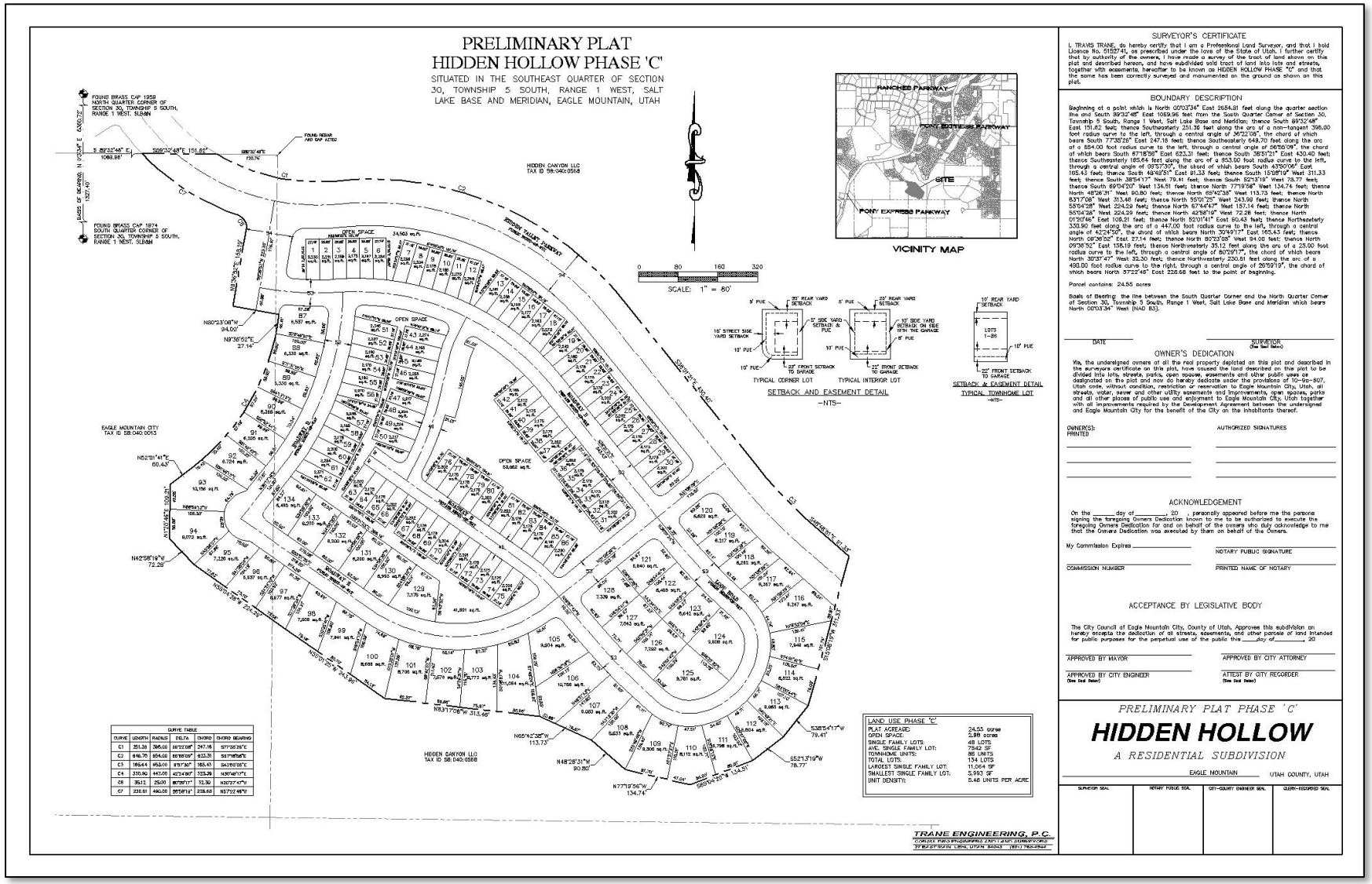
Southwesterly View from East End

Northerly View from East End

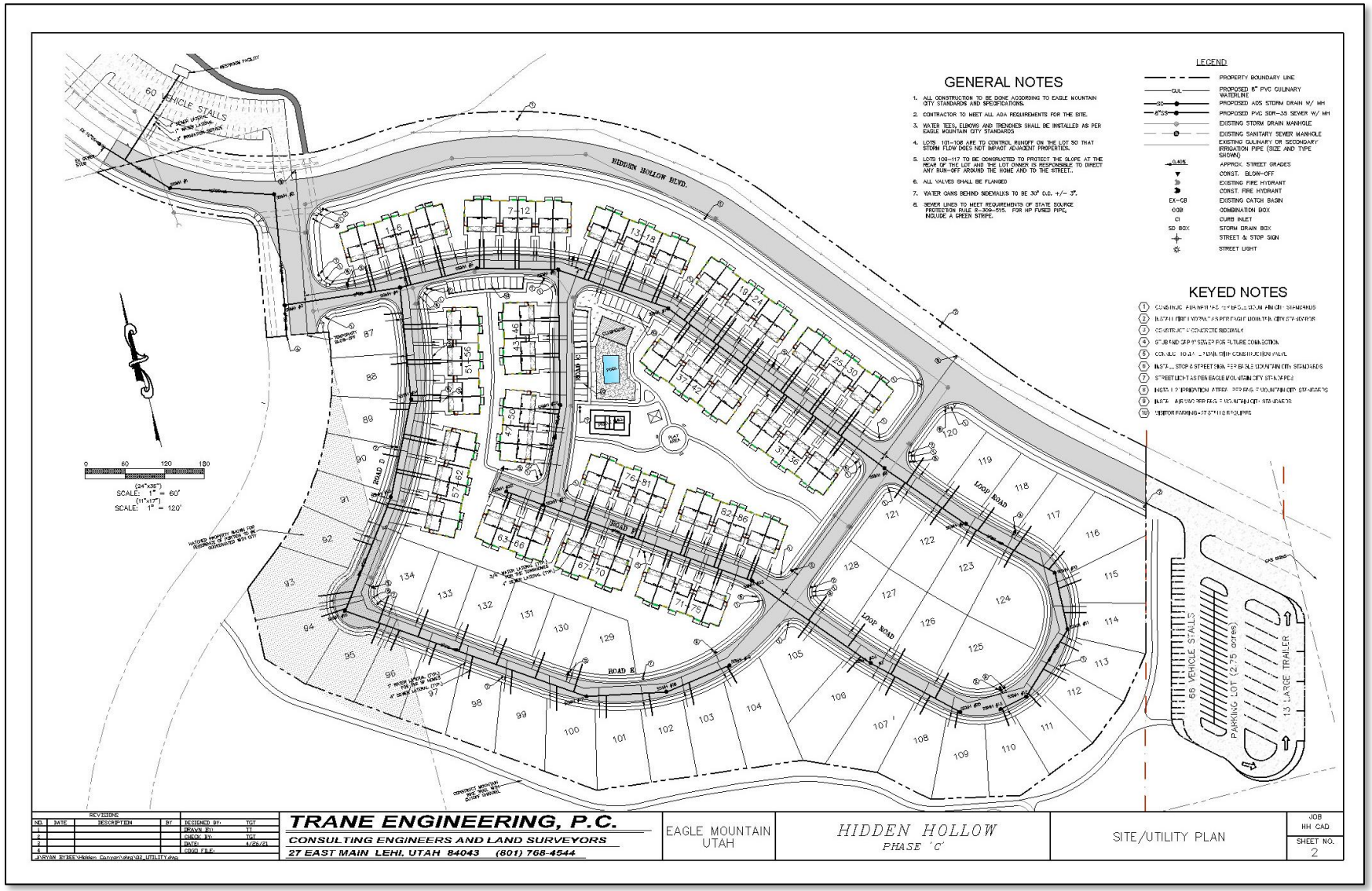
Southeasterly View Along Hidden Valley Parkway

Northwesterly View Along Hidden Valley Parkway

PRELIMINARY PLAT MAP



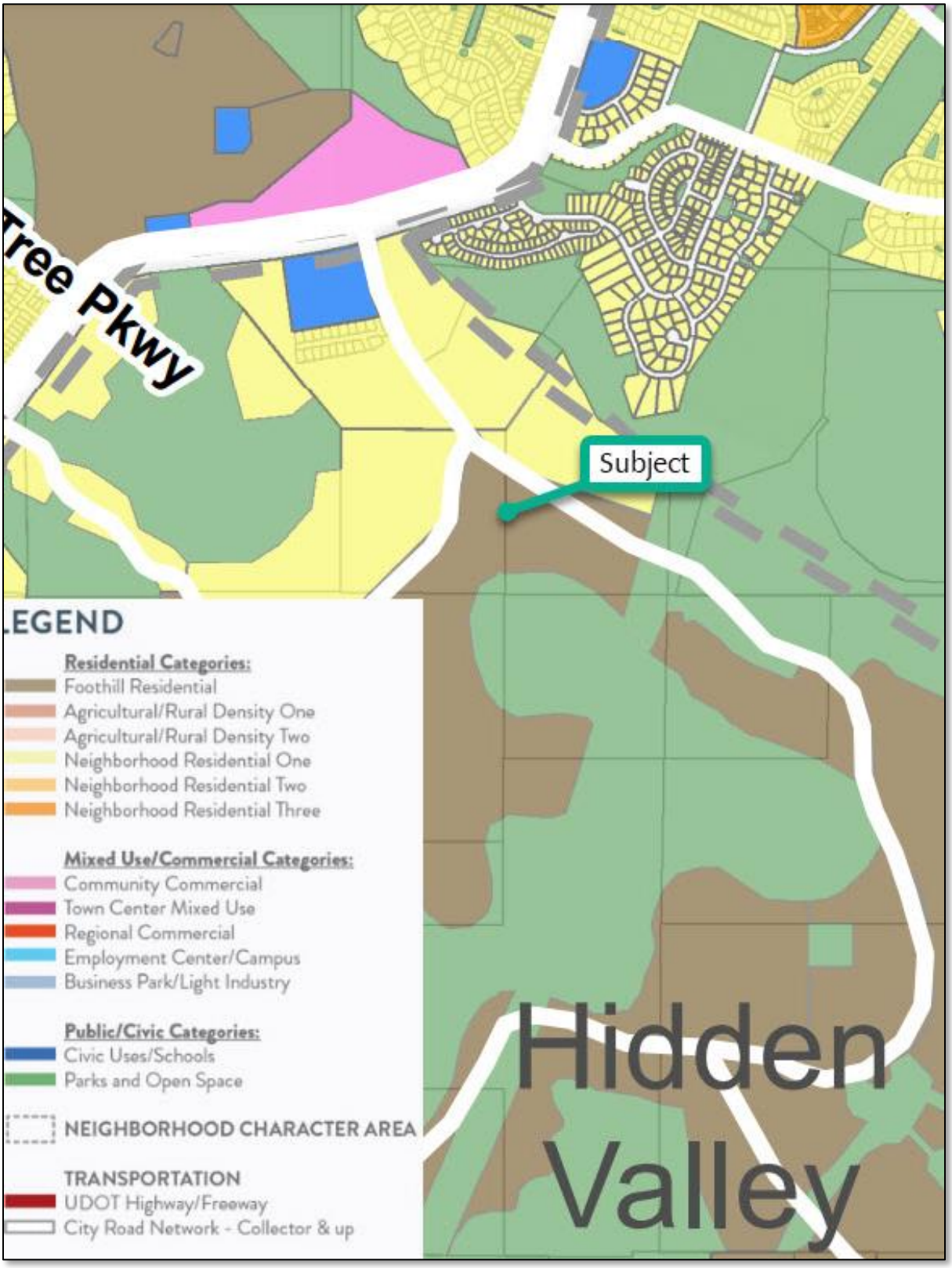
SITE/UTILITY PLAN MAP



AERIAL PHOTOGRAPH

OBLIQUE AERIAL PHOTOGRAPH

ZONING MAP


Tree Pkwy
Subject
LEGEND
Residential Categories:
Foothill Residential
Agricultural/Rural Density One
Agricultural/Rural Density Two
Neighborhood Residential One
Neighborhood Residential Two
Neighborhood Residential Three
Mixed Use/Commercial Categories:
Community Commercial
Town Center Mixed Use
Regional Commercial
Employment Center/Campus
Business Park/Light Industry
Public/Civic Categories:
Civic Uses/Schools
Parks and Open Space
NEIGHBORHOOD CHARACTER AREA
TRANSPORTATION
UDOT Highway/Freeway
City Road Network - Collector & up
Hidden Valley

FLOOD MAP

RiskMeter

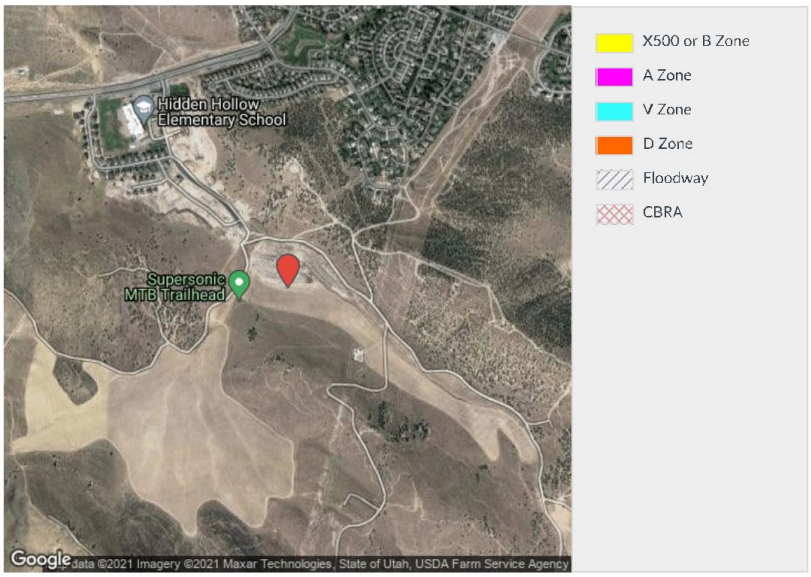
7447 N HIDDEN VALLEY PKWY EAGLE MOUNTAIN, UT 84005-4114

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY	490258	PANEL	0300F
PANEL DATE	June 19, 2020	MAP NUMBER	49049C0300F



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Report generated May 24, 2021

DEFINITIONS

■ Fee Simple Estate. Fee simple ownership is defined as, "absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."[4]

■ Leased Fee Estate. Leased fee estate is defined as, "the ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. "[5]

■ Leasehold Interest. Leasehold interest is defined as, "the right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease."[6]

■ Market Value (FIRREA). "The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well-informed or well-advised and each acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangement comparable thereto;
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."[7]

The foregoing definition stipulates that value reflect cash or cash equivalent terms. The following elaborates on the concept of cash equivalency.

"In applying this definition of market value, adjustments to the comparable properties must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs that are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparison to financing terms offered by a third-party financial institution that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession, but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment."[8]

■ Market Value (Federal Land Acquisition). "Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would be sold on the effective date of the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal."[9]

■ Market Value (Code of Federal Regulations). "The most probable price in cash, or terms equivalent to cash, which lands or interest in lands should bring in a competitive and open market under all conditions requisite to a fair sale, where the buyer and seller each acts prudently and knowledgeably, and the price is not affected by undue influence."[10]

■ Market Value (Utah Code). "Market value is the amount at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of the relevant facts."[11]

■ Use Value. "The value of a property assuming a specific use, which may or may not be the property's highest and best use on the effective date of the appraisal. Use value may or may not be equal to market value but is different conceptually."[12]

4 The Dictionary of Real Estate, 6th Edition, 2015, The Appraisal Institute, Chicago, Illinois, p. 90.

5 Ibid, p. 128.

6 Ibid.

7 This definition of market value is taken from the final rule issued by the Department of Treasury, Office of the Comptroller of the Currency (12CFR Part 34, August 24, 1990), which are the implementing regulations for Title XI of FIRREA. The definition is also supported by most regulatory agencies as follows: Board of Governors of Federal Reserve System (CFR Parts 208 and 225, July 25, 1991); National Credit Union Administration (CFR Parts 701, 722, and 741, July 25, 1990); Federal Deposit Insurance Corporation (12 CFR Part 323, August 20, 1990); Resolution Trust Corporation (12CFR Part 1608, August 22, 1990); Office of Thrift Supervision, Treasury (12CFR Parts 506, 545, 563, 564, and 571, August 23, 1990). This definition has been adopted by the Appraisal Institute in their Standards of Professional Appraisal Practice, and the Appraisal Foundation in the Uniform Standard of Professional Appraisal Practice (June 30, 1989, amended April 20, 1990 and June 5, 1990).

8 Federal National Mortgage Association (FNMA) and the Federal Home Loan Mortgage Corporation (FHLMC).

9 The Uniform Appraisal Standards for Federal Land Acquisitions, Interagency Land Acquisition Conference 2000, p. 13.

10 36 Code of Federal Regulations (CFR) 254.2.

11 Utah Code Title 59-2-102 (12.

12 The Dictionary of Real Estate, 6th Edition, 2015, The Appraisal Institute, Chicago, Illinois, p. 241.

■ Appraisal. "(Noun) The act or process of developing an opinion of value; an opinion of value. (Adjective) of or pertaining to appraising and related functions such as appraisal practice or appraisal services."[13]

■ Restricted Appraisal Report. "A written report prepared under Standards Rule 2-2(b) or 8-2(b) of the Uniform Standards of Appraisal Practice, 2014-2015 Edition."[14]

■ Extraordinary Assumption. "An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions."[15]

■ Hypothetical Condition. "A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis."[16]

■ Insurable Value. "The estimated cost, at current prices as of the effective date of valuation, of a substitute for the building being valued, using modern materials and current standards, design, and layout for insurance coverage purposes guaranteeing that damaged property is replaced with new property (i.e., depreciation is not deducted)." [17]

■ Easement. "The right to use another's land for a stated purpose."[18]

■ "As Is" Value Premise. "Market Value 'as is' on appraisal date means an estimate of the market value of a property in the condition observed upon inspection and as it physically and legally exists without hypothetical conditions, assumptions, or qualifications as of the date the appraisal is prepared."[19]

■ Prospective Market Value Upon Completion of Construction Premise. "Prospective value upon completion of construction means the prospective value of a property on the date that construction is completed, based upon market conditions forecast to exist as of that completion date."[20]

■ Prospective Market Value Upon Reaching Stabilized Occupancy Premise. "Prospective value upon reaching stabilized occupancy means the prospective value of a property at a point in time when all improvements have been physically constructed and the property has been leased to its optimum level of long-term occupancy."[21]

■ Surplus Land. "Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel."[22]

■ Excess Land. "Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately."[23]

■ Larger Parcel. "A portion of land that is not a complete parcel, but is the greater part of a bigger tract, entitling the owner to damages both for the parcel and for its severance from the larger tract. To grant both kinds of damages, a court generally requires the owner to show unity of ownership, unity of use, and contiguity of the land. But some states and the federal courts do not require contiguity when there is strong evidence of unity of use."[24]

■ Highest and Best Use (Code of Federal Regulations). "An appraiser's supported opinion of the most probable and legal use of a property, based on market evidence, as of the date of valuation."[25]

■ Highest and Best Use. "...the reasonably probable and legal use of vacant land or improved property that is legally permissible, physically possible, appropriately supported, financially feasible, and that results in the highest value.[26]

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13 The Appraisal Foundation, Uniform Standards of Professional Appraisal Practice, 2016-2017 ed, (Washington, D.C.: The Appraisal Foundation), p. 1.

14 Ibid.

15 The Dictionary of Real Estate, 6th Edition, 2015, The Appraisal Institute, Chicago, Illinois, pp. 83, 84.

16 Ibid, p. 113.

17 Ibid, p. 197.

18 Ibid, p. 71.

19 Appraisal Policies and Practices of Insured Institutions and Service Corporations, Federal Home Loan Bank Board, "Final Rule", 12 CFR Parts 563 and 571, December 21, 1987.

20 Appraisal Policies and Practices of Insured Institutions and Service Corporations, Federal Home Loan Bank Board, "Final Rule", 12 CFR Parts 563 and 571, December 21, 1987.

21 Ibid.

22 Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th Edition, Chicago, Illinois. Appraisal Institute, 2015), pp. 227, 228.

23 Ibid, pp. 80, 81.

24 Black's Law Dictionary, 9h ed. (1891-2009), p. 959.

25 36 CFR 245.2.

26 Appraisal Institute, The Appraisal of Real Estate, 14th ed. (Chicago, Illinois: Appraisal Institute, 2013), p. 333.

LAND SALES

LAND SALE #1

Property Identification

Property Type:	Residential Land
Address:	83 East McGregor Lane
City/County/State:	Saratoga Springs/Utah/Utah
Parcel Number:	45-228-0053

Transaction Information

Rights Transferred:	Fee simple
Seller:	Barbara & Bernard Poduska
Buyer:	Security Home Mortgage
Sale Price:	$700,000
Date of Sale:	June 19, 2020
Financing Terms:	Cash or cash equivalent
Cash Equivalent Price:	$700,000

Land Description

Land Size:	5.26 acres;
Flood Zone:	Zone "X"
Zoning:	R-1-10
Frontage:	Along McGregor Lane
Topography:	Mostly level
Configuration:	Irregular
Street Improvements:	Asphalt Paved
Street Orientation:	Interior

Utilities All available

Units of Comparison

Price/Acre:	$133,080
Price per Unit:	$46,667

Verification

Submitted By:	BGB, LLC
Verified With:	MLS; County Records

Comments The parcel includes a lot with an existing home that was not included in the sale. The purchased portion is being developed into 14 lots. The buyer was responsible for securing entitlements.

LAND SALE #1 PLAT/AERIAL PHOTOGRAPH

LAND SALE #2

Property Identification

Property Type:	Vacant Land
Address:	3700 North 1340 East
City/County/State:	Eagle Mountain/Utah/Utah
Parcel Number:	59-045-0020

Transaction Information

Rights Transferred:	Fee Simple
Seller:	B&H Land Holdings, LLC
Buyer:	Building Construction Partners, LLC
Sale Price:	$1,385,000
Date of Sale:	April 30, 2019
Financing Terms:	Cash equivalent
Cash Equivalent Price:	$1,385,000

Land Description

Land Size:	12.24 acres
Flood Zone:	Zone "X"
Zoning:	R (Residential)
Frontage:	On 1340 East
Topography:	Near Level
Configuration:	Rectangular
Street Type:	Asphalt paved
Street Improvements:	None

Utilities All immediately available

Water Rights None

Units of Comparison

Price Per Acre:	$113,154
Price Per Unit:	$23,475

Verification

Submitted By:	BGB, LLC
Verified With:	WFRMLS, County Records

Comments This property had preliminary approval for 59 lots at the time of sale.

LAND SALE #2 PLAT/AERIAL PHOTOGRAPH

LAND SALE #3

Property Identification

Property Type:	Vacant Land
Address:	2700 Eagle Mountain Blvd.
City/County/State:	Eagle Mountain/Utah/Utah
Parcel Number:	59-018-0039

Transaction Information

Rights Transferred:	Fee Simple
Seller:	Lake Mountain Development, LLC
Buyer:	Eagle Heights Village IV, LLC
Sale Price:	$3,021,452
Date of Sale:	June 17, 2019
Financing Terms:	Cash equivalent
Cash Equivalent Price:	$3,021,452

Land Description

Land Size:	51.35 acres
Flood Zone:	Zone "X"
Zoning:	FR (Residential)
Frontage:	On Eagle Mtn. Blvd. & Lake Mtn. Road
Topography:	Near Level
Configuration:	Rectangular
Street Type:	Asphalt paved
Street Improvements:	curb, gutter

Utilities All immediately available

Water Rights None

Units of Comparison

Price Per Acre:	$58,837
Price Per Unit:	$20,415

Verification

Submitted By:	BGB, LLC
Verified With:	Seller via Valbridge

Comments The north half of the tract is being developed with 74 single-family homes. Total number of allowable units is 148. The buyer was responsible for securing entitlements.

LAND SALE #3 AERIAL PHOTOGRAPH

LAND SALE #4

Property Identification

Property Type:	Vacant Residential Land
Address:	5250 North Eagle Mountain Blvd.
City/County/State:	Eagle Mountain/Utah/Utah
Parcel Number:	59-034-0140

Transaction Information

Rights Transferred:	Fee Simple
Seller:	Utah Real Estate Ventures, LLC
Buyer:	Brylee Estates Land Holdings, LLC (Concord Homes)
Contract Price:	$1,680,000
Date of Sale:	November 26, 2019
Financing Terms:	Cash equivalent
Cash Equivalent Price:	$1,680,000

Land Description

Land Size:	7.60 acres
Flood Zone:	Zone "X"
Zoning:	MU (Mixed-Use)
Frontage:	On Eagle Mtn. Blvd.
Topography:	Near Level
Configuration:	Near Rectangular
Street Type:	Asphalt paved
Street Improvements:	curb, gutter

Utilities All immediately available

Water Rights None

Units of Comparison

Price Per Acre:	$221,052
Price Per Unit:	$20,000

Verification

Submitted By:	BGB, LLC
Verified With:	REPC, County Records

Comments This is the first takedown of a two-phase purchase. The entire property is planned for 168 townhomes. It is part of a master-planned area known as Brylee Estates. The first takedown was for half of the planned units. The property had some preliminary engineering done, but the buyer was responsible for obtaining entitlements.

LAND SALE #4 AERIAL PHOTOGRAPH

LAND SALE #5

Property Identification

Location:	1150 South 1500 West
City/County/State:	Springville/Utah/Utah
Parcel #:	26-047-0014

Transaction Information

Rights Transferred:	Fee simple
Seller:	92057, LLC
Buyer:	Canyon Creek Land Investments, LLC
Sale Price:	$612,500
Date of Sale:	October 30, 2019
Financing Terms:	Cash or Cash Equivalent
Cash Equivalent Price:	$612,500

Land Description

Land Size	4.34 acres
Zoning:	R-1-8 (Residential)
Access:	Adequate
Topography:	Mostly Level
Shape/Configuration:	Rectangular
Utilities:	All available
Entitled Units:	15

Units of Comparison

Price Per Acre:	$141,129
Price Per Unit:	$40,833

Verification

Verified With:	REPC; County Records

Comments

Property was entitled for 15 single-family lots. The property is in flood plain and basements are not allowed. Water shares had been dedicated to the city.

LAND SALE #5 AERIAL PHOTOGRAPH

LAND SALE #6

Property Identification

Location:	1170 West 1130 South
City/County/State:	Payson/Utah/Utah
Parcel #:	43-025-0005 (portion)

Transaction Information

Rights Transferred:	Fee simple
Seller:	Wall Family Trust via Swift Creek Properties, LLC
Buyer:	Altitude Premier Construction, LLC
Sale Price:	$1,125,200
Date of Sale:	November 24, 2020
Financing Terms:	Cash or Cash Equivalent
Cash Equivalent Price:	$1,125,200

Land Description

Land Size	4.64 acres
Zoning:	PC (Planned Community)
Access:	Adequate
Topography:	Mostly Level
Shape/Configuration:	Near Rectangular
Utilities:	All available
Entitled Units:	27

Units of Comparison

Price Per Acre:	$242,500
Price Per Unit:	$41,674

Verification

Verified With:	WFRMLS; County Records

Comments

Property was entitled for 24 twin homes and 3 single-family homes. Swift Creek Properties put the property under contract and secured entitlements for the subdivision, before assigning the contract to Altitude Premier Construction, LLC.

LAND SALE #6 AERIAL PHOTOGRAPH

COMPARABLE LAND SALES MAP

ENGAGEMENT LETTER

CENTRAL BANK

Engagement Letter

5/6/2021

Brandon Bess
Brandon G. Bess, LLC
2581 E. Evening Star Dr. Holladay, UT 84124

RE: Appraisal Request - Approx: 7260 N LOCUST AVE in eagle mountain, UT 84005

Dear Brandon,

Central Bank is considering lending monies with a loan secured by Real Property and hereby requests that you appraise the following described property to assist the bank with loan underwriting:

Borrower: See Mercury order 775392-38702820
Property Owner: See Mercury order 775392-38702820
Property Address: Approx: 7260 N LOCUST AVE eagle mountain, UT 84005
Description of Property: See Mercury order 775392-38702820
Contact information for owner: See Mercury order 775392-38702820

You are requested to provide an **Appraisal Report** to determine **Estimated Market Value** of the subject property. Please be advised that all USPAP Standards apply. You can have no direct or indirect interest in the subject property. Reference Mercury Network order form for the following: Value Methods, Value Conditions and Types of Value.

We are enclosing the following information that may be helpful to you in performing the appraisal. Attached to Mercury order 775392-38702820 are documents that may be helpful to you in performing the appraisal.

The fee quoted is not to exceed $2,478.00. We are anticipating having the completed appraisal returned to us by 5/25/2021.

This engagement is as an independent contractor and not as an employee or agent of Central Bank. Central Bank is your client and unless authorized by undersigned, you may not disclose any information provided to you by Central Bank including but not limited to a value conclusion, owner of the property, borrower, or any other individual connected directly or indirectly to this transaction. Please deliver the complete appraisal through Mercury Network.

If you have any questions, please contact Joseph at (801) 655-2219 or Randy at (801) 655-2124. If hard copies are needed, please deliver them to the Appraisal Review Department at 75 N University Ave in Provo, UT.

Sincerely,

Appraisal Review Department

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal has been based on the following limiting conditions:

1. For purposes of this appraisal, any marketing program for the sale of the property would assume cash or its equivalent.

2. No detailed soil studies covering the subject property were available for this appraisal. It is therefore assumed that soil conditions are adequate to support standard construction consistent with highest and best use.

3. The date of value to which the conclusions and opinions expressed in this report apply, is set forth in the letter of transmittal. Further, the dollar amount of any value opinion rendered in this report is based upon the purchasing power of the American dollar existing on that date.

4. The appraisers assume no responsibility for economic or physical factors which may affect the opinions in this report which occur after the valuation date.

5. The appraisers reserve the right to make such adjustments to the analyses, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.

6. No opinion as to title is rendered. Data relating to ownership and legal description was obtained from the client or public records and is considered reliable. Title is assumed to be marketable and free and clear of all liens, encumbrances, easements and restrictions except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent management, and available for its highest and best use.

7. If no title policy was made available to the appraisers, they assume no responsibility for such items of record not disclosed by their customary investigation.

8. The appraisers assume no responsibility for hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for arranging for engineering studies that may be required to discover them.

9. The property is appraised assuming it to be in full compliance with all applicable federal, state, and local environmental regulations and laws, unless otherwise stated.

10. The property is appraised assuming that all applicable zoning and use regulations and restrictions have been complied with, unless otherwise stated.

11. The property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based, unless otherwise stated.

12. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area was taken from sources considered reliable and no encroachment of real property improvements is considered to exist.

13. No opinion is expressed as to the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials except as is expressly stated.

14. Maps, plats and exhibits included in this report are for illustration only as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced, or used apart from the report.

15. No opinion is intended to be expressed for matters which require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers.

16. Possession of this report, or copy of it, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualification and only in its entirety.

17. Testimony or attendance in court or at any other hearing is not required by reason of rendering this appraisal, unless such arrangements are made a reasonable time in advance.

18. The appraisers have personally inspected the subject property and find no obvious evidence of structural deficiencies, except as may be stated in this report; however, no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake or occupancy codes can be assumed without provision of specific professional or government inspections.

19. Unless otherwise noted, no consideration has been given in this appraisal to the value of the property located on the premises which is considered by the appraisers to be personal property, nor has consideration been given to the cost of moving or relocating such personal property; only the real property has been considered.

20. Information obtained for use in this appraisal is believed to be true and correct to the best of our ability; however, no responsibility is assumed for errors or omissions, or for information not disclosed which might otherwise affect the valuation estimate.

21. Unless otherwise stated in this report, the appraisers signing this report have no knowledge concerning the presence or absence of toxic materials in the improvements and/or hazardous waste on the land. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them.

22. Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute.

Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or to the MAI designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the appraiser.

23. This is an Appraisal Report that is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it may not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
24. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraisers become aware of such during the appraiser's inspection. The appraisers have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

25. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the Property.

QUALIFICATIONS

Brandon G. Bess

2581 E. Evening Star Dr.
Holladay, UT 84124

801-633-4491
E-mail: Brandon@bgbre.com
www.brandongbess.com

PROFESSIONAL MEMBERSHIPS & LICENSES

- Certified General Appraiser, State of Utah, Certificate #7897866-CG00
- Certified General Appraiser, State of Idaho, Certificate #CGA-5100
- Designated Member – Appraisal Institute (MAI)

EDUCATION

- Bachelor of Science, University of Utah (Economics)

APPRAISAL EXPERIENCE

- President, Brandon G. Bess, LLC Appraisal & Consulting–Feb. 2020 to Present
- Appraiser and Consultant of commercial real estate, J. Philip Cook, LLC –Feb. 2015 to Feb. 2020
- Hearing Officer, Salt Lake County Board of Equalization – July 2014 – May 2017
- Appraiser and Consultant of commercial real estate, Insight Appraisal & Consulting, LLC – August 2011 – Feb. 2015
- Appraiser/Researcher, Fortis Group, a commercial appraisal and consulting firm – January 2008 – August 2011

AREAS OF PRACTICE

- Retail
- Industrial: flex space, manufacturing, distribution, business park, and general office/warehouse
- Office Buildings: low rise suburban office and medical office as well as mid-rise buildings in the Central Business District
- Eminent Domain: Road widening and various utility corridors
- Development land including mixed-use projects
- Agricultural and ranch land
- Residential subdivision land

CLIENTS SERVED (Partial list)

FINANCIAL INSTITUTION/MORTGAGE

Wells Fargo Bank
Zions Bank
Bank of American Fork
Heritage West Credit Union
First National Bank, Cortez

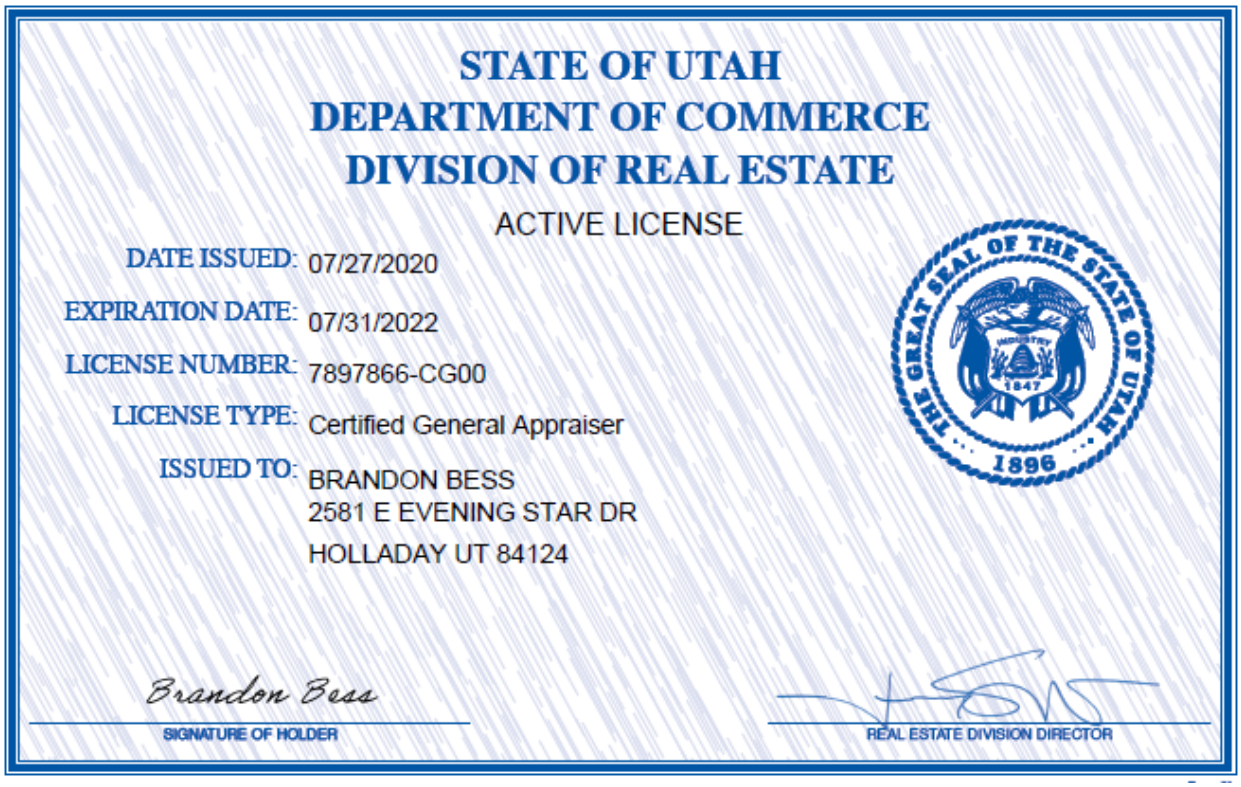
CORPORATE/OTHER COMPANIES

Rocky Mountain Power
LDS Church
The Trust for Public Lands

Brandon G. Bess (Continued)

GOVERNMENT
Salt Lake County
West Valley City
West Jordan City
US Dept. of Agriculture
Utah Department of Transportation

SPECIALIZED COURSES COMPLETED
- Basic Appraisal Principles
- Basic Appraisal Procedures
- Uniform Standards of Professional Appraisal Practice
- Residential Highest and Best Use and Market Analysis
- Residential Report Writing & Case Studies
- Residential Sales Comparison & Income Approaches
- Residential Site Valuation & Cost Approach
- 2014/15 USPAP Update Course
- General Sales Comparison Approach
- General Income Approach
- General Site Valuation & Cost Approach
- General Highest and Best Use and Market Analysis
- General Report Writing & Case Studies
- 2016/17 USPAP Update Course
- Statistics, Modeling & Finance
- Commercial Appraisal Review
- Expert Witness for Commercial Appraisers
- Advanced Income Capitalization
- Advanced Market Analysis & Highest and Best Use
- Advanced Concepts and Case Studies
- Quantitative Analysis and Best Use
- Advanced Concepts and Case Studies



STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE

ACTIVE LICENSE

DATE ISSUED: 07/27/2020

EXPIRATION DATE: 07/31/2022

LICENSE NUMBER: 7897866-CG00

LICENSE TYPE: Certified General Appraiser

ISSUED TO: BRANDON BESS
2581 E EVENING STAR DR
HOLLADAY UT 84124

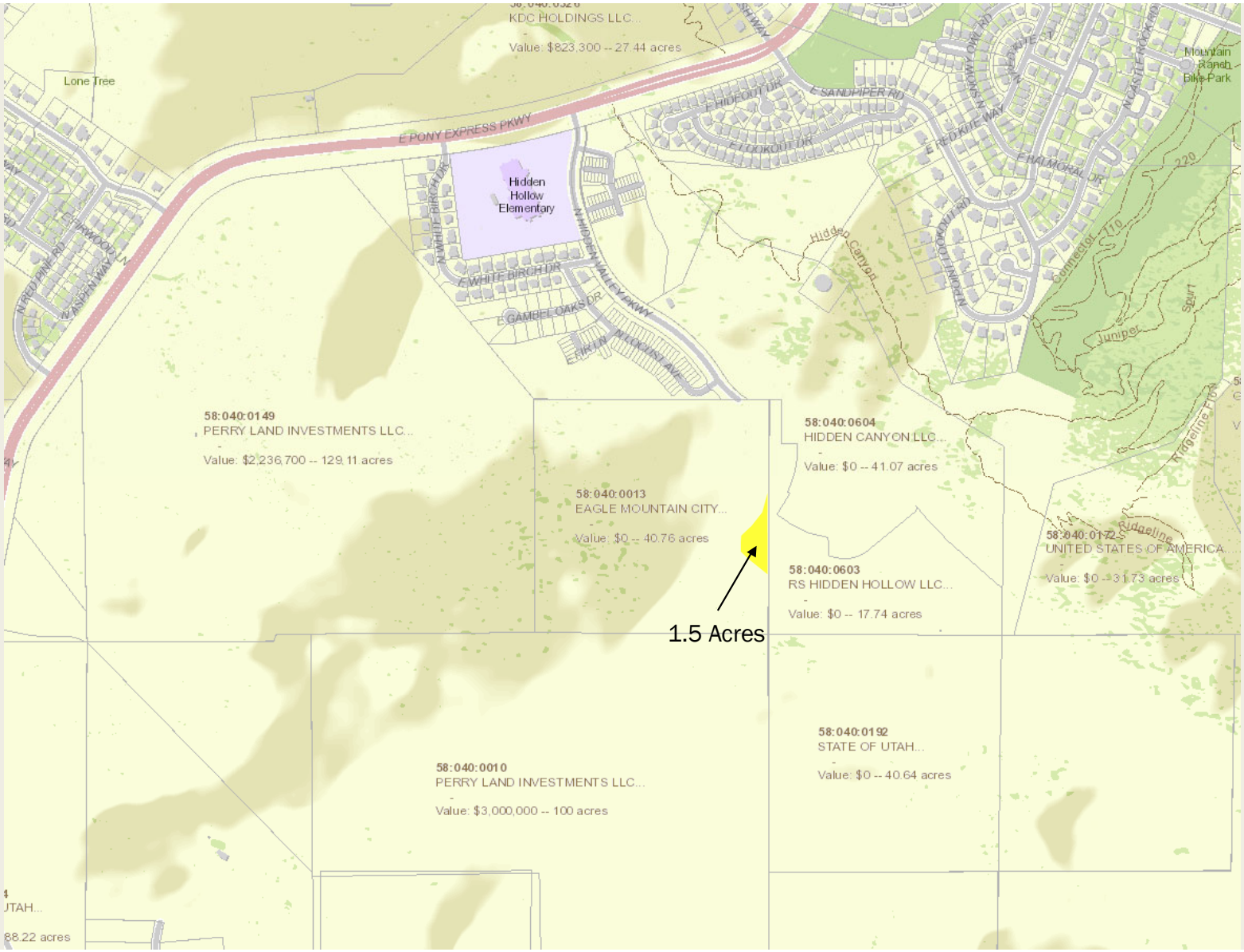
THE GREAT SEAL OF THE STATE OF UTAH 1847 1896

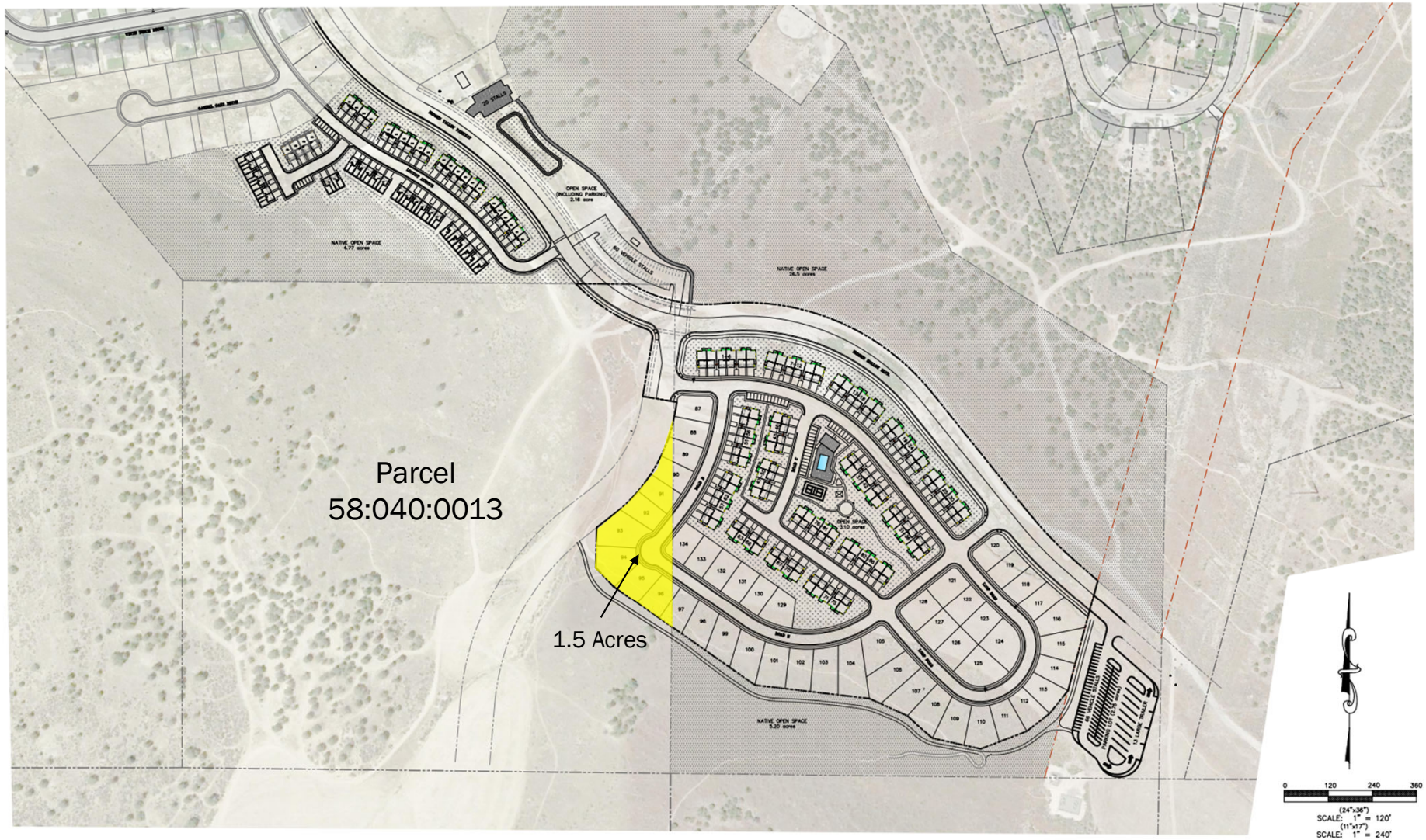
Brandon Bess
SIGNATURE OF HOLDER

REAL ESTATE DIVISION DIRECTOR

HIDDEN HOLLOW PHASE C

Disposal of Property


KDC HOLDINGS LLC...
Value: $823,300 -- 27.44 acres
Lone Tree
E PONY EXPRESS PKWY
Hidden Hollow Elementary
E HIDEOUT DR
E SANDPIPER RD
E LOOKOUT DR
E RED KITE WAY
E BALMORAL DR
N CASTLE ROCK RD
Mountain Ranch Bike Park
N WHITE BIRCH DR
E WHITE BIRCH DR
E GAMBEL OAKS DR
N HIDDEN VALLEY PKWY
N LOCUST AVE
N RED PINE RD
N ASPEN WAY
Hidden Canyon
Connector
Juniper
Spurt
Ridgeline
58:040:0149
PERRY LAND INVESTMENTS LLC...
Value: $2,236,700 -- 129.11 acres
58:040:0604
HIDDEN CANYON LLC...
Value: $0 -- 41.07 acres
58:040:0013
EAGLE MOUNTAIN CITY...
Value: $0 -- 40.76 acres
58:040:0172
UNITED STATES OF AMERICA...
Value: $0 -- 31.73 acres
58:040:0603
RS HIDDEN HOLLOW LLC...
Value: $0 -- 17.74 acres
1.5 Acres
58:040:0192
STATE OF UTAH...
Value: $0 -- 40.64 acres
58:040:0010
PERRY LAND INVESTMENTS LLC...
Value: $3,000,000 -- 100 acres
UTAH...
88.22 acres



REVISIONS					
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:	TGT
1				DRAWN BY:	TT
2				CHECK BY:	TGT
3				DATE:	4/06/21
4				CDGD FILE:	

C:\RYAN BYBEE\Hidden Canyon\dwg\02_UTILITY.dwg

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

EAGLE MOUNTAIN
UTAH

HIDDEN HOLLOW
PHASE 'C'

OVERALL OPEN SPACE

JOB
HH CAD
SHEET NO.
OS

Overview

- City Council must hold a public hearing to consider disposition of City-owned property considered “significant” per EMMC 3.30
- City Council shall determine the best method to dispose of property to maximize the value to the City
- Two recent appraisals have been included in the meeting packet.
- Staff recommends approval of the land disposal for $300k.

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 6, 2021**

TITLE:	MOTION - Hidden Hollow Phase C Preliminary Plat and Site Plan
ITEM TYPE:	Preliminary Plat & Site Plan
FISCAL IMPACT:	Project includes a 1.5-acre City parcel
APPLICANT:	Ryan Bybee (Cadence Homes)

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
			Hidden Hollow

PUBLIC HEARING:
No

PREPARED BY:
Steve Mumford, Planning

PRESENTED BY:
Steve Mumford

RECOMMENDATION:
We recommend approval of the project with the Planning Commission's recommended conditions, replacing condition #11 with "The two private roads shall be changed to public roads and include 28 feet of asphalt and 5-foot sidewalks."

BACKGROUND:
After receiving feedback from the Planning Commission and City Council in various recent meetings, the applicant has updated the proposed plans for Phase C. The updated proposal includes the same number of units (86 townhomes and 48 single-family lots; 134 total), but the townhome area has been redesigned, some minor adjustments have been made to the lots, and the plan includes a large gravel trailhead parking lot within the utility corridor. The project also includes a 1.5-acre City-owned parcel. The City Council will need to approve the disposal of the property along with this project's approval (separate item on the agenda).

ITEMS FOR CONSIDERATION:
PRIVATE ROADS vs PUBLIC ROADS
The two private roads being proposed in the townhome areas include a cross-section of 27 feet of asphalt, curb and gutter, and 4-foot sidewalks on each side. The City's residential ROW includes 28 feet of asphalt, 5-foot park strips, and 5-foot sidewalks. At Staff's suggestion, the applicant is modifying the cross-section to include 18 feet of asphalt and 5-foot sidewalks. We have recommended a

modified condition #11 to require those changes, in case the plans are not modified in time to be included with this agenda.

CITY PROPERTY

Due to the topography in this area the applicant has worked with staff to redirect the future extension of the 94-foot wide collector road (not Hidden Valley Parkway) to avoid steep terrain. This would result in a small 1.5-acre triangle property between the road, the hillside, and this Phase C development. The applicant has requested to purchase or trade for this 1.5-acre property and add it to the Phase C plat. We believe this would be a good use of that land. This area would include portions or all of lots 88-97. Two updated appraisals have been completed. The City Council will need to approve the disposal of the property along with this project's approval (separate item on the agenda). The applicant's intent is to improve a large gravel parking lot (trailhead) within the utility corridor in exchange for some of the cost of the City property. We recommend that the applicant purchase the City property and be reimbursed for the cost of improving the gravel parking lot, once completed.

ACCESS & ROADS

The collector roads included on the City's Future Land Use and Transportation Corridors Map are included with this project as 94-foot wide major collector roads. They will be improving a portion of Hidden Valley Parkway with this project, and grading the remainder of the right-of-way for future expansion, ensuring drainage flow is directed to the existing drainage channel that leads to the detention area, and reducing the future cost to the City of grading for the expansion.

OPEN SPACE & AMENITIES

This project is required to have 3.07 acres of improved open space and 307 amenity points. The attached site plan and parks and open space worksheet include the proposed amenities.

This proposal includes approximately 3.1 acres of improved open space within the development, 2.75 acres within the utility corridor that will be dedicated to the City and improved with a large gravel trailhead parking lot (cost of improvement to be reimbursed), and an additional 35+ acres of hillside open space that will be dedicated to the City that includes trails to the north, northwest, and south of this project. A condition of approval has been included that requires the

35+ acres of open space near this project to be dedicated to the City along with the first plat in this project. Landscaped areas must be at least 8,000 square feet in size and no less than 20 feet in any dimension to count as improved open space. The Commission should consider a combination of the park and larger common areas, the 35+ acres of hillside with trails, and the gravel parking lot / trailhead when weighing the required open space for this project.

Upon completion of this last phase of the Hidden Hollow project, the developer will have provided a 20-stall paved parking area, a 60-stall gravel parking area (with restroom and trailhead signs), and a 2.5-acre gravel parking area that provides approximately 66 parking stalls and 13 large trailer stalls. This will alleviate much of the recreational parking that currently occurs at the elementary school, and provides dedicated parking areas for those mountain biking, running, and/or using ATVs or OHVs. Northeast of the large parking area, just over the hill, is the mountain bike park.

For amenities, the phase C proposal includes a lighted pickleball court, a playground, a pavilion, trees, benches, and trails. The proposal also includes 82 points for 4,100 linear feet of mountain bike trails (calculated at 2 points per 100 linear feet), as well as 35+ acres of open space. This trail system has been developed over the years and widely used by mountain bike teams and mountain bikers from the region, and has been the location of several Utah High School Cycling League mountain bike races. The pickleball court, playground, and park amenities will be available for the townhomes and the homes, in both Phase B and Phase C. Since this amenity plan contains some unique elements, the Commission should determine whether it provides a similar benefit to that of a standard park plan/proposal.

POOL/CLUBHOUSE
EMMC 17.25.050L requires all multifamily developments to include a clubhouse and swimming pool. The clubhouse shall be a minimum of 1,500 square feet and the swimming pool shall be a minimum of 1,000 square feet and accommodate at least 4 square feet per residential unit being served. That code also allows for the approval authority to consider and approve alternatives to these improvements if the improvements are considered comparable or equivalent in cost and in benefit to the future residents. Following the City Council's feedback the applicant is now proposing a clubhouse and pool that

comply with the requirements. This amenity will be available to all townhome residents in both Phase B and Phase C (140 townhomes).

OFF-STREET PARKING
EMMC 17.55.120(C) requires 2 stalls per townhouse unit (not in tandem configuration) plus 1 guest parking space per 3 dwelling units. 1 space per unit must be within a fully enclosed garage. This project is required to have 29 stalls. The applicant has provided 34 stalls.

SLOPE ANALYSIS
A slope analysis map was provided with the previous submittal, showing that the steepest lots averaged 17.5% slope. The current plan doesn't contain significant changes in the steepest areas. For the development slope protection the developer will be constructing a section of mountain bike trail behind the single-family lots (replacing the trail that will be removed by the lots), and will be installing a cut-off ditch along the trail, directing the water to the west where the existing drainage channel is located. Each hillside building lot site plan, at building permit, will need to indicate the foundation grade and driveway grades, and show that the driveway will not exceed 12% slope and that the home will be designed appropriately with the hillside to reduce potential slope instability.

DEVELOPMENT STANDARDS
The townhomes were reviewed using the MF1 Zone development standards. The units include 22-foot driveways to the garage and at least 15 feet between buildings. The applicant designed these townhome units in 2018 for the Phase B project, desiring to construct the same units in Phase C as were approved in Phase B, and relying on that being the case. Since that time the City Code was modified to require minimum dimensions of two-car garages to be 22 feet by 22 feet (EMMC 17.25.050(C)). At the request of the Planning Commission and City Council, the applicant has modified the garage sizes to comply with this code.

The single-family homes were reviewed using the RC Zone development standards. The only concern exists with the lot frontages of the lots along the loop road. The RC zone requires 58 feet of frontage (20 feet on cul-de-sacs or circles), and nine of the lots appear to have less than 58 feet (94, 109 - 116). The Council can, however, consider these lots on a circle, as the curve of the road is

very similar to that of a circle. At a minimum, the steepest lots should be as wide as possible to provide additional space to accommodate a driveway that complies with the 12% maximum slope.

BUILDING ELEVATIONS / MULTI-FAMILY DESIGN STANDARDS

The applicant was prepared to design rear-loaded townhomes for this project, but the feedback from the City Council was to continue with front-loaded units, redesigning them to increase the garage size. The garages have been increased to comply with the code, and nothing else has been modified on the elevations. These are the same elevations as those approved in Phase B. The following design standards should be discussed for these buildings.

- Roofs - EMMC 17.72.040(C) requires that multifamily buildings "contain sloping roofs, overhanging eaves, and multiple roof planes and heights." The plans demonstrate compliance with this, as long as the units step down due to the terrain. If there is no stepping of the terrain, the main roof of the buildings will lack height variation.
- Building articulation - EMMC 17.72.040(D) requires vertical and horizontal articulation including facade modulation, changes in textures/materials, window patterns, offsets, recesses, and projections. The front and rear facades appear to include facade offsets and projections. Further clarification will be needed on the building materials, since the renderings for Phase B indicated a mix of stone, fiber cement siding, and board and batten siding, and these Phase C elevations indicate stone, stucco, and board and batten.
- Architectural detailing - EMMC 17.72.040(E)(2) requires "a majority of the following architectural detailing: decorative shutters, bay windows, popouts, trellis or arbor structures, porches, decorative gables, dormer windows, exposed timbers, balconies, columns, turrets, decorative trim and moldings, detailed grilles and railings, architectural lighting, decorative masonry pattern, window grids, and decorative doors and windows. All sides of a building shall include the chosen details, where applicable." It appears that the proposed buildings include balconies, porches (very small porches), popouts, decorative trim and moldings, railings, and decorative garage doors. A condition of approval has been included that requires additional architectural detailing in order to comply with this code.

- Building materials - EMMC 17.72.040(F)(1) requires a minimum of at least two exterior materials on all faces with each material used at least on 30% of each side. Although the buildings seem to be mostly dominated by stucco, the board and batten appears to be included on at least 30% of the front and rear facades. The side elevations appear to be dominated by stucco.
- Building colors - EMMC 17.72.040(G) states that building colors are not restricted to desert landscape colors and recommends a wide color palette. The proposed colors are blues and greys, as well as some brown (stone).
- Garage doors - EMMC 17.72.050(H) requires that garage doors not be "the most prominent or visible feature on a building" and be accessed from the side or rear of the building, or set back from the front facade. While these elevations were approved in Phase B, the garages still seem quite prominent and not set back from the front facade. The feedback from the City Council, however, was that they prefer front-loaded garages.
- Lighting - EMMC 17.72.040(I) requires that lighting be shielded and directed downwards. This will be evaluated prior to building permit approval.
- Mailbox structure - EMMC 17.72.040(J) states that cluster mailboxes should be used for multifamily developments based on USPS requirements. It recommends that the structures should "emulate the buildings in materials and color." The applicant should develop specific details/plans for the cluster mailbox to reflect the design of the buildings. Staff recommends that the cluster mailbox be located adjacent to the park, near the parking spaces. This will allow residents to utilize the guest parking spaces in order to pick up mail and keeps this traffic off the main roadways. A condition of approval has been included to address this.
- Mechanical equipment - EMMC 17.72.040(K) states that mechanical equipment shall be screened. The plans do not note the location of each townhome's mechanical equipment (i.e. HVAC compressors). This equipment is recommended to be screened, likely with vegetation, while not impeding the function of the equipment.
- Storage, loading areas, and trash enclosures - EMMC 17.72.040(L) requires screening for any outdoor storage, loading area, or collective trash enclosure. The project does not

call for any of these features.

FENCING
EMMC 16.35.090 requires 6-foot privacy fencing along the rear or side lot lines abutting an arterial or collector road right-of-way. The applicant is proposing to use a grey SIMTEK fence, which is the same fencing as was used at the Brandon Park and Brylee Farms developments.

REQUIRED FINDINGS:
Preliminary plat and site plan approvals are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for preliminary plats and site plans can be found in EMMC 16.20 and 17.100, respectively.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission reviewed this project in a public hearing on May 11. One public comment was submitted in opposition to the project's density and unit type. The Commission's discussion centered around architecture, garages, lot frontage, public vs private roads, and fencing between mf and sf. The Commission ultimately recommended approval (3-1; Commissioner Everett dissenting; Commissioner Wells absent) with the following conditions:

1) This project is contingent upon the sale/purchase of the 1.5 acres of City property at fair-market value, based upon a new appraisal. The applicant shall be reimbursed the cost of the large gravel parking lot, once completed.

2) The garage sizes shall comply with EMMC 17.25.050(C).

3) No blasting shall be permitted within this Phase C development.

4) The cluster mailboxes shall be located adjacent to the park, near the parking stalls.

5) The 35+ acres of open space near the project shall be dedicated to the City with the first final plat for this project.

6) Retaining walls shall be stepped to not exceed 5 feet high and include at least 5 horizontal feet between walls.

7) The developer shall grade and prepare the entire Hidden Valley Parkway right-of-way for future expansion, including providing a method to direct the storm water to the existing retention basin.

8) Additional architectural detailing shall be provided on the townhomes in order to comply with EMMC 17.72.040(E)(2).

9) Applicant shall obtain approval from Kern River Gas and Rocky Mountain Power (and provide it to the City) and coordinate with them during construction of the gravel parking lot within the utility corridor.

10) Developer shall install a six-foot privacy fence (Simtek) at the rear lot line of lots 129-134, as required by EMMC 17.60.170(b).

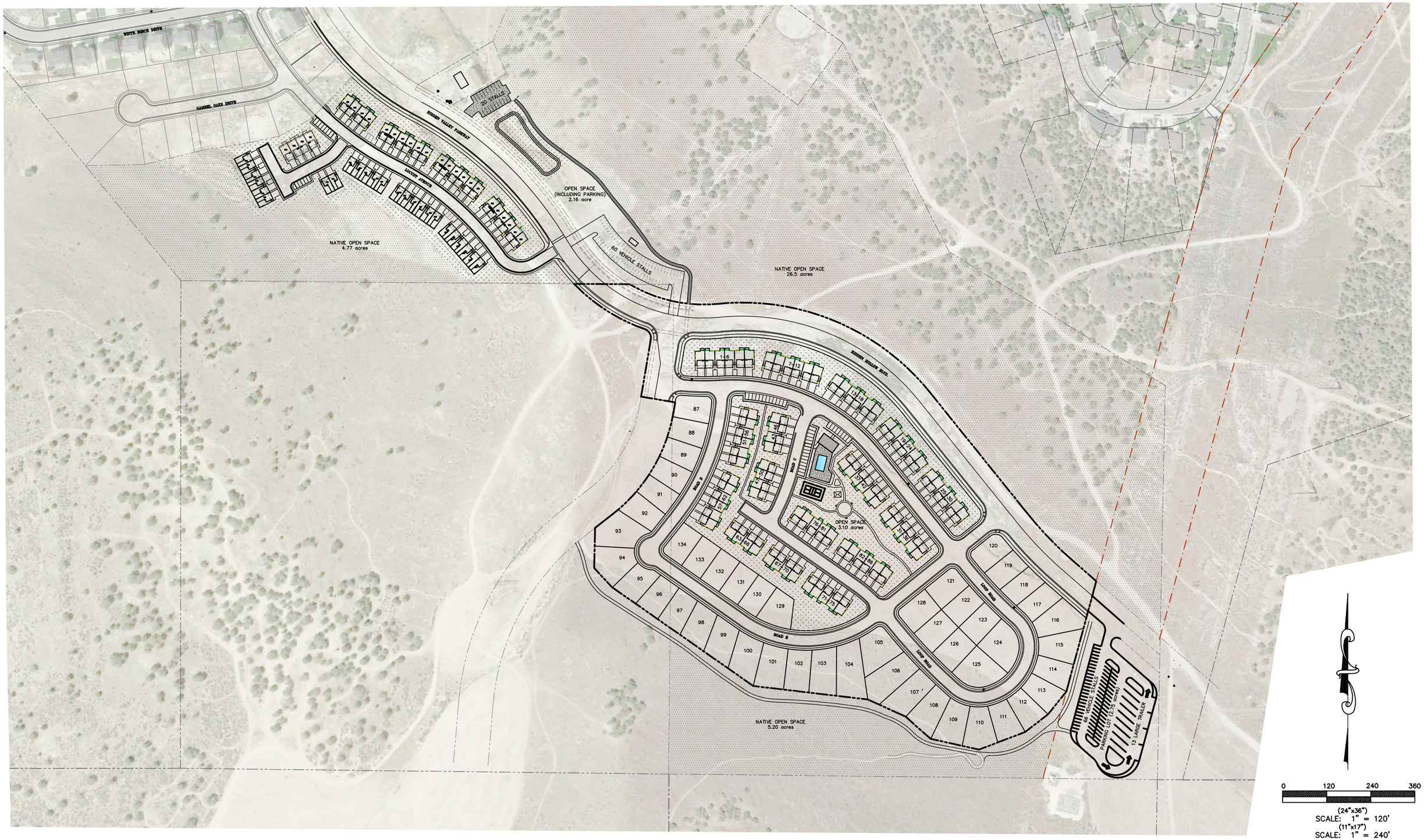
11) The two private roads shall be changed to 53-foot public rights-of-way.

Commissioner Everett felt that the applicant was not complying with several aspects of City Code, including but not limited to the architectural standards and garage-dominated front elevations. The Commission requested that City Staff make time to propose an amendment to the code to remove or adjust the garage-dominated language. Staff is working on that amendment, along with other amendments to the Multi-Family Design Standards, to be compliant with State Code.

ATTACHMENTS:

Exhibits - Hidden Hollow Ph C Plans

Planning Presentation



REVISIONS					
NO.	DATE	DESCRIPTION	BY		
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2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	4/06/21
				CDGD FILE:	

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TRANE ENGINEERING, P.C.

CONSULTING ENGINEERS AND LAND SURVEYORS

27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

EAGLE MOUNTAIN
UTAH

HIDDEN HOLLOW
PHASE 'C'

OVERALL OPEN SPACE

JOB
HH CAD

SHEET NO.
OS

TREE LEGEND (TOTAL PLANT COUNT PHASE C)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
GT'S	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEY LOCUST	86	2" CAL.	LOW	
PN	PINUS NIGRA	AUSTRIAN PINE	6	6'-8' TALL	LOW	
AR'A	ACER RUBRUM 'ARMSTRONG"	ARMSTRONG RED MAPLE	22	2" CAL.	LOW	

SHRUB/GRASSES LEGEND (TOTAL PHASE C)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CA'F	CALAMAGROSTIS A. 'FOERSTER"	FOERSTER FEATHER GRASS	3	1 GAL	HIGH	
MS'Y	MISCANTHUS SINENSIS 'YAKUSHIMA'	DWARF MAIDEN GRASS	22	1 GAL	HIGH	
R'NW	ROSA X 'NEARLY WILD'	NEARLY WILD ROSE	15	2 GAL	HIGH	
CV'M	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM THREADLEAF TICKSEED	35	1 GAL	LOW	

SITE MATERIALS (TOTAL PHASE C)

LAWN AREA : 111,816 SQ.FT.
LAWN AREAS SHALL BE SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN SHREDDED BARK MULCH.

3/4" OQUIRRH GRAVEL 27,059 SQ.FT. (26 CU YD)
LOCATED WHERE SPECIFIED
(DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS). ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.

UNDISTURBED NATIVE AREA : 196,718 SQ.FT.
AREA TO BE LEFT UNDISTURBED AND NATURAL. IF AREAS ARE DISTURBED DURING CONSTRUCTION, THEY WILL NEED TO BE REPLANTED WITH THE FOLLOWING RANGELAND PLANT MIX: 20% SECAR BLUEBUNCH WHEATGRASS; 20% RADIANT ALFALFA; 10% IDAHO FESCUE; 10% BOTTLEBRUSH SQUIRRETAIL; 10% TEKAPO ORCHARDGRASS; 10% BITTERBRUSH; 8% SHERMAN'S BIG BLUEGRASS; 5% GREEN NEEDLEGRASS; 2% PRAIRIE JUNEGRASS; 2% ARROWLEAF BALSAMROOT; 2% SICKLE KEELED LUPINE; 1% WESTERN YARROW (CONTACT SUNMARK SEEDS)

BOULDERS AMOUNT: 3

ISSUE DATE	PROJECT NUMBER
05-05-2021	UT18048

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

N

0' 40' 80' 160' 320'
GRAPHIC SCALE: 1" = 80'

PROJECT INFORMATION

HIDDEN HOLLOW
PHASE C PLAT 2
EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
CADENCE HOMES
2801 NORTH THANKSGIVING WAY
SUITE 100 LEHI, UT 84043
801.768.0500

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

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

JOSEPH T. ANDERSON — 317819-LA301 — 05/06/2021 — STATE OF UTAH

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	5/5/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-1.1

EAGLE MOUNTAIN

PARKS & OPEN SPACE WORKSHEET

Phase B

Directions: Submit a completed worksheet with your preliminary plat or site plan application. Proposed amenities and park designs are subject to approval by the Planning Commission and City Council.

Provided 2.8 Acres

Required Improved Open Space					
Residential Lots / Units		Required Open Space (Square Feet)[a]		Required Open Space (Acres)[b]	
69	x 1,000 =	69000 sq ft	/ 43,560 =	1.56	Acres

Park Fee-In-Lieu (if applicable)			
Required Open Space (Square Feet)[a]		Total Fee-In-Lieu	
_____ sq ft	x $5.75 =	$_____	

Required Amenity Points			
Required Open Space (Acres)[b]		Required Amenity Points	
1.56 Acres	x 100 =	156 Points	

Park & Improved Open Space Elements / Amenities			
Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench / Picnic Table (w/ shade structure or trees)	2	3	6
Bicycle Rack (4+ bikes)	2	3	6
Trees (5) (A majority must be shade trees)	2	3	6
Shade Structure	4		
Drinking Fountain	5	1	5
Asphalt or Concrete Trails – 8 ft wide, excluding sidewalks along streets (per 100 linear feet)	6		
Parking* (5 stalls)	6		
Swings (4+ swings)	7		
Concrete Basketball Court (1/2)	20		
Pavilion w/ tables, garbage receptacles, barbeques (per 100 square feet)	4		
Playground Equipment* per $1,000	2		
Splash Pad* per $1,000	2		
Tennis Court (6,600 sq ft or 55'x120')	100		
Sports Court (6,600 sq ft or 55'x120')	100		
Restroom (600+ sq ft)	100	1	100
Restroom (1200+ sq ft)	200		
Public Art	Varies		
Other: Trailhead Kiosk, Bike Tool Rack	Varies	1	50
Other: Wayfinding Signs	Varies		
TOTAL			173

** Public art should reflect the neighborhood or community identity or culture. Creativity is encouraged in playground equipment and splash pads, and may be awarded more points than standard equipment. Costs for playground equipment and splash pads reflect equipment costs only. Parking must be adjacent to improved open space, and must be in addition to any required parking for the development.*

EAGLE MOUNTAIN

PARKS & OPEN SPACE WORKSHEET

Phase 'C'

Directions: Submit a completed worksheet with your preliminary plat or site plan application. Proposed amenities and park designs are subject to approval by the Planning Commission and City Council.

Provided 3.34 Acres

Required Improved Open Space				
Residential Lots / Units		Required Open Space (Square Feet)[a]		Required Open Space (Acres)[b]
134	x 1,000 =	134 000 sq ft	/ 43,560 =	3.07 Acres

Park Fee-In-Lieu (if applicable)			
Required Open Space (Square Feet)[a]		Total Fee-In-Lieu	
_____ sq ft	x $5.75 =	$_____	

Required Amenity Points			
Required Open Space (Acres)[b]		Required Amenity Points	
3.07 Acres	x 100 =	307 Points	

Park & Improved Open Space Elements / Amenities			
Park Feature / Improvement	**Points Available**	**Proposed Quantities**	**Proposed Points**
Bench / Picnic Table (w/ shade structure or trees)	2	9	16
Bicycle Rack (4+ bikes)	2		
Trees (5) (A majority must be shade trees)	2	6	12
Shade Structure	4		
Drinking Fountain	5		
Asphalt or Concrete Trails – 8 ft wide, excluding sidewalks along streets (per 100 linear feet)	6	6	36
Parking* (5 stalls)	6	4	24
Swings (4+ swings)	7		
Concrete Basketball Court (1/2)	20		
Pavilion w/ tables, garbage receptacles, barbeques (per 100 square feet)	4	5	20
Playground Equipment* per $1,000	2	50	100
Splash Pad* per $1,000	2		
Tennis Court (6,600 sq ft or 55'x120') Pickle Ball	~~40~~ 100	1	40
Sports Court (6,600 sq ft or 55'x120')	100		
Restroom (600+ sq ft)	100		
Restroom (1200+ sq ft)	200		
Public Art	Varies		
Other: Pickl Ball Lighting	Varies	10	10
Other: 4100 Lnear Feet MTB Trails 2 per 100	Varies	41	82
TOTAL Native Open Space 30+ Acres			340

** Public art should reflect the neighborhood or community identity or culture. Creativity is encouraged in playground equipment and splash pads, and may be awarded more points than standard equipment. Costs for playground equipment and splash pads reflect equipment costs only. Parking must be adjacent to improved open space, and must be in addition to any required parking for the development.*

HIDDEN HOLLOW: PHASE 'C' PLAT '1'
PRELIMINARY CONSTRUCTION PLANS

prepared for:

CADENCE HOMES

3400 north Ashton Blvd. Suite 180

LEHI, UT 84043

PHONE: (801)768-0500

prepared by:

TRANE ENGINEERING

27 EAST MAIN STREET

LEHI, UT 84043

PHONE: (801) 768-4544

SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET
2	SITE/UTILITY PLAN
2a	TOWNHOME SITE PLAN
3	GRADING & DRAINAGE PLAN
PRELIM	PRELIMINARY PLAT
OS	OVERALL OPEN SPACE

GENERAL NOTES:

1) AS-BUILT DRAWING, FORMATTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING GPS COORDINATES AND ELEVATIONS FOR UTILITIES.
2) ALL CONSTRUCTION IS TO BE DONE AS PER EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS.
3) CONTRACTOR TO ENSURE ALL ADA REQUIREMENTS ARE MET AND CONSTRUCTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS.
4) PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE EAGLE MOUNTAIN CITY STAFF, THE CONTRACTOR, ALL SUBCONTRACTORS AND THE PROPERTY OWNER.

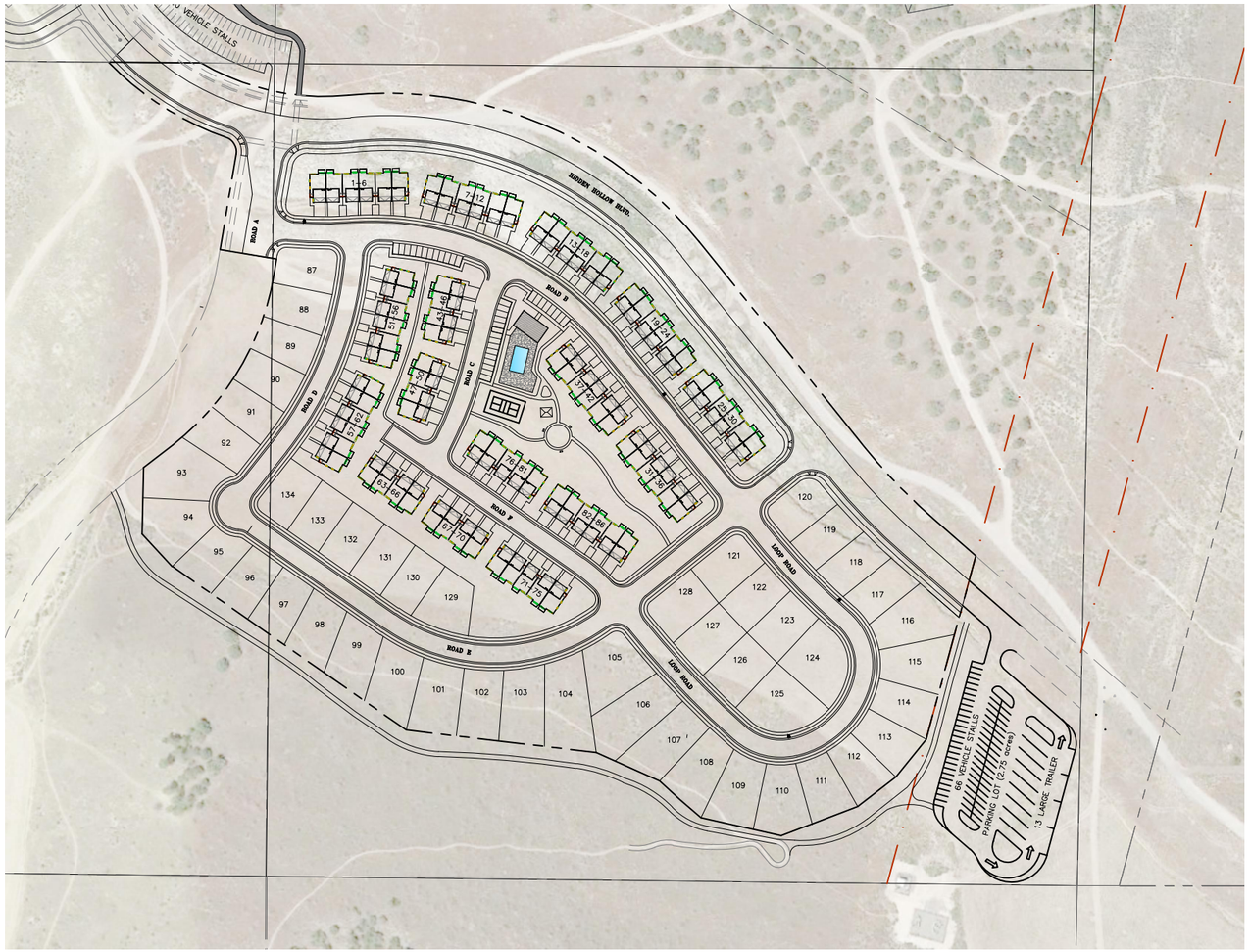
EAGLE MOUNTAIN CITY GENERAL NOTES:

SEWER-
- Pipe bedding: ¾"gravel required 6"below, on the sides & 12"above the pipe (minimum).
- Depth : Sewer main/laterals to maintain 4' of cover (minimum) from finished grade, 3' minimum from top of pipe at time of installation.
- Separation: sewer mains & laterals to maintain 10' separation (minimum) from culinary water mains & laterals.
- Sewer Y's: 3' minimum separation between sewer Y's.
- Lateral stubs: A) stubs must extend 15' into property and be marked with 2x4 painted green B) All laterals must be GIS (shot in) at the Y's and stubs. Also slopes (2% min. on 4"pipe) to be checked before backfill.
- Manholes: manholes to be within 1' of finished grade. 12"of whirly gig form (max) and no flat rings allowed. 12"of ¾"gravel required under manholes/boxes.

WATER-
- Valves: 1. Valves must be flanged to tee's (fittings). 2. Valves 12"and larger to be butterfly valves.
- Bedding: sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve. 6" below pipe on the sides & 12"above pipe (minimum).
- Depth: water main & laterals must maintain 4' cover from finished grade (minimum), 3' minimum from top of pipe at time of installation. Max depth 72" from finished grade.
- Services & Fittings: services & fittings to maintain 3' minimum separation from pipe joints and other fittings.
- Setters: all setters to be 21"tall (minimum), have unions at the base and be dual check model, also ¾"setters to have double braces. Setters to be set at: 18"to 22"from the top of setter to top of lid.
- Water can lid: all lids to say 'Eagle Mountain"on them recessed with a hole for the ERT and to be set at level to 1"above the plane of the curb & sidewalk.
- Water Can: the water can for 3/4" & 1" services will need to be 36" tall minimum and 21" inside diameter. Water can for 1-1/2" to 2" service will need to follow APWA specifications.
- Hydrants: hydrants to be 5' bury (minimum).
- Laterals: all laterals need to be GIS (shot in) at the corp. stop & setter, and also visual Inspection on poly inserts before backfill. Water laterals to extend 15' into property and be marked with a 2x4 painted blue. All poly lines to have visual poly insert inspection.
- Tracer wire: run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.
- Water fittings: all water fittings to be checked for thrust blocks (pre &post) and GIS (shot before backfill.
- Vertical separation: water main to maintain 18"minimum separation from storm drain or other obstacles/utilities.
- Water line fittings: all fittings to have mega-lug followers.
- Water Main Line: NO DEFLECTION or bending of pipe will be allowed in the water lines and bend fittings will be required. All fittings to be Mega-lug fittings.

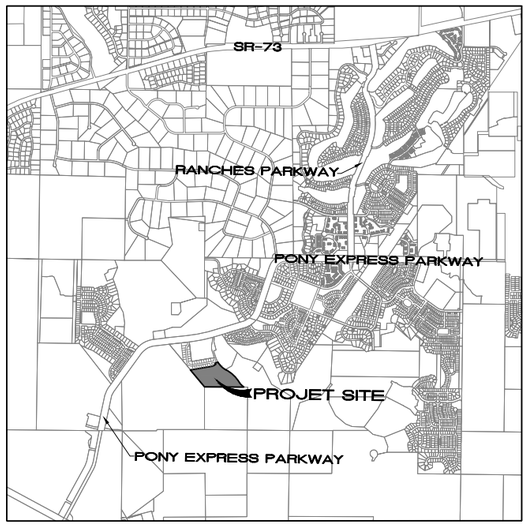
STORM DRAIN-
- Bedding: ¾"gravel 6"below and on sides of pipe & 12"above pipe (minimum).
- ADS: all ADS pipe to be 'HP"brand.
- Collars: collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & and post collar pour.
- Man holes: manholes to be within 1' of finished grade. 12"of whirly gig form (max) and no flat rings allowed. 12"of ¾"gravel required under manholes/boxes

ROAD SECTION-
- Proof rolls: proof roll required on all sections of road: i.e. sub-grade, sub-base, and curb base and road base. Curb stakes required for sub-grade inspection and string line required for sub-base and road base inspection.
- UTBC: state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.
- Collars: all collars to be 1' wide by 1' deep with a 6000 psi concrete with 1.5# fiber mesh per cubic yard (3/4"monofilament) required for all street collars, Manhole covers and water valve towers to be ½"down from asphalt edge and concrete to be ¼"to 3/8"down from asphalt edge.



SITE MAP

NTS



VICINITY MAP

REGISTERED PROFESSIONAL ENGINEER # 302343 TONY G. TRANE STATE OF UTAH

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WHICH BEARS SOUTH 00°03'34" EAST TAKEN FROM THE STATE PLANE COORDINATE & DEPENDENT RESURVEY PLAT FOUND AT THE UTAH COUNTY SURVEYORS OFFICE. (NAD 83)

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DESIGNED BY: TGT
DRAWN BY: TT
CHECK BY: TGT
DATE: 4/26/21
COGO FILE:

J:\RYAN BYBEE\Hidden Canyon\dwg\01_COVER.dwg

TRANE ENGINEERING, P.C.

CONSULTING ENGINEERS AND LAND SURVEYORS

27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

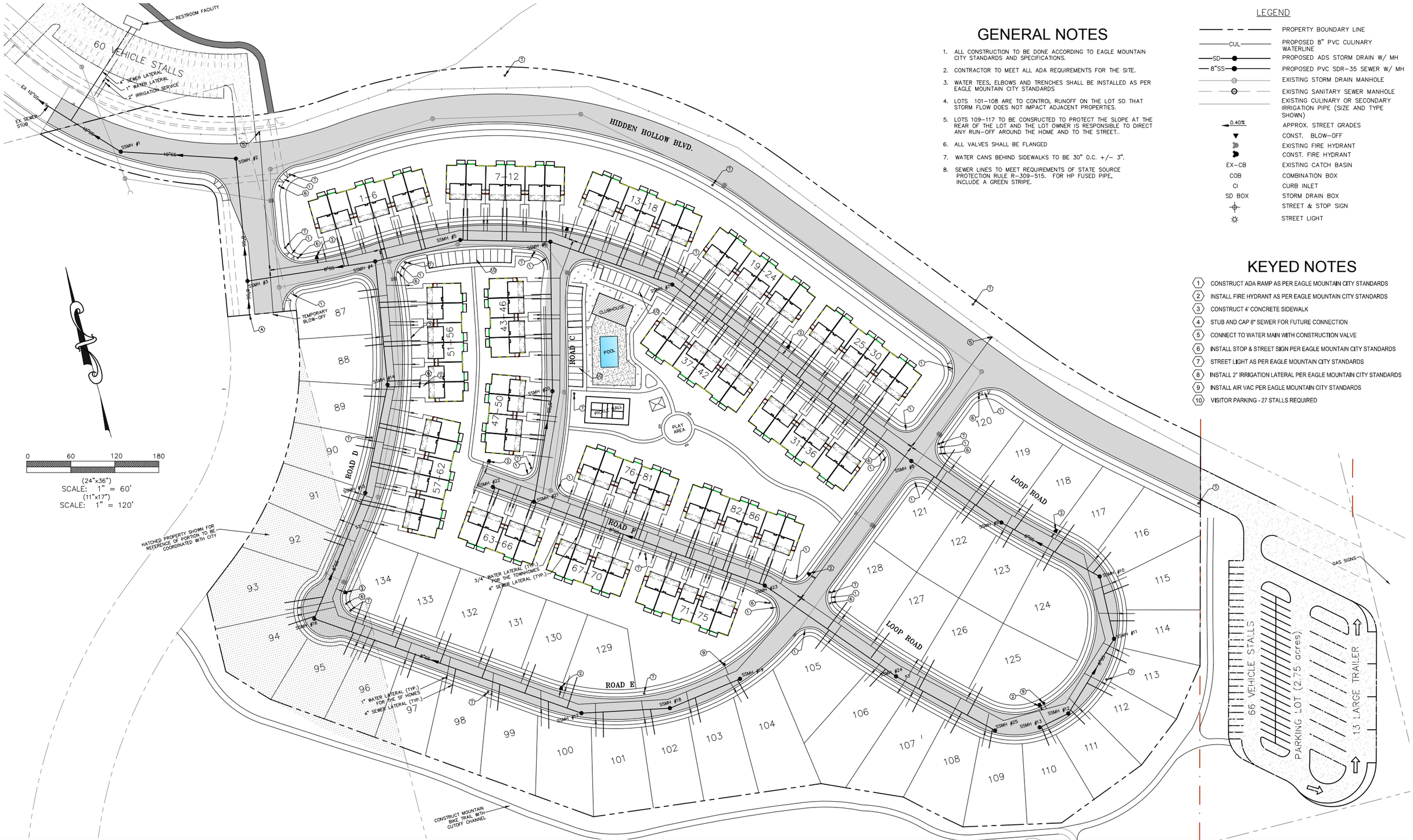
EAGLE MOUNTAIN UTAH

HIDDEN HOLLOW
PHASE 'C' PLAT '1'

COVER SHEET

JOB RYAN

SHEET NO. 1



GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.
3. WATER TEES, ELBOWS AND TRENCHES SHALL BE INSTALLED AS PER EAGLE MOUNTAIN CITY STANDARDS
4. LOTS 101-108 ARE TO CONTROL RUNOFF ON THE LOT SO THAT STORM FLOW DOES NOT IMPACT ADJACENT PROPERTIES.
5. LOTS 109-117 TO BE CONSRUCTED TO PROTECT THE SLOPE AT THE REAR OF THE LOT AND THE LOT OWNER IS RESPONSIBLE TO DIRECT ANY RUN-OFF AROUND THE HOME AND TO THE STREET..
6. ALL VALVES SHALL BE FLANGED
7. WATER CANS BEHIND SIDEWALKS TO BE 30" O.C. +/- 3".
8. SEWER LINES TO MEET REQUIREMENTS OF STATE SOURCE PROTECTION RULE R-309-515. FOR HP FUSED PIPE, INCLUDE A GREEN STRIPE.

LEGEND

- PROPERTY BOUNDARY LINE
- CUL — PROPOSED 8" PVC CULINARY WATERLINE
- SD — PROPOSED ADS STORM DRAIN W/ MH
- 8"SS — PROPOSED PVC SDR-35 SEWER W/ MH
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CULINARY OR SECONDARY IRRIGATION PIPE (SIZE AND TYPE SHOWN)
- 0.40% — APPROX. STREET GRADES
- CONST. BLOW-OFF
- EXISTING FIRE HYDRANT
- CONST. FIRE HYDRANT
- EX-CB — EXISTING CATCH BASIN
- COB — COMBINATION BOX
- CI — CURB INLET
- SD BOX — STORM DRAIN BOX
- STREET & STOP SIGN
- STREET LIGHT

KEYED NOTES

1. CONSTRUCT ADA RAMP AS PER EAGLE MOUNTAIN CITY STANDARDS
2. INSTALL FIRE HYDRANT AS PER EAGLE MOUNTAIN CITY STANDARDS
3. CONSTRUCT 4' CONCRETE SIDEWALK
4. STUB AND CAP 8" SEWER FOR FUTURE CONNECTION
5. CONNECT TO WATER MAIN WITH CONSTRUCTION VALVE
6. INSTALL STOP & STREET SIGN PER EAGLE MOUNTAIN CITY STANDARDS
7. STREET LIGHT AS PER EAGLE MOUNTAIN CITY STANDARDS
8. INSTALL 2" IRRIGATION LATERAL PER EAGLE MOUNTAIN CITY STANDARDS
9. INSTALL AIR VAC PER EAGLE MOUNTAIN CITY STANDARDS
10. VISITOR PARKING - 27 STALLS REQUIRED

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	4/26/21
				COGO FILE:	

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CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

EAGLE MOUNTAIN UTAH

HIDDEN HOLLOW
PHASE 'C'

SITE/UTILITY PLAN

JOB HH CAD

SHEET NO. 2

HIDDEN HOLLOW BLVD.

ROAD A

ROAD C

ROAD D

ROAD F

22' MIN. DRIVEWAY TO GARAGE (TYP)

POOL

PICKLE BALL

PLAY AREA

KEYED NOTES

1. 1000 SQUARE FOOT POOL AREA
2. 1500 SQUARE FOOT CLUB HOUSE
3. PICKLE BALL COURT AREA WITH LIGHTING
4. KIDS PLAY AREA WITH PLAY EQUIPMENT
5. 500 SF PAVILION
6. BENCHES
7. TRAIL CONNECTION
8. PARKING AREA
9. SHADE TREES ALONG THE BACK SIDE OF THE SINGLE FAMILY LOTS

LAND USE PHASE 'C' TOWNHOMES	
PLAT ACREAGE:	24.55 acres
OPEN SPACE IN TOWNHOMES:	3.10 acres
TOWNHOME UNITS:	86 UNITS

0 60 120 180

(24"x36")
SCALE: 1" = 60'
(11"x17")
SCALE: 1" = 120'

REVISIONS			
NO.	DATE	DESCRIPTION	BY
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2			
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DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	4/26/21
COGO FILE:	

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EAGLE MOUNTAIN
UTAH

HIDDEN HOLLOW
PHASE 'C'

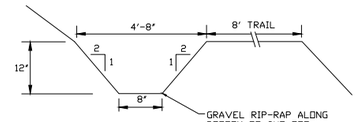
TOWNHOME SITE PLAN

JOB
HH CAD

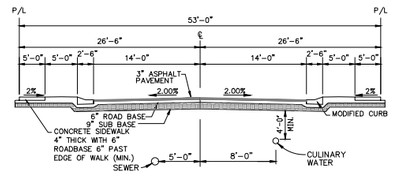
SHEET NO.
2a

GENERAL NOTES

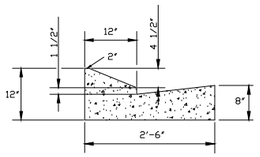
1. ALL CONSTRUCTION TO BE DONE ACCORDING TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CURB AND GUTTER TO BE A REVERSE LIP WHERE ASPHALT SLOPE IS AWAY FROM CURB. WHERE ASPHLAT SLOPES TOWARD CURB, USE AS STANDARD CURB (SEE DETAILS)
3. PERMANENT DETENTION FACILITIES TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS AND ARE NOT TO BE ALTERED WITHOUT APPROVAL BY EAGLE MOUNTAIN CITY COUNCIL AND CITY ENGINEER.
4. CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.
5. WATER TEES, ELBOWS AND TRENCHES SHALL BE INSTALLED AS PER EAGLE MOUNTAIN CITY STANDARDS



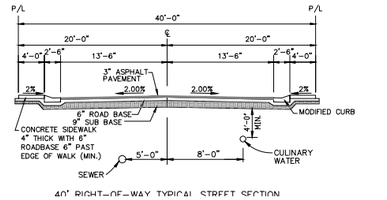
CUT-OFF DITCH
-NTS-



51' RIGHT-OF-WAY TYPICAL STREET SECTION
-NTS-
GAMBLE OAKS DRIVE AND LOCUST AVENUE



MODIFIED CURB & GUTTER
(APWA TYPE "D")
-NTS-



40' RIGHT-OF-WAY TYPICAL STREET SECTION

LEGEND

	PROPERTY BOUNDARY LINE
CUL	PROPOSED 8" PVC CULINARY WATERLINE
SD	PROPOSED ADS STORM DRAIN W/ MH
8"SS	PROPOSED PVC SDR-35 SEWER W/ MH
	EXISTING STORM DRAIN MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING CULINARY OR SECONDARY IRRIGATION PIPE (SIZE AND TYPE SHOWN)
0.40%	APPROX. STREET GRADES
	CONST. BLOW-OFF
	CONST. FIRE HYDRANT
	EXISTING FIRE HYDRANT
EX-CB	EXISTING CATCH BASIN
COB	COMBINATION BOX
CI	CURB INLET
SD BOX	STORM DRAIN BOX

REGISTERED PROFESSIONAL ENGINEER
362346
TONY G. TRANE
STATE OF UTAH

0 60 120 180

(24"x36")
SCALE: 1" = 60'
(11"x17")
SCALE: 1" = 120'

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	12/06/20
				COGO FILE:	

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CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

EAGLE MOUNTAIN
UTAH

HIDDEN HOLLOW
PHASE 'C'

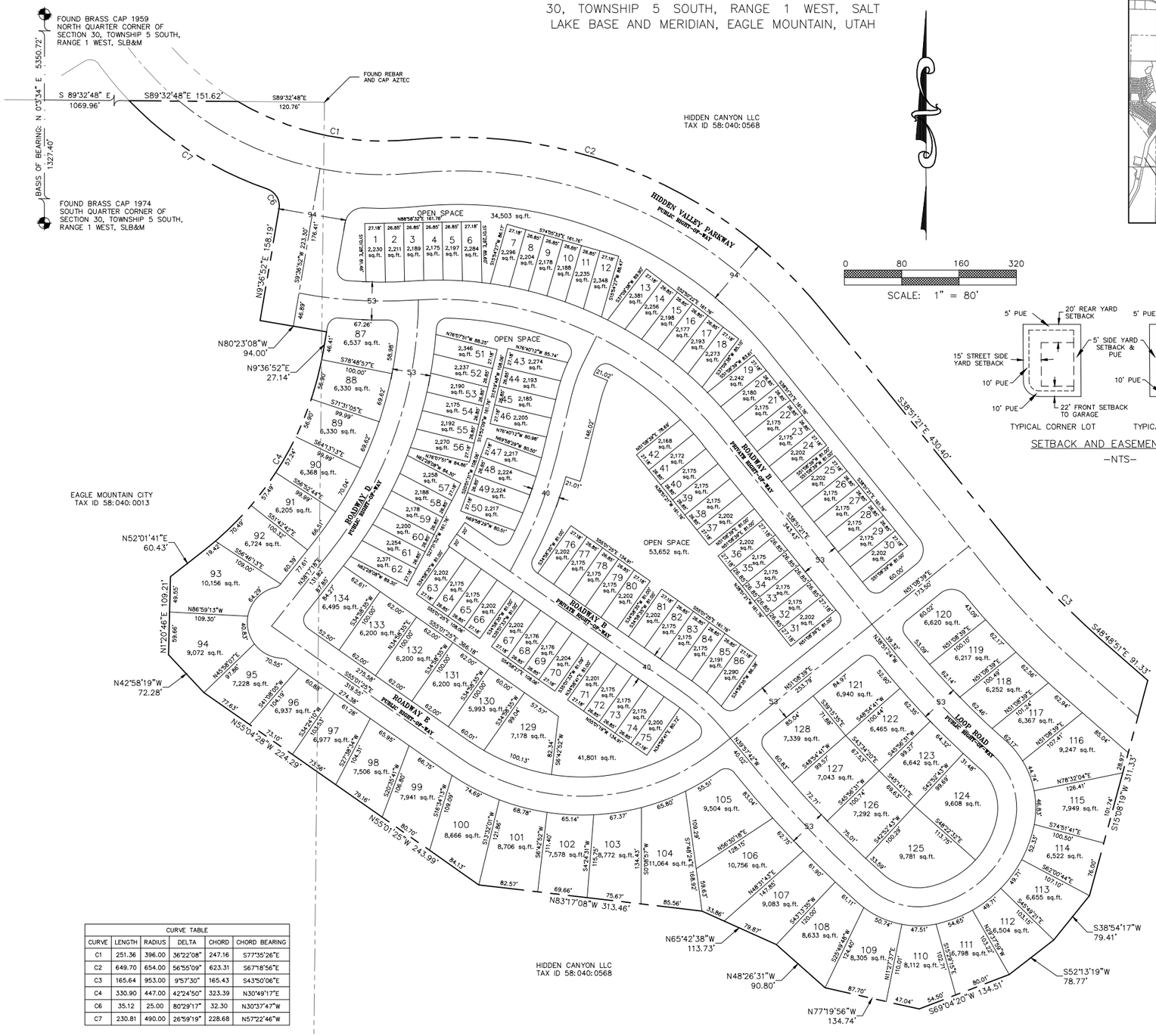
GRADING AND DRAINAGE PLAN

JOB
RYAN

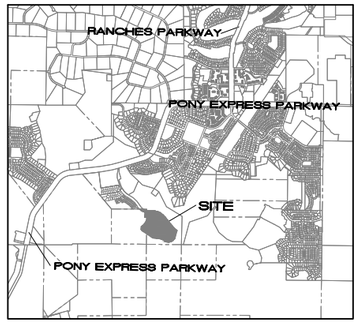
SHEET NO.
3

PRELIMINARY PLAT
HIDDEN HOLLOW PHASE 'C'

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH



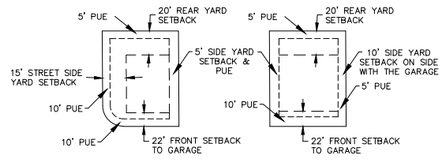
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	251.36	396.00	36°22'08"	247.16	S77°35'26"E
C2	649.70	654.00	56°55'09"	623.31	S67°18'56"E
C3	165.64	953.00	9°57'30"	165.43	S43°50'06"E
C4	330.90	447.00	42°24'50"	323.39	N30°49'17"E
C6	35.12	25.00	80°29'17"	32.30	N30°37'47"W
C7	230.81	490.00	26°59'19"	228.68	N57°22'46"W



VICINITY MAP

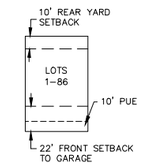
0 80 160 320

SCALE: 1" = 80'



SETBACK AND EASEMENT DETAIL

–NTS–



SETBACK & EASEMENT DETAIL
TYPICAL TOWNHOME LOT

–NTS–

LAND USE PHASE 'C'	
PLAT ACREAGE:	24.55 acres
OPEN SPACE:	2.98 acres
SINGLE FAMILY LOTS:	48 LOTS
AVE. SINGLE FAMILY LOT:	7542 SF
TOWNHOME UNITS:	86 UNITS
TOTAL LOTS:	134 LOTS
LARGEST SINGLE FAMILY LOT:	11,064 SF
SMALLEST SINGLE FAMILY LOT:	5,993 SF
UNIT DENSITY:	5.46 UNITS PER ACRE

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

Beginning at a point which is North 00°03'34" East 2654.81 feet along the quarter section line and South 89°32'48" East 1069.96 feet from the South Quarter Corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°32'48" East 151.62 feet; thence Southeasterly 251.36 feet along the arc of a non–tangent 396.00 foot radius curve to the left, through a central angle of 36°22'08", the chord of which bears South 77°35'26" East 247.16 feet; thence Southeasterly 649.70 feet along the arc of a 654.00 foot radius curve to the left, through a central angle of 56°55'09", the chord of which bears South 67°18'56" East 623.31 feet; thence South 38°51'21" East 430.40 feet; thence Southeasterly 165.64 feet along the arc of a 953.00 foot radius curve to the left, through a central angle of 09°57'30", the chord of which bears South 43°50'06" East 165.43 feet; thence South 48°48'51" East 91.33 feet; thence South 15°08'19" West 311.33 feet; thence South 38°54'17" West 79.41 feet; thence South 52°13'19" West 78.77 feet; thence South 69°04'20" West 134.51 feet; thence North 77°19'56" West 134.74 feet; thence North 48°26'31" West 90.80 feet; thence North 65°42'38" West 113.73 feet; thence North 83°17'08" West 313.46 feet; thence North 55°01'25" West 243.99 feet; thence North 55°04'28" West 224.29 feet; thence North 67°44'47" West 157.14 feet; thence North 55°04'28" West 224.29 feet; thence North 42°58'19" West 72.28 feet; thence North 01°20'46" East 109.21 feet; thence North 52°01'41" East 60.43 feet; thence Northeasterly 330.90 feet along the arc of a 447.00 foot radius curve to the left, through a central angle of 42°24'50", the chord of which bears North 30°49'17" East 165.43 feet; thence North 09°36'52" East 27.14 feet; thence North 80°23'08" West 94.00 feet; thence North 09°36'52" East 158.19 feet; thence Northwesterly 35.12 feet along the arc of a 25.00 foot radius curve to the left, through a central angle of 80°29'17", the chord of which bears North 30°37'47" West 32.30 feet; thence Northwesterly 230.81 feet along the arc of a 490.00 foot radius curve to the right, through a central angle of 26°59'19", the chord of which bears North 57°22'46" East 228.68 feet to the point of beginning.

Parcel contains: 24.55 acres

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

DATE

SURVEYOR (See Seal Below)

OWNER'S DEDICATION

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

OWNER(S): PRINTED

AUTHORIZED SIGNATURES

ACKNOWLEDGEMENT

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

My Commission Expires _____

NOTARY PUBLIC SIGNATURE

COMMISSION NUMBER

PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER (See Seal Below)

ATTEST BY CITY RECORDER (See Seal Below)

PRELIMINARY PLAT PHASE 'C'

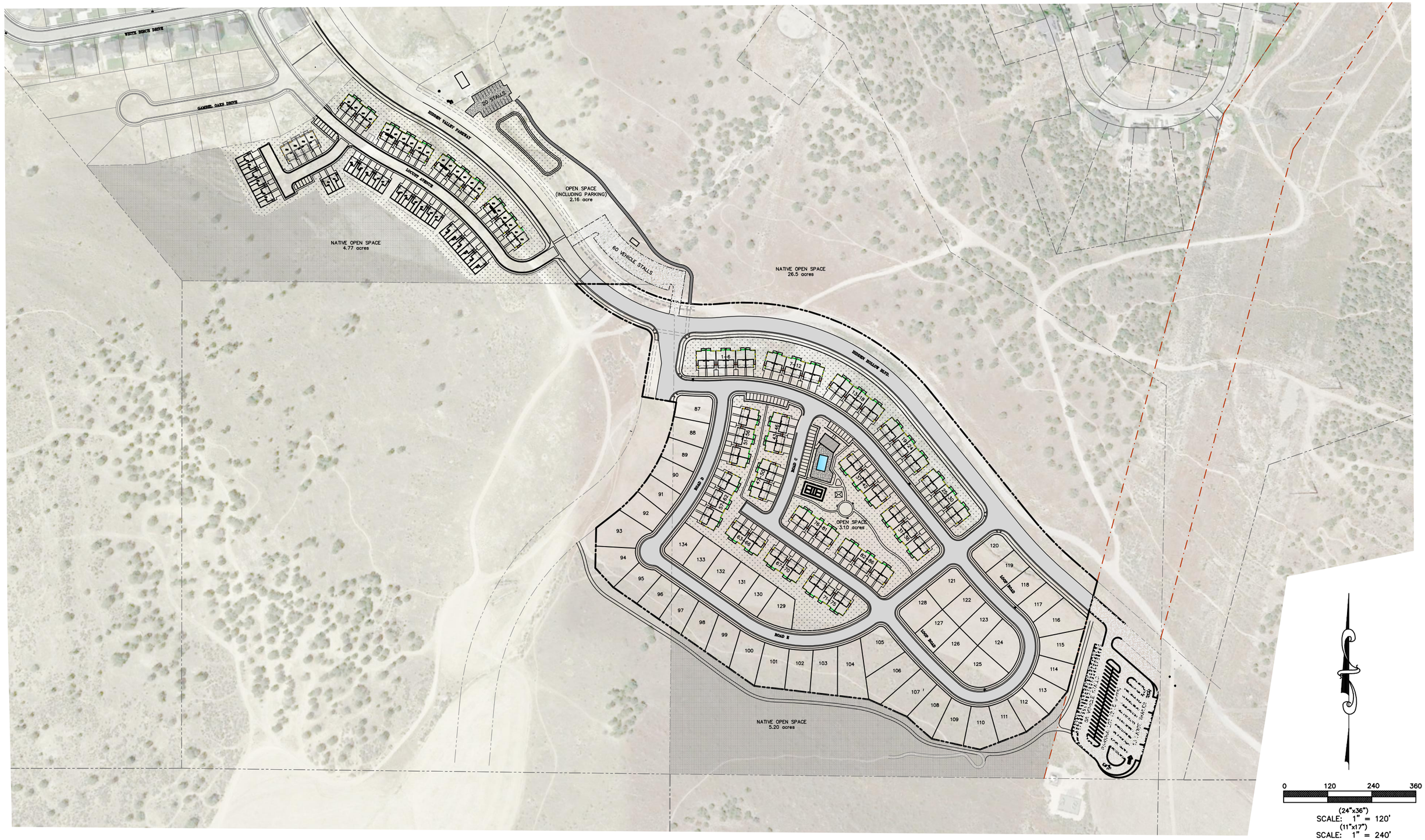
HIDDEN HOLLOW

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY–COUNTY ENGINEER SEAL	CLERK–RECORDED SEAL

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



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

J:\RYAN BYBEE\Hidden Canyon\dwg\02_UTILITY.dwg

DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	4/06/21
CODO FILE:	

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

EAGLE MOUNTAIN
UTAH

HIDDEN HOLLOW
PHASE 'C'

OVERALL OPEN SPACE

JOB
HH CAD

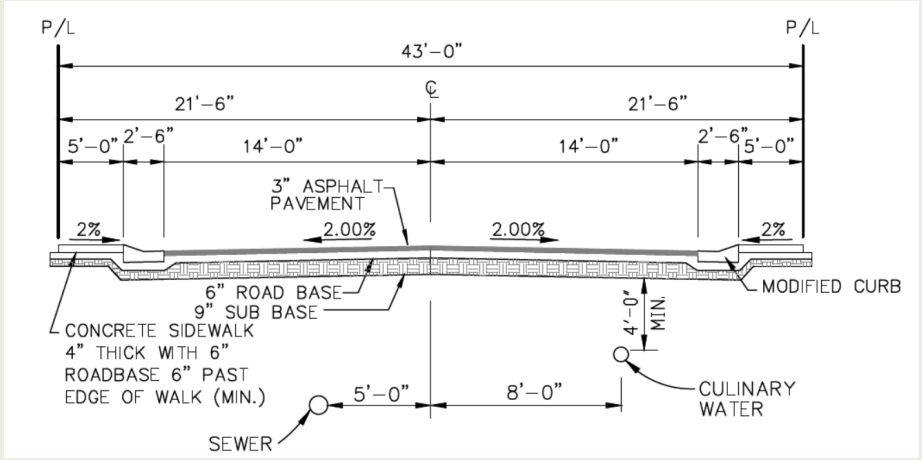
SHEET NO.
OS

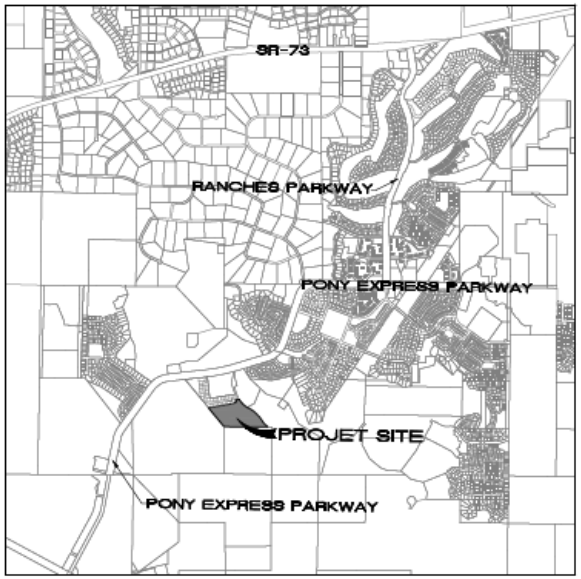
HIDDEN HOLLOW PHASE C

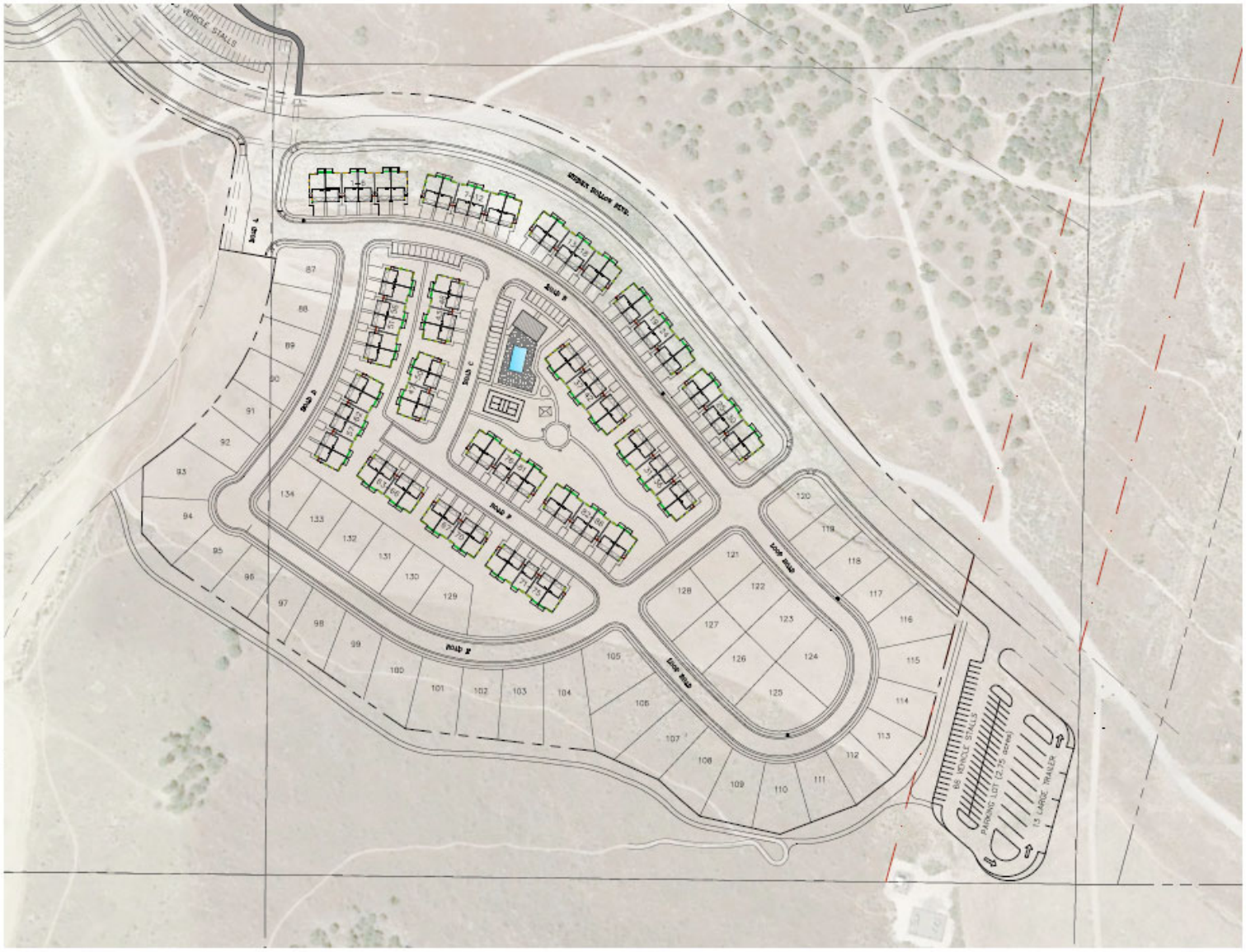
Preliminary Plat & Site Plan

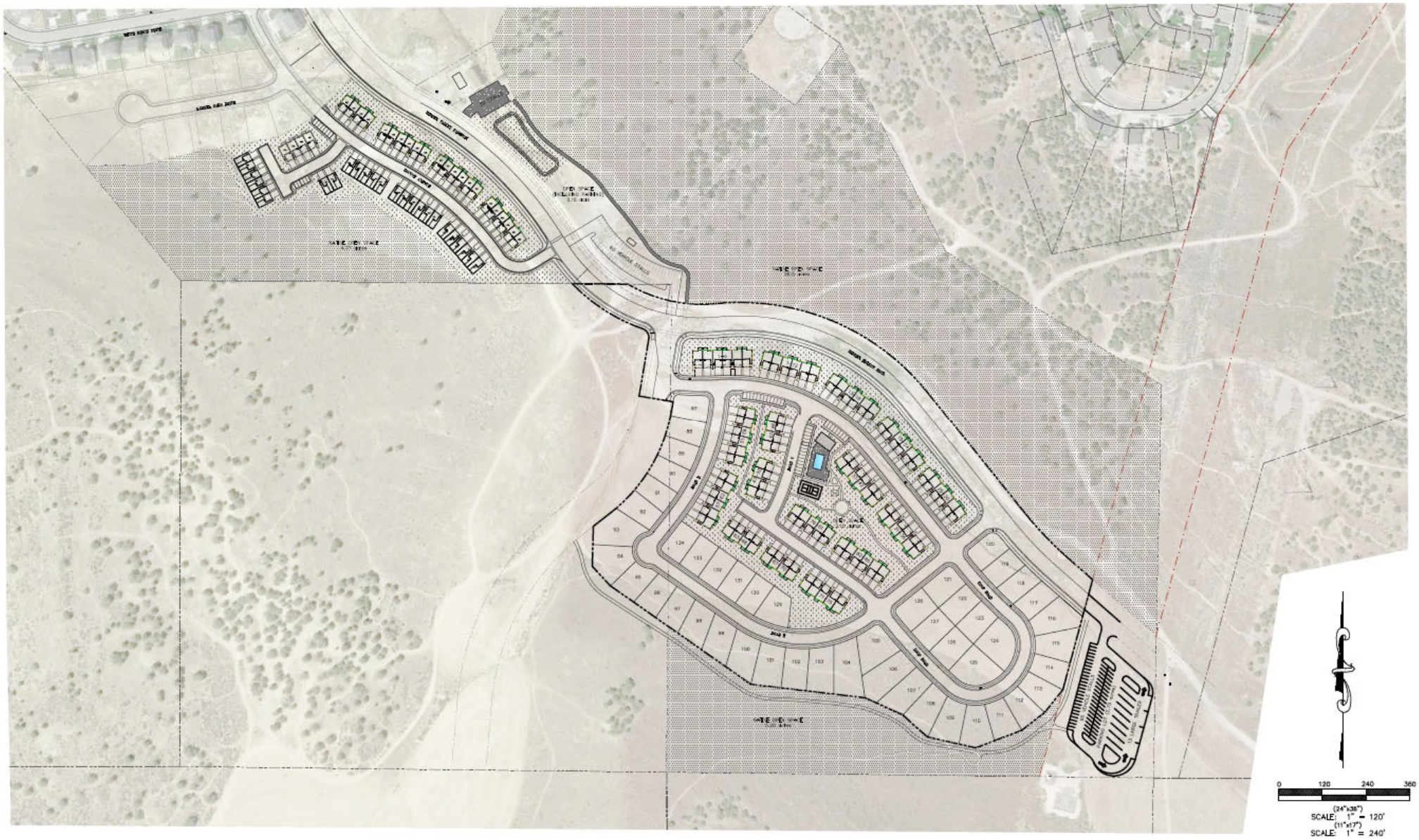
Overview

- Applicant updated proposed plans based on feedback from Planning Commission and City Council and includes:
  - *The same number of units (86 townhomes and 48 single-family; 134 total)*
    - Townhome area has been redesigned
    - Minor adjustments to the lots
    - Large gravel trailhead parking lot within utility corridor
- Project also includes a 1.5-acre, city-owned, parcel
  - *City Council will need to approve the disposal of property along with this project's approval*
- 40-foot-wide private roads have been redesigned as 43-foot public roads without park strips.

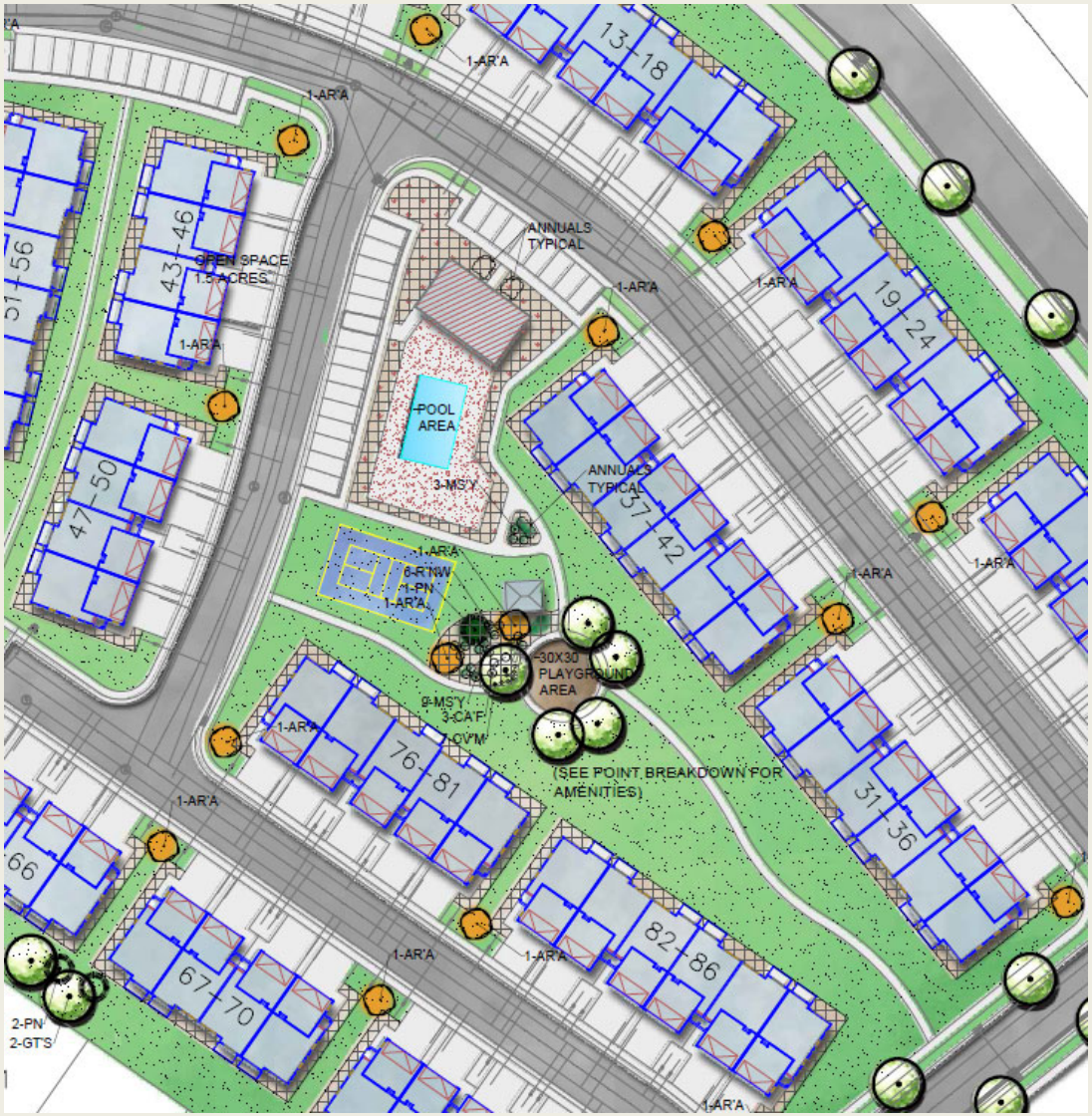



SR-73
RANCHES PARKWAY
PONY EXPRESS PARKWAY
PROJET SITE
PONY EXPRESS PARKWAY




0
120
240
360
(24"x36")
SCALE: 1" = 120'
(11"x17")
SCALE: 1" = 240'

66 VEHICLE STALLS
PARKING LOT (2.75 acres)
13 LARGE TRAILER


1-AR'A
13-18
ANNUALS TYPICAL
OPEN SPACE 1.5 ACRES
43-46
51-56
POOL AREA
3-MS'Y
19-24
37-42
6-RTW
1-PN
47-50
30X30 PLAYGROUND AREA
9-MS'Y
3-CA'F
OVM
(SEE POINT BREAKDOWN FOR AMENITIES)
76-81
31-36
66
67-70
82-86
2-PN
2-GT'S

EAGLE MOUNTAIN

PARKS & OPEN SPACE WORKSHEET

Phase B

Directions: Submit a completed worksheet with your preliminary plat or site plan application. Proposed amenities and park designs are subject to approval by the Planning Commission and City Council.

Provided 2.8 Acres

Required Improved Open Space

Residential Lots / Units		Required Open Space (Square Feet)[a]		Required Open Space (Acres)[b]
69	x 1,000 =	68000 sq ft	/ 43,560 =	1.56 Acres

Park Fee-In-Lieu (if applicable)

Required Open Space (Square Feet)[a]		Total Fee-In-Lieu
_____ sq ft	x $5.75 =	$_____

Required Amenity Points

Required Open Space (Acres)[b]		Required Amenity Points
1.56 Acres	x 100 =	156 Points

Park & Improved Open Space Elements / Amenities

Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench / Picnic Table (w/ shade structure or trees)	2	3	6
Bicycle Rack (4+ bikes)	2	3	6
Trees (5) (A majority must be shade trees)	2	3	6
Shade Structure	4		
Drinking Fountain	5	1	5
Asphalt or Concrete Trails – 8 ft wide, excluding sidewalks along streets (per 100 linear feet)	6		
Parking* (5 stalls)	6		
Swings (4+ swings)	7		
Concrete Basketball Court (1/2)	20		
Pavilion w/ tables, garbage receptacles, barbeques (per 100 square feet)	4		
Playground Equipment* per $1,000	2		
Splash Pad* per $1,000	2		
Tennis Court (6,600 sq ft or 55'x120')	100		
Sports Court (6,600 sq ft or 55'x120')	100		
Restroom (600+ sq ft)	100	1	100
Restroom (1200+ sq ft)	200		
Public Art	Varies		
Other: Trailhead kiosk, Bike Tool Rack	Varies	1	50
Other: Wayfinding Signs	Varies		
TOTAL			173

** Public art should reflect the neighborhood or community identity or culture. Creativity is encouraged in playground equipment and splash pads, and may be awarded more points than standard equipment. Costs for playground equipment and splash pads reflect equipment costs only. Parking must be adjacent to improved open space, and must be in addition to any required parking for the development.*

EAGLE MOUNTAIN

PARKS & OPEN SPACE WORKSHEET

Phase 'C'

Directions: Submit a completed worksheet with your preliminary plat or site plan application. Proposed amenities and park designs are subject to approval by the Planning Commission and City Council.

Provided 3.34 Acres

Required Improved Open Space

Residential Lots / Units		Required Open Space (Square Feet)[a]		Required Open Space (Acres)[b]
134	x 1,000 =	134 000 sq ft	/ 43,560 =	3.07 Acres

Park Fee-In-Lieu (if applicable)

Required Open Space (Square Feet)[a]		Total Fee-In-Lieu
_____ sq ft	x $5.75 =	$_____

Required Amenity Points

Required Open Space (Acres)[b]		Required Amenity Points
3.07 Acres	x 100 =	307 Points

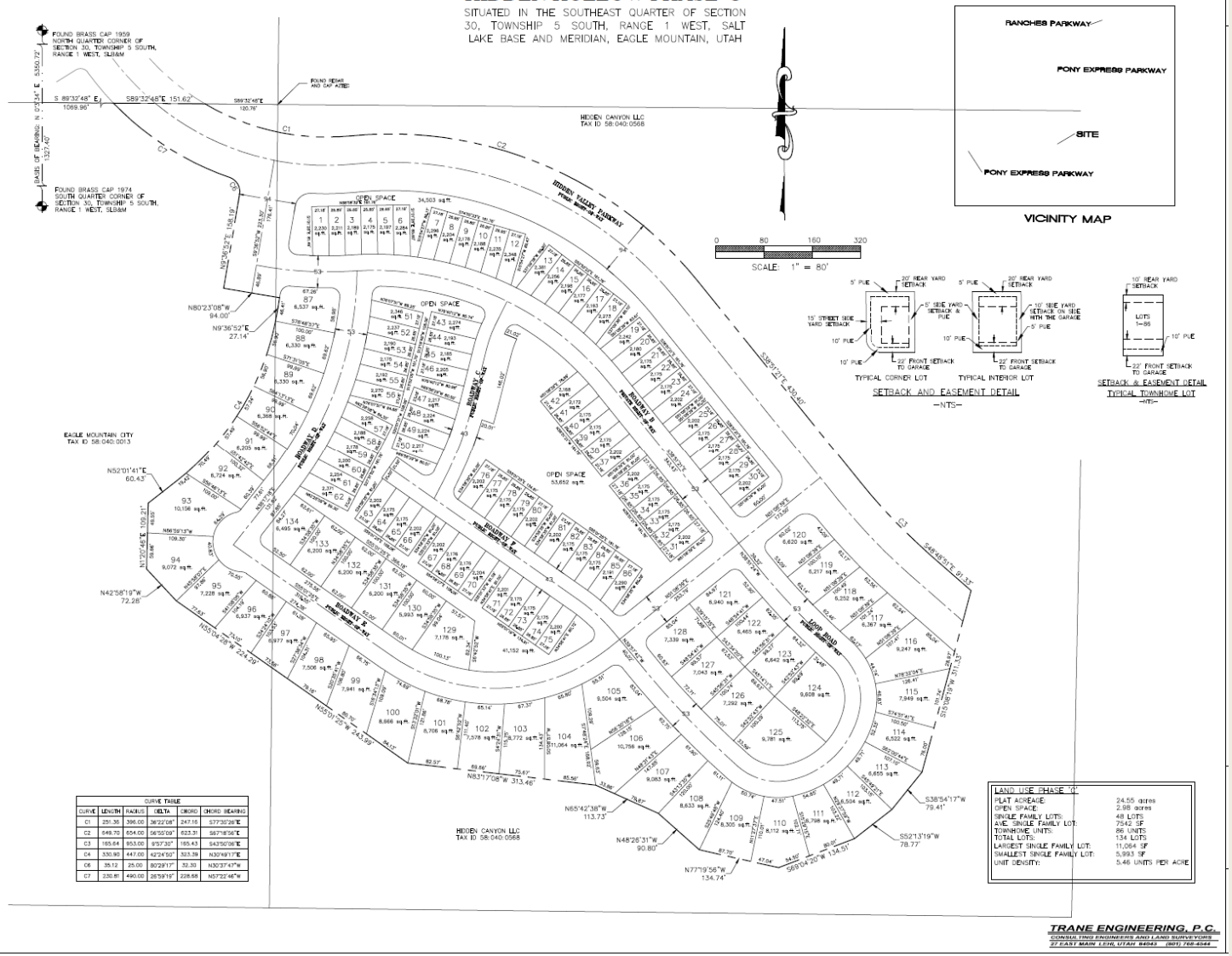
Park & Improved Open Space Elements / Amenities

Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench / Picnic Table (w/ shade structure or trees)	2	8	16
Bicycle Rack (4+ bikes)	2		
Trees (5) (A majority must be shade trees)	2	6	12
Shade Structure	4		
Drinking Fountain	5		
Asphalt or Concrete Trails – 8 ft wide, excluding sidewalks along streets (per 100 linear feet)	6	6	36
Parking* (5 stalls)	6	4	24
Swings (4+ swings)	7		
Concrete Basketball Court (1/2)	20		
Pavilion w/ tables, garbage receptacles, barbeques (per 100 square feet)	4	5	20
Playground Equipment* per $1,000	2	50	100
Splash Pad* per $1,000	2		
Tennis Court (6,600 sq ft or 55'x120') Pickle Ball	~~40~~ 100	1	40
Sports Court (6,600 sq ft or 55'x120')	100		
Restroom (600+ sq ft)	100		
Restroom (1200+ sq ft)	200		
Public Art	Varies		
Other: Pickle Ball Lighting	Varies	10	10
Other: 4100 Linear Feet MTB Trails 2 per 100	Varies	41	82
TOTAL Native Open Space 30+ Acres			340

** Public art should reflect the neighborhood or community identity or culture. Creativity is encouraged in playground equipment and splash pads, and may be awarded more points than standard equipment. Costs for playground equipment and splash pads reflect equipment costs only. Parking must be adjacent to improved open space, and must be in addition to any required parking for the development.*

PRELIMINARY PLAT
HIDDEN HOLLOW PHASE 'C'

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH



VICINITY MAP

0 80 160 320

SCALE: 1" = 80'

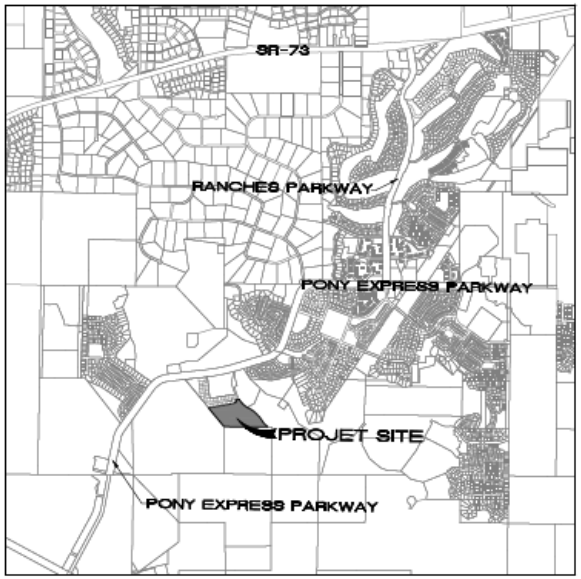
SETBACK AND EASEMENT DETAIL
-NTS-

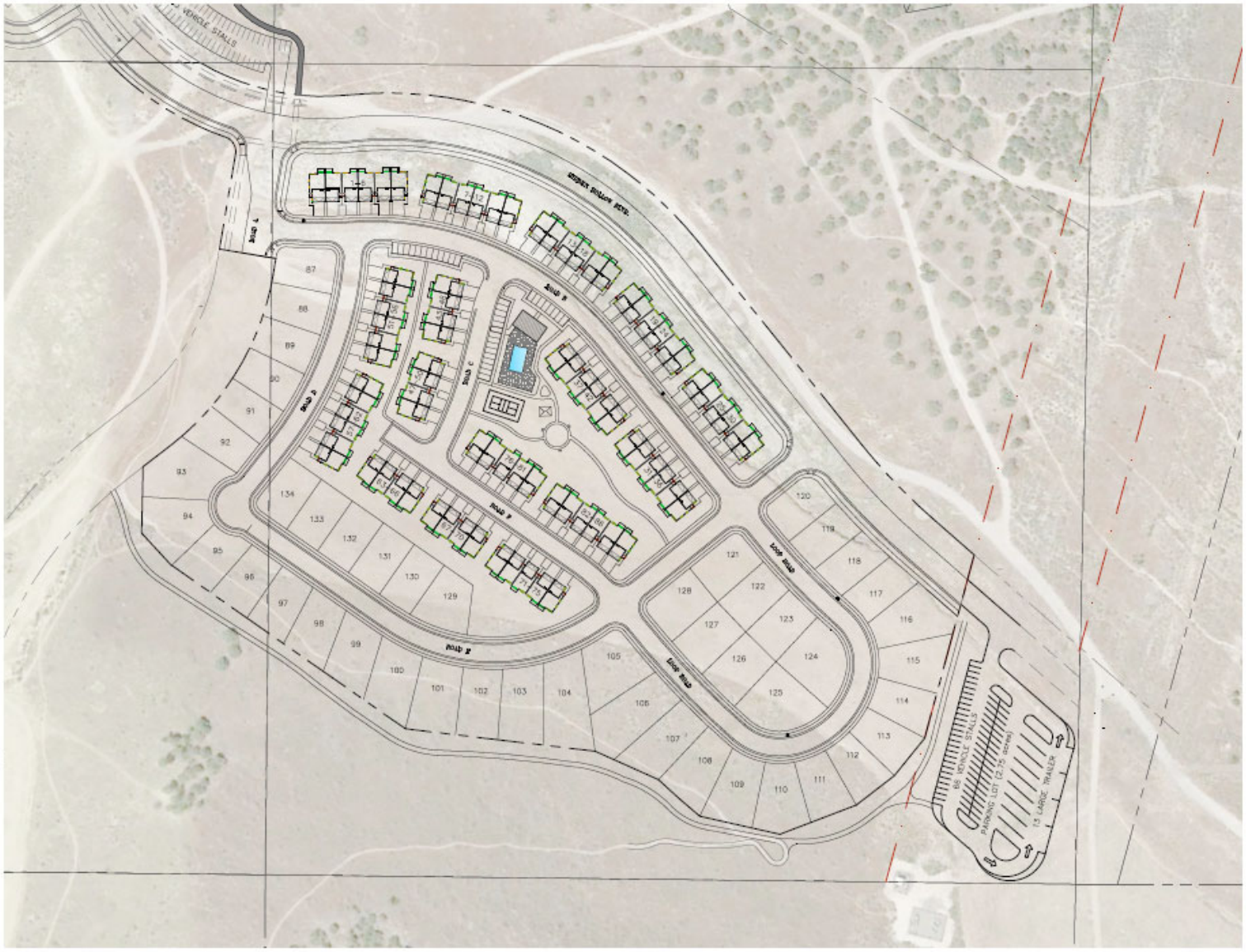
SETBACK & EASEMENT DETAIL
TYPICAL TOWNHOME LOT
-NTS-

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	251.35	396.00	36°22'08"	247.16	S77°30'26"E
C2	649.70	654.00	56°55'09"	623.31	S67°16'56"E
C3	165.64	953.00	9°57'30"	165.43	S43°50'06"E
C4	330.90	447.00	42°24'50"	323.39	N30°49'17"E
C5	35.12	25.00	80°29'17"	32.30	N30°37'47"W
C7	230.81	490.00	26°59'19"	228.68	N57°22'46"W

LAND USE PHASE "C"	
PLAT ACREAGE:	24.55 acres
OPEN SPACE:	2.98 acres
SINGLE FAMILY LOTS:	48 LOTS
AVE. SINGLE FAMILY LOT:	7542 SF
TOWNHOME UNITS:	86 UNITS
TOTAL LOTS:	134 LOTS
LARGEST SINGLE FAMILY LOT:	11,064 SF
SMALLEST SINGLE FAMILY LOT:	5,993 SF
UNIT DENSITY:	5.46 UNITS PER ACRE

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
37 EAST MAIN LEHI, UTAH 84043 (801) 768-4044


SR-73
RANCHES PARKWAY
PONY EXPRESS PARKWAY
PROJET SITE
PONY EXPRESS PARKWAY



Items to Consider

- Private Roads vs Public Roads
  - *two private roads being proposed in the townhome areas include a cross-section of 27 feet of asphalt, curb and gutter, and 4-foot sidewalks on each side*
    - The City's residential ROW includes 28 feet of asphalt, 5-foot park strips, and 5-foot sidewalks
- City Property
  - *Due to the topography in this area the applicant has worked with staff to redirect the future extension of the 94-foot-wide collector road (not Hidden Valley Parkway) to avoid steep terrain*
  - *The applicant has requested to purchase or trade for this 1.5-acre property and add it to the Phase C plat*
  - *The applicant's intent is to improve a large gravel parking lot (trailhead) within the utility corridor in exchange for some of the cost of the City property*
- Access & Roads
  - *The collector roads included on the City's Future Land Use and Transportation Corridors Map are included with this project as 94-foot-wide major collector roads*
  - *They will be improving a portion of Hidden Valley Parkway, grading the remainder of the right-of-way for future expansion, ensuring drainage flow is directed to existing drainage channel that leads to the detention area, and reducing the future cost to the City of grading for the expansion*

Items to Consider

- Open Space & Amenities
  - *project is required to have 3.07 acres of improved open space and 307 amenity points*
  - *proposal includes about 3.1 acres of improved open space, 2.75 acres within utility corridor to be dedicated to the City and improved with a large gravel trailhead parking lot (cost of improvement to be reimbursed), and an additional 35+ acres of hillside open space to be dedicated to the City that includes trails to the north, northwest, and south of this project*
  - *Landscaped areas must be at least 8,000 square feet in size and no less than 20 feet in any dimension to count as improved open space*
  - *Upon completion of last phase of the Hidden Hollow project, the developer will have provided a 20-stall paved parking area, a 60-stall gravel parking area (with restroom and trailhead signs), and a 2.5-acre gravel parking area that provides approximately 66 parking stalls and 13 large trailer stalls*
  - the phase C proposal includes a lighted pickleball court, a playground, a pavilion, trees, benches, and trails. The proposal also includes 82 points for 4,100 linear feet of mountain bike trails (calculated at 2 points per 100 linear feet) , as well as 35+ acres of open space
- Pool/Clubhouse
  - *The clubhouse shall be a minimum of 1,500 square feet and the swimming pool shall be a minimum of 1,000 square feet and accommodate at least 4 square feet per residential unit being served*
  - *This amenity will be available to all townhome residents in both Phase B and Phase C (140 townhomes*

Items to Consider

- Off-Street parking
  - *This project is required to have 29 stalls. The applicant has provided 34 stalls*
- Slope Analysis
  - *A slope analysis map was provided with the previous submittal, showing that the steepest lots averaged 17.5% slope*
  - *For the development slope protection the developer will be constructing a section of mountain bike trail behind the single-family lots (replacing the trail that will be removed by the lots), and will be installing a cut-off ditch along the trail, directing the water to the west where the existing drainage channel is located*
- Development Standards
  - *The townhomes were reviewed using the MF1 Zone development standards*
  - *The applicant designed these townhome units in 2018 for the Phase B project, desiring to construct the same units in Phase C as were approved in Phase B, and relying on that being the case*
  - *The single-family homes were reviewed using the RC Zone development standards*
    - *The only concern exists with the lot frontages of the lots along the loop road*
- Building Elevations/Multifamily Design Standards
- Fencing

Items to Consider

- Building Elevations/Multifamily Design Standards
  - *The applicant was prepared to design rear-loaded townhomes for this project, but the feedback from the City Council was to continue with front-loaded units, redesigning them to increase the garage size*
  - *The following design standards should be discussed for these buildings: roofs, building articulation, architectural detailing, building material, building color, garage doors, lighting, mailbox structure, mechanical equipment, storage, loading areas, and trash enclosures*
- Fencing
  - *The applicant is proposing to use a grey SIMTEK fence, which is the same fencing as was used at the Brandon Park and Brylee Farms developments*

Planning Commission Recommendation

- Planning Commission moved to recommend approval (3-1) to City Council with the following conditions:
  1. *Project is contingent upon the sale/purchase of the 1.5-acres of City property at fair market value, based upon the new appraisal. The applicant shall be reimbursed the cost of the large gravel parking lot, once completed*
  2. *The garage sizes shall comply with EMMC 17.25.050 (C)*
  3. *No blasting shall be permitted within this Phase C development*
  4. *The cluster mailboxes shall be located adjacent to the park, near the parking stalls*
  5. *The 35 plus acres of open space near the project shall be dedicated to the City with the first recorded plat in this project*
  6. *Retaining walls shall be stepped to not exceed 5-feet high and shall include at least five horizontal feet between walls*
  7. *The developer shall grade and prepare the entire Hidden Valley Parkway right-of-way for future expansion, including providing a method to direct the stormwater to the existing retention basin.*
  8. *Additional architectural detailing shall be provided on the townhomes in order to comply with EMMC 17.72.040 (E-2)*
  9. *The applicant shall obtain approval from Kern River Gas and Rocky Mountain Power, and provide it to the City, and coordinate with them during construction of the gravel parking lot within the utility corridor*
  10. *The applicant shall install a six-foot privacy fence between the townhome products and lots 129 through 134*
  11. *The private roads shall be converted to 53-foot public rights-of-way.*

Recommendation

- We recommend approval of the project with the Planning Commission's recommended conditions, minus condition #11.

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 6, 2021**		
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Future Land Use Map of the General Plan for Certain Lands Known as Ault Farms.		
ITEM TYPE:	General Plan Amendment and Rezone		
FISCAL IMPACT:			
APPLICANT:	Flagship Homes		
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
Yes

PREPARED BY:
Steve Mumford, Planning

PRESENTED BY:
Steve Mumford

RECOMMENDATION:

BACKGROUND:
See Staff Report for the Ault Farms Master Development Plan.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:
ORD--Ault Farms General Plan Amendment

ORDINANCE NO. O- -2021

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE FUTURE LAND USE MAP OF THE GENERAL PLAN FOR CERTAIN LANDS KNOWN AS AULT FARMS

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Future Land Use Map of the General Plan for certain lands known as Ault Farms, as set forth more specifically in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Future Land Use Map of the General Plan for certain lands known as Ault Farms, as set forth in Exhibit A.

2. The General Plan is hereby amended as set forth more specifically in Exhibit A.

3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 6th day of July, 2021.

EAGLE MOUNTAIN CITY, UTAH

_____

ATTEST: Tom Westmoreland, Mayor

_____

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 6th day of July, 2021.

Those voting aye:	Those voting nay:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love

_____
Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____by_____ .

Exhibit A

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 6, 2021**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving a Master Development Plan for Ault Farms.
ITEM TYPE:	General Plan Amendment and Rezone
FISCAL IMPACT:	
APPLICANT:	Flagship Homes (Pete Evans)

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
Business Park / Light Industry, Parks and Open Space, Foothill Residential, and Neighborhood Residential One	Agriculture	752 acres	South Town

PUBLIC HEARING:
Yes

PREPARED BY:
Steve Mumford, Planning

PRESENTED BY:
Steve Mumford

RECOMMENDATION:
This is a combined staff report for both items for Ault Farms. The City Council can hold one public hearing for both items. The City Council will make two individual motions: one for the General Plan Amendment and one for the Rezone and Master Development Plan.

The City Council has the following options:

1. Discuss the proposal, provide feedback, and then send it to the Planning Commission for a new review.
2. Approve the proposal, including any necessary changes or conditions of approval.
3. Require the proposal to be split into smaller master development plans, and approve three plans or table the proposal to return as three separate plans.
4. Deny the proposal with clear findings of facts and direction for the applicant.

If you choose to approve the project, we recommend you consider the following items:

- Consider adding in an affordable housing element near the commercial properties.

- The northwest corner should be modified to utilize the road along the north property line.
- Modify the R3 areas adjacent to MF1 to be compatible with EMMC 17.60.160 zone transitions.
- The 214 acres to the south should be submitted separately in the future for a master development plan and/or rezone.
- A possible 10-acre elementary school site should be included on the plan, to be reviewed by the Alpine School District staff prior to approval of the master development agreement.
- A parks plan shall be submitted that includes potential park improvements and example linear park improvements, to be approved by the City Council as an exhibit to the master development agreement.
- This approval is contingent upon a master development agreement being approved by the City Council.

BACKGROUND:

The subject property (~752 acres) is a large parcel of land on the east side of Pony Express Parkway at about 3000 N. The property is currently zoned Agriculture and is identified in the General Plan Future Land Use Map for "Foothill Residential," "Neighborhood Residential One," "Parks and Open Space," and "Business Park / Light Industry."

The applicant (Flagship Homes) for the proposed development submitted concept plans in 2019 and 2020. Through those reviews, the Planning Commission and City Council have requested the applicant focus on compliance with the General Plan and requesting zone districts that exist within the current City Code. The mix of building types and proposed density were reduced as well through those concept plan reviews and revisions.

An updated master development plan has been submitted for the property that has significantly reduced the proposed densities and includes a mix of residential zones. The plan also includes a rezone and General Plan map amendment.

<u>Rezoning</u>

The master development plan proposes a rezoning from Agriculture to a mix of: FR, R1, R2, R3, RC, MF1 (townhomes), CN, OS-I, and OS-N. The applicant is not seeking a rezoning of the southern ~214

acres of the parcel at this time (the future business park / light industry area).

General Plan Amendment

The master development plan proposes an amendment to the General Plan Land Use Map from "Foothill Residential," "Neighborhood Residential One," "Parks and Open Space," and "Business Park / Light Industry" to: "Foothill Residential," "Neighborhood Residential One," "Neighborhood Residential Two," "Community Commercial," "Business Park / Light Industry," and "Parks and Open Space."

It also includes an amendment to the General Plan Future Transportation Map by adding a collector road and reducing the size of Tiffany Lane and Airport Road.

ITEMS FOR CONSIDERATION:

CODE COMPLIANCE

The master development application was received during the public hearing process on the code amendment to EMMC 16.10. Based on the filing date and the City Council adoption of the code amendment ordinance, the application is subject to the new version of the code.

WAIVER REQUEST

The applicant has submitted a waiver request from the requirements of EMMC 16.10, as permitted by EMMC 16.10.050. The applicant is seeking a waiver from the code requirement allowing a maximum land area of 200 acres for a master development plan. The request states the applicant would like to move forward with a master development plan for the +/- 500-acre residential component (they have noted this was meant to refer to the +/- 550-acre residential/commercial/open space component). The applicant notes the following for consideration to recommend this waiver:

1. Comprehensive planning and cohesive design
2. Timing
3. Amenity offering

Based on Planning Commission feedback, the applicant has submitted an exhibit for separated plans (see the "Master Plan Divisions" exhibit, which would be:

- Area A - About 131 acres located north of the northern collector road.

- Area B - About 243 acres located between the northern collector road and Tiffany Lane.
- Area C - About 162 acres and located south of Tiffany Lane and north of the proposed south collector.
- Area D - The Business Park area is the southern most ~214 acres that the applicant intends to propose as a separate master development based on the waiver request.

The criteria for approving the waiver to allow the primary master development plan to cover a land area greater than 200 acres would require a finding by City Council of one or more of the following:

1. The project's concept plan review (pursuant to Chapter 16.15 EMMC) received feedback from the planning commission and/or city council in regards to reduced master development application requirements;
2. The project will not require modification or additions to existing conditions (zoning designation, land use designation, roadways);
3. The project involves limited development requirements for infrastructure; or
4. The strict application of this chapter would result in peculiar or exceptional difficulties, or exceptional and undue hardship, or the buildable area of the property is significantly reduced by topography or preexisting easement restrictions.

An overall 550-acre concept plan should be included in each separate master development agreement to ensure the overall context and benefits are considered for each separate plan.

ROAD NETWORK

The development will include three access points from Pony Express Parkway. The central east-west roadway is identified in the City's Future Transportation Plan as a major arterial road (Tiffany Lane). There are also two primary east-west roadways to the north ("North Collector") and south ("South Collector") of Tiffany Lane. The Transportation Master Plan calls for the "North Collector" to be a collector. All three of these roads will create connections into and through the development as well as to the future arterial road, Airport Road, on the east. Many of the interior roadways throughout the development have been developed with a combination of curving and straight roads which provide easy access while increasing visual appeal and safety (EMMC 16.35.070(L)).

Based on the submitted Transportation Plan, the applicant is requesting to amend the General Plan's Future Transportation Plan by:

- Adding a collector road for the "South Collector" running east to west
- Reducing Tiffany Lane from a Major Arterial to a Minor Arterial
- Reducing Airport Road from a Major Arterial to a Minor Arterial

Staff is currently working with Horrocks Engineers on an update to the Transportation Master Plan, and these proposed changes are generally consistent with the draft changes in process with our consultants.

TECHNICAL STUDIES

A traffic impact study was developed last year based on a previous concept plan with nearly double the number of proposed units (the executive summary is attached, the full report is available upon request). The submitted master development plan has been reduced significantly in its overall intensity.

A geotechnical study has also been provided. Due to the size of that study, it is available upon request.

OPEN SPACE & PARKS

The plan calls for a ±3-acre central park in the northern area, connected to linear paseo park areas extending in all directions. The southern area also contains a square park (+2.5-acres) with connected linear paseos. The electric power corridor would mainly be unimproved, but will include a regional asphalt trail. The interconnected trail system will be an excellent amenity for the neighborhood. The question, however, is whether some of the area in the paseos or linear parks should be combined with the square parks to provide more useable recreation space for playfields, etc. EMMC 16.35.105A2 states *"Developers are encouraged, whenever possible, to consolidate improved open space into larger parks that may be used by more than one neighborhood, or improve existing nearby parks..."* At a minimum, the applicant should provide examples of potential improvements for the paseos / linear parks to help the Council make a determination on whether to combine some of the

area for larger fields, etc.

PUBLIC FACILITIES
The submitted materials do not currently include designation for potential public facilities. The applicant has discussed the development with the school district and The Church of Jesus Christ of Latter-Day Saints. These entities are interested in possible inclusion within the development, but have not determined desired locations or sizes. Any rezoning to commercial or residential zoning would allow for these uses (permitted in commercial districts; special use in residential districts). The applicant is aware that granting the zoning for the requested districts that are then used for these public and civic uses will not result in permitted additional density within the district. Although not required, the school district and Church are encouraged to request a rezoning of selected sites to the Public Facilities Zone. We recommend that the applicant include a potential location for an elementary school on the master development plan map, after working with the school district to determine the best location.

REZONE REQUEST
Based on the submitted materials, the southern portion (~214 acres) identified as "Tech Campus/Light Industry" is not requested for a rezoning at this time. As noted above, this portion should be handled through a separate master development plan.

Through the review with the Planning Commission and discussions with Council members, the applicant has revised the rezoning request several times to reduce the density and incorporate particular zoning lots (including 55 FR lots). The applicant has provided a "master plan tabulations" document that includes an outline of the use of the property by area.

Commercial zoning (CN) is proposed to be located north and south of Tiffany Lane along Pony Express Parkway. We recommend that the applicant provide examples of commercial developments that justify the layout and dimensions of these commercial areas.

The multifamily areas have been reduced to two areas surrounding Tiffany Lane. All other multifamily areas, including potential affordable housing units (apartments, condos) have been removed from the plan. This zone is surrounded by proposed RC and R3

zoning. Technically the R3 zone is not appropriate adjacent to the MF1 zone (EMMC 17.60.160(1)).

RC zoning is located to create a transition between the multifamily districts and the larger residential lots. The RC zone is a single-family zoning district that requires minimum lot sizes of 4,500 sf and an average lot size of at least 6,000 sf. It's included throughout the project.

The plans call for FR zoning for the entire portion of the property east of Airport Road. The FR zone requires a minimum lot size of one-quarter acre and average lot size of at least one-half acre. This zoning request matches the current land use designation for this portion of land which is "Foothill Residential." Although the foothill residential zoning is not compatible with the approved duplex project to the north (Eagle Heights Village), the applicant is complying with the general plan and the Council's comments in this area by designating it as FR.

The remainder of the proposed residential zoning is broken up into R1 (min. lot size of one-quarter acre, average lot size of at least one-third acre), R2 (min. lot size of 8,000 sf, average lot size of at least one-quarter acre), and R3 (min. lot size of 6,500 sf, average lot size of at least 8,500 sf). The R1 lots are all shown at the north, adjacent to the existing neighboring lots in Eagle Point. The existing lots are 7,000 - 8,000 square feet in size. The R2 or R3 zone would be perfect next to these, based on lot sizes. The R1 areas could be moved to mix-in better throughout the project.

The Eagle Village project that is under development to the northwest will construct an east-west road on the property line. Ault Farms should revise their plans to utilize that roadway.

Open space uses/zones are proposed throughout the development, providing access to residents throughout. For zoning purposes, the open space for the major utility corridor should be zoned "OS-N" (natural open space). The larger parks and linear parks/trails as "OS-I" (improved open space).

In general, the zoning exhibit does meet the zoning transition as required by EMMC 17.60.160, with the exception of the R3 and MF1 adjacency.

GENERAL PLAN AMENDMENT
In addition to the Transportation Master Plan amendment noted above, the master development plan includes a request to amend the Land Use Plan.

In general, the exhibit reflects the land use designations that are appropriate based on the requested zoning districts and EMMC 17.60.160.

The portion of land designated as "Business Park / Light Industry" in the current General Plan north of the "South Collector" is requested to be amended to "Neighborhood Residential One," "Neighborhood Residential Two," and "Community Commercial" based on the proposed zoning.

The portion of land east of the power corridor currently is designated as "Foothill Residential." Based on the plan, this area's land use designation would not require a change.

The major utility corridor would remain under the current land use designation of "Parks and Open Space" based on the updated proposal.

The remainder of the property is currently designated as "Neighborhood Residential One." The proposal would keep portions of that land as the "Neighborhood Residential One" designation with the rest being designated as "Neighborhood Residential Two," and "Parks and Open Space" based on the proposed zoning.

REQUIRED FINDINGS:
Amendments to the General Plan are legislative actions and do not require approval based upon findings of facts. The Commission should consider the health, safety, and welfare of the community.

A rezone is a legislative decision and is considered valid if reasonably debatable and not illegal. The criteria for approval for a rezone are listed in EMMC 17.90.060.

Master development plan approvals are based upon compliance with City Code requirements. The approval criteria for a master

development plan can be found in EMMC 16.10.070.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission held a public hearing on the requests (previous plans with much higher density) on January 12, 2021. The item was continued to January 26 and again to February 9 to allow the applicant to make revisions based on concerns and feedback raised by the Commission. The Commission concluded its review of the applications on February 9, 2021, with the following recommendations:

- The Commission recommends denial (unanimous vote, 4-0, 1 absent) of the General Plan amendment based on concern that the request is increasing the density beyond what the General Plan calls for;
- The Commission recommends denial (unanimous vote, 4-0, 1 absent) of the rezone request for lack of General Plan compliance;
- The Commission recommends denial (unanimous vote, 4-0, 1 absent) of the master development plan areas 1, 2, and 3 for lack of General Plan compliance; and
- The Commission recommends (unanimous vote, 4-0, 1 absent) that the lower ~208 acres be applied for separately in the future

ATTACHMENTS:

ORD--Ault Farms Rezone and Master Development Plan
GP & Rezone & MDP Exhibits
Master Plan Tabulations
Waiver Request
Traffic Impact Study Executive Summary (July 2020)
Traffic Generation Study (January 2021)
Environmental Impact Report (June 2020)
Planning Presentation

ORDINANCE NO. O-____-2021

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, REZONING CERTAIN LANDS KNOWN AS AULT FARMS AND APPROVING THE MASTER DEVELOPMENT PLAN

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to rezone certain lands known as Ault Farms and approve the Master Development Plan, as set forth more specifically in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider and approve the rezone of certain lands known as Ault Farms and the Ault Farms Master Development Plan, as set forth in Exhibit A.

2. The lands depicted and described in Exhibit A are hereby rezoned to the density and uses as set forth more specifically in Exhibit A.

3. The Ault Farms Master Development Plan is hereby approved, as set forth more specifically in Exhibit A.

4. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 6th day of July, 2021.

EAGLE MOUNTAIN CITY, UTAH

_____

ATTEST: Tom Westmoreland, Mayor

_____

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 6th day of July, 2021.

Those voting aye:	Those voting nay:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

Master Plan

Zoning Map

Foothill Residential

- FR

Neighborhood Residential 1

- R1
- R2
- R3

Neighborhood Residential 2

- RC
- MF1 Townhomes

Other

- Commercial Neighborhood
- Business Park - Light Industrial
  Not requesting change
- Open Space - Improved
- Open Space - Natural

Land Use Map

Foothill Residential

Neighborhood Residential 1

Neighborhood Residential 2

Community Commercial

Business Park - Light Industrial .
no change proposed

Open Space - Improved

Open Space - Natural

Park & Open Space Map

Parks

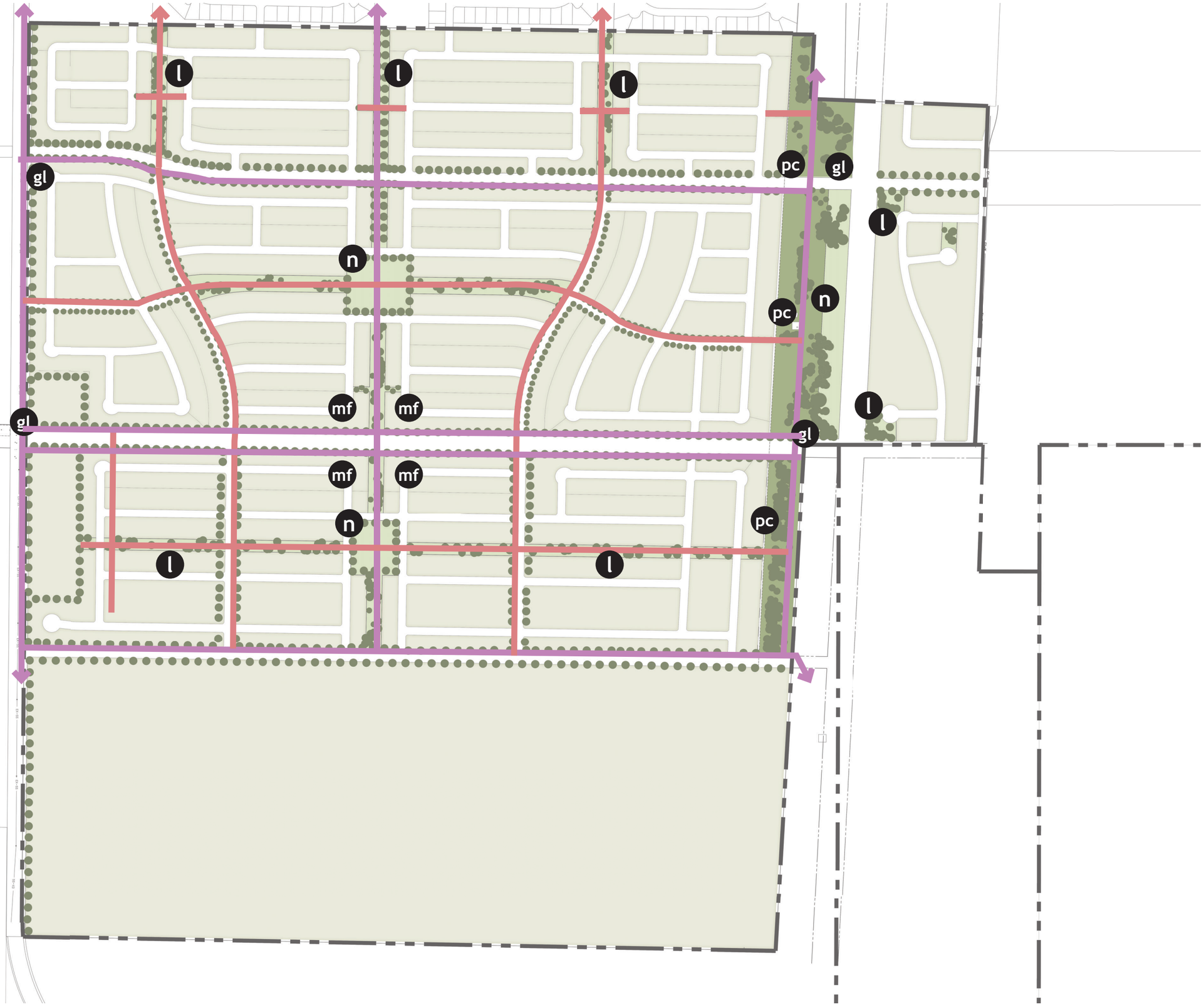
- **n** Neighborhood Park (2-10 Ac.)
  - Public
- **l** Local Parks (<2 Ac.)
  - Private

Trails

- Regional (4.6 Miles)
  - 10’ Asphalt
  - Public
- Local (3.8 Miles)
  - 10’ Asphalt
  - Public

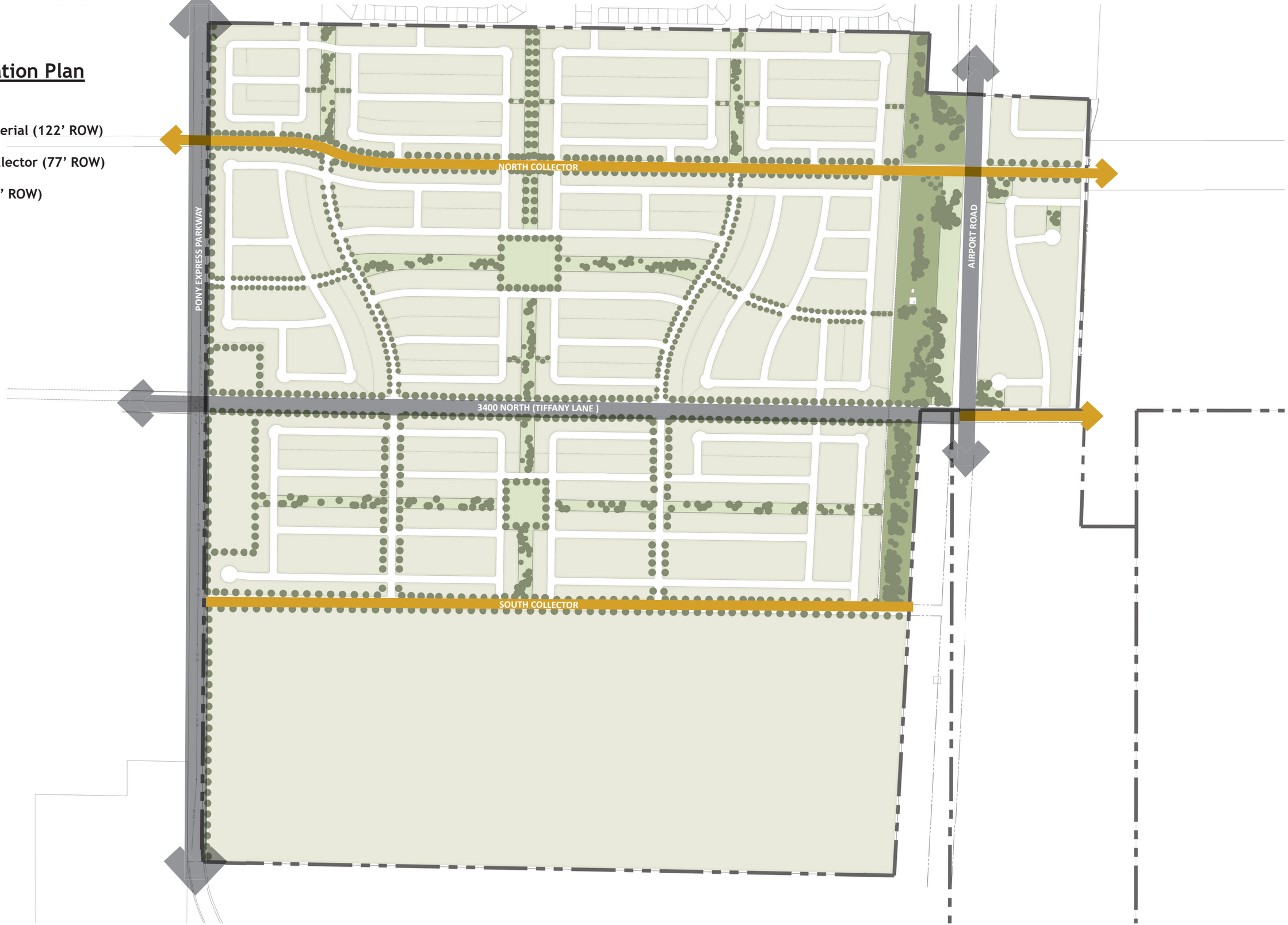
Special Open Space Areas

- **pc** Power Corridor
  - Public/Private
- **gl** Gateway Landscapes
  - Private
- **mf** Multi-Family Common Open Space
  - Private



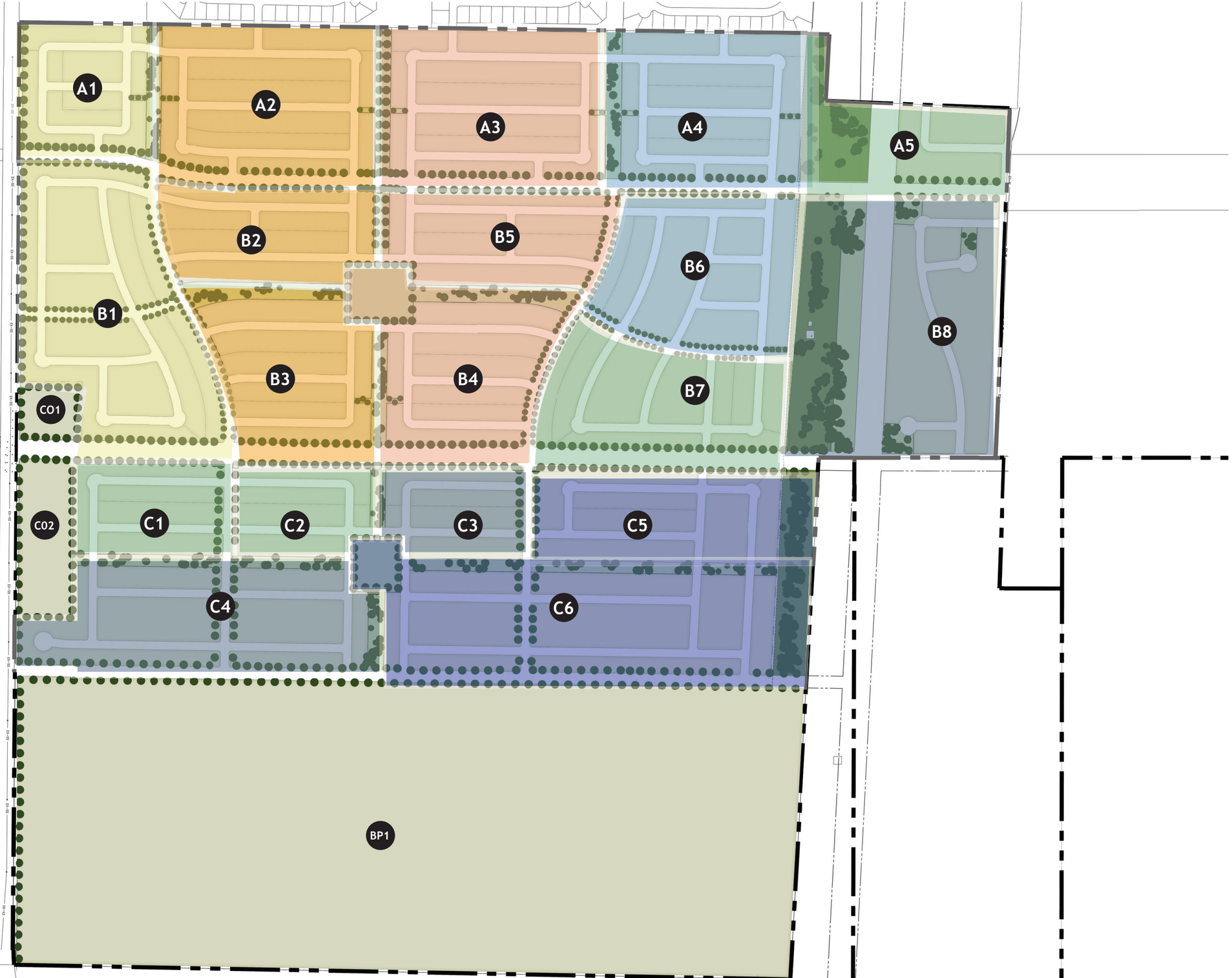
Transportation Plan

- Minor Arterial (122’ ROW)
- Minor Collector (77’ ROW)
- Local (53’ ROW)



PHASING MAP

- 2022 - Phases A1, B1, & Tiffany Lane
- 2023 - Phases A2, B2, & B3
- 2024 - Phases A3, B4, & B5
- 2025 - Phases A4 & B6
- 2026 - Phases A5, B7, C1, & C2
- 2027 - Phases B8, C3, C4
- 2028 - Phases C5, C6



**Phasing may change at the discrestion of the developer.*

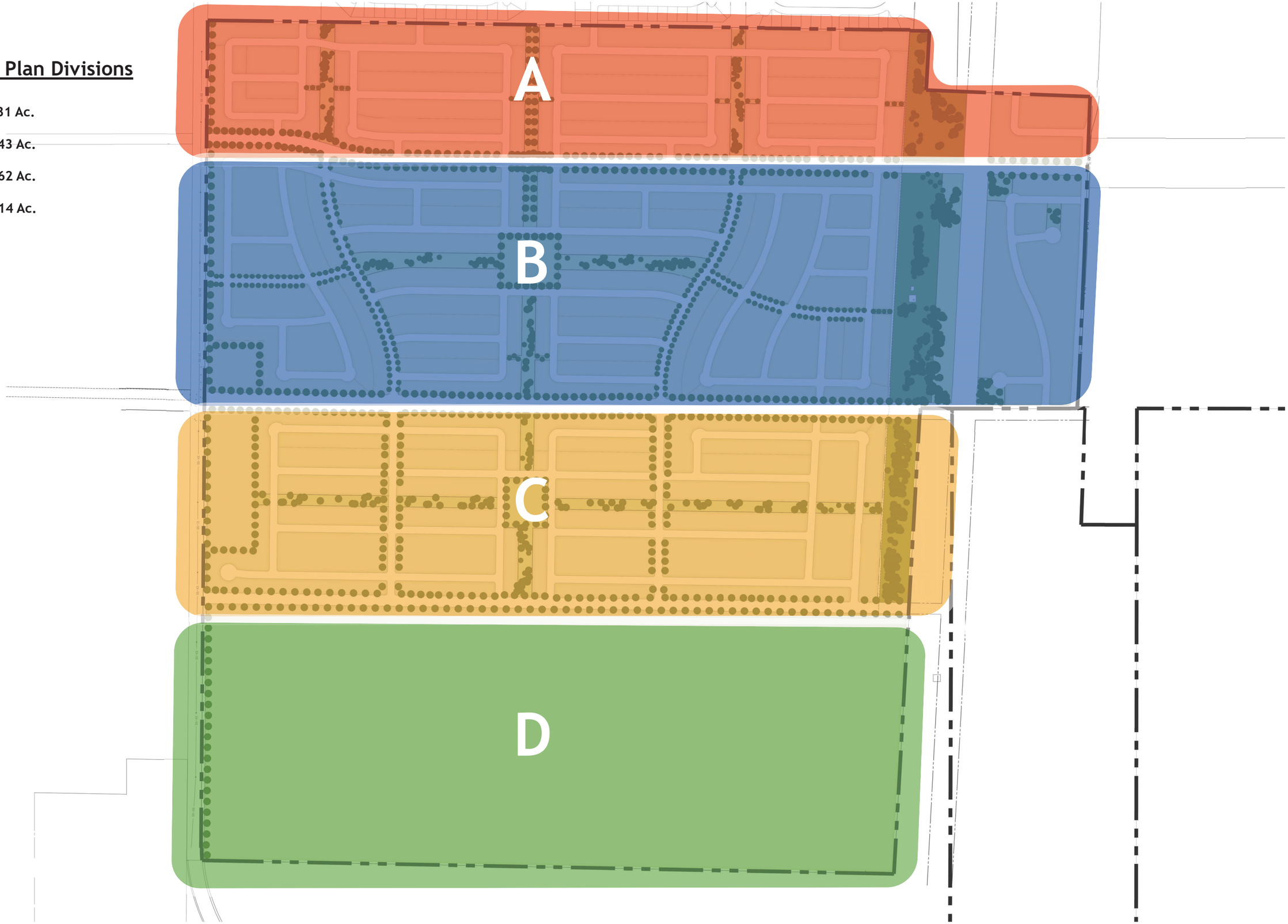
Master Plan Divisions

Area A ±131 Ac.

Area B ±243 Ac.

Area C ±162 Ac.

Area D ±214 Ac.



AULT FARMS 16B

Master Plan Tabulations

Product Type & Information				*Lot / Unit Tabulation*		*Residential Land Use Tabulation* [1]			*Open Space Tabulation*	
Product	**Min. Area**	**Average Area**	**Min. Frontage**	**Lots / Unit**	**Percentage Lot/Unit**	**Product Area** [2]	**Percentage Area**	**Gross Density**	**O.S. Per Lot/Unit**	**Required O.S.**
	Sq. Ft.	*Sq. Ft.*	*Ft.*	*#*	*%*	*Acres*	*%*	*Lots/Units per Ac.*	*Sq. Ft.*	Acres
FR Foothill Residential	10,890	21,780	90	55	3.2%	37.40	7.1%	1.5	750	0.9
R1 Single Family	10,890	14,520	85	49	2.9%	18.30	3.5%	2.7	750	0.8
R2 Single Family	8,000	10,890	80	256	15.0%	156.90	29.9%	1.6	900	5.3
R3 Single Family	6,500	8,500	62	604	35.4%	89.70	17.1%	6.7	1,000	13.9
RC Single Family	4,500	6,000	58	509	29.8%	124.10	23.6%	4.1	1,000	11.7
MF1 Single Family	4,500								1,000	
MF1 Townhomes				235	13.8%	26.80	5.1%	8.8	1,000	5.4
Commercial										
Open Space - Natural						27.40	5.2%			
Open Space - Improved						44.80	8.5%			
Totals				*1,708*	*100.0%*	*525.4*	*100.0%*			*38.0*

[1] Land Use Tabulations not including Tech of approximately 214 acres and 13.0 acres of commercial.

[2] All areas are approximate and include adjacent road frontages.

AULT FARM MASTER DEVELOPMENT PLAN

Waiver request | January 5th, 2021

Since commencing concept and master development planning on the 750 Acre Ault Farm master planned community July of 2019, City code changed to limit Master Plans to 200 Acre parcels.

We are seeking a waiver to this requirement in order to plan and construct the ± 500 acre residential component of the 750 acres. The southern most ± 200 acres is anticipated to be non-residential use. We ask the Planning Commission and City Council to consider the following points in granting this waiver:

1. Comprehensive Planning & Cohesive Design
2. Timing
3. Amenity Offering

Comprehensive Planning & Cohesive Design
Many of the same benefits that come from regional planning are captured by looking at the Ault Farm parcel comprehensively vs. breaking it into 3 or 4 pieces. By planning and designing the ± 500 acre residential portion together we are able to coordinate traffic impacts, infrastructure, open space, product types, and financing on a larger scale and along with finding efficiencies in each of these categories.

Timing
With the additional consideration of the new expiration component, we understand this came about to only approve what can reasonably be constructed in a 6-8 year time period. Our projections lead us to believe we can build out the ± 500 acre residential component in this amount of time. We share the same concerns the City does in setting this expiration window due to market shifts, this is why we think a variety of product will help us adapt to market shifts. We have large and small lots, detached and attached product, and as wide a price range as can be provided.

Amenity Offering
By granting the waiver, we are able to create a Master HOA that will encompass the full master planned community which allows us for a larger amenity offering. Amenity cost sharing drives the price of entry down helping with the affordability for potential buyers and gives buyer additional buying power.

Thank you for considering this waiver and look forward to discussing this further during planning commission and city council in upcoming meetings.

Best Regards,

Flagship EM Holdings

EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Ault Farm development located in Eagle Mountain, Utah. The Ault Farm project is located on the east side of Pony Express Parkway, to the south of Eagle Mountain Boulevard.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways near the site. Future 2025 and 2040 conditions were also analyzed.

The peak hour levels of service (LOS) was computed for each study intersection. The results of this analysis are shown in Table ES-1. Recommended storage lengths are shown in Table ES-2.

Table ES-1
Level of Service Results - Ault Farm TIS

	Intersection	Existing (2020)					Future (2025)						Future (2040)				
		Background			Plus Project		Background			Plus Project			Background			Plus Project	
		AM	PM	PM Mit	AM	PM	AM	PM	PM Mit	AM	PM	PM Mit	AM	PM	PM Mit	AM	PM
A	Eagle Mountain Boulevard / Pony Express Parkway	A	A	A	A	B	A	B	B	A	F	B	A	E	B	A	B
B	Eagle Mountain Boulevard / SR-73	c	e	B	B	B	B	B	B	B	C	C	B	C	C	C	D
C	Lone Tree Parkway / Pony Express Parkway	b	f	A	A	A	A	A	A	A	A	A	A	A	A	A	A
D	Ranches Parkway / Pony Express Parkway	B	C	C	B	C	B	E	D	B	F	D	B	F	C	C	D
E	North Collector / Pony Express Parkway	-	-	-	a	a	a	a	a	b	b	c	b	b	b	d	e
F	Road 1 / Pony Express Parkway	-	-	-	a	a	-	-	-	a	a	a	-	-		c	a
G	3400 North / Pony Express Parkway	-	-	-	a	a	a	a	a	a	b	b	c	c	c	B	B
H	South Collector / Pony Express Parkway	-	-	-	a	a	-	-	-	a	a	a	a	a	a	a	a
I	Road 2 / 3400 North	-	-	-	a	a	-	-	-	a	a	a	-	-		a	c
J	Road 3 / 3400 North	-	-	-	a	a	-	-	-	a	a	a	-	-		b	c
K	Road 4 / 3400 North	-	-	-	a	a	-	-	-	a	a	a	-	-		c	d
L	Airport Road / Pony Express Parkway	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	D
M	Eagle Mountain Boulevard / Airport Road	-	-	-	-	-	-	-	-	-	-	-	c	d	c	B	B
N	North Collector / Airport Road	-	-	-	-	-	-	-	-	-	-	-	a	a	a	B	B
O	3400 North / Airport Road	-	-	-	-	-	-	-	-	-	-	-	b	b	b	C	C
P	South Collector / Airport Road	-	-	-	-	-	-	-	-	-	-	-	a	a	a	a	a

TABLE ES-2
Recommended Storage Lengths
Eagle Mountain - Ault Farms TIS

Intersection	Storage Length (feet)							
	Northbound		Southbound		Eastbound		Westbound	
	LT	RT	LT	RT	LT	RT	LT	RT
Eagle Mountain Blvd / Pony Express Pkwy	175	50	100	125	150	275	200	100
Eagle Mountain Blvd / SR-73	250	125	100	100	125	280 / 300	75 / 500	100
Lone Tree Pkwy / Pony Express Pkwy	70 / 100	-	-	70 / 125	100 / 200	-	-	-
Ranches Pkwy / Pony Express Pkwy	125	-	125 / 525	500	100 / 350	100	110 / 425	425
North Collector / Pony Express Pkwy	50	-	50	-	75	50	50	50
Road 1 / Pony Express Pkwy	-	-	50	-	-	-	-	50
3400 North / Pony Express Pkwy	50	-	150	100	100	50	50	75
South Collector / Pony Express Pkwy	-	-	50	-	-	-	-	50
Road 2 / 3400 North	-	50	-	50	50	-	50	-
Road 3 / 3400 North	-	50	-	50	50	-	50	-
Road 4 / 3400 North	-	50	-	50	50	-	50	-
Airport Road / Pony Express Pkwy	325	175	425	100	250	425	425	200
Eagle Mountain Blvd / Airport Road	50	-	225	75	125	75	50	75
North Collector / Airport Road	50	50	100	125	150	50	50	50
3400 North / Airport Road	50	50	75	175	275	50	50	50
South Collector / Airport Road	50	-	-	-	-	75	-	-

Current storage length (if applicable) / Recommended storage length
Source: Hales Engineering, July 2020

SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- The Eagle Mountain Boulevard / SR-73 and Lone Tree Parkway / Pony Express Parkway intersections are currently operating at an unacceptable LOS during the evening peak hour in existing (2020) background conditions.
    - *Recommendation:* Install a signal at the Eagle Mountain Boulevard / SR-73 intersection with permissive/protected left-turn phasing on the westbound approach.
    - *Recommendation:* Install a signal at the Lone Tree Parkway / Pony Express Parkway intersection.
- The development will consist of residential townhome, condo, apartment, and single-family units, and a commercial area.
- All study intersections are anticipated to operate at an acceptable LOS during the morning and evening peak hour with project traffic added.
- The Ranches Parkway / Pony Express Parkway intersection is anticipated to operate at an unacceptable LOS during the evening peak hour in future (2025) background conditions
    - *Recommendation:* Construct dual eastbound protected left-turn lanes at the Ranches Parkway / Pony Express Parkway intersection.
- The Eagle Mountain Boulevard / Pony Express Parkway and Ranches Parkway / Pony Express Parkway intersections are anticipated to operate at unacceptable LOS during the future (2025) evening peak hour with project traffic added.

  - *Recommendation:* Add a right-turn pocket on the westbound approach of the Ranches Parkway / Pony Express Parkway intersection.
  - *Recommendation:* Convert the current roundabout at the Eagle Mountain Boulevard / Pony Express Parkway intersection to a signalized intersection.
- The following changes to the roadway network were anticipated to be warranted in future (2040) background traffic conditions:
  - Dual westbound left-turn and northbound channelized free right-turn at the Eagle Mountain Boulevard / SR-73 intersection.
  - According to MAG plans, it was assumed that Eagle Mountain Boulevard was widened to two lanes in each direction by 2040.
- The Eagle Mountain Boulevard / Pony Express Parkway and Ranches Parkway / Pony Express Parkway intersections are anticipated to operate at unacceptable LOS during the future (2040) background conditions.
  - *Recommendation:* Install a southbound channelized free right-turn at the Ranches Parkway / Pony Express Parkway intersection.
  - *Recommendation:* Install an additional northbound and southbound through lane at the Eagle Mountain Boulevard / Pony Express Parkway intersection.
  - *Recommendation*: Consistent with MAG TDM results, which projects over 45,000 vehicles per day on Pony Express Parkway between Ranches Parkway and Airport Road, Hales Engineering recommends widening Pony Express Parkway to 3-lanes in each direction from Ranches Parkway to south of Airport Road.
- The following changes to the roadway network were found to be warranted in future (2040) plus project traffic conditions during the evening peak hour:
  - A traffic signal at the Eagle Mountain Boulevard / Airport Road intersection
  - A traffic signal at the North Collector / Airport Road intersection
  - A traffic signal at the 3400 North / Airport Road intersection
  - A traffic signal at the 3400 North / Pony Express Parkway intersection
  - Dual southbound left-turn lanes at the Airport Road / Pony Express intersection.
- The North Collector / Pony Express Parkway intersection is anticipated to operate at an unacceptable LOS during the evening peak hour in future (2040) plus project conditions.
  - *Recommendation:* Install a traffic signal at the North Collector / Pony Express Parkway intersection when warrants are met.

MEMORANDUM

Date: January 5, 2021

To: City of Eagle Mountain

From: Hales Engineering

Subject: Eagle Mountain - Ault Farm Updated Trip Generation Study

UT20-1681

This memorandum discusses a comparison of the updated trip generation traffic volumes with those from the previous Traffic Impact Study completed for the proposed Ault Farm development in Eagle Mountain, Utah. A vicinity map of the proposed development is shown in Figure 1.

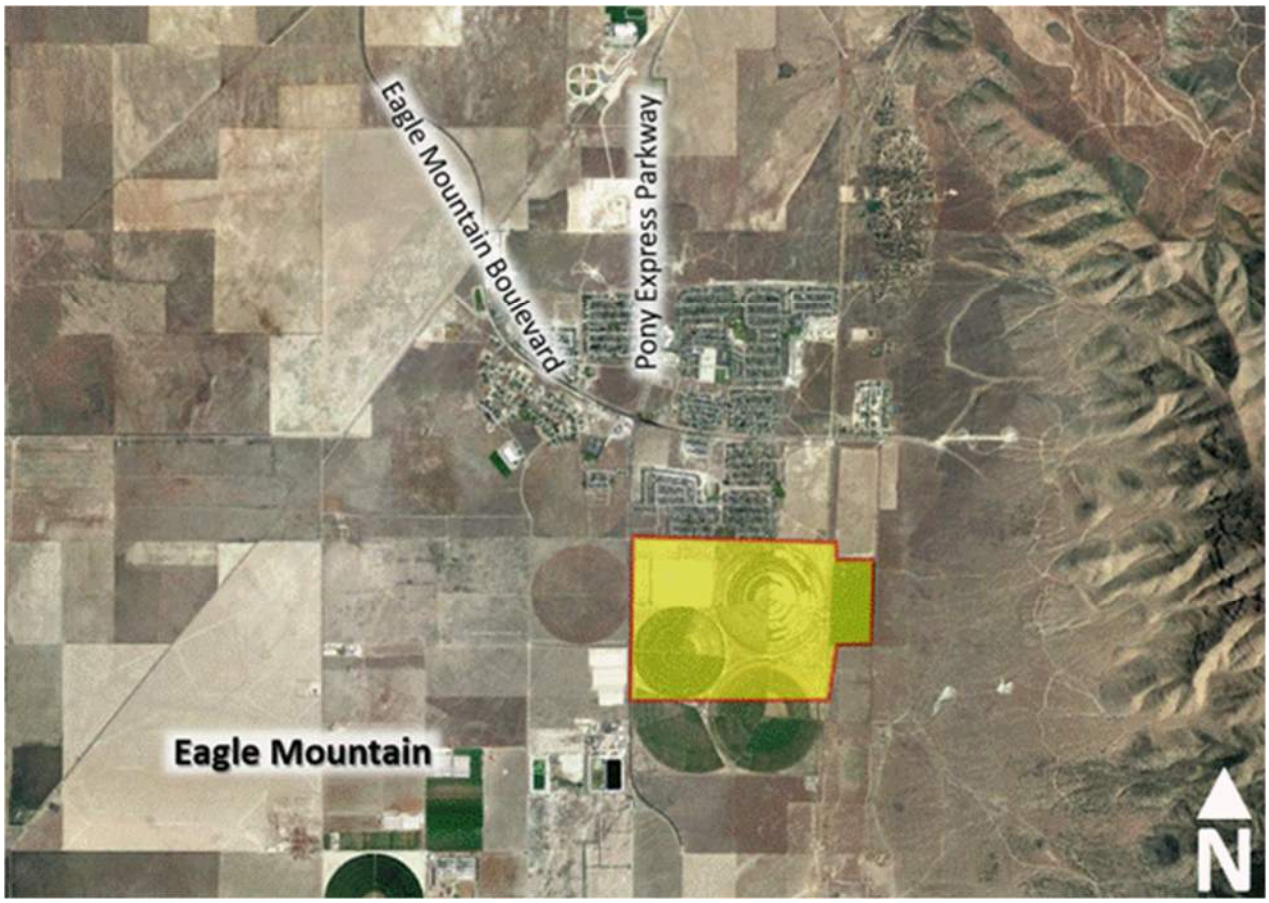


Figure 1: Vicinity map of the proposed development in Eagle Mountain, Utah

Background

The proposed Ault Farm development is located in on the east side of Pony Express Parkway, to the south of Eagle Mountain Boulevard in Eagle Mountain, Utah. The project includes residential single family, residential multi-family, and commercial land use. A floor-to-area ratio of 0.3 was assumed to estimate the commercial square footage. A site plan for the proposed development is included in Appendix A.

The proposed land use for the development has been identified as follows:

- Residential Single Family 1,533 Units
- Residential Multi Family (Townhomes) 252 Units
- Residential Multi Family (Apartments/Condos) 380 Units
- Commercial 153,000 Sq. Ft.

Trip Generation

Trip generation for the updated development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation (10th Edition, 2017)*. Trip generation for the proposed project is included in Table 1. It is anticipated that the proposed residential single and multi-family and commercial land use will generate approximately 22,526 trips on an average weekday, including 1,493 trips during the morning peak hour, and 2,286 trips during the evening peak hour. The comparison with the previous study is included in Table 2.

Table 1: Trip Generation

Trip Generation Eagle Mountain - Ault Farm								
Weekday Daily Land Use[1]	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total Daily Trips
Single-Family Detached Housing (210)	1533	Dwelling Units	12,814	50%	50%	6,407	6,407	**12,814**
Multifamily Housing (Low-Rise) (220)	252	Dwelling Units	1,866	50%	50%	933	933	**1,866**
Multifamily Housing (Mid-Rise) (221)	380	Dwelling Units	2,070	50%	50%	1,035	1,035	**2,070**
Shopping Center (820)	153	1,000 Sq. Ft. GLA	5,776	50%	50%	2,888	2,888	**5,776**
Project Total Daily Trips						**11,263**	**11,263**	**22,526**
Morning Peak Hour Land Use[1]	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total a.m. Trips
Single-Family Detached Housing (210)	1533	Dwelling Units	1,094	25%	75%	274	821	**1,095**
Multifamily Housing (Low-Rise) (220)	252	Dwelling Units	116	23%	77%	27	89	**116**
Multifamily Housing (Mid-Rise) (221)	380	Dwelling Units	138	26%	74%	36	102	**138**
Shopping Center (820)	153	1,000 Sq. Ft. GLA	144	62%	38%	89	55	**144**
Project Total a.m. Peak Hour Trips						**426**	**1,067**	**1,493**
Evening Peak Hour Land Use[1]	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total p.m. Trips
Single-Family Detached Housing (210)	1533	Dwelling Units	1,398	63%	37%	881	517	**1,398**
Multifamily Housing (Low-Rise) (220)	252	Dwelling Units	136	63%	37%	86	50	**136**
Multifamily Housing (Mid-Rise) (221)	380	Dwelling Units	168	61%	39%	102	66	**168**
Shopping Center (820)	153	1,000 Sq. Ft. GLA	584	48%	52%	280	304	**584**
Project Total p.m. Peak Hour Trips						**1,349**	**937**	**2,286**

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 10th Edition, 2017.

SOURCE: Hales Engineering, January 2021

Table 2: Trip Generation Comparison

Trip Generation Eagle Mountain - Ault Farm						
	Updated			Previous		
Weekday Daily Land Use[1]	# of Units	Unit Type	Trip Generation	# of Units	Unit Type	Trip Generation
Single-Family Detached Housing (210)	1533	Dwelling Units	12,814	893	Dwelling Units	7,794
Multifamily Housing (Low-Rise) (220)	252	Dwelling Units	1,866	1274	Dwelling Units	9,592
Multifamily Housing (Mid-Rise) (221)	380	Dwelling Units	2,070	938	Dwelling Units	5,112
Shopping Center (820)	153	1,000 Sq. Ft. GLA	5,776	157	1,000 Sq. Ft. GLA	5,928
Project Total Daily Trips			**22,526**			**28,426**
Morning Peak Hour Land Use[1]	# of Units	Unit Type	Trip Generation	# of Units	Unit Type	Trip Generation
Single-Family Detached Housing (210)	1533	Dwelling Units	1,094	893	Dwelling Units	640
Multifamily Housing (Low-Rise) (220)	252	Dwelling Units	116	1274	Dwelling Units	536
Multifamily Housing (Mid-Rise) (221)	380	Dwelling Units	138	938	Dwelling Units	338
Shopping Center (820)	153	1,000 Sq. Ft. GLA	144	157	1,000 Sq. Ft. GLA	148
Project Total a.m. Peak Hour Trips			**1,492**			**1,662**
Evening Peak Hour Land Use[1]	# of Units	Unit Type	Trip Generation	# of Units	Unit Type	Trip Generation
Single-Family Detached Housing (210)	1533	Dwelling Units	1,398	893	Dwelling Units	832
Multifamily Housing (Low-Rise) (220)	252	Dwelling Units	136	1274	Dwelling Units	570
Multifamily Housing (Mid-Rise) (221)	380	Dwelling Units	168	938	Dwelling Units	414
Shopping Center (820)	153	1,000 Sq. Ft. GLA	584	157	1,000 Sq. Ft. GLA	600
Project Total p.m. Peak Hour Trips			**2,286**			**2,416**

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 10th Edition, 2017.

SOURCE: Hales Engineering, January 2021

Conclusions

The findings of this study are as follows:

- The proposed update to the development includes 640 more units of residential single family; 1,022 fewer units of multi-family townhomes; 558 fewer units of multi-family apartments/condos; and 4,000 fewer square feet of commercial.
- It is anticipated that the proposed update to the project will generate approximately 22,526 trips on an average weekday, including 1,492 trips during the morning peak hour, and 2,286 trips during the evening peak hour.
- Compared to the previous study, this land use update decreases trips by approximately 20% overall, 10% during the morning peak hour and 5% during the evening peak hour. This results in 5,900 fewer trips on an average weekday, including 170 fewer trips during the morning peak hour, and 130 fewer trips during the evening peak hour. The previous recommendations for road classifications remain unchanged with the decrease.

APPENDIX A

Site Plan

LAND USE LEGEND

Neighborhood Residential 1

- R1 | 58.3 Ac.
- R2 | 46.2 Ac.
- R3 | 144.6 Ac.

Neighborhood Residential 2

- MF1 Single Family| 136.4 Acres
- MF1 Town Homes | 29.8 Ac.

Neighborhood Residential 3

- MF2 Condo/Apartments | 25.0 Ac.

Other

- Commercial | 11.7 Ac.
- Tech Campus/Light Ind. | 208.9 Ac.
- Open Space | 86.3 Ac.
  Improved | 49.7 Ac.

AULT FARMS

Master Plan Tabulations

Product Type & Information				*Lot / Unit Tabulation*		*Residential Land Use Tabulation* [1]			*Open Space Tabulation*	
Product	**Min. Area** *Sq. Ft.*	**Average Area** *Sq. Ft.*	**Min. Frontage** *Ft.*	**Lots / Unit** *#*	**Percentage Lot/Unit** *%*	**Product Area**[2] *Acres*	**Percentage Area** *%*	**Gross Density** *Lots/Units per Ac.*	**O.S. Per Lot/Unit** *Sq. Ft.*	**Required O.S.** Acres
R1 Single Family	10,890	14,520	85	136	6.3%	58.3	11.1%	2.3	750	2.3
R2 Single Family	8,000	10,890	80	141	6.5%	46.2	8.8%	3.1	900	2.9
R3 Single Family	6,500	8,500	65	549	25.4%	144.6	27.5%	3.8	1,000	12.6
MF1	4,500		45	707	32.7%	136.4	25.9%	5.2	1,000	16.2
MF1 Townhomes				252	11.6%	29.8	5.7%	8.5	1,000	5.8
MF2				380	17.6%	25.0	4.7%	15.2	900	7.9
Commercial						11.7				
Open Space - Natural						36.6	7.0%			
Open Space - Improved						49.7	9.4%			
Totals				*2,165*	*100.0%*	*526.6*	*100.0%*			*47.7*

[1] Land Use Tabulations not including Tech of approximately 214 acres and 11.7 acres of commercial.

[2] All areas are approximate and include adjacent road frontages.

Russell L. Christensen
Nebo Environmental, LLC
Russell@NeboEnv.com
801-602-9702

Environmental Impact Report to Eagle Mountain City in support of Land Use Plan for Flagship EM Holding LLC, Parcel 59:018:0044, Eagle Mountain, Utah County, Utah

This Environmental Impact Report is prepared by Nebo Environmental LLC in behalf of Flagship EM Holdings LLC (Flagship) as part of Flagship's Land Use Plan for a master development to be undertaken in Eagle Mountain, Utah County, Utah and fulfills requirements of Eagle Mountain Municipal Code Section 16.10.050 paragraph B.3.

The subject property is a 747.03 acre Parcel #59:018:0044 located roughly in the south portion of Eagle Mountain and east of Pony Express Pkwy. The entire parcel is currently used for agricultural purposes including farmland and cropland. It is bounded on the north by residential housing; on the west by cropland and public works facilities; on the south and east by agricultural grazing land. The land is essentially level to be conducive with sprinkler irrigation supplied by onsite or adjacent water well systems.

The parcel has substantially agricultural vegetation on the surface with no open watercourses, surface impoundments, debris, or waste repositories.

Land development activities are anticipated to be consistent with other residential, commercial, industrial and recreational land development activities recently or currently being performed in the area.

The Utah County land use records show this land being used historically for agricultural purposes.

No areas of this parcel have been identified as being sensitive lands including no wetlands determination as shown on the National Wetlands Inventory of the U.S. Fish and Wildlife Service.

No areas of this parcel are included on the National Register of Historical Places listing in Utah County, Utah.

Because the entire parcel has been used for agricultural use, it is not expected that the land is conducive to threatened or endangered plant species that are known to occur or are believed to occur in Utah County. No endangered plant species were identified during a site visit in May 2020.

Submitted by:
Russell L. Christensen
Environmental Professional
Nebo Environmental LLC

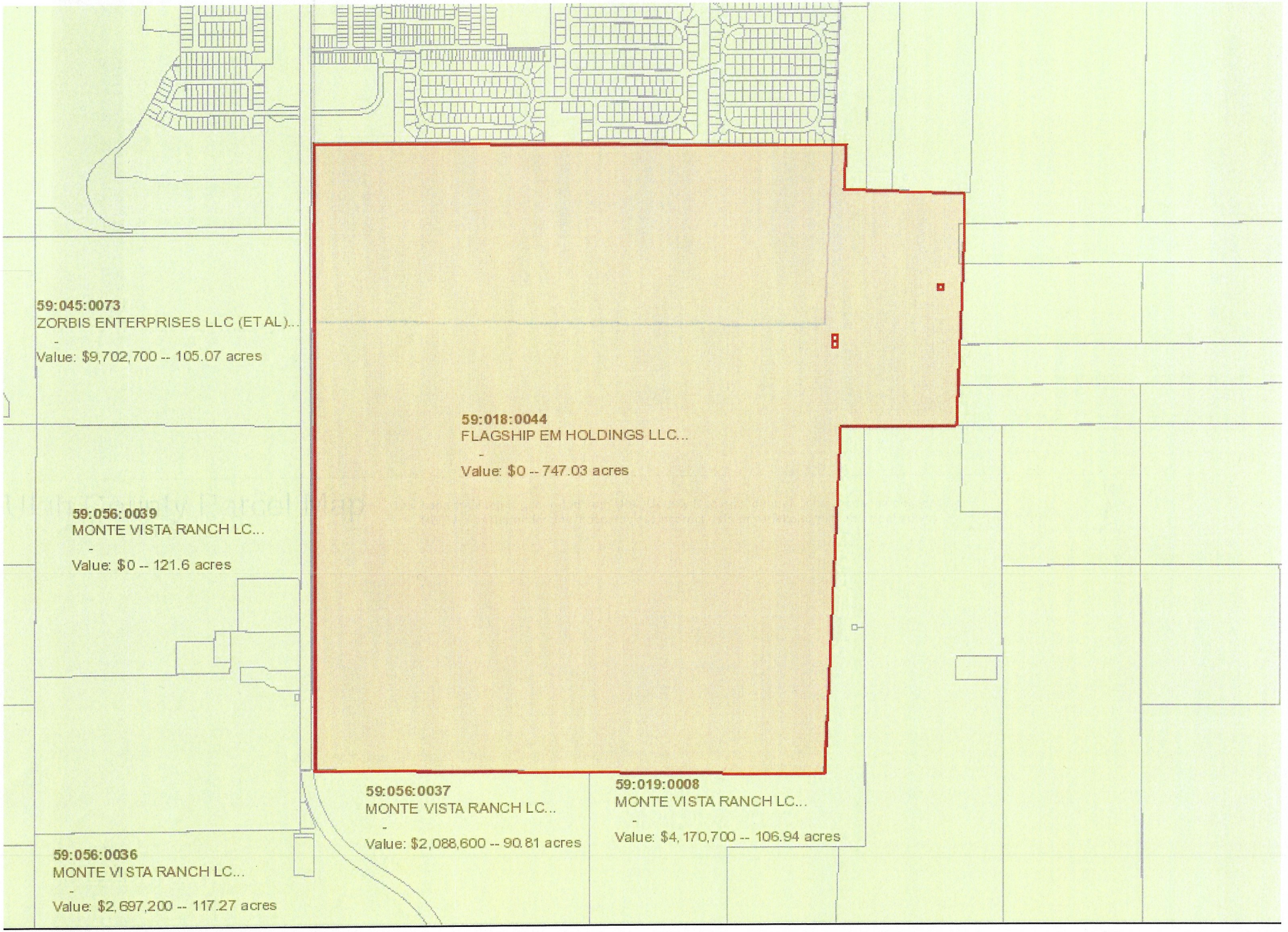
Utah County Parcel Map

Flagship EM Holdings parcel

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

Date: 5/25/2020

N



Utah County Parcel Map

590180044

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

Date: 5/22/2020

N

U.S. Fish and Wildlife Service

National Wetlands Inventory

Natl Wetlands Inv Eagle Mtn

May 25, 2020

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

U.S. Fish & Wildlife Service

ECOS

ECOS / Species Reports / Species By County Report

Species By County Report

The following report contains Species that are known to or are believed to occur in this county. Species with range unrefined past the state level are now excluded from this report. If you are looking for the Section 7 range (for Section 7 Consultations), please visit the IPaC application.

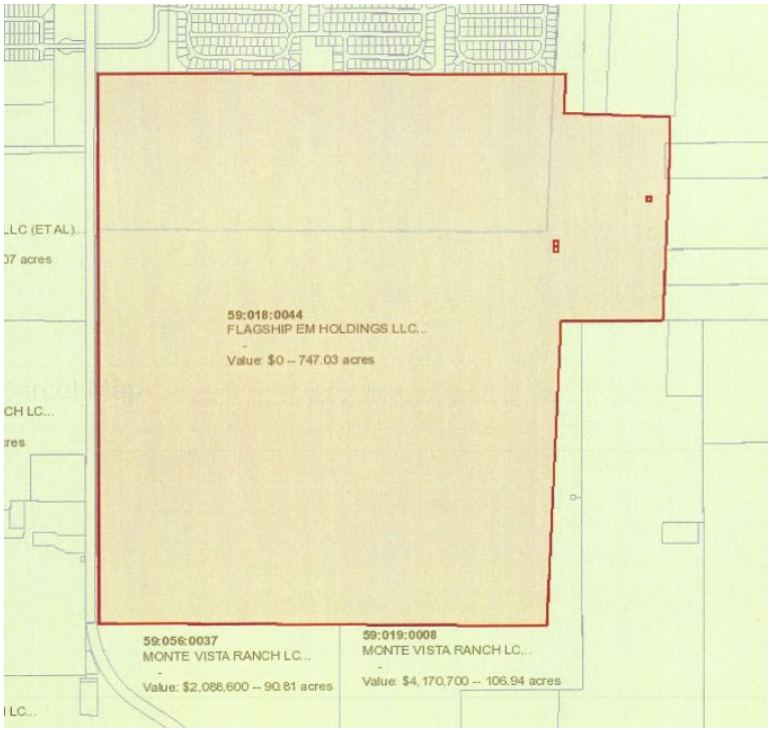
County: Utah, Utah

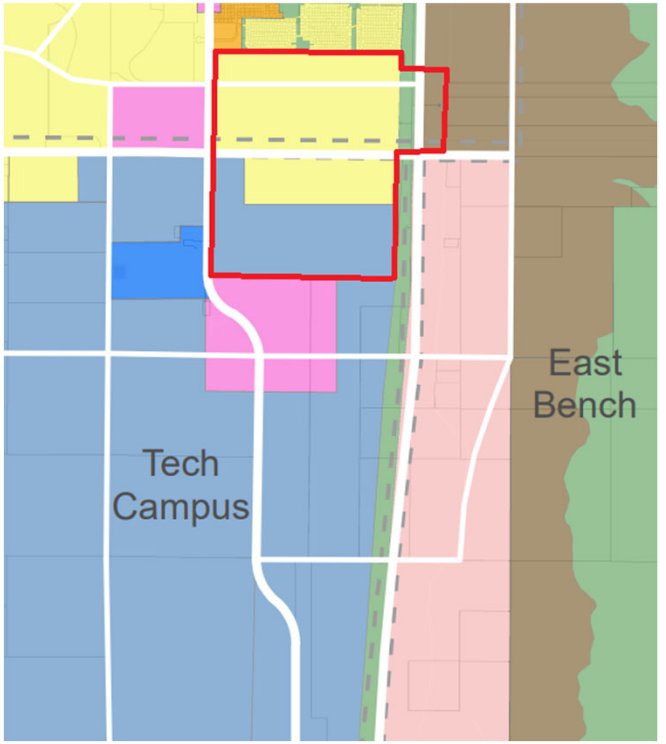
CSV

Need to contact a FWS field office about a species? Follow this link to find your local FWS Office.

Group	Name	Population	Status	Lead Office	Recovery Plan	Recovery Plan Action Status	Recovery Plan Stage
Birds	Yellow-billed Cuckoo (*Coccyzus americanus*)	Western U.S. DPS	Threatened	Arizona Ecological Services Field Office			
Fishes	June sucker (*Chasmistes liorus*)	Wherever found	Endangered	Utah Ecological Services Field Office	June Sucker	Implementation Progress	Final
Flowering Plants	Deseret milkvetch (*Astragalus desereticus*)	Wherever found	Recovery	Utah Ecological Services Field Office			
Flowering Plants	Clay phacelia (*Phacelia argillacea*)	Wherever found	Endangered	Utah Ecological Services Field Office	Clay Phacelia	Implementation Progress	Final
Flowering Plants	Ute ladies'-tresses (*Spiranthes diluvialis*)	Wherever found	Threatened	Utah Ecological Services Field Office	Ute Ladies'-Tresses Draft Recovery Plan	Implementation Progress	Draft

AULT FARMS


59:018:0044
FLAGSHIP EM HOLDINGS LLC...
-
Value: $0 -- 747.03 acres
59:056:0037
MONTE VISTA RANCH LC...
-
Value: $2,088,600 -- 90.81 acres
59:019:0008
MONTE VISTA RANCH LC...
-
Value: $4,170,700 -- 106.94 acres


Tech Campus
East Bench

Overview

- A proposal to amend the General Plan and to rezone approximately 752 Acres of property located east of Pony Express Parkway and South of Eagle Point and Eagle Valley. The proposal contains a mix of FR, R1, R2, R3, RC, MF1, and CN zones as well as open space and a future business park area
- Proposed Applications:
  - General Plan Amendment
  - Rezone
  - Master Development Plan

Zoning Map
Foothill Residential
FR
Neighborhood Residential 1
R1
R2
R3
Neighborhood Residential 2
RC
MF1 Townhomes
Other
Commercial Neighborhood
Business Park - Light Industrial
Not requesting change
Open Space - Improved
Open Space - Natural

Land Use Map
Foothill Residential
Neighborhood Residential 1
Neighborhood Residential 2
Community Commercial
Business Park - Light Industrial .
no change proposed
Open Space - Improved
Open Space - Natural

Zoning Map
Foothill Residential
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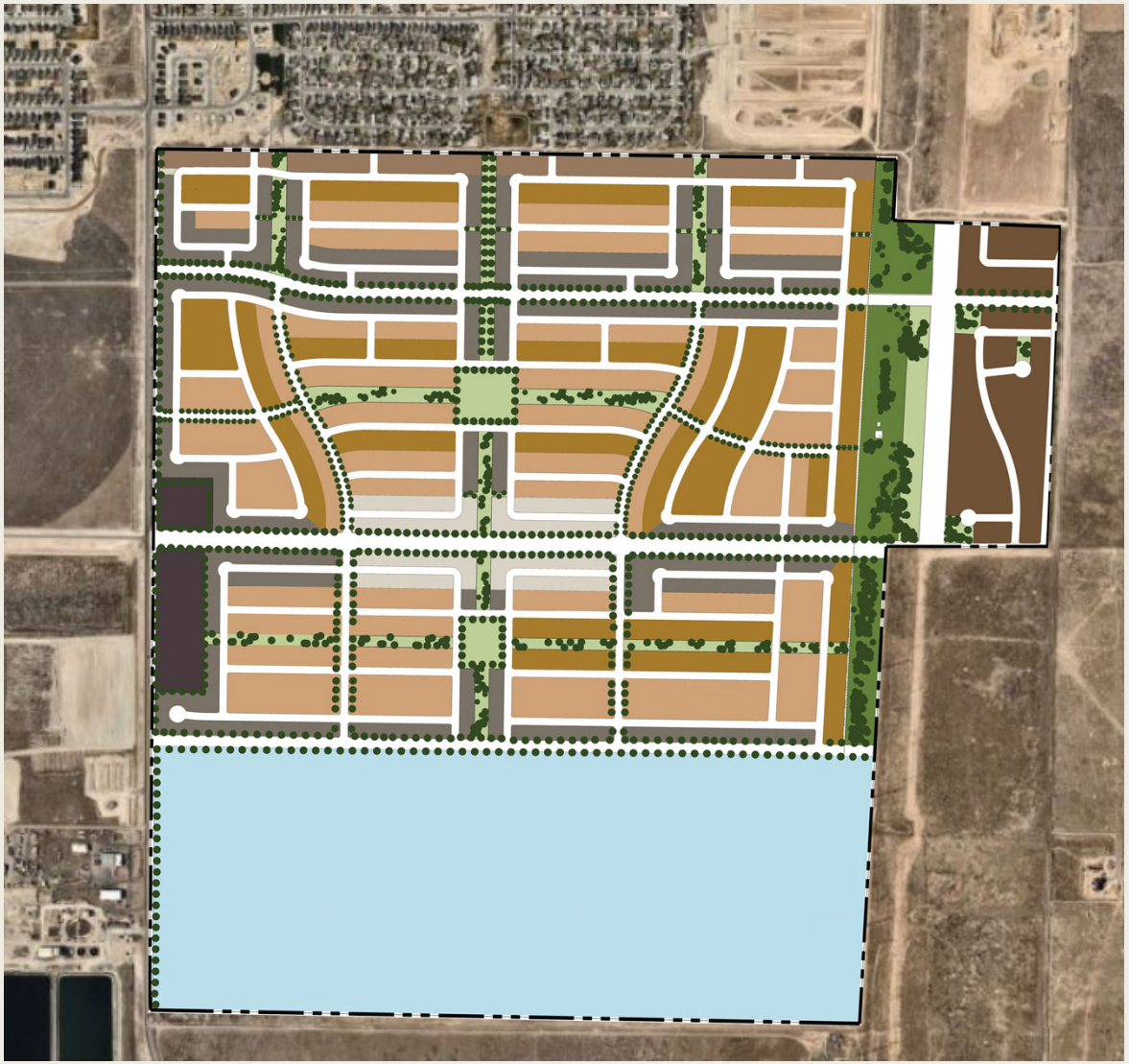

Land Use Map
Foothill Residential
Neighborhood Residential 1
Neighborhood Residential 2
Community Commercial
Business Park - Light Industrial .
no change proposed
Open Space - Improved
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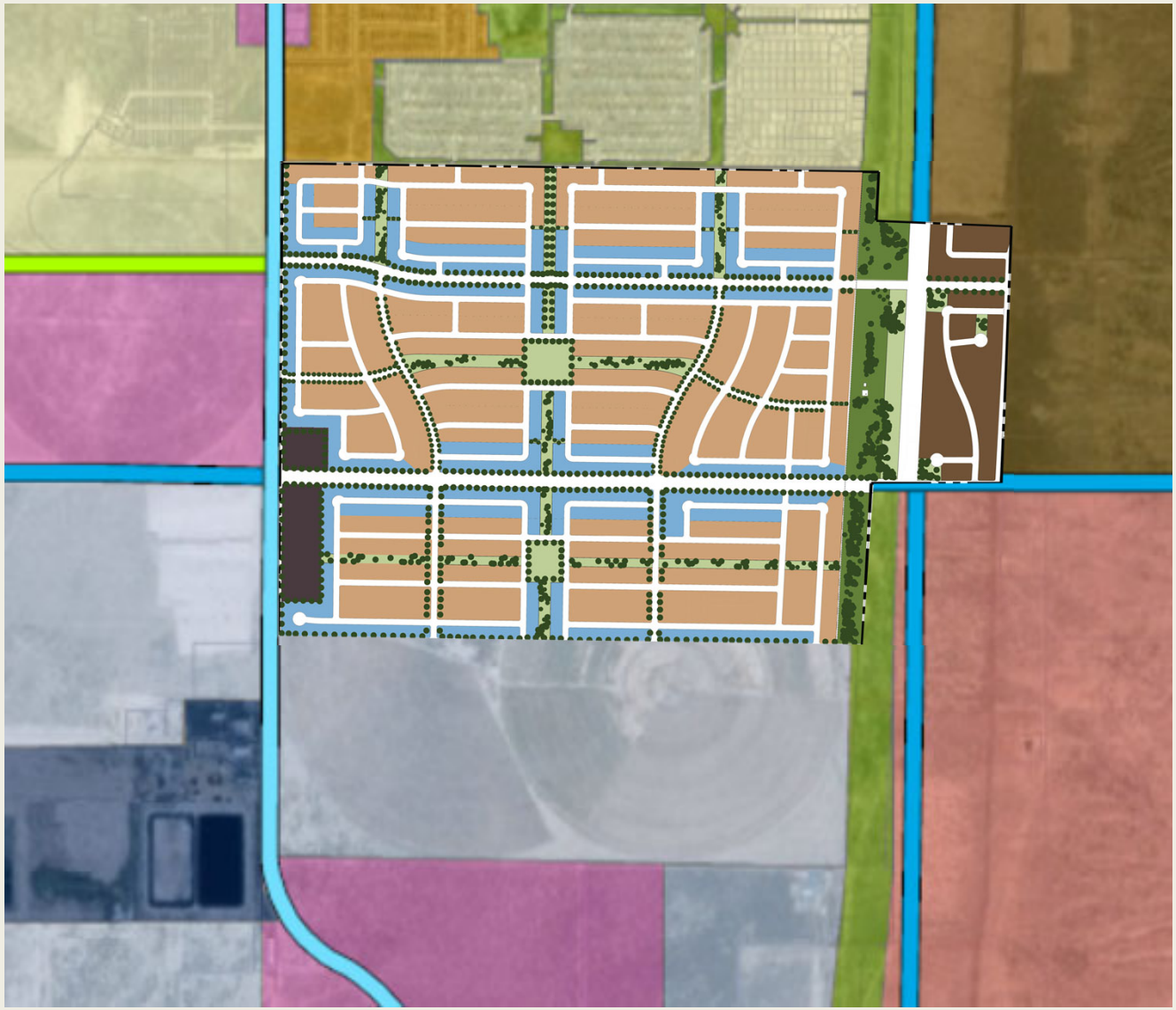
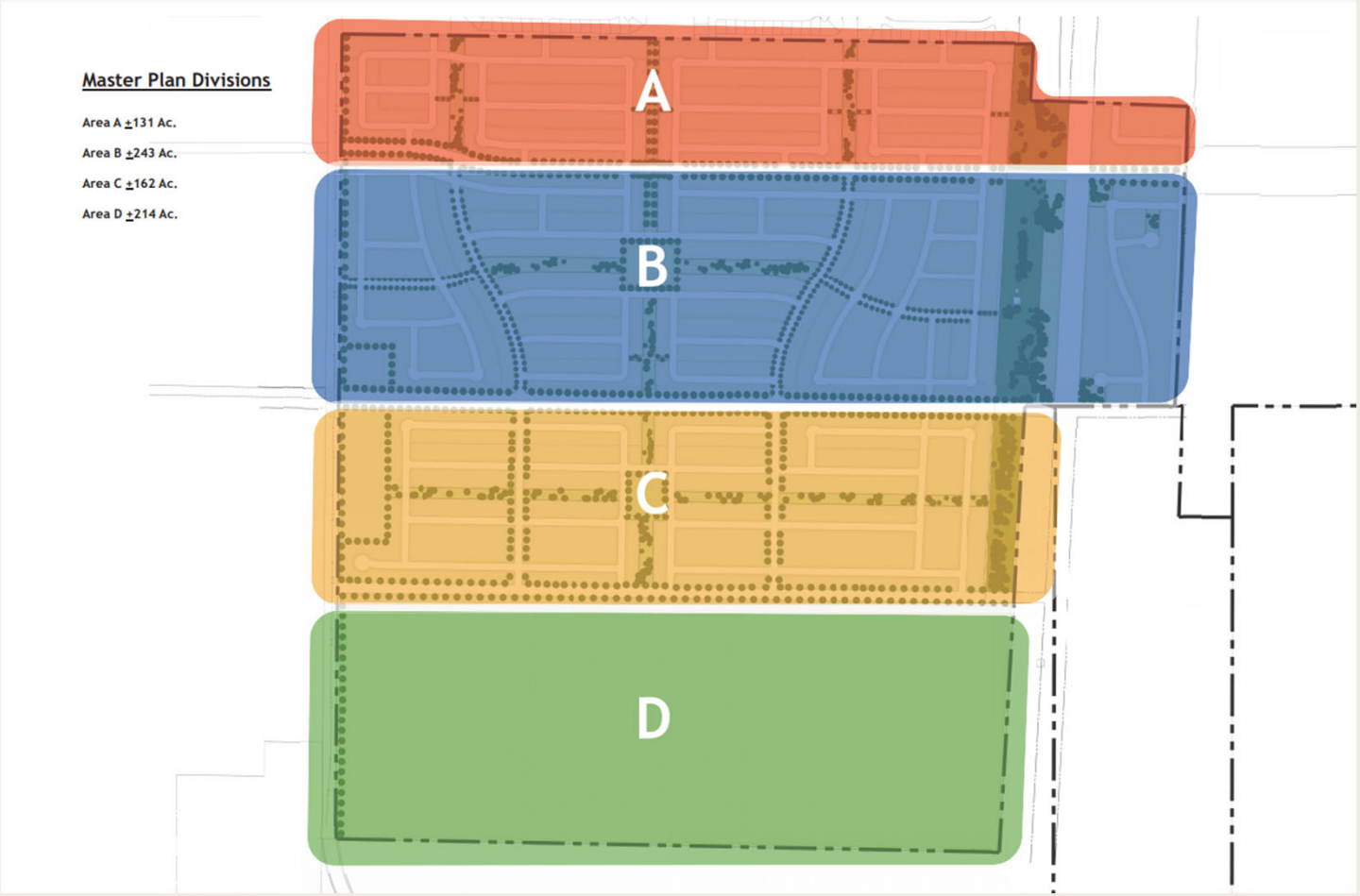


Waiver Request

- Code Compliance: - The Master Development Application was received during the public hearing process of the code amendment to EMMC 16.10, Based on the filing date the application should be subject to the new code
- Applicant has submitted a waiver request from the requirements of 16.10 as allowed by 16.10.050
- Applicant is seeking a waiver from the code requirement allowing a maximum land area of 200 acres for a MDP. The request states the applicant would like to move forward for the 550 +/- residential component of the development
- Applicant notes the following should be considered
  - Comprehensive planning and cohesive design
  - Timing
  - Amenity Offering

Waiver Request

- Applicant has included exhibit of 4 separated plans
- Area A = ~131 Acres
- Area B = ~ 243 Acres
- Area C = ~162 Acres
- Area D + ~214 Acres



PHASING MAP
2022 - Phases A1, B1, & Tiffany Lane
2023 - Phases A2, B2, & B3
2024 - Phases A3, B4, & B5
2025 - Phases A4 & B6
2026 - Phases A5, B7, C1, & C2
2027 - Phases B8, C3, C4
2028 - Phases C5, C6
A1
A2
A3
A4
A5
B1
B2
B3
B4
B5
B6
B7
B8
CO1
CO2
C1
C2
C3
C4
C5
C6
BP1
*Phasing may change at the discretion of the developer.

Waiver Approval Criteria

To approve a waiver the CC must find one of the following to be true:

- The project's concept plan review (pursuant to Chapter 16.15 EMMC) received feedback from the planning commission and/or city council in regards to reduced master development application requirements;
- The project will not require modification or additions to existing conditions (zoning designation, land use designation, roadways);
- The project involves limited development requirements for infrastructure;
- The strict application of this chapter would result in peculiar or exceptional difficulties, or exceptional and undue hardship, or the buildable area of the property is significantly reduced by topography or preexisting easement restrictions.

Road Network

Proposal includes:

- 3 accesses onto Pony Express Parkway
- Tiffany Lane (Minor Arterial)
- North and South Collectors

The applicant is proposing the following changes to Master Transportation Plan:

- Adding "South Collector"
- Reducing Tiffany Lane to Minor Arterial
- Reducing Airport Road to Minor Arterial

Park & Open Space Map
Parks
n Neighborhood Park (2-10 Ac.)
- Public
l Local Parks (<2 Ac.)
- Private
Trails
Regional (4.6 Miles)
- 10' Asphalt
- Public
Local (3.8 Miles)
- 10' Asphalt
- Public
Special Open Space Areas
pc Power Corridor
- Public/Private
gl Gateway Landscapes
- Private
mf Multi-Family Common Open Space
- Private

Rezone Request

- No current designation for potential public facilities (Churches, schools) - Any rezone to Commerical or residential zoning would allow these uses as either permitted or special uses
- The southern ~214 acres identified as Tech Campus/ Light industry is not being requested at this time, and will be handled with a future Master Development Plan
- Applicant has provided a master plan tabulations document that includes land use by area

AULT FARMS 16B

Master Plan Tabulations

Product Type & Information				*Lot / Unit Tabulation*		*Residential Land Use Tabulation* [1]			*Open Space Tabulation*	
Product	**Min. Area** *Sq. Ft.*	**Average Area** *Sq. Ft.*	**Min. Frontage** *Ft.*	**Lots / Unit** *#*	**Percentage Lot/Unit** *%*	**Product Area**[2] *Acres*	**Percentage Area** *%*	**Gross Density** *Lots/Units per Ac.*	**O.S. Per Lot/Unit** *Sq. Ft.*	**Required O.S.** *Acres*
FR Foothill Residential	10,890	21,780	90	55	3.2%	37.40	7.1%	1.5	750	0.9
R1 Single Family	10,890	14,520	85	49	2.9%	18.30	3.5%	2.7	750	0.8
R2 Single Family	8,000	10,890	80	256	15.0%	156.90	29.9%	1.6	900	5.3
R3 Single Family	6,500	8,500	62	604	35.4%	89.70	17.1%	6.7	1,000	13.9
RC Single Family	4,500	6,000	58	509	29.8%	124.10	23.6%	4.1	1,000	11.7
MF1 Single Family	4,500								1,000	
MF1 Townhomes				235	13.8%	26.80	5.1%	8.8	1,000	5.4
Commercial										
Open Space - Natural						27.40	5.2%			
Open Space - Improved						44.80	8.5%			
Totals				*1,708*	*100.0%*	*525.4*	*100.0%*			*38.0*

[1] Land Use Tabulations not including Tech of approximately 214 acres and 13.0 acres of commercial.

[2] All areas are approximate and include adjacent road frontages.

Rezone Request

AULT FARMS 16B

Master Plan Tabulations

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[2] All areas are approximate and include adjacent road frontages.

Rezone Request

- CN Zone proposed to the North and South of Tiffany Lane along PEP
- Multifamily areas reduced to two areas around Tiffany Lane. All other MF housing has been replaced by RC and R3
  - R3 by code is not appropriate adjacent to MF1
- In general the Zoning exhibit does meet the zoning transitions required in 17.60.160

Zoning Map
Foothill Residential
FR
Neighborhood Residential 1
R1
R2
R3
Neighborhood Residential 2
RC
MF1 Townhomes
Other
Commercial Neighborhood
Business Park - Light Industrial
Not requesting change
Open Space - Improved
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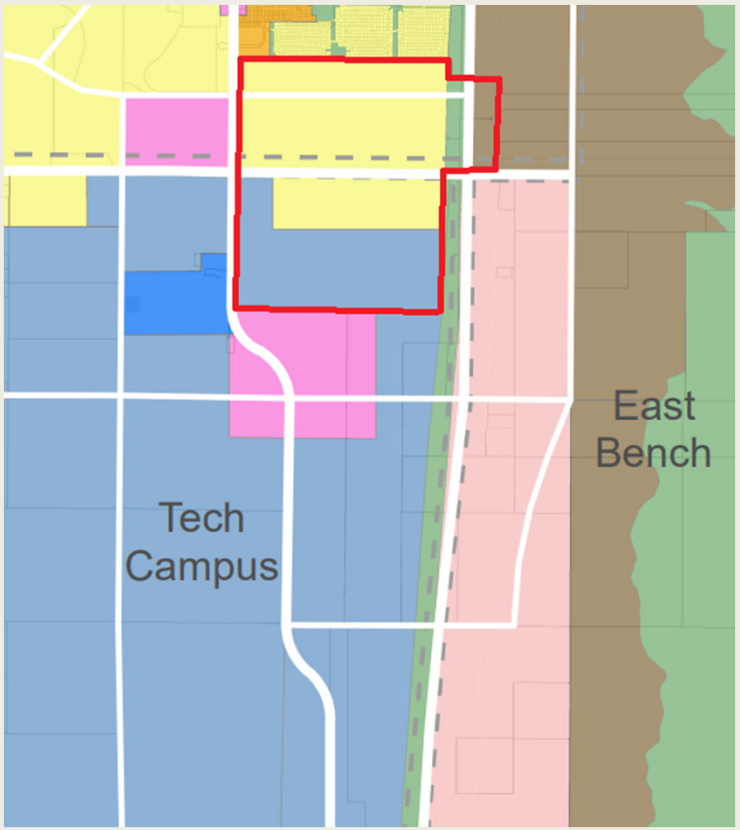
General Plan Amendment



Planning Commission Recommendations

- The PC recommended denial (4-0) of the General Plan Amendment based on concern that the request is increasing the density beyond what the General Plan calls for.
- The PC recommended denial (4-0) of the rezone request for lack of General Plan Compliance
- The PC recommends denial (4-0) of the Master Development Plan areas 1, 2, and 3 for lack of General Plan Compliance
- The PC recommends (4-0) that the lower 208 acres be applied for separately in the future.

Options open to Council

1. Discuss the proposal, provide feedback and send it back to the PC for a new review
2. Approve the proposal, including any necessary changes or conditions of approval
3. Require the proposal be split into smaller master development plans, and approve three plans or table the proposal to return as three separate plans
4. Deny the proposal with clear finding of facts and direction for the applicant.

Items for Consideration

- Addition of an affordable housing element near the Commercial Properties

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- Amending the Northwest Corner to utilize the road along the north property line.

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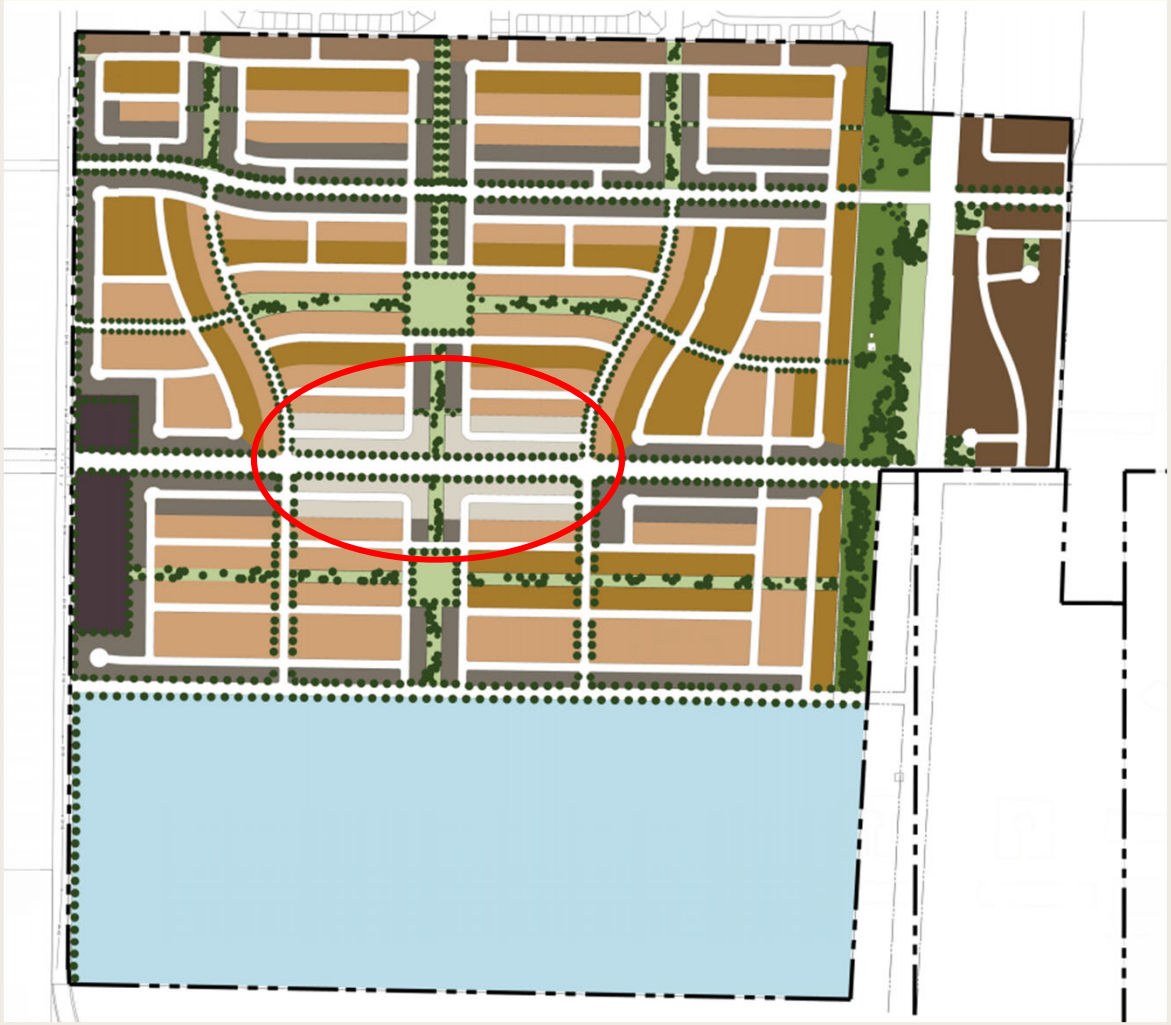
- Addition of an affordable housing element near the Commercial Properties
- Amending the Northwest Corner to utilize the road along the north property line.
- Modify the R3 areas adjacent to MF1 to be compatible with 17.60.160 Zone Transitions

ZONE	COMPATIBLE BUFFER	GENERAL PLAN CATEGORY COMPATIBILITY
AG	RA1, RA2, RD1, RD2, FR, MEC, OS-I, OS-N	ARD1, ARD2, FR, OS, PO
RA1	AG, RA2, OS-I, OS-N	ARD1
RA2	AG, RA1, RD1, OS-I, OS-N	ARD1
RD1	AG, RA2, RD2, OS-I, OS-N	ARD2
RD2	AG, RD1, FR, R1, OS-I, OS-N	ARD2
FR	AG, RD2, R1, CN, OS-I, OS-N	FR
R1	RD2, FR, R2, CN, OS-I, OS-N	NR1
R2	R, R3, CN, OS-I, OS-N	NR1
R3	R2, RC, CN, OS-I, OS-N	NR1
RC	R3, MF1, MF2, CN, CC, OS-I, OS-N	NR2
MF1	RC, MF2, CN, CC, CR, CS, OS-I, OS-N	NR2, CC, CR
MF2	RC, MF1, CN, CC, CR, MEC, OP, CS, OS-I, OS-N	NR3, CC, CR, TCM
CN	FR, R1, R2, R3, RC, MF1, MF2, CC, MEC, OP, OS-I	CC, TCM
CC	RC, MF1, MF2, CN, CR, MEC, OP, LMD, OS-I	CC, ECC, TCM
CR	MF1, MF2, CC, MEC, OP, LMD, CS, OS-I	CR, ECC
MEC	AG, MF2, CN, CC, CR, OP, OS-I	ECC
OP	MF2, CN, CC, CR, MEC, OS-I	TCM, CC, CR, ECC
I	LMD, CS, OS-N	BPLI
LMD	I, CR, CC, CS, OS-N	BPLI
CS	MF1, MF2, CC, CR, I, LMD, OS-N	BPLI
OS-I	AG, RA1, RA2, RD1, RD2, FR, R1, R2, R3, RC, MF1, MF2, CC, CN, CR, MEC, OP, OS-N	PO
OS-N	AG, RA1, RA2, RD1, RD2, FR, R1, R2, R3, RC, MF1, MF2, OP, I, LMD, CS, OS-I	PO

Items for Consideration

- Addition of an affordable housing element near the Commercial Properties
- Amending the Northwest Corner to utilize the road along the north property line.
- Modify the R3 areas adjacent to MF1 to be compatible with 17.60.160 Zone Transitions



Items for Consideration

- 214 acres to the south should be submitted separately in the future for a master development plan and/or Rezone
- Include a possible 10-acre elementary school site, to be reviewed by ASD prior to approval of the MDA
- A parks plan shall be submitted that includes potential park improvements and example linear park improvements to be approved by the City Council as an exhibit to the Master Development Agreement
- Approval is contingent upon approval of an MDA

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 6, 2021**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Future Land Use Map of the General Plan and Rezoning Certain Lands Known as Deer Haven.
ITEM TYPE:	General Plan Amendment and Rezone
FISCAL IMPACT:	
APPLICANT:	Scot Hazard

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Agricultural/ Rural Density One	RA1	40	North Benches

PUBLIC HEARING:
Yes

PREPARED BY:
Tayler Jensen, Planning

PRESENTED BY:
Tayler Jensen

RECOMMENDATION:

BACKGROUND:
Deer Haven is a 40 acre parcel located West of Cedar Pass Ranch, and North of Lone Tree. The project was previously known as "Stratton Estates" when it was proposed in 2019, it included 74 Single Family lots, the Stratton Estates rezone and preliminary plat were tabled by the Planning Commission and never received approval. The property is currently zoned Agriculture with a future land use designation of Agricultural/Rural Density One.

ITEMS FOR CONSIDERATION:
General Plan Amendment: The applicant has requested to change the future land use designation of approximately 19.5 acres of property to Agricultural/Rural Density Two which allows for the possibility of the RD1 and RD2 Zones (RD1 provides for 1 Acre minimum lots, while RD2 allows for minimum lot sizes of 1/2 acre with average lot sizes of 3/4 of an acre).

Rezone: Pending the approval of the General Plan Amendment, the applicant is requesting to rezone the entire Agricultural/Rural Density Two portion of the parcel to the RD1 Zone, which allows for residential development on 1 acre minimum lots. The applicant would be proposing to leave the remainder of the parcel in the RA1

zone. Per Table 17.60.160(1) RA1 is not an appropriate zone adjacent to RD1, as such it is the recommendation of staff that the portion of the property that remains under the Agricultural/Rural Density 1 future land use designation be rezoned to RA2 which allows for 2.5 Acre minimum lot sizes, as this is an appropriate transition between RD1 to the West and RA1 to the East. Alternatively rather than utilizing the RA1 zone the applicant could keep the remainder of the parcel in the Agriculture zone which is envisioned as an appropriate transition to RD1

the applicant is proposing to include the Wildlife Corridor Overlay Zone over approximately 17.9 acres of the development. Rather than deed the property in the Wildlife Corridor Overlay zone with slopes in excess of 25% to the city as recommended by the Planning Commission the applicant is proposing to place deed restrictions on the real estate contracts for the properties or perhaps a conservation easement in favor of the City.

17.49.090A1 states the preferred method of protection is the dedication of the overlay to the City or another public agency. 17.49.090A2 allows for a conservation easement of the land to be held by the City or another public agency.

17.49.030 C requires that all area within 50 feet of a wash be included within the Wildlife Corridor Overlay Zone, while this is generally the case the north side of lot 6 doesn't include 50' of the Wildlife Corridor overlay zone. The Planning Commission recommended that the Wildlife Corridor Overlay Zone be applied to all property within 50 of the top of the wash, the applicant is proposing to move forward without making this change.

17.49.090 A - Requires Overlay land to either be dedicated for public use, to receive a conservation easement on the land held by the City or another public agency or to be included in an HOA which has recorded covenants to protect and maintain the easement.

REQUIRED FINDINGS:
Amendments to the General Plan are legislative actions and do not require approval based upon findings of facts. The City Council

should consider the health, safety, and welfare of the community. A rezone is a legislative decision and is considered valid if reasonably debatable and not illegal. The criteria for approval for a rezone is listed in EMMC 17.90.060.

PLANNING COMMISSION ACTION/RECOMMENDATION:
On June 8th 2021 the Planning Commission held a public hearing regarding the proposed Deer Haven Preliminary Plat 17 members of the public spoke in favor of the project, there was an email signed by 4 individuals opposing any road connection into Cedar Pass Ranch, and 1 email signed by 2 residents supporting the project, and 1 email asking for the project to be denied or paused until additional access and exits into and out of Lone Tree were provided.

Ultimately the Planning Commission voted (5-0) to recommend approval of the General Plan Amendment to change the designation of the western portion of the Deer Haven project to Agricultural/Rural Density Two as presented by the applicant.

the Planning Commission voted (3-2) to recommend approval to the City Council for the rezone to RD1 for the Western portion of Deer Haven, with the condition that the area remaining under the Agricultural/Rural Density One Future Land Use Designation be rezoned to RA2.

Commissioner Pengra voted no due to connectivity concerns
Commissioner Wright voted no due to believing the property under Agricultural/Rural Density One should remain Agriculture.

ATTACHMENTS:

ORD--Deer Haven General Plan Amendment and Rezone
Rezoning Exhibit
Proposed Easement Controls

ORDINANCE NO. O- -2021

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE FUTURE LAND USE MAP OF THE GENERAL PLAN AND REZONING CERTAIN LANDS KNOWN AS DEER HAVEN

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Future Land Use Map of the General Plan and rezone certain lands known as Deer Haven, as set forth more specifically in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Future Land Use Map of the General Plan and the rezoning of certain lands known as Deer Haven, as set forth in Exhibit A.

2. The General Plan is hereby amended, and the lands depicted and described in Exhibit A are hereby rezoned to the density and uses as set forth more specifically in Exhibit A.

3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 6th day of July, 2021.

EAGLE MOUNTAIN CITY, UTAH

_____

ATTEST: Tom Westmoreland, Mayor

_____

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 6th day of July, 2021.

Those voting aye:	Those voting nay:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love

_____
Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____by_____ .

Exhibit A

N

S

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

PROPERTY OVERVIEW

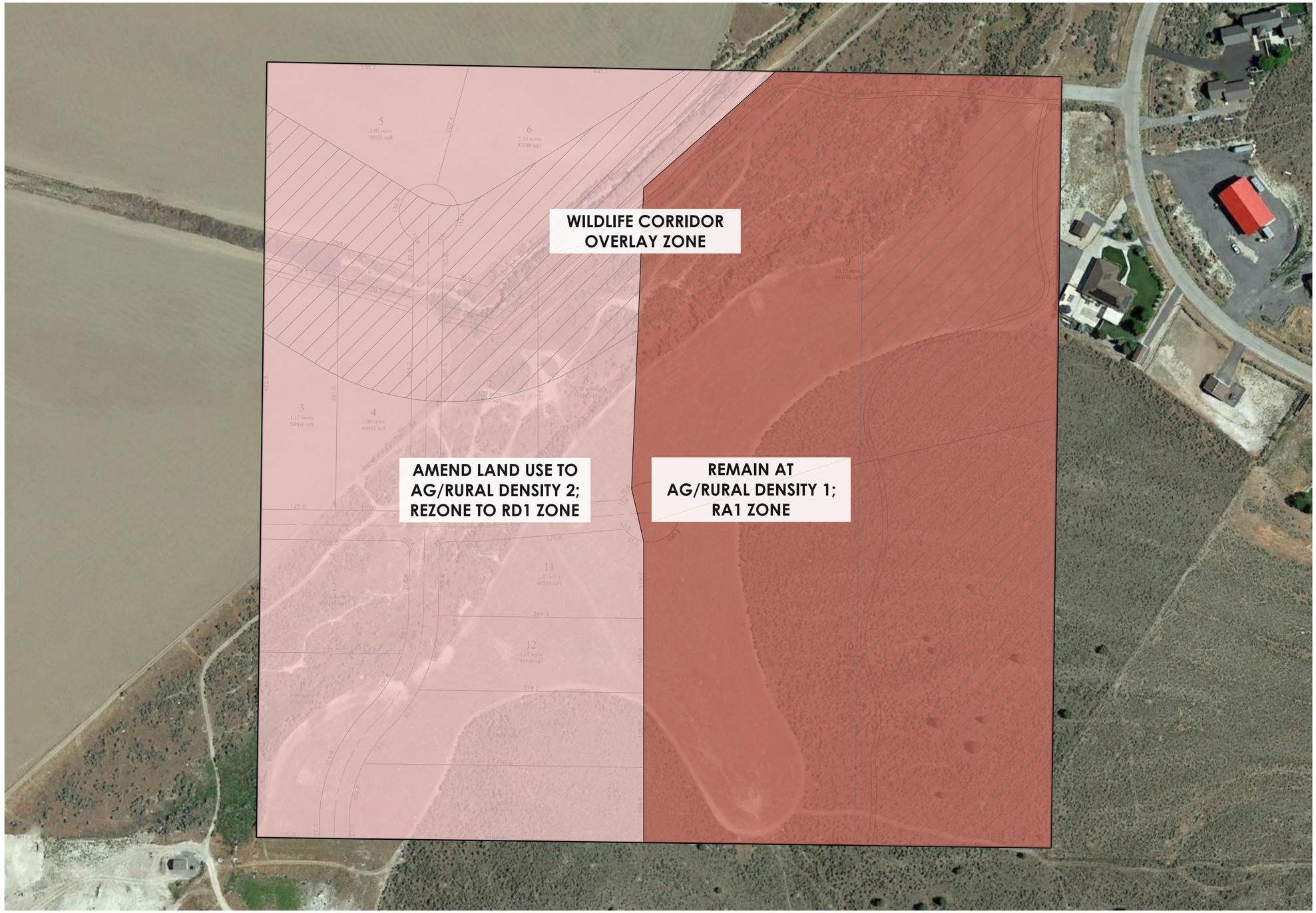
TOTAL ACREAGE	±39.77 ACRES
SINGLE FAMILY LOTS	14
TOTAL DENSITY	0.35 UNITS/ACRE
GENERAL PLAN CATEGORY	AG/RURAL DENSITY 1
ZONE	RA1
OVERLAY ZONE	WILDLIFE CORRIDOR OVERLAY ZONE

PROPOSED LAND USE & ZONING

GENERAL PLAN CATEGORY	AG/RURAL DENSITY 2
ZONE	RD1
LOT SIZE	43,560 SQFT
FRONTAGE	125'
-ON CUL-DE-SAC	75'
CUL-DE-SAC RADIUS	50'
ROW WIDTH	53'
RURAL ROW WIDTH	50'

AREA LEGEND

- REMAIN AT RA1 (AG/RURAL DENSITY 1)
- REZONE TO RD1 (AG/RURAL DENSITY 2)
- WILDLIFE CORRIDOR OVERLAY ZONE



DEER HAVEN zoning exhibit

EAGLE MOUNTAIN CITY, UTAH COUNTY
5/20/2021
15-200

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

FOCUS ENGINEERING AND SURVEYING, LLC

Z:_2015\15-200 40 Acre Eagle Mountain\design 15-200\dwg\exhibit\Proposed Zoning Exhibit.dwg

DEER HAVEN PROPOSED EASEMENT CONTROLS

FOR

WILDLIFE CORRIDOR AND NATURE TRAIL

Belle Street Partners LLC, the developer of the proposed Deer Haven plat, hereby proposes the following controls and restrictions to accompany an easement on the trail system and wildlife corridor overlay (as shown on the proposed plat):

1. All restrictions and guidelines found in Chapter 17.49 of the Eagle Mountain Municipal Code "Wildlife Corridor Overlay Zone" will be implemented.
    a. A note shall be made on the recorded plat that the corridor is subject to the language of this Chapter.
    b. The restrictions included in this Chapter shall be included in the Declaration, which shall be recorded together with the plat.
2. The developer will install signage on the trail at project boundaries and at trail intersections indicating that the trail is for public access and use, and that no motorized vehicles are permitted.
3. The developer will install survey markers every 150' along the corridor perimeter to create an onsite visual notice of the corridor. Permanent posts, anchored with concrete footings, will be installed next to each survey marker. Each post will have a small metal sign attached thereto indicating that the posts mark the perimeter of the wildlife corridor and is subject to the restrictions found in Chapter 17.49 of the Eagle Mountain Municipal Code.
4. A preamble to the recorded Declaration shall be included stating that the nature and intent of the Deer Haven community is one that is expressly designed to preserve and maintain the natural landscape and proper environment for wildlife along the corridor. It will also address the need to respect and maintain permeable corridors for migration.
5. A small "reinvestment fee" due at transfer of title will be assessed by the HOA to new buyers in perpetuity to accomplish the following:
    a. To help place all title companies and prospective buyers on notice that CC&Rs exist on the property, and
    b. The proceeds from the reinvestment fee will be dedicated for enhancement and/or maintenance or preserving the wildlife corridor within Deer Haven.
6. The easement for the corridor will include language, acceptable to the City Attorney, that provides unrestricted access to the City, the Utah DNR, the Eagle Mountain Wildlife Alliance, and other interested City "partners" for the purpose of maintaining the

corridor and trail system, enhancing the corridor consistent with the intent of Chapter 17.49, planting wildlife friendly vegetation, enforcement of the provisions of Chapter 17.49, and other similar and related purposes.

All of the foregoing are accepted by the developer, provided the City approves the preliminary plat as submitted and that no property beyond that which is proposed by the developer in the preliminary plat is required to be dedicated; zoning as originally proposed by the developer to the Planning Commission must also be approved. Final plat approval and plat recording would be subject to the developer presenting documents suitable for recording to City staff for review and approval, to ensure that the recorded documents are consistent with the commitments outlined above in this letter.

Respectfully,

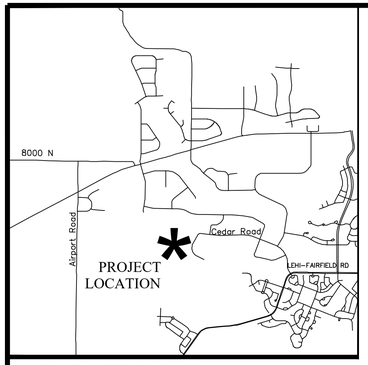
7-1-2021

Scot J. Hazard

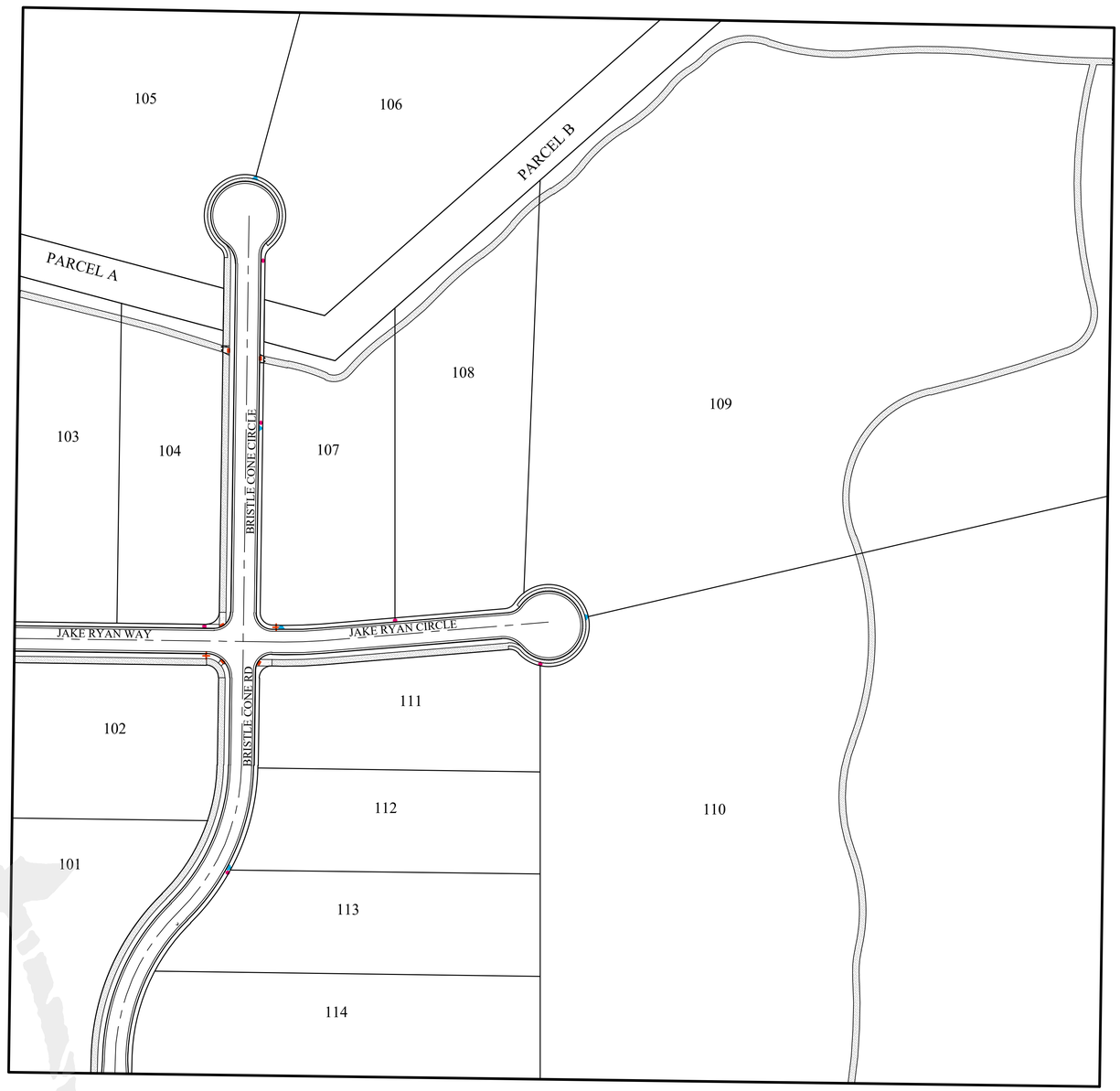
Manager for Belle Street Partners, LLC

DEER HAVEN

PREPARED FOR:
SCOT HAZARD
LOCATED IN:
EAGLE MOUNTAIN CITY



VICINITY MAP
NTS



SITE MAP

N

S

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	PRELIMINARY PLAT
C3	SITE PLAN
C3.1	SITE PLAN
C4	GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C5	DRAINAGE PLAN
C5.1	DRAINAGE PLAN
C5.2	DRAINAGE PLAN
C5.3	DRAINAGE PLAN
C6	WATER PLAN
C6.1	WATER PLAN
C7	EROSION CONTROL PLAN
E1	SLOPE EXHIBIT

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO EAGLE MOUNTAIN STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

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

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

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

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: JACKSON WATERS
SURVEY MANAGER: EVAN WOOD

OWNER/DEVELOPER
THE REAL STATE GROUP
3688 E. CAMPUS DRIVE SUITE 100
EAGLE MOUNTAIN, UTAH 84005
(801) 789-8000
CONTACT: SCOT HAZARD

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

LICENSED PROFESSIONAL ENGINEER
No. 8070960-2202
ROMNEY
6/04/21
STATE OF UTAH

FOR REVIEW ONLY

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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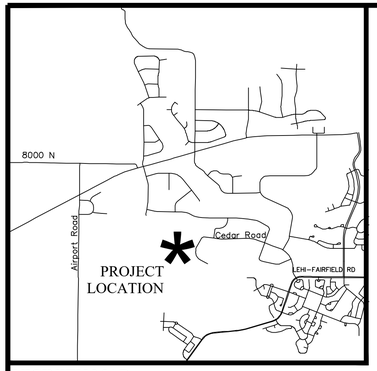
DEER HAVEN
EAGLE MOUNTAIN CITY
COVER SHEET

COVER SHEET

Scale:	1"=80'	Drawn:	DXW
Date:	6/4/2021	Job #:	15-200
Sheet:	C1		

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

Z:_2015\15-200 40 Acre Eagle Mountain\design 15-200\dwg\sheets\DEER HAVEN SHEETS\C1 - COVERSHEET.dwg



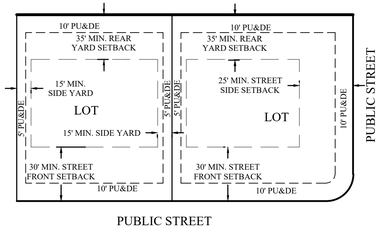
VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKER
- SECTION MONUMENT (FOUND)
- WILDLIFE CORRIDOR EASEMENT (NO BUILD AREA)

TITLE REPORT DESCRIPTION
(DEED 24401:2011)

The SE1/4 of the SE1/4 of Section 24, Township 5 South, Range 2 West, Salt Lake Base & Meridian.



TYPICAL RD1 BUILDING SETBACKS
N.T.S.

PLAT CALCULATIONS

TOTAL ACREAGE:	40± ACRES
BUILDABLE ACREAGE:	22.15± ACRES
TOTAL ACREAGE IN LOTS:	36.49± ACRES
TOTAL OPEN SPACE:	1.07± ACRES
AVERAGE LOT SIZE:	113,565 SF/2.61± ACRES
LARGEST LOT SIZE:	435,775 SF/10.0± ACRES
SMALLEST LOT SIZE:	44,530 SF/1.02± ACRES
OVERALL DENSITY:	0.35 LOTS/ACRE
TOTAL # OF LOTS:	14 LOTS

NOTES:
1. PARCEL A AND B ARE DEEDED TO EAGLE MOUNTAIN CITY.
2. WILDLIFE CORRIDOR CONTAINS 17.85± ACRES

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

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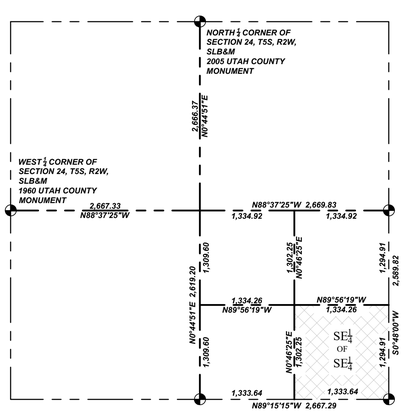
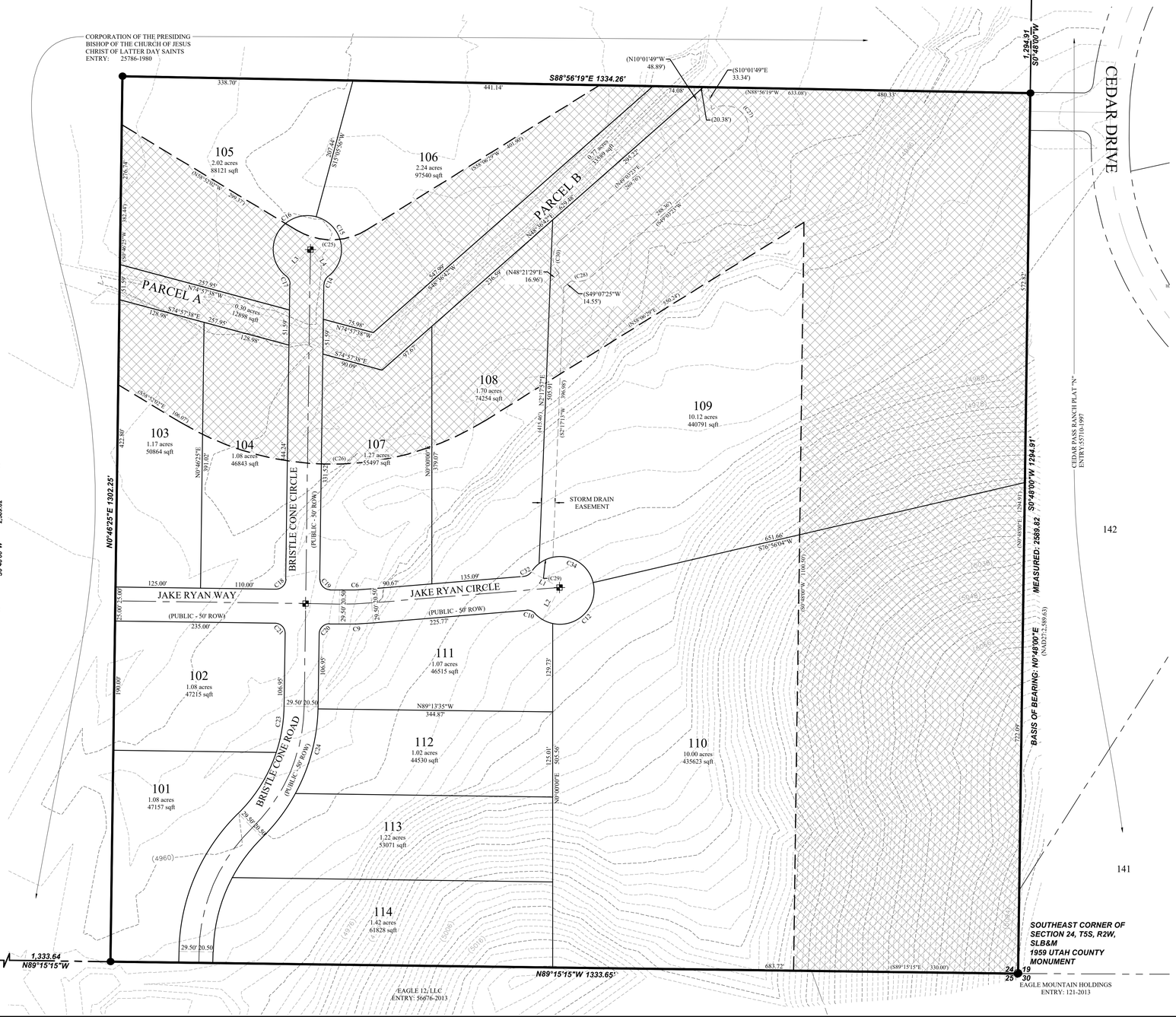


SECTION 24 BREAKDOWN
(N.T.S.)



Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C6	475.00	5°29'19"	45.50	N88°01'45"E	45.49
C9	525.00	5°29'19"	50.29	S88°01'45"W	50.27
C10	15.00	52°01'12"	13.62	N68°42'18"W	13.16
C12	50.00	114°53'43"	100.27	S44°22'56"W	84.29
C14	15.00	52°01'12"	13.62	S26°47'01"W	13.16
C15	50.00	127°41'42"	111.43	S11°03'13"E	89.76
C16	50.00	156°20'43"	136.44	N26°55'34"E	97.88
C17	15.00	52°01'12"	13.62	N25°14'11"W	13.16
C18	15.00	90°00'00"	23.56	N45°46'25"E	21.21
C19	15.00	90°00'00"	23.56	S44°13'35"E	21.21
C20	15.00	90°00'00"	23.56	S45°46'25"W	21.21
C21	15.00	90°00'00"	23.56	N44°13'35"W	21.21
C23	225.00	17°36'20"	69.14	N09°34'35"E	68.87
C24	275.00	27°06'58"	130.15	S14°58'05"W	128.94

Easement Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C25)	100.00	63°01'28"	110.00	S89°37'14"W	104.54
(C26)	430.00	63°01'28"	472.99	N89°37'14"E	449.51
(C27)	35.00	172°33'40"	105.41	S37°13'27"E	69.85
(C28)	35.00	54°32'06"	33.31	S76°19'26"W	32.07
(C29)	50.00	26°02'28"	22.73	S65°21'48"W	22.53
(C30)	35.00	90°34'24"	55.33	N03°46'11"E	49.74

Line Table

LINE	DIRECTION	LENGTH
L1	N61°01'48"W	47.36
L2	S26°51'57"W	53.78
L3	S42°35'56"W	52.89
L4	S32°54'41"E	47.36

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www.focusutah.com

FOR REVIEW ONLY

DEER HAVEN
EAGLE MOUNTAIN CITY
PRELIMINARY PLAT

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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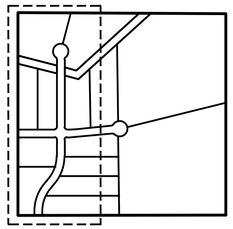
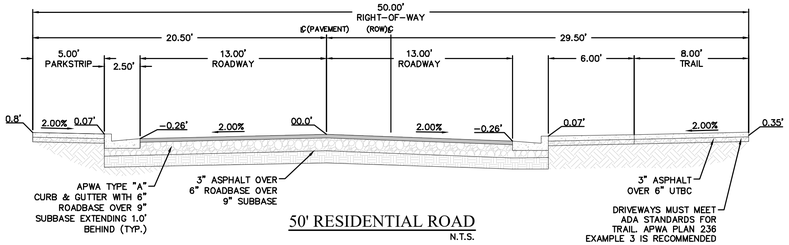
PRELIMINARY PLAT

Scale: 1"=80' | Drawn: JPW
Date: 04/09/2021 | Job #: 15-200
Sheet: C2

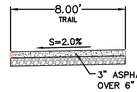
Z:_2015\15-200 40 Acre Eagle Mountain\design 15-200\dwg\sheets\DEER HAVEN SHEETS\C2 -- Preliminary Plat.dwg



KEY MAP
N.T.S



50' RESIDENTIAL ROAD
N.T.S.



8' TRAIL
N.T.S.

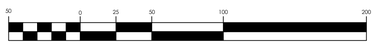
NOTES:

1. ALL LOTS MUST RECEIVE APPROVAL FROM THE UTAH COUNTY HEALTH DEPARTMENT FOR A SEPTIC TANK AND DRAIN FIELD PRIOR TO ISSUANCE OF BUILDING PERMITS. FAILURE TO MEET COUNTY REQUIREMENTS MAY RESULT IN LOTS BEING UNBUILDABLE. ANY LOT WITHIN 300 FEET OF AN EXISTING OR FUTURE SEWER MAY BE REQUIRED TO CONNECT TO THE SEWER LINE AT OWNER'S EXPENSE.
2. WILDLIFE CORRIDOR CONTAINS 17.85± ACRES
3. BOLLARDS TO BE PLACED AT THE NATURAL TRAIL ENTRANCE TO PREVENT 4-WHEELER USE OF TRAIL

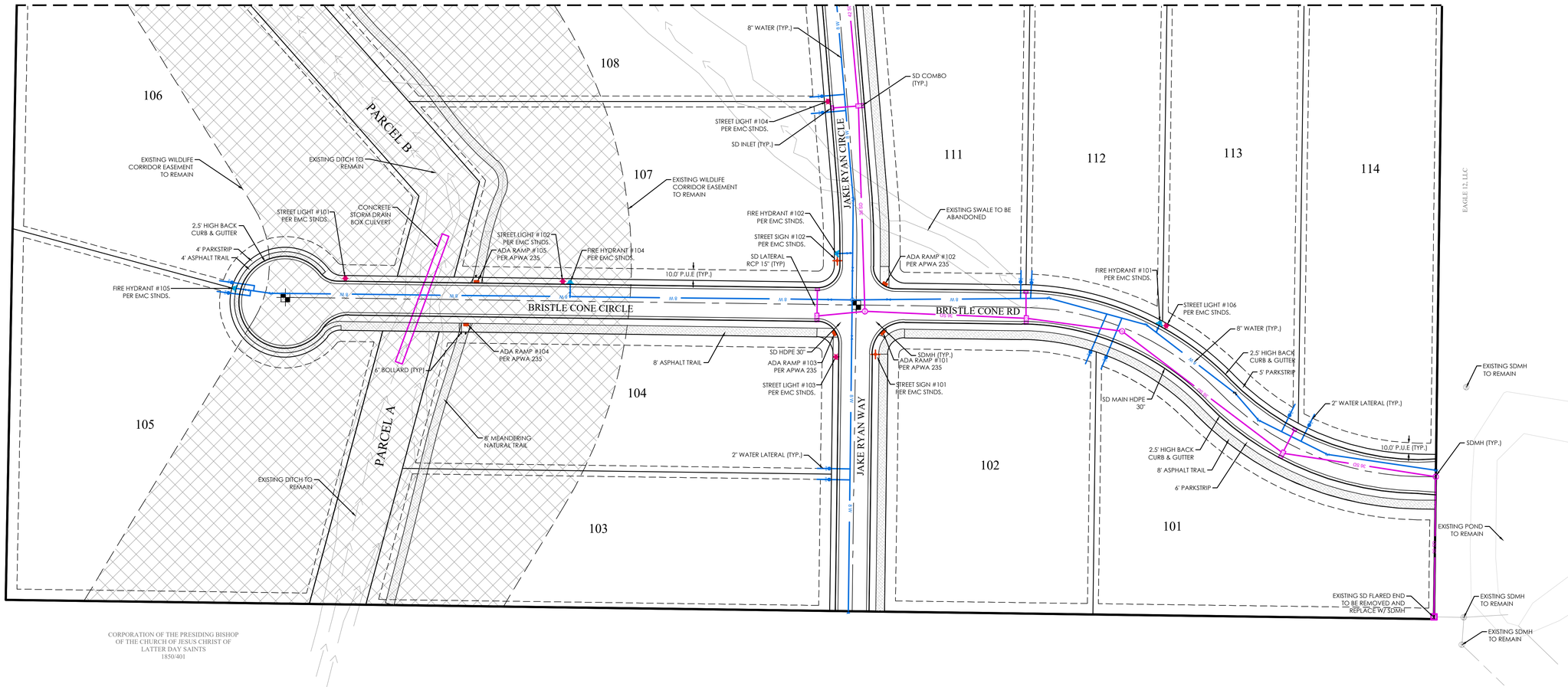
LEGEND

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

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



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www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8128950-2202
THOMAS M. ROMNEY
26/04/21
STATE OF UTAH
FOR REVIEW ONLY

DEER HAVEN
EAGLE MOUNTAIN CITY
SITE PLAN

REVISION BLOCK

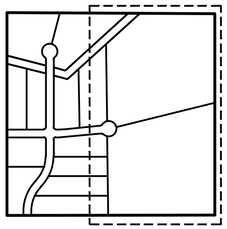
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN

Scale:	1"=50'	Drawn:	DXW
Date:	6/4/2021	Job #:	15-200
Sheet:	C3		

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

Z:_2015\15-200 40 Acre Eagle Mountain\design 15-200.dwg\sheets\DEER HAVEN SHEETS.C3 - SITE PLAN.dwg



KEY MAP
N.T.S

NOTES:

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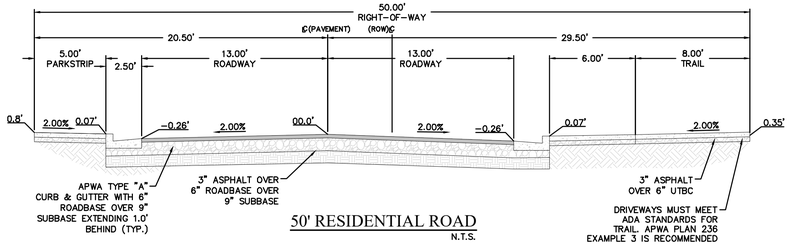

50' RESIDENTIAL ROAD
N.T.S.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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DAWSON
ROMNEY
STATE OF UTAH

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06/04/21

DEER HAVEN
EAGLE MOUNTAIN CITY
SITE PLAN

CEDAR DRIVE

CEDAR PASS RANCH
PLAT "N"

EAGLE MOUNTAIN HOLDINGS

EAGLE 12, LLC

6" BOLLARD (TYP)

EXISTING FENCE TO REMAIN

8' MEANDERING NATURAL TRAIL

EXISTING WILDLIFE CORRIDOR EASEMENT TO REMAIN

8' MEANDERING NATURAL TRAIL

EXISTING WILDLIFE CORRIDOR EASEMENT TO REMAIN

109

110

DETENTION POND

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
1850/401

EXISTING SWALE TO BE ABANDONED

SD FARED END (TYP.)

EXISTING DITCH TO REMAIN

20' DRAINAGE EASEMENT

PARCEL B

EXISTING WILDLIFE CORRIDOR EASEMENT TO REMAIN

FIRE HYDRANT #103
PER EMC STNDS.

2" WATER LATERAL (TYP.)

2.5' HIGH BACK
CURB & GUTTER

4' PARKSTRIP

4' ASPHALT TRAIL

SDMH (TYP.)

SD MAIN HDPE
30" (TYP.)

STREET LIGHT #105
PER EMC STNDS.

JAKE RYAN CIRCLE

8" WATER (TYP.)

2.5' HIGH BACK
CURB & GUTTER

5' PARKSTRIP

10.0' P.U.E.
(TYP.)

2.5' HIGH BACK
CURB & GUTTER

8' ASPHALT TRAIL

6' PARK STRIP

108

111

112

113

114

MATCHLINE
SEE SHEET C3

LEGEND

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811
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REVISION BLOCK

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4	----	----
5	----	----
6	----	----

SITE PLAN

Scale:	1"=50'	Drawn:	DXW
Date:	6/4/2021	Job #:	15-200
Sheet:	C3.1		

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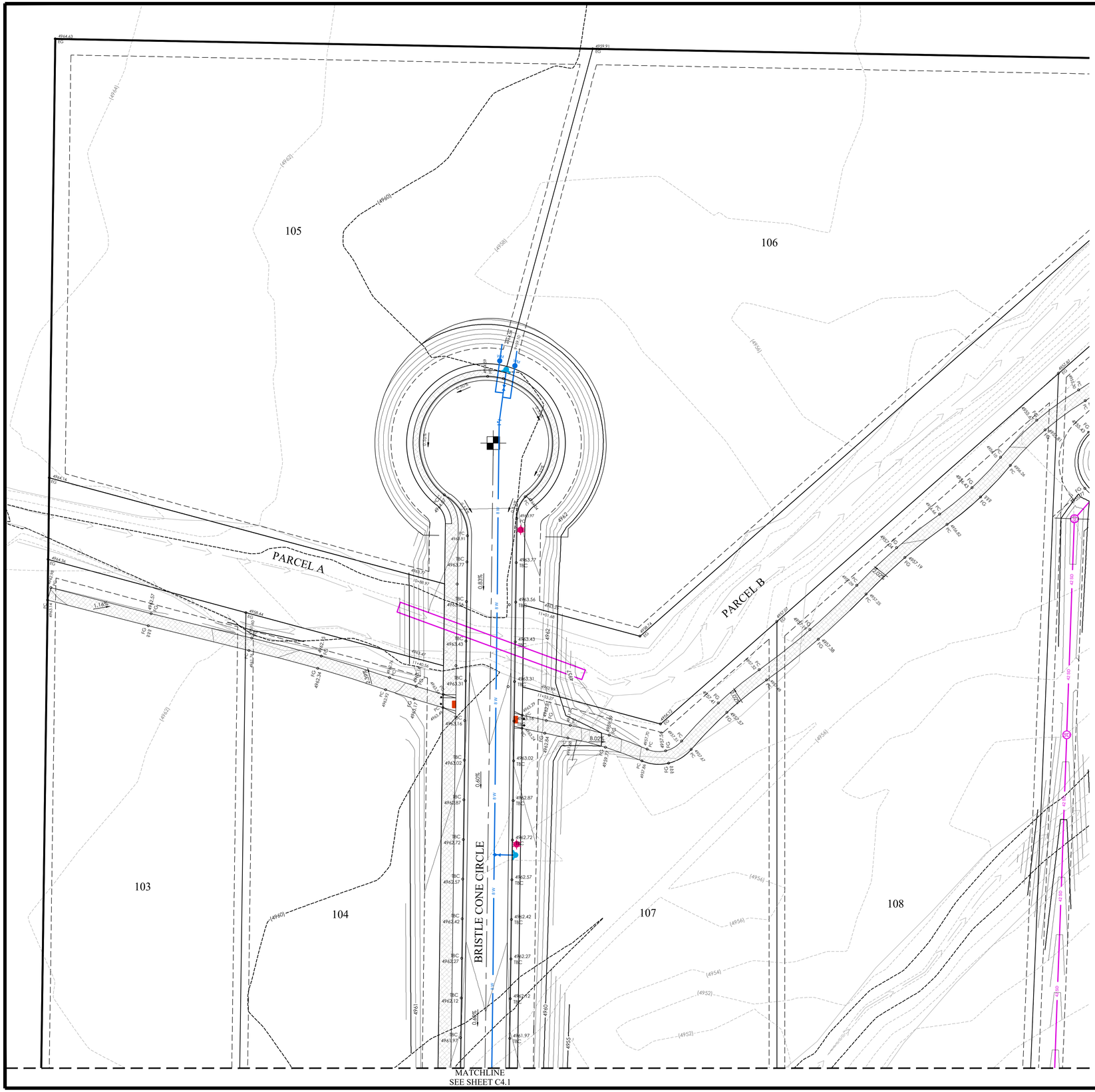

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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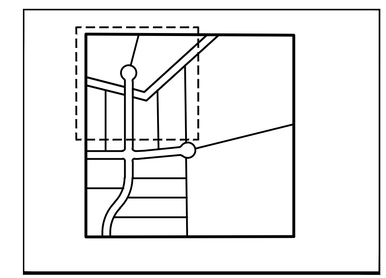

KEY MAP
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DEER HAVEN

EAGLE MOUNTAIN CITY

GRADING PLAN

REVISION BLOCK

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GRADING PLAN

Scale:	1"=30'	Drawn:	DXW
Date:	6/4/2021	Job #:	15-200
Sheet:	C4		

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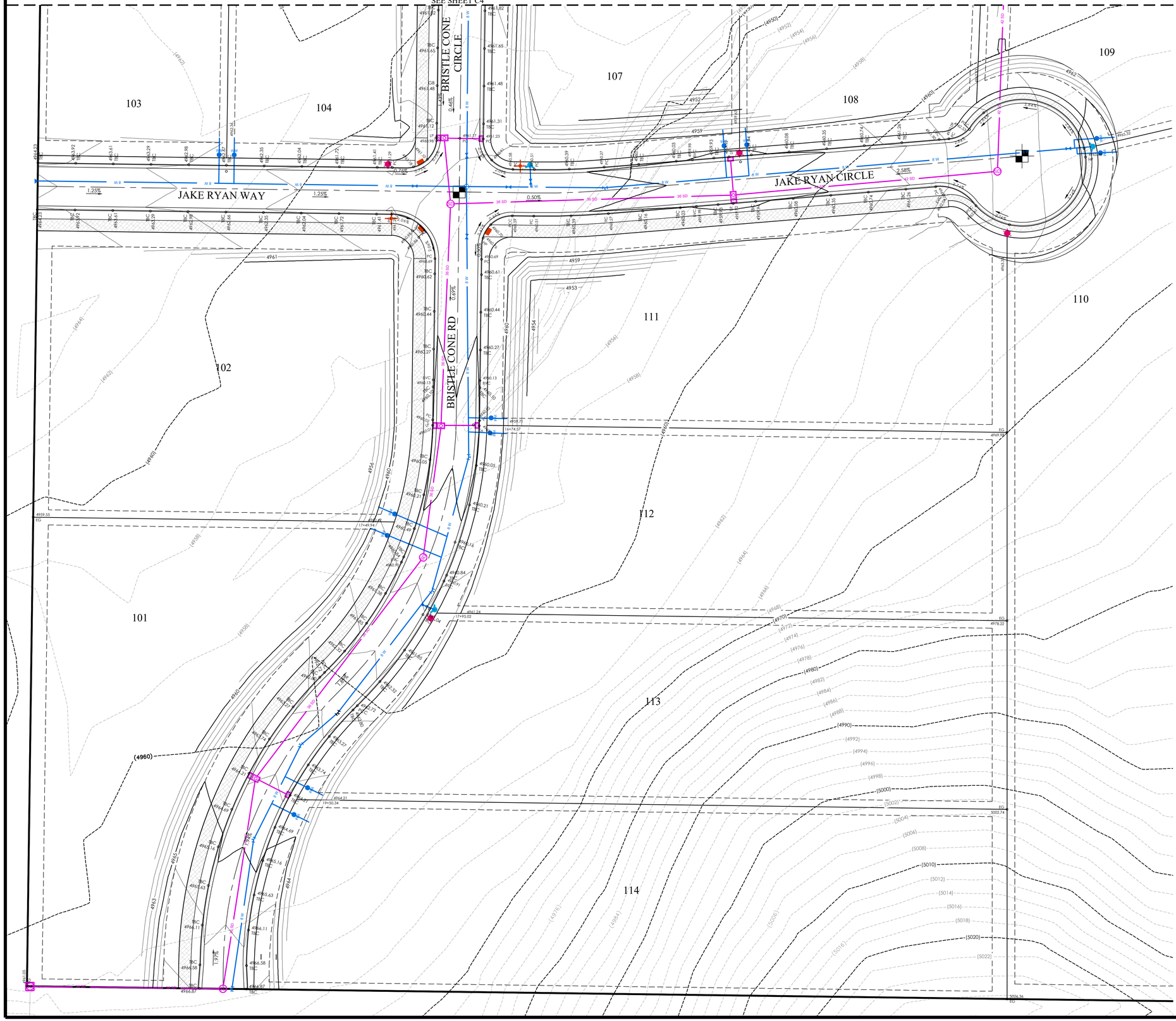
MATCHLINE
SEE SHEET C4



GRAPHIC SCALE

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- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
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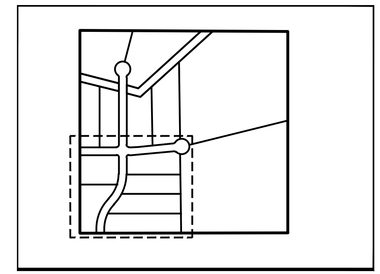

KEY MAP
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ROMNEY
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FOR REVIEW ONLY
06/04/21

DEER HAVEN

EAGLE MOUNTAIN CITY

GRADING PLAN

REVISION BLOCK

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GRADING PLAN

Scale:	1"=30'	Drawn:	DXW
Date:	6/4/2021	Job #:	15-200
Sheet:	C4.1		

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MATCHLINE
SEE SHEET C4

109

N

S

GRAPHIC SCALE

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Date:	6/4/2021	Job #:	15-200
Sheet:	C4.2		

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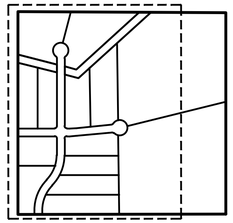


KEY MAP
N.T.S

PIPE CAPACITY TABLE (BASED ON MANNING'S EQUATION)

Pipe Name	Size (Inches)	Length (Feet)	Slope (%)	C-VALUE	Intensity (In/Hr)	Tc (Min.)	Qcap (CFS)	Q10 (CFS)
EXIST SD PIPE (x2)	18	27	3.37%	0.21	2.30	15	19.3	38.600
REACH 1	36	128	0.50%	0.21	2.30	15	47.3	38.600
REACH 2	36	141	0.50%	0.21	2.30	15	47.4	38.600
REACH 3	15	31	1.24%	0.21	2.30	15	7.2	1.490
REACH 4	36	183	0.99%	0.21	2.30	15	66.7	40.580
REACH 5	36	88	1.75%	0.21	2.30	15	88.5	40.580
REACH 6	15	31	5.27%	0.21	2.30	15	14.9	2.680
REACH 7	36	147	0.46%	0.21	2.30	15	45.6	45.450
REACH 8	15	44	0.61%	0.21	2.30	15	5.1	1.170
REACH 9	15	31	5.22%	0.21	2.30	15	14.8	0.470
REACH 10	36	187	0.53%	0.21	2.30	15	48.6	46.620
REACH 11	15	31	5.26%	0.21	2.30	15	14.9	0.400
REACH 12	42	175	0.54%	0.21	2.30	15	74.3	58.280
REACH 13	42	323	0.51%	0.21	2.30	15	72.1	58.280
REACH 14	42	136	0.49%	0.21	2.30	15	70.8	58.280
REACH 15	36	43	0.82%	0.21	2.30	15	60.5	58.280
REACH 16	42	68	0.40%	0.21	2.30	15	64.1	58.280
REACH 17	48	45	0.50%	0.21	2.30	15	101.8	58.280

Detention Pond

Project: DEER HAVEN
Location EAGLE MOUNTAIN, Utah
Date: 4/9/2021
Designer: DUSTIN WELCH

FOCUS ENGINEERING & SURVEYING

100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.20 cfs/acre — Per EAGLE MOUNTAIN CITY Standards

Allowable Discharges

Storm Drain Discharge: 7.93 cfs
Lone Tree Discharge: 41.39 cfs
Total Discharge: 49.323 cfs

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	*C*A*
Building	70,000	0.80	56,000
Drives	8,400	0.85	7,140
Roadway and Sidewalk	80,384	0.80	64,307
Landscape	1,573,452	0.15	236,018
Totals	1,732,236		363,465
Weighted "C" Value		**0.21**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Offsite Flow	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	*In/Hr*		*Ac*	*cfs*	*cfs*	*cf*	*cfs*	*cf*	*cf*
15.0	4.56	0.21	39.77	38.05	41.37	71477	49.32	44,391	27,086
30.0	3.07	0.21	39.77	25.62	41.37	120575	49.32	88,782	31,793
60.0	1.90	0.21	39.77	15.85	41.37	206005	49.32	177,564	28,441
120.0	1.11	0.21	39.77	9.26	41.37	364549	49.32	355,128	9,421
180.0	0.76	0.21	39.77	6.34	41.37	515284	49.32	532,692	-17,408
360.0	0.41	0.21	39.77	3.42	41.37	967487	49.32	1,065,384	-97,897
720.0	0.24	0.21	39.77	2.00	41.37	1873695	49.32	2,130,768	-257,073
1440.0	0.14	0.21	39.77	1.17	41.37	3675297	49.32	4,261,536	-586,239

Maximum Storage Requirement: ***31,793***
Maximum Storage Requirement (ac-ft): 0.73

Detention Basin Design

Storage Requirement: 31,793 cf — *1177.52 cy*
Allowable Depth: 2.0 ft
Retention Pond Volume: 52,996 cf — *1962.80 cy*
Roadway Sump Storage: 1,320 cf

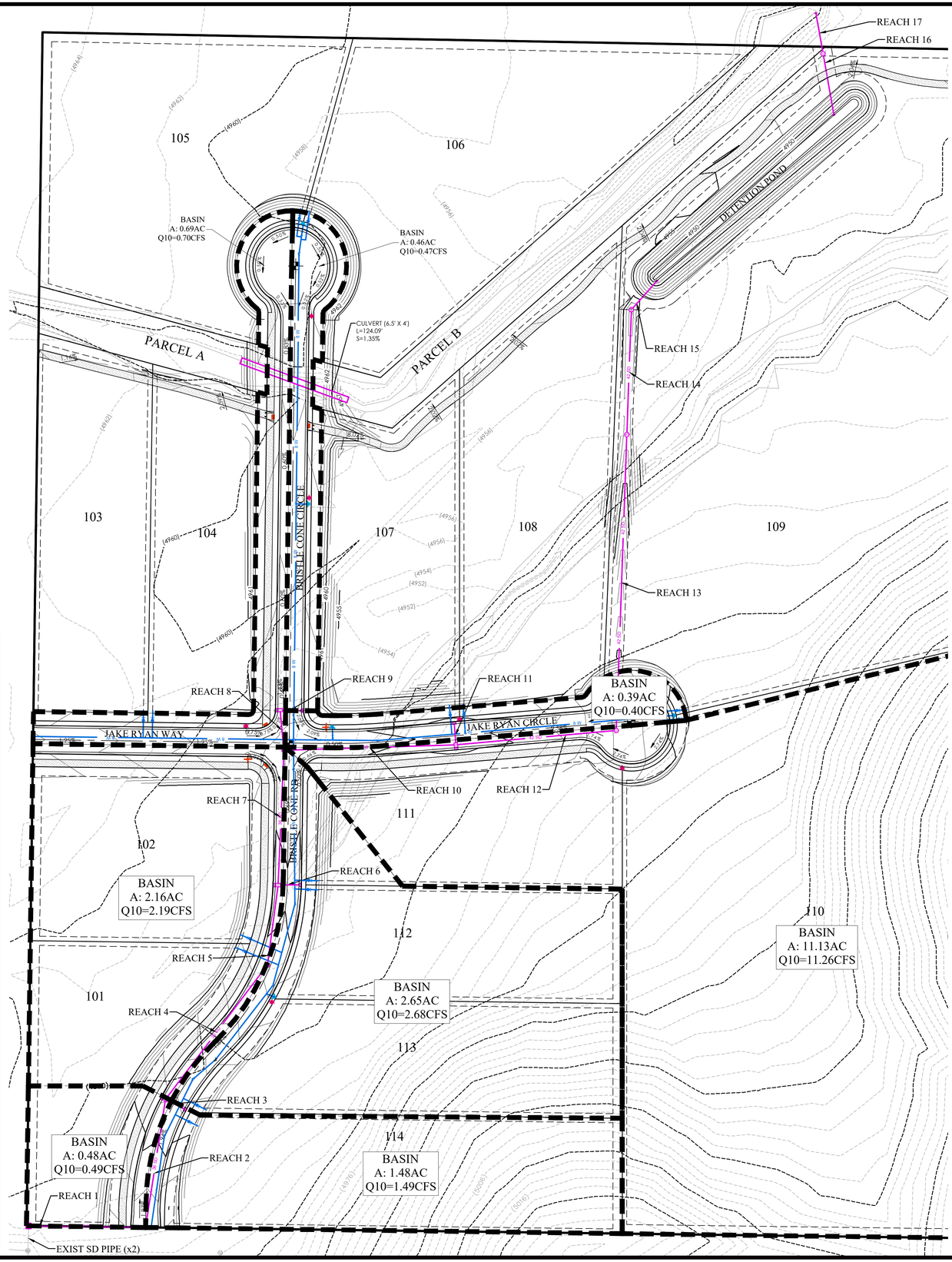
Total Storage **44,081** ***DETENTION ADEQUATE***

Orifice Design

Restriction Rate 0.20 CFS/ACRE
Allowable Outfall Rate Q (cfs) 49.32

Orifice Sizing: h = 1 ft
C = 0.6
A = 10.244 sf
dia. = 43.34 inches

Orifice Size= **43.3** **inch**



N
S

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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- ASPHALT

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

LICENSED PROFESSIONAL ENGINEER
No. 8328950-2202
ROMNEY
STATE OF UTAH
FOR REVIEW ONLY
06/09/21

DEER HAVEN

EAGLE MOUNTAIN CITY

DRAINAGE PLAN

REVISION BLOCK

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

DRAINAGE PLAN

Scale: 1"=60' | Drawn: DXW
Date: 6/4/2021 | Job #: 15-200
Sheet: C5

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

Z:_2015\15-200 40 Acre Eagle Mountain\design 15-200\dwg\sheets\DEER HAVEN SHEETS\C5 - DRAINAGE PLAN.dwg

105

106

103

104

107

108

PARCEL A

PARCEL B

BRISTLE CONE CIRCLE

CONCRETE BOX CULVERT UPSTREAM
INV. OUT=4956.97 (E)
End Section or Headwall

CULVERT [6.5' X 4']
L=124.09'
S=1.35%

CONCRETE BOX CULVERT DOWNSTREAM
INV. IN=4955.30 (W)
End Section or Headwall

36" RCP
L=42.79'
S=0.82%

SDMH #106
RIM=4956.00
INV. IN=4947.69 (S)
INV. OUT=4947.69 (NE)
PER EMC STNDS.

42" RCP
L=136.33'
S=0.49%

20' STORM DRAIN
EASEMENT

SDMH #105
RIM=4953.53
INV. IN=4948.36 (S)
INV. OUT=4948.36 (N)
PER EMC STNDS.

42" RCP
L=323.06'
S=0.51%

MATCHLINE
SEE SHEET C5.3

MATCHLINE
SEE SHEET C5.2

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
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KEY MAP
N.T.S

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DRAINAGE PLAN

Scale:	1"=30'	Drawn:	DXW
Date:	6/4/2021	Job #:	15-200
Sheet:	C5.1		

Z:_2015\15-200 40 Acre Eagle Mountain\design 15-200\dwg\sheets\DEER HAVEN SHEETS\C5.1 - DRAINAGE PLAN.dwg

MATCHLINE
SEE SHEET C5.1

JAKE RYAN WAY

JAKE RYAN CIRCLE

BRISTLE CONE CIRCLE

BRISTLE CONE RD

20' STORM DRAIN EASEMENT

SD COMBO #103
TBC=4960.99
INV. OUT=4954.47 (S)
INV. IN=4954.46 (E)
PER EMC STNDS.

15" RCP
L=43.57'
S=0.61%

15" RCP
L=31.33'
S=5.22%

SD INLET #103
TBC=4961.24
INV. OUT=4956.10 (W)
PER EMC STNDS.

SD INLET #104
TBC=4959.92
INV. OUT=4954.84 (S)
PER EMC STNDS.

42" RCP
L=323.06'
S=0.51%

SDMH #103
RIM=4960.30
INV. IN=4952.45 (S)
INV. OUT=4952.45 (E)
INV. IN=4954.20 (N)
PER EMC STNDS.

36" RCP
L=147.10'
S=0.46%

15" RCP
L=31.01'
S=5.27%

SD COMBO #102
TBC=4960.01
INV. IN=4953.13 (S)
INV. OUT=4953.13 (NE)
INV: IN=4954.88 (W)
PER EMC STNDS.

36" RCP
L=87.80'
S=1.75%

SD INLET #102
TBC=4960.01
INV. OUT=4956.52 (W)
PER EMC STNDS.

SDMH #102
RIM=4960.62
INV. IN=4954.67 (SW)
INV. OUT=4954.67 (N)
PER EMC STNDS.

36" RCP
L=183.46'
S=0.99%

SD COMBO #101
TBC=4964.23
INV. IN=4956.49 (S)
INV. OUT=4956.49 (NE)
INV. OUT=4958.24 (SW)
PER EMC STNDS.

SD INLET #101
TBC=4964.22
INV. IN=4957.86 (NW)
PER EMC STNDS.

15" RCP
L=31.01'
S=1.24%

36" RCP
L=140.68'
S=0.50%

5X5 SD BOX #101
RIM=4961.17
INV. OUT=4957.84 (E)
INV. IN=4957.84 (S)
PER EMC STNDS.

36" RCP
L=127.94'
S=0.50%

(2) 18" RCP
L=26.98'
S=3.37%

SDMH #101
RIM=4964.80
INV. IN=4957.20 (W)
INV. OUT=4957.20 (N)
PER EMC STNDS.

15" RCP
L=187.15'
S=0.53%

15" RCP
L=31.00'
S=5.26%

SD COMBO #104
TBC=4959.92
INV. IN=4951.46 (W)
INV OUT=4950.96 (E)
INV. IN=4953.21 (N)
PER EMC STNDS.

42" RCP
L=175.50'
S=0.54%

SDMH #104
RIM=4963.11
INV. IN=4950.01 (W)
INV. OUT=4950.01 (N)
PER EMC STNDS.

101 102 103 104 107 108 109 110 111 112 113 114

N

S

GRAPHIC SCALE

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(IN FEET)
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KEY MAP
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ROMNEY ROMNEY
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DEER HAVEN

EAGLE MOUNTAIN CITY

DRAINAGE PLAN

REVISION BLOCK

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DRAINAGE PLAN

Scale:	1"=30'	Drawn:	DXW
Date:	6/4/2021	Job #:	15-200
Sheet:	C5.2		

Z:_2015\15-200 40 Acre Eagle Mountain\design 15-200\dwg\sheets\DEER HAVEN SHEETS\C5.2 - DRAINAGE PLAN.dwg

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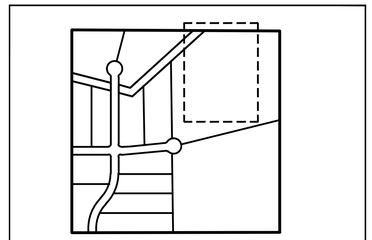

KEY MAP
N.T.S

Detention Pond

Project: DEER HAVEN
Location EAGLE MOUNTAIN, Utah
Date: 4/9/2021
Designer: DUSTIN WELCH

FOCUS ENGINEERING & SURVEYING

100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: **100 year**
Allowable Discharge: **0.20 cfs/acre** Per EAGLE MOUNTAIN CITY Standards

Allowable Discharges

Storm Drain Discharge: 7.93 cfs
Lone Tree Discharge: 41.37 cfs
Total Discharge: **49.323 cfs**

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	C*A
Building	70,000	0.80	56,000
Drives	8,400	0.85	7,140
Roadway and Sidewalk	80,384	0.80	64,307
Landscape	1,573,452	0.15	236,018
Totals	1,732,236		363,465
Weighted "C" Value		**0.21**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Offsite Flow	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		Ac	*cfs*	*cfs*	*cf*	*cfs*	*cf*	*cf*
15.0	4.56	0.21	39.77	38.05	41.37	71477	49.32	44,391	27,086
30.0	3.07	0.21	39.77	25.62	41.37	120575	49.32	88,782	31,793
60.0	1.90	0.21	39.77	15.85	41.37	206005	49.32	177,564	28,441
120.0	1.11	0.21	39.77	9.26	41.37	364549	49.32	355,128	9,421
180.0	0.76	0.21	39.77	6.34	41.37	515284	49.32	532,692	-17,408
360.0	0.41	0.21	39.77	3.42	41.37	967487	49.32	1,065,384	-97,897
720.0	0.24	0.21	39.77	2.00	41.37	1873695	49.32	2,130,768	-257,073
1440.0	0.14	0.21	39.77	1.17	41.37	3675297	49.32	4,261,536	-586,239

Maximum Storage Requirement: ***31,793***
Maximum Storage Requirement (ac-ft): 0.73

Detention Basin Design

Storage Requirement: 31,793 cf *1177.52 cy*
Allowable Depth: 2.0 ft
etention Pond Volume: 52,996 cf *1962.80 cy*
oadway Sump Storage: 1,320 cf

Total Storage **44,081** ***DETENTION ADEQUATE***

Orifice Design

Restriction Rate 0.20 CFS/ACRE
able Outfall Rate Q (cfs) 49.32

Orifice Sizing: h = 1 ft
C = 0.6
A = 10.244 sf
dia. = 43.34 inches

Orifice Size= **43.3** **inch**

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DUSTIN C.
ROMNEY
26/04/21
STATE OF UTAH

FOR REVIEW ONLY

DEER HAVEN
EAGLE MOUNTAIN CITY
DRAINAGE PLAN

REVISION BLOCK

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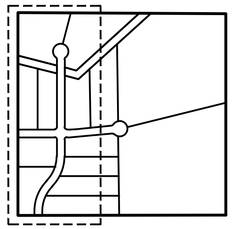
DRAINAGE PLAN

Scale: 1"=30' Drawn: DXW
Date: 6/4/2021 Job #: 15-200
Sheet: C5.3

Z:_2015\15-200 40 Acre Eagle Mountain\design 15-200\dwg\sheets\DEER HAVEN SHEETS\C5.3 - DRAINAGE PLAN.dwg



KEY MAP
N.T.S

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S

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
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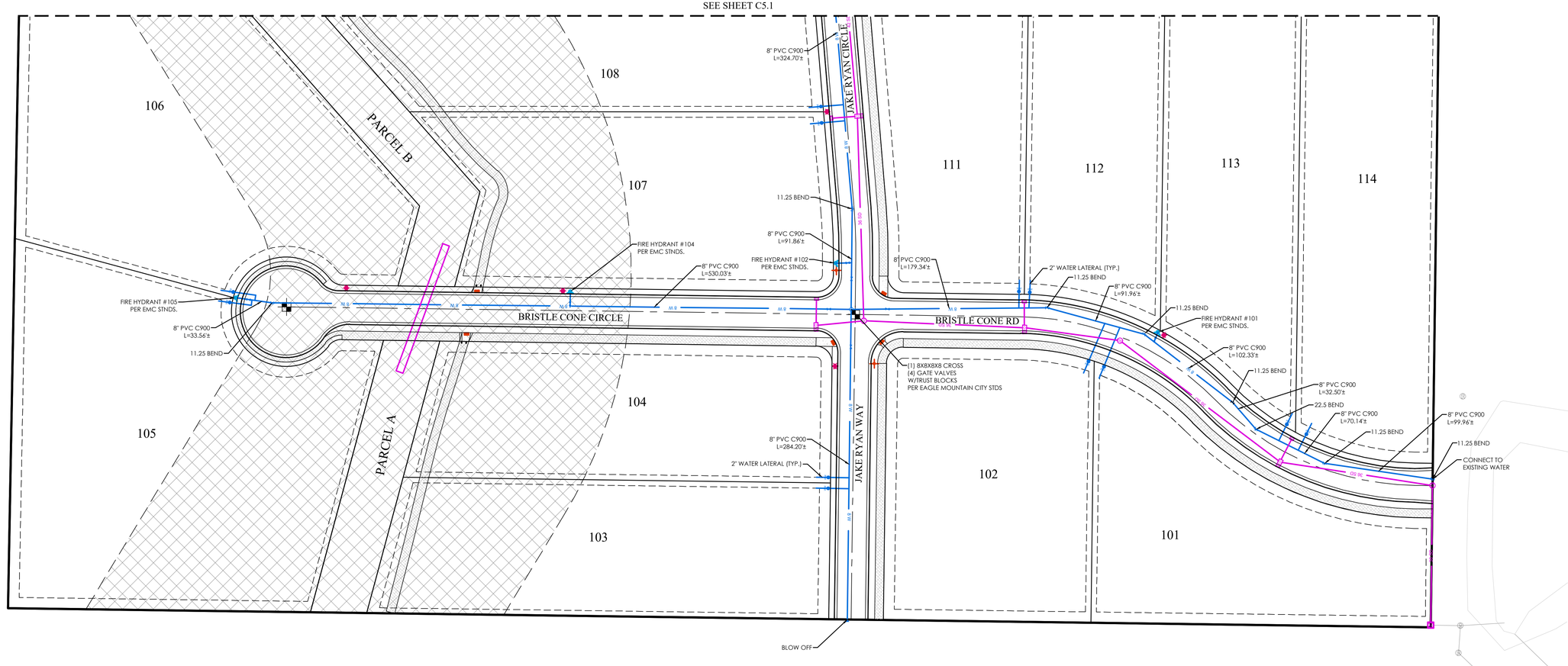
MATCHLINE
SEE SHEET C5.1



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THOMAS M. ROMNEY
STATE OF UTAH
06/04/21

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EAGLE MOUNTAIN CITY

WATER PLAN

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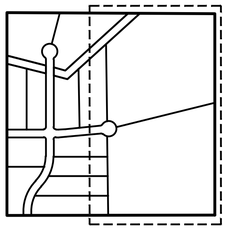
WATER PLAN

Scale:	1"=50'	Drawn:	DXW
Date:	6/4/2021	Job #:	15-200
Sheet:	C6		

Z:_2015\15-200 40 Acre Eagle Mountain\design 15-200\dwg\sheets\DEER HAVEN SHEETS\C6 - WATER PLAN.dwg



KEY MAP
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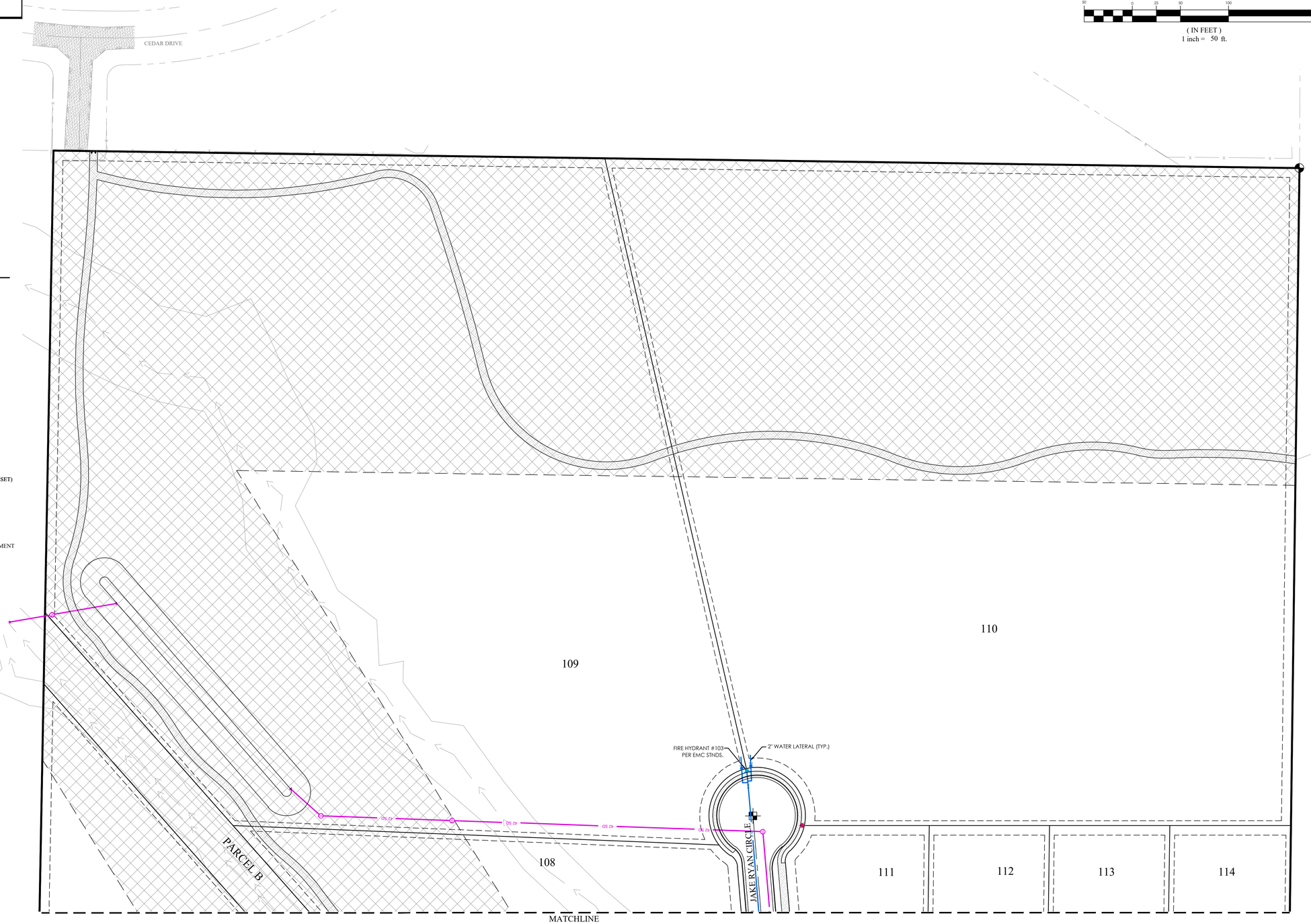

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Date:	6/4/2021	Job #:	15-200
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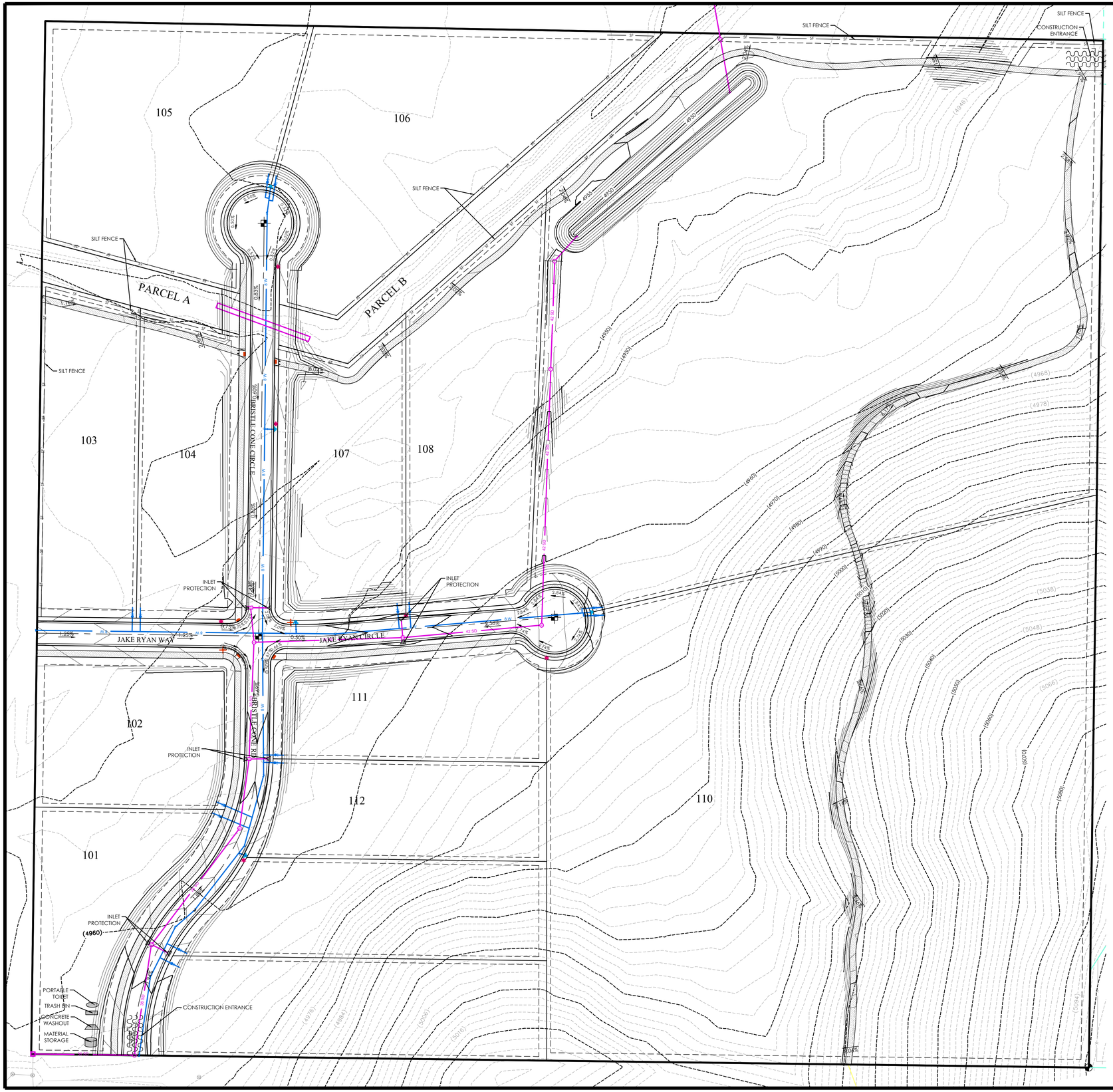

N

S

GRAPHIC SCALE

40 0 30 40 120 240

(IN FEET)
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EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SF — SILT FENCE
- CUTBACK CURB
- FIBER ROLL

SWPPP DATA:

PROJECT LOCATION (LAT/LONG):
NORTHING: 40°21'46.04" EASTING: -112°0'23.22"

RECEIVING WATERS: UTAH LAKE

AREA AFFECTED:

1. TOTAL PROJECT AREA IS 39.76 ACRES. AN ESTIMATED 5.50 ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
2. THE EXISTING DRAINAGE SYSTEM FOR THIS SITE CONSISTS OF EXISTING STORM DRAIN PIPING AND STRUCTURES THAT WERE BUILT WITH LONE TREE
3. THE MAJORITY OF EXISTING SITE GRADES RANGE FROM 0% TO 50%. THE PROPOSED GRADING RAISES THE SITE APPROXIMATELY 1' WITH ROADS OF APPROXIMATELY 2% TO PROVIDE THE PROPER DRAINAGE.
4. THE INITIAL SITE IS APPROXIMATELY 0% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 15% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:

1. THE PROJECT EXTENTS CONSIST OF 14 INDIVIDUALLY GRADED RESIDENTIAL LOTS. PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERTICAL CONSTRUCTION OF HOMES, LANDSCAPING AND RELATED ACTIVITIES. OBTAIN UPDES "NOI" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
3. CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY INFRASTRUCTURE, ROADWAY INFRASTRUCTURE, HOME CONSTRUCTION AND LANDSCAPING. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
4. SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT" PERMIT.
5. CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS, UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

RUNOFF COEFFICIENTS OF DISCHARGE:

1. THE EXISTING RUNOFF COEFFICIENT FOR THE PROJECT AREA IS ESTIMATED TO BE 0.15. THE PROPOSED RUNOFF COEFFICIENT WILL BE APPROXIMATELY 0.21 FOR THE PROPOSED IMPROVEMENTS UPON COMPLETION OF IMPROVEMENTS.
2. DISCHARGE FROM THE SITE WILL BE THROUGH THE EXISTING STORM DRAIN SYSTEM.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

1. FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS IN SECTION 5.
2. THE BMPS AND SITE WILL BE MONITORED REGULARLY. ANY ADDITIONAL BMPS THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMPS WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
3. SWPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL
   PRODUCED BY: FOCUS ENGINEERING AND SURVEYING
   32 WEST CENTER STREET
   MIDVALE, UTAH 84047 PH:
   (801) 352-0075

ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

SWPPP NOTES:

1. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED AND MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
2. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE.
3. ESTIMATED RUN OFF COEFFICIENT UPON COMPLETION OF CONSTRUCTION ACTIVITIES = 0.40

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

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

LICENSED PROFESSIONAL ENGINEER
No. 8928850-2202
STEVEN M. ROWLEY
26/04/21
STATE OF UTAH

FOR REVIEW ONLY

REVISION BLOCK

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

DEER HAVEN

EAGLE MOUNTAIN CITY

EROSION CONTROL PLAN

EROSION CONTROL PLAN

Scale:	1"=60'	Drawn:	DXW
Date:	6/4/2021	Job #:	15-200
Sheet:	C7		

Z:_2015\15-200 40 Acre Eagle Mountain\design 15-200\dwg\sheets\DEER HAVEN SHEETS\C7 - EROSION CONTROL PLAN.dwg

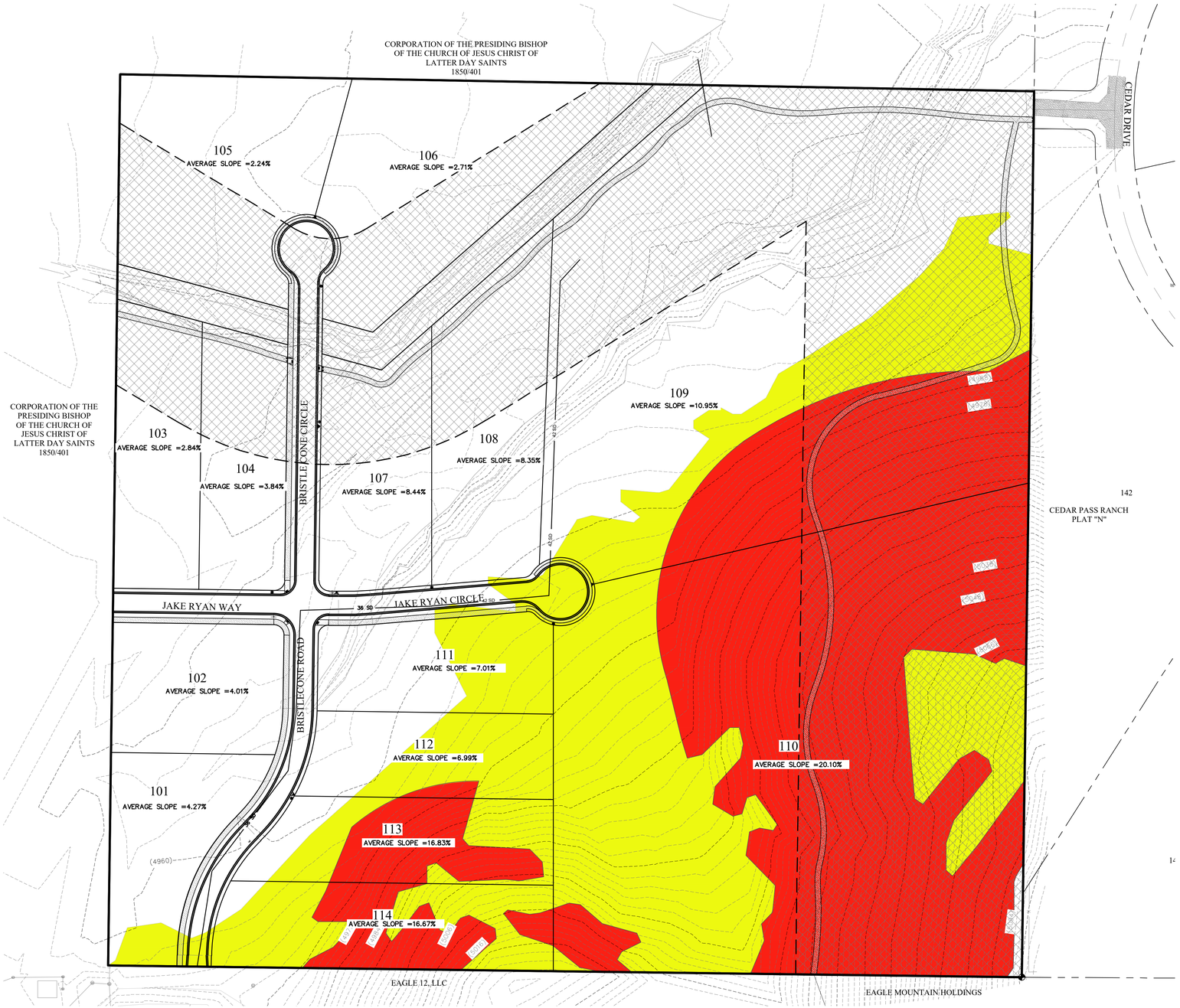
DEER HAVEN

PREPARED FOR:

SCOT HAZARD

LOCATED IN:

EAGLE MOUNTAIN CITY



GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

SLOPE ANALYSIS LEGEND

15%-25%

25%+

TABULATIONS:

AREA WITH 15%:SLOPE OR LESS:	971947 SQFT (22.32 ACRES)
AREA WITH SLOPES BETWEEN 15% & 25%:	355,900 SQFT (8.17 ACRES)
AREA WITH SLOPES OVER 25%:	414,153 SQFT (9.51 ACRES)
DENSITY IN BUILDABLE AREA:	2.43 UNITS/ACRE
BUILDABLE AREA WITHIN WILDLIFE COORIDOR	478,796 SQFT(10.99 ACRES)

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

LICENSED PROFESSIONAL ENGINEER
No. 8928950-2202
ROMNEY
STATE OF UTAH
FOR REVIEW ONLY
26/04/21

DEER HAVEN
EAGLE MOUNTAIN CITY
SLOPE EXHIBIT

REVISION BLOCK

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

SLOPE EXHIBIT

Scale: 1"=80'	Drawn: DXW
Date: 6/4/2021	Job #: 15-200
Sheet: E1	

Z:_2015\15-200 40 Acre Eagle Mountain\design 15-200\dwg\exhibit\slope exhibit.dwg

DEER HAVEN PROPOSED EASEMENT CONTROLS

FOR

WILDLIFE CORRIDOR AND NATURE TRAIL

Belle Street Partners LLC, the developer of the proposed Deer Haven plat, hereby proposes the following controls and restrictions to accompany an easement on the trail system and wildlife corridor overlay (as shown on the proposed plat):

1. All restrictions and guidelines found in Chapter 17.49 of the Eagle Mountain Municipal Code "Wildlife Corridor Overlay Zone" will be implemented.
    a. A note shall be made on the recorded plat that the corridor is subject to the language of this Chapter.
    b. The restrictions included in this Chapter shall be included in the Declaration, which shall be recorded together with the plat.
2. The developer will install signage on the trail at project boundaries and at trail intersections indicating that the trail is for public access and use, and that no motorized vehicles are permitted.
3. The developer will install survey markers every 150' along the corridor perimeter to create an onsite visual notice of the corridor. Permanent posts, anchored with concrete footings, will be installed next to each survey marker. Each post will have a small metal sign attached thereto indicating that the posts mark the perimeter of the wildlife corridor and is subject to the restrictions found in Chapter 17.49 of the Eagle Mountain Municipal Code.
4. A preamble to the recorded Declaration shall be included stating that the nature and intent of the Deer Haven community is one that is expressly designed to preserve and maintain the natural landscape and proper environment for wildlife along the corridor. It will also address the need to respect and maintain permeable corridors for migration.
5. A small "reinvestment fee" due at transfer of title will be assessed by the HOA to new buyers in perpetuity to accomplish the following:
    a. To help place all title companies and prospective buyers on notice that CC&Rs exist on the property, and
    b. The proceeds from the reinvestment fee will be dedicated for enhancement and/or maintenance or preserving the wildlife corridor within Deer Haven.
6. The easement for the corridor will include language, acceptable to the City Attorney, that provides unrestricted access to the City, the Utah DNR, the Eagle Mountain Wildlife Alliance, and other interested City "partners" for the purpose of maintaining the

corridor and trail system, enhancing the corridor consistent with the intent of Chapter 17.49, planting wildlife friendly vegetation, enforcement of the provisions of Chapter 17.49, and other similar and related purposes.

All of the foregoing are accepted by the developer, provided the City approves the preliminary plat as submitted and that no property beyond that which is proposed by the developer in the preliminary plat is required to be dedicated; zoning as originally proposed by the developer to the Planning Commission must also be approved. Final plat approval and plat recording would be subject to the developer presenting documents suitable for recording to City staff for review and approval, to ensure that the recorded documents are consistent with the commitments outlined above in this letter.

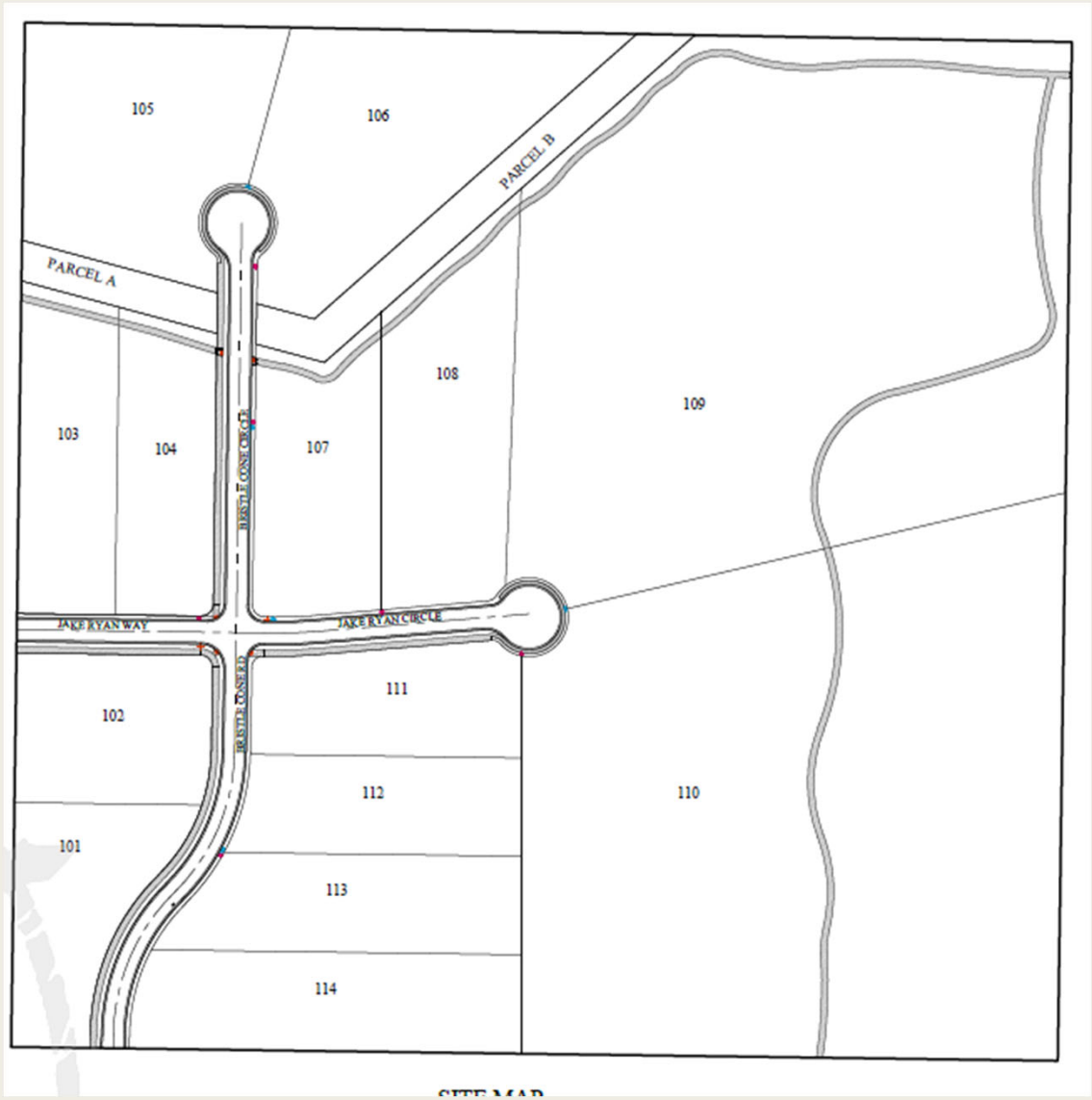
Respectfully,

7-1-2021

Scot J. Hazard

Manager for Belle Street Partners, LLC

DEER HAVEN


105
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PARCEL B
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JAKE RYAN CIRCLE
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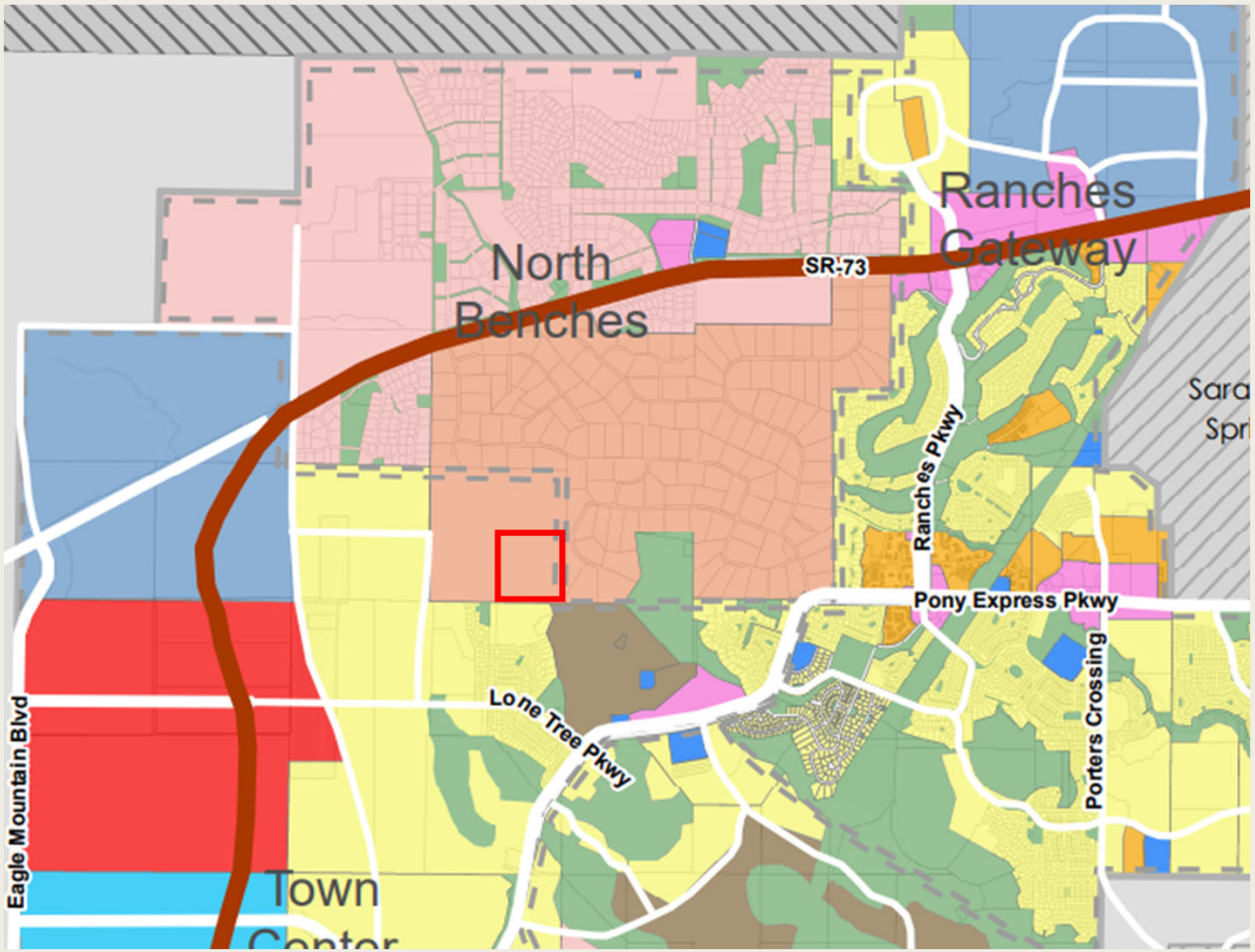
REZONE AND GENERAL PLAN AMENDMENT

Deer Haven

General Plan Amendment

- The Applicant has requested to change the future land use designation of ~19.5 acres from Agricultural/Rural Density one to Agricultural/ Rural Density Two which allows for the possibility of rezoning to the RD1 and RD2 Zones


North Benches
Ranches Gateway
SR-73
Ranches Pkwy
Pony Express Pkwy
Lone Tree Pkwy
Porters Crossing
Eagle Mountain Blvd
Town
LEGEND
Residential Categories:
Foothill Residential
Agricultural/Rural Density One
Agricultural/Rural Density Two
Neighborhood Residential One
Neighborhood Residential Two
Neighborhood Residential Three

Residential Development Standards

General Plan Residential Category	Ag/Rural Density 1		Ag/Rural Density 2		Foothill Residential	Neighborhood Residential 1			Neighborhood Residential 2		Neighborhood Residential 3
Zone Designation	**RA1**	**RA2**	**RD1**	**RD2**	**FR**	**R1**	**R2**	**R3**	**RC**	**MF1**	**MF2**
Type of Housing	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached (small lot)	MF 2-6 units/building	MF ≤ 12 units/building
Maximum Gross Density										10 units/acre	20 units/acre
Minimum Residential Lot Sizes	5+ acres (217,800 sq ft)	2.5 acres (108,900 sq ft)	1 acre (43,560 sq ft)	1/2 acre (21,780 sq ft)	1/4 acre (10,890 sq ft)	1/4 acre (10,890 sq ft)	8,000 sq ft	6,500 sq ft	4,500 sq ft		
Minimum Average Lot Sizes[7]				3/4 acre (32,670 sq ft)	1/2 Acre (21,780 sq ft)	1/3 Acre (14,520 sq ft)	1/4 Acre (10,890 sq ft)	8,500 sq ft	6,000 sq ft		

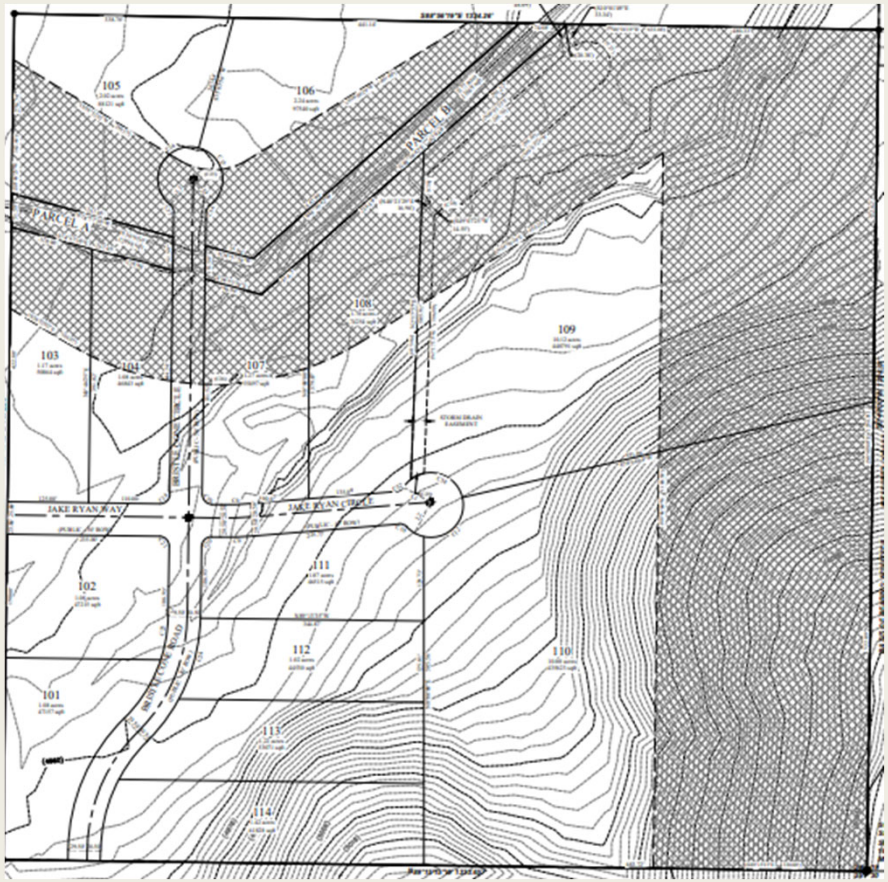
Rezone

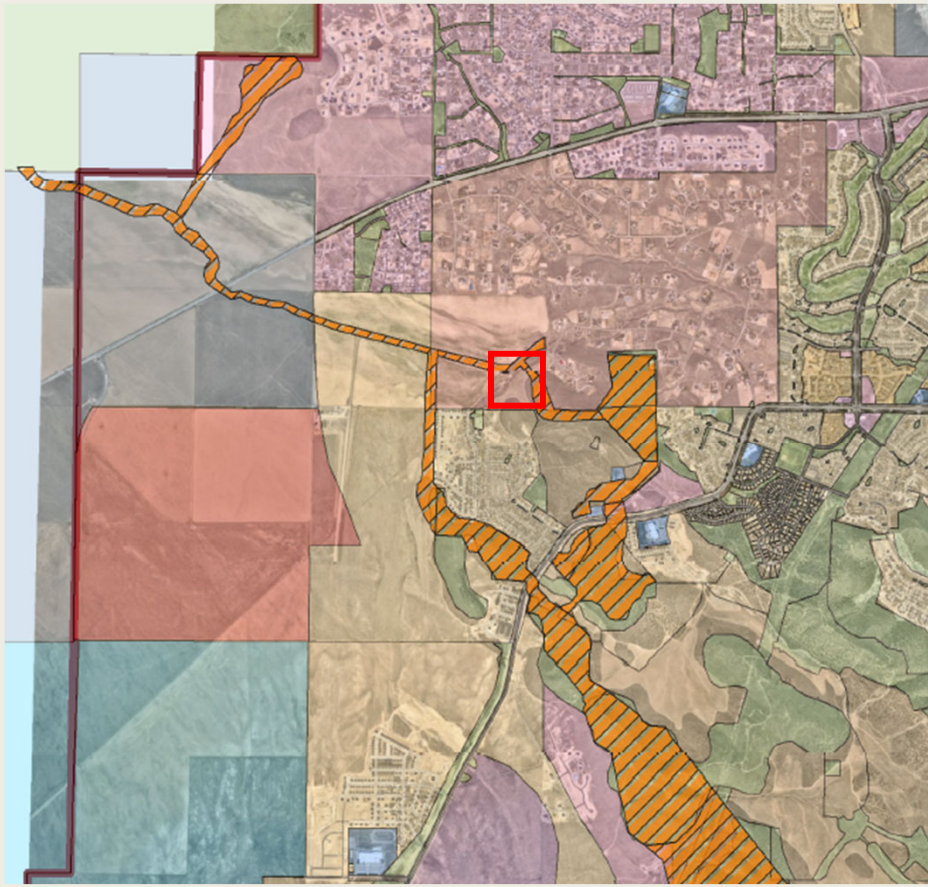
- Pending the approval of the General Plan Amendment, the Applicant it proposing to rezone the entire Agricultural/Rural Density Two portion of the development to the RD1 Zone
- The remainder would remain Agricultural
- If the remainder is to be rezoned Staff recommends that it be rezoned to RA2

Residential Development Standards

General Plan Residential Category	Ag/Rural Density 1		Ag/Rural Density 2		Foothill Residential	Neighborhood Residential 1			Neighborhood Residential 2		Neighborhood Residential 3
Zone Designation	**RA1**	**RA2**	**RD1**	**RD2**	**FR**	**R1**	**R2**	**R3**	**RC**	**MF1**	**MF2**
Type of Housing	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached (small lot)	MF 2-6 units/building	MF ≤ 12 units/building
Maximum Gross Density										10 units/acre	20 units/acre
Minimum Residential Lot Sizes	5+ acres (217,800 sq ft)	2.5 acres (108,900 sq ft)	1 acre (43,560 sq ft)	1/2 acre (21,780 sq ft)	1/4 acre (10,890 sq ft)	1/4 acre (10,890 sq ft)	8,000 sq ft	6,500 sq ft	4,500 sq ft		
Minimum Average Lot Sizes[7]				3/4 acre (32,670 sq ft)	1/2 Acre (21,780 sq ft)	1/3 Acre (14,520 sq ft)	1/4 Acre (10,890 sq ft)	8,500 sq ft	6,000 sq ft		

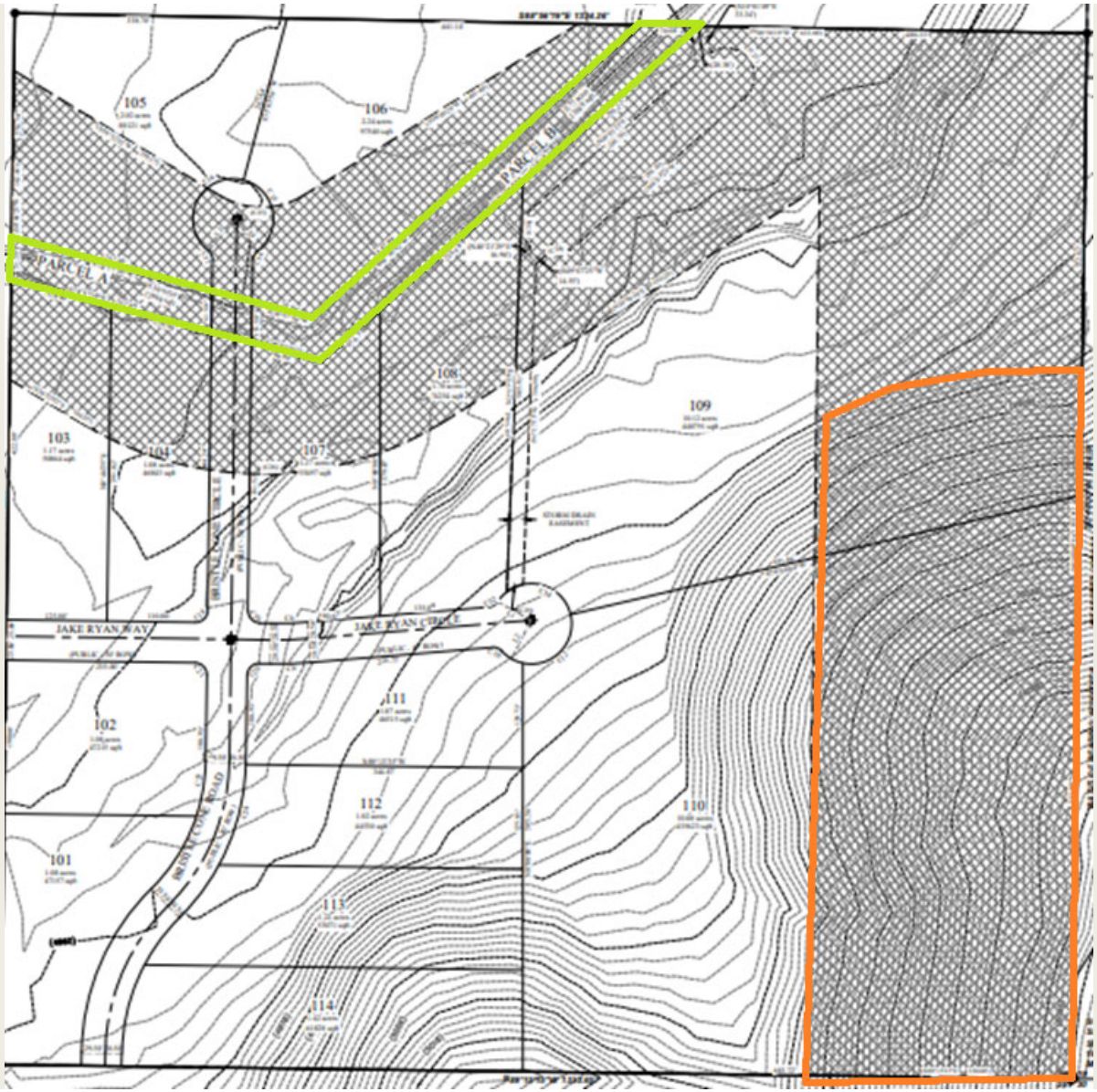
Wildlife Corridor





Wildlife Corridor Overlay

- Applicant is proposing approximately 17.9 acres to have the Wildlife Corridor Overlay added, and is proposing for a majority of that land to remain in private lots under an easement.
- 17.49.090 A1 states the preferred method of protection is the dedication of the overlay to the City or another public agency
- 17.49.090 A2 Allows for a conservation easement of land to be held by the city or another public agency
- 17.49.030 Requires all area within 50' of a wash to be included within the Wildlife Corridor Overlay Zone


PARCEL A
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JAKE RYAN CIRCLE
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WILDLIFE CORRIDOR
OVERLAY ZONE
334'-9 1/2"
330' 1/2"
AMEND LAND USE TO
AG/RURAL DENSITY 2;
REZONE TO RD1 ZONE
REMAIN AT
AG/RURAL DENSITY 1;
RA1 ZONE

Zone Transitioning

ZONE	COMPATIBLE BUFFER	GENERAL PLAN CATEGORY COMPATIBILITY
AG	RA1, RA2, RD1, RD2, FR, MEC, OS-I, OS-N	ARD1, ARD2, FR, OS, PO
RA1	AG, RA2, OS-I, OS-N	ARD1
RA2	AG, RA1, RD1, OS-I, OS-N	ARD1
RD1	AG, RA2, RD2, OS-I, OS-N	ARD2
RD2	AG, RD1, FR, R1, OS-I, OS-N	ARD2

Planning Commission Recommendations

- The Planning Commission Voted (5-0) to recommend approval of the General Plan Amendment with no conditions
- The Planning Commission Voted (3-2) to recommend approval of the rezone of the Western portion of the lot to the RD1 zone with the condition that:
  - *The area remaining under the Agricultural/Rural Density One Future Land Use Designation be rezoned to RA2*
    - Commissioner Pengra voted no due to concerns about connectivity
    - Commissioner Wright voted no due to his belief that the area remaining under Agricultural/Rural Density One should remain Agriculture in zoning.

- Eastern Eagle Mountain Wildlife Corridor- 720 Format.mp4 - Google Drive

PRELIMINARY PLAT

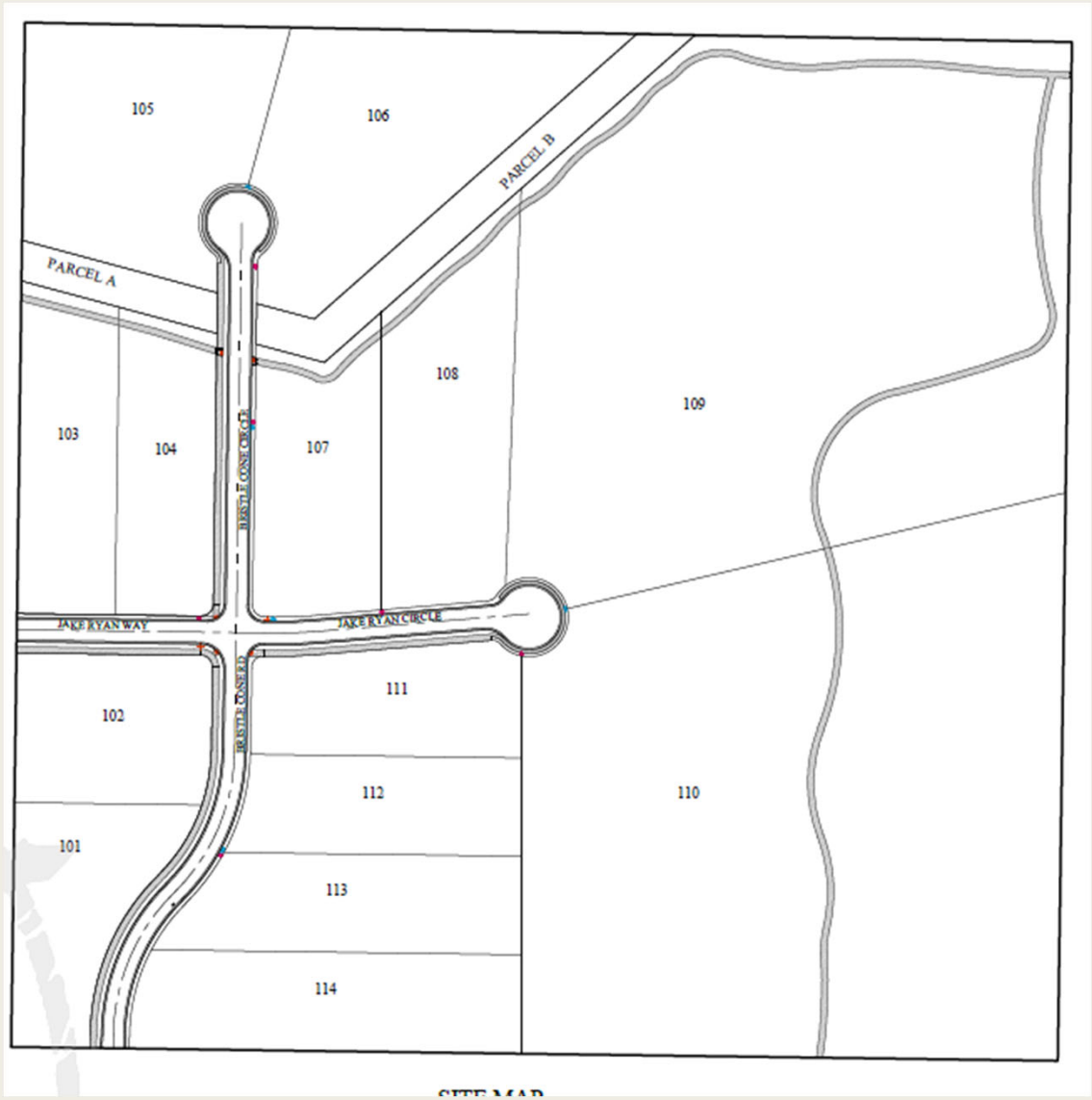
Deer Haven

Preliminary Plat

- A proposal for 14 units
- Smallest lot is 1.02 Acres
- Minimum Lot size in the RD1 Zone is 1 Acre
- Minimum Lot Size in the RA1 Zone is 5 Acres
- Minimum Lot Size in the RA2 Zone is 2.5 Acres
- Minimum Lot Size in the Agricultural Zone is 5 Acres

Preliminary Plat

- If the Eastern Half of the project were to be rezoned to RA2, and the land in the Wildlife corridor were to be deeded to the city, both lot 109 and 110 would remain over 3 acres in size and there for would be in compliance with minimum lot size requirements without losing any proposed lots.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PARCEL A
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JAKE RYAN WAY
JAKE RYAN CIRCLE
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Items for Consideration

- The Applicant is proposing to use the Rural 50' ROW, however, Lone Tree uses our standard 53' ROW. It is the opinion of staff that if there is no connection into Cedar Pass Ranch the Standard ROW Shall be used, but if a connection to Cedar Drive is made it would be appropriate to use the narrower 50' ROW.
- The applicant currently shows a trail on private property, staff recommends the trail be deeded to the City

Connectivity

- 16.30.090 A - Requires a circulation plan for all developments over 1 acre in size or with more than 10 units that addresses street connectivity, pedestrian circulation, emergency access, parking movements, and traffic calming measures if cut-through traffic is expected. Connectivity index including block length, cul-de-sac lengths, access and connectivity to adjacent parcels must be accounted for.
- 16.30.090 B - RA1 Zones require a minimum connectivity index score of 1.25 and RD1 zones require a minimum connectivity score of 1.5. The project shows 1 Node and 2 links which is a connectivity score of 2
- 16.30.090 C - Requires all new subdivisions with 10 or more units (or larger than 1 acre) to meet the following standards: Connectivity Index, Block Length, and cul-de-sac length for public roads. The connectivity index score of 2 meets connectivity index requirements The Maximum block length is 1,000' the longest block in the project is approximately 550' which complies with this standard The maximum length of a cul-de-sac is 400', Bristle Cone Circle is over 500' long and does not comply with this standard

Connectivity

- Staff recommended that this road (Bristle Cone Circle) be stubbed to the edge of the property to provide future connectivity to the north and to eventually serve as a through road rather than a cul-de-sac, the Planning Commission decided not to include this code provision in their recommendation.
- 16.30.090 C4 - States "In addition to the internal street connectivity standards, external connectivity shall be maintained." The applicant's proposal does not provide a connection to the north, nor does it tie into Cedar Drive. While pedestrian connections are proposed that connect into adjacent developments they are not a minimum of 8' hard surface with a 2' soft shoulder on each side therefore it does not comply with this Standard, however the Planning Commission felt that natural features and community desires to not have a connection into Cedar Pass Ranch took precedence for not providing a connection into CPR, and they felt that connectivity could be provide to surrounding properties without providing a connection to the north.

Wildlife Corridor Overlay

- the applicant is proposing to include the Wildlife Corridor Overlay Zone over approximately 17.9 acres of the development.
- Rather than deed the property in the Wildlife Corridor Overlay zone with slopes in excess of 25% to the city as recommended by the Planning Commission the applicant is proposing to place deed restrictions on the real estate contracts for the properties or perhaps a conservation easement in favor of the City.
- 17.49.090A1 states the preferred method of protection is the dedication of the overlay to the City or another public agency.
- 17.49.090A2 allows for a conservation easement of the land to be held by the City or another public agency.
- 17.49.030 C requires that all area within 50 feet of a wash be included within the Wildlife Corridor Overlay Zone, while this is generally the case the north side of lot 6 doesn't include 50' of the Wildlife Corridor overlay zone. The Planning Commission recommended that the Wildlife Corridor Overlay Zone be applied to all property within 50 of the top of the wash, the applicant is proposing to move forward without making this change.

Recommendation

The Planning Commission recommended approval (3-2) of the preliminary plat with the following conditions:

1. That the City be deeded property in the Wildlife Corridor Overlay zone with slopes in excess of 25% with the rest being granted conservation easements to be held by the city.
2. The Wildlife Corridor be applied to all land within 50’ of the top of the wash
3. The trail shall be located on property dedicated to the City
4. Applicant shall utilize 53’ ROW

- Commissioner Pengra Voted No due to Connectivity Concerns
- Commissioner Wells Voted No due to Connectivity Concerns

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 6, 2021**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Future Land Use Map of the General Plan for Certain Lands Known as Rush Creek.
ITEM TYPE:	Concept Plan and General Plan Amendment
FISCAL IMPACT:	
APPLICANT:	Dan Ford

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Employment Center/Campus	Agriculture	234.14	Town Center

PUBLIC HEARING:
Yes

PREPARED BY:
Tayler Jensen, Planning

PRESENTED BY:
Tayler Jensen

RECOMMENDATION:

BACKGROUND:
The Rush Creek properties are located just north of Sage Park and West of Overland; Eagle Mountain Boulevard runs through the middle of the parcels. The parcels encompass approximately 234.14 acres, all of which have a future land use designation of Employment Center/Campus. It should be noted that a portion of parcel 59:034:0011 is currently located outside of Eagle Mountain City and would need to be annexed into the City prior to the Western Industrial Concept being able to be developed.

The applicant has applied to amend the Future Land Use Plan calling for approximately 18.6 acres to move from Employment Center/Campus to Community Commercial, and approximately 79.14 acres from Employment Center/Campus to Business Park/Industrial. (Parcels 59:034:0009, 59:034:0010, and 59:034:0011).

The Applicant is not proposing any rezoning with this General Plan Amendment.

ITEMS FOR CONSIDERATION:
General Plan Amendment

It shall be up to the Planning Commission to determine if the proposed changes to the Future Land Use Plan are appropriate. The applicant has worked with staff to show the anticipated location for the future UDOT highway, and staff feels it is appropriate to provide some commercial adjacent to on-ramp/off-ramp where the highway crosses Eagle Mountain Boulevard.

Concept Plan

Site Buffering The proposed eastern industrial subdivision is located adjacent to property that has been vested with Residential within the Overland MDA and MDP. While the applicant is proposing a 6' masonry wall between the uses the proposed LMD zone is not compatible with any residential zone, to comply with 17.60.160 the applicant should provide appropriate transitioning that complies with table 17.60.160(1)

Connectivity It is anticipated that an addition north-south collector road will be required east of the UDOT highway, as such, staff feels it would be appropriate for the north-south stub road in the eastern pod (Pod B) to be increased to a 77' ROW stubbing to the north.

Per 16.30.090C5 nonresidential developments are required to meet the connectivity index with a score of at least 1.5 and providing connections to neighboring properties, as such the West pod (Pod A) should provide road stubs to the north and south

REQUIRED FINDINGS:
Amendments to the General Plan are legislative actions and do not require approval based upon findings of facts. The Commission should consider the health, safety, and welfare of the community. Concept plans are intended to provide an opportunity for developers to receive input from the Planning Commission on a proposed development prior to incurring the costs associated with further stages of the approval process, a concept plan review does not create any vested rights to proceed with development.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission recommended approval of the General Plan Amendment.

ATTACHMENTS:

ORD--Rush Creek General Plan Amendment
General Plan Amendment Exhibit
Industrial Concept Plan
Planning Presentation

ORDINANCE NO. O- -2021

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE FUTURE LAND USE MAP OF THE GENERAL PLAN FOR CERTAIN LANDS KNOWN AS RUSH CREEK

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Future Land Use Map of the General Plan for certain lands known as Rush Creek, as set forth more specifically in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Future Land Use Map of the General Plan for certain lands known as Rush Creek, as set forth in Exhibit A.

2. The General Plan is hereby amended as set forth more specifically in Exhibit A.

3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 6th day of July, 2021.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

_____
Tom Westmoreland, Mayor

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 6th day of July, 2021.

Those voting aye:	Those voting nay:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love

_____
Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____by_____ .

Exhibit A

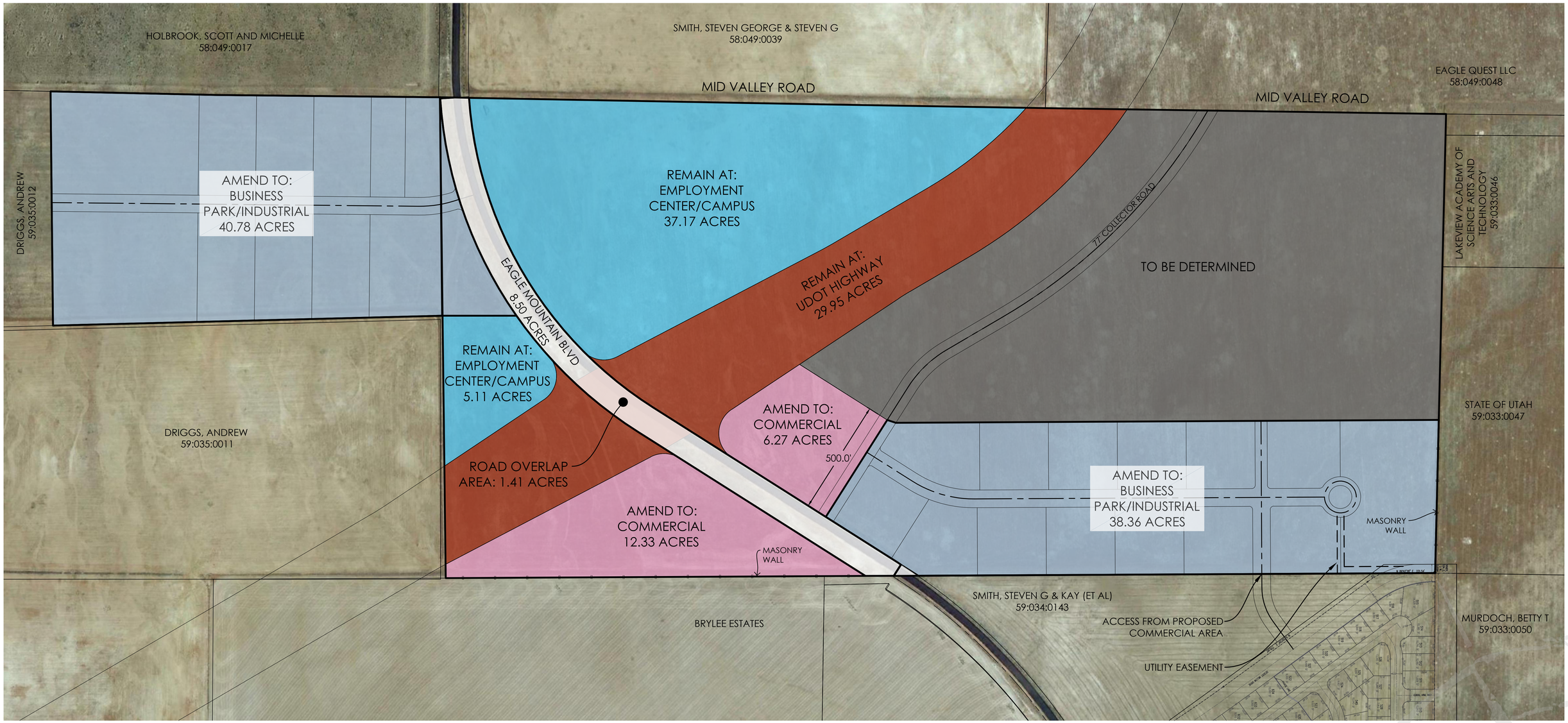
N

S

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200ft.



RUSH CREEK general plan amendment exhibit

EAGLE MOUNTAIN CITY, UTAH COUNTY
6/3/2021
20-0224

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

FOCUS ENGINEERING AND SURVEYING, LLC

Z:_2020\20-0224 Rush Creek 80 Acre\design 20-0224\dwg\exhibits\General Plan Amendment Exhibit.dwg

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

CONCEPT DESIGN

INDUSTRIAL POD A AREA	±40.78 ACRES
INDUSTRIAL POD A LOTS	11
SMALL LOTS (1-2 AC)	2 (18%)
MEDIUM LOTS (2-5 AC)	6 (55%)
LARGE LOTS (5-10 AC)	3 (27%)
INDUSTRIAL POD B AREA	±38.36 ACRES
INDUSTRIAL POD B LOTS	14
MEDIUM LOTS (2-5 AC)	13 (93%)
LARGE LOTS (5-10 AC)	1 (7%)

PROPOSED ZONING

ZONE	INDUSTRIAL
LOT SIZE	N/A
LOCAL ROW	53'
MINOR COLLECTOR ROW	77'
FRONT SETBACK	25'
SIDE SETBACK	0'/50' (SEE NOTES)
CORNER SIDE SETBACK	10' FROM PRIVATE ROAD
REAR SETBACK	20'/50'/100' (SEE NOTES)

NOTES

1) SIDE SETBACK SHALL INCREASE TO 50' IF PROPERTY IS ADJACENT TO A RESIDENTIAL OR AGRICULTURAL ZONE.

2) REAR SETBACK SHALL INCREASE TO 50' IF THE REAR OF A BUILDING FACES AN ARTERIAL OR COLLECTOR ROAD.

3) REAR SETBACK SHALL INCREASE TO 100' IF PROPERTY IS ADJACENT TO A RESIDENTIAL OR AGRICULTURAL ZONE.

RUSH CREEK INDUSTRIAL concept plan C

EAGLE MOUNTAIN CITY, UTAH COUNTY

6/3/2021

20-0224

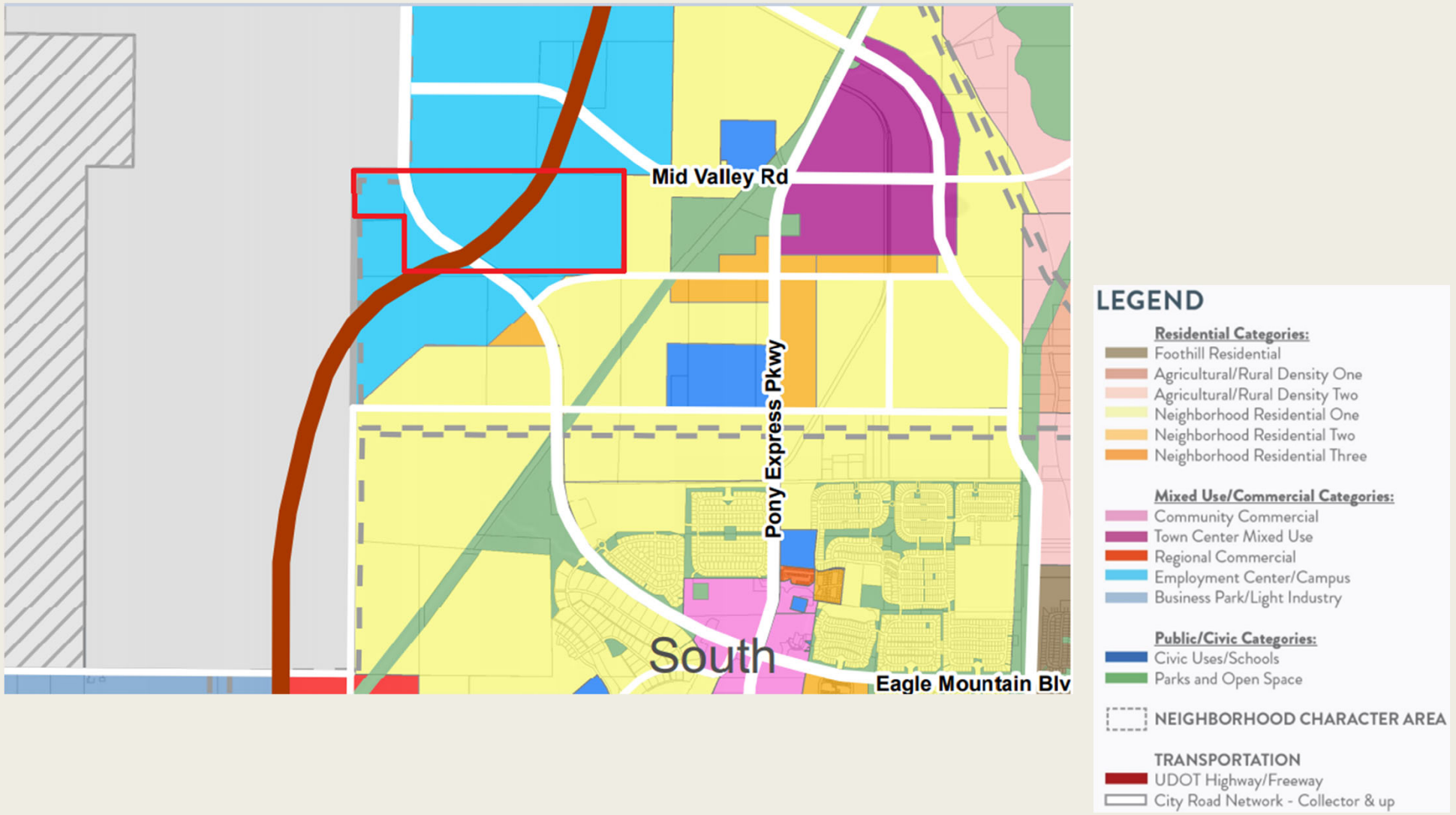
Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

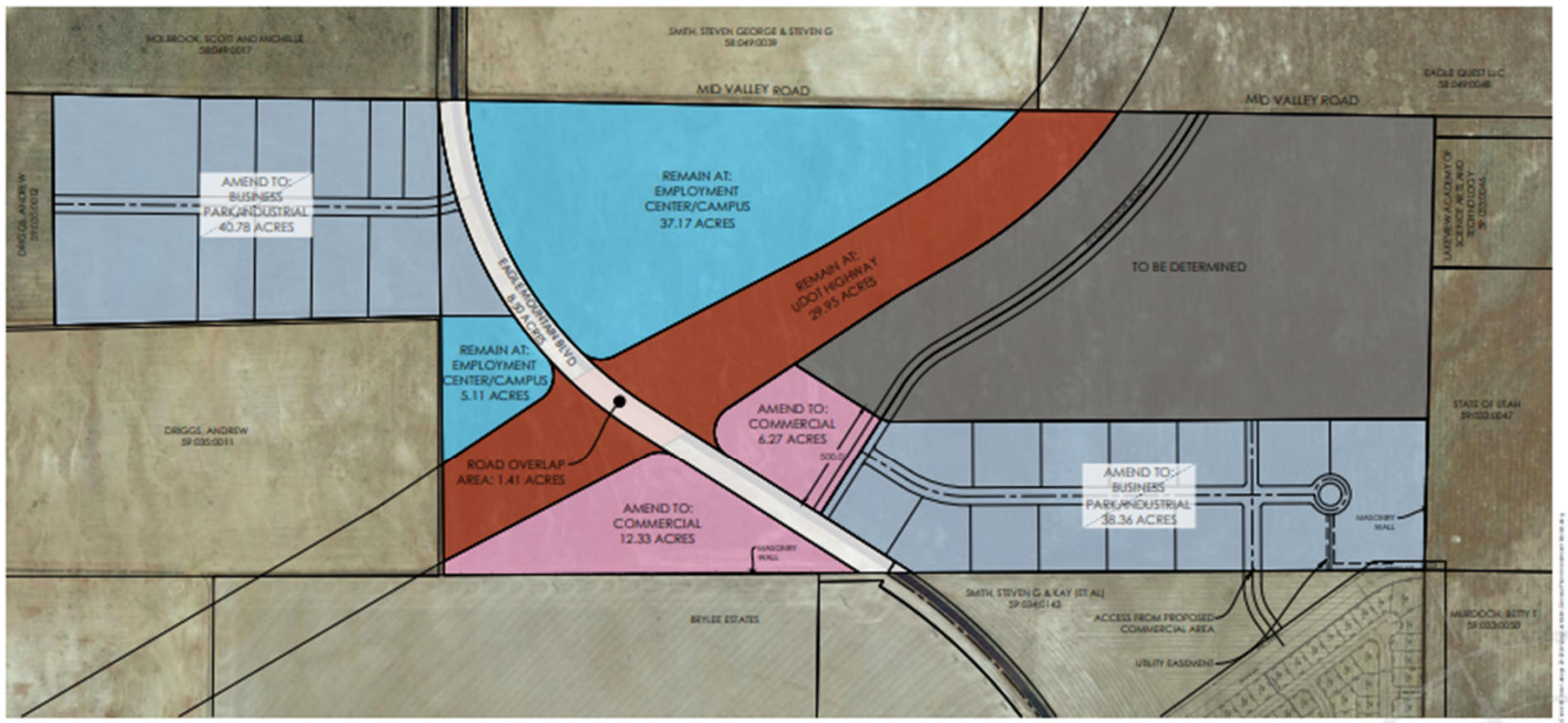
FOCUS ENGINEERING AND SURVEYING, LLC

Z:_2020\20-0224 Rush Creek 80 Acre\design 20-0224\dwg\concepts\Industrial Concepts\h 20-0224 Industrial Concept C.dwg

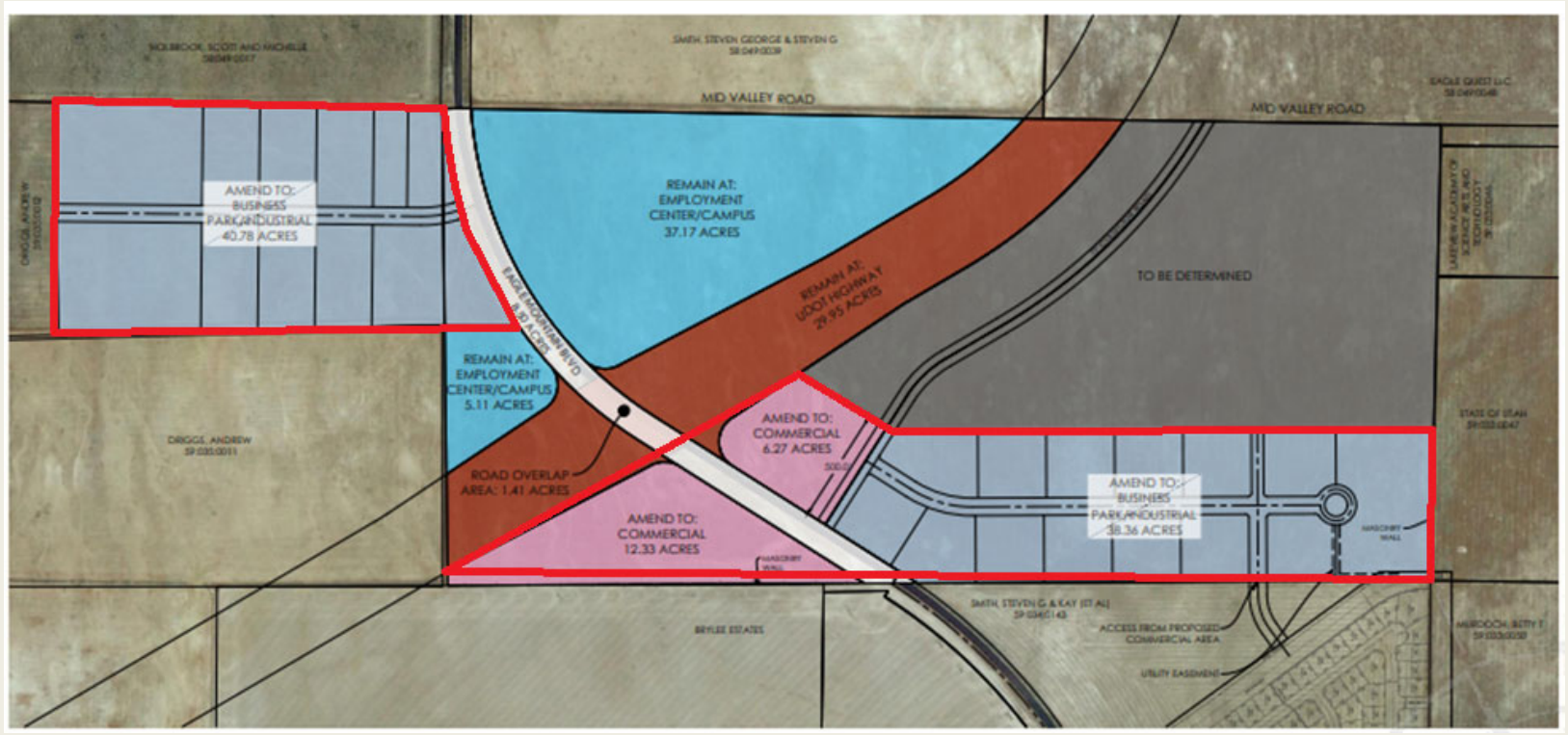
RUSH CREEK

General Plan Amendment and Concept Plan


Mid Valley Rd
Pony Express Pkwy
South
Eagle Mountain Blv
LEGEND
Residential Categories:
Foothill Residential
Agricultural/Rural Density One
Agricultural/Rural Density Two
Neighborhood Residential One
Neighborhood Residential Two
Neighborhood Residential Three
Mixed Use/Commercial Categories:
Community Commercial
Town Center Mixed Use
Regional Commercial
Employment Center/Campus
Business Park/Light Industry
Public/Civic Categories:
Civic Uses/Schools
Parks and Open Space
NEIGHBORHOOD CHARACTER AREA
TRANSPORTATION
UDOT Highway/Freeway
City Road Network - Collector & up



***RUSH CREEK** general plan amendment exhibit*


MID VALLEY ROAD
MID VALLEY ROAD
AMEND TO:
BUSINESS
PARK/INDUSTRIAL
40.78 ACRES
REMAIN AT:
EMPLOYMENT
CENTER/CAMPUS
37.17 ACRES
REMAIN AT:
UDOT HIGHWAY
29.95 ACRES
TO BE DETERMINED
EAGLEMOUNTAIN BLVD
REMAIN AT:
EMPLOYMENT
CENTER/CAMPUS
5.11 ACRES
AMEND TO:
COMMERCIAL
6.27 ACRES
ROAD OVERLAP
AREA: 1.41 ACRES
AMEND TO:
BUSINESS
PARK/INDUSTRIAL
38.36 ACRES
AMEND TO:
COMMERCIAL
12.33 ACRES
DRIGGS, ANDREW
BRYLEE ESTATES
ACCESS FROM PROPOSED
COMMERCIAL AREA
UTILITY EASEMENT

Items for Consideration

General Plan Amendment

- General Plan Amendments are Legislative Decisions
- It shall be up to the Planning Commission to determine if the proposed changes are appropriate

Concept Plan

- Site Buffering The proposed eastern subdivision is located adjacent to Residential property
  - Per 17.60.160 LMD is not appropriate adjacent to Residential
- Connectivity Staff anticipates another N-S collector road in this area the road stub in Pod B should be expanded to a collector road.
  - Pod A will need to provide road stubs to north and south
- Freeway It is anticipated that the UDOT Highway/Freeway will move slightly to the west thus changing slightly the applicant's exhibit.

GRAPHIC SCALE

CONCEPT DESIGN

INDUSTRIAL POD A AREA	±40.78 ACRES
INDUSTRIAL POD A LOTS	11
SMALL LOTS (1-2 AC)	2 (18%)
MEDIUM LOTS (2-5 AC)	6 (55%)
LARGE LOTS (5-10 AC)	3 (27%)
INDUSTRIAL POD B AREA	±38.26 ACRES
INDUSTRIAL POD B LOTS	14
MEDIUM LOTS (2-5 AC)	13 (93%)
LARGE LOTS (5-10 AC)	1 (7%)

PROPOSED ZONING

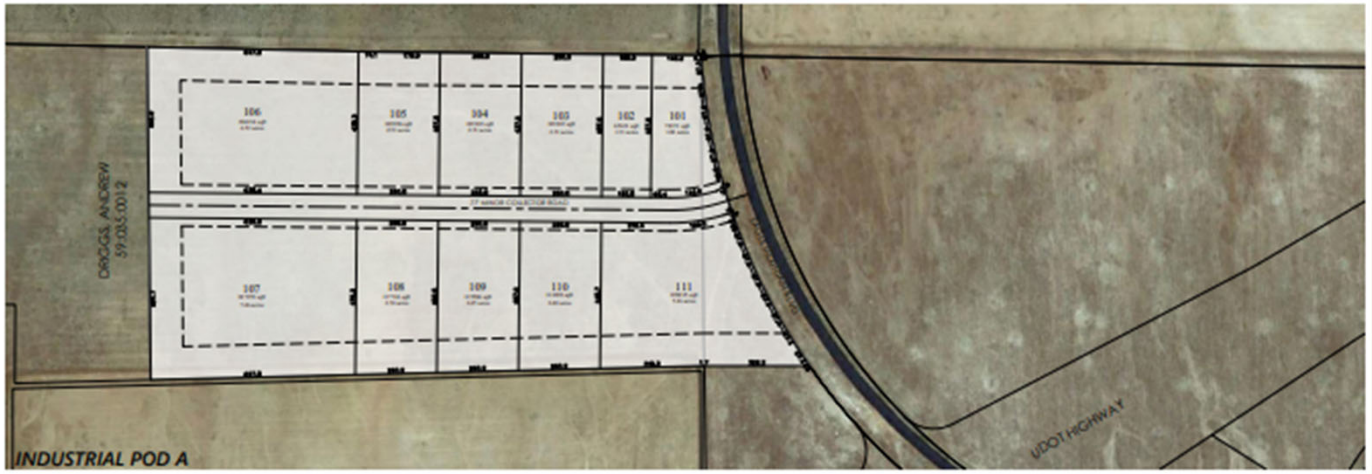
ZONE	INDUSTRIAL
LOT SIZE	N/A
LOCAL ROW	52'
MINOR COLLECTOR ROW	77'
FRONT SETBACK	25'
SIDE SETBACK	0'/50' (SEE NOTES)
CORNER SIDE SETBACK	10' FROM PRIVATE ROAD
REAR SETBACK	20'/50'/100' (SEE NOTES)

NOTES

1) SIDE SETBACK SHALL INCREASE TO 50' IF PROPERTY IS ADJACENT TO A RESIDENTIAL OR AGRICULTURAL ZONE.

2) REAR SETBACK SHALL INCREASE TO 50' IF THE REAR OF A BUILDING FACES AN ARTERIAL OR COLLECTOR ROAD.

3) REAR SETBACK SHALL INCREASE TO 100' IF PROPERTY IS ADJACENT TO A RESIDENTIAL OR AGRICULTURAL ZONE.



Planning Commission Recommendation

- The Planning Commission recommended approval of the General Plan Amendment.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **JULY 6, 2021**		
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as The District at Eagle Mountain Town Center.		
ITEM TYPE:	Rezone		
FISCAL IMPACT:			
APPLICANT:	Bill Gaskill		
GENERAL PLAN DESIGNATION Community Commercial	**CURRENT ZONE** Agriculture	**ACREAGE** 19.27	**COMMUNITY** South Town

PUBLIC HEARING:
Yes

PREPARED BY:
Tayler Jensen, Planning

PRESENTED BY:
Tayler Jensen

RECOMMENDATION:

BACKGROUND:
Bill Gaskill is proposing to rezone approximately 19.27 acres (parcels: 59:044:0112, 59:044:0175, 59:044:0176, 53:228:0004, 53:228:0003, 53:228:0002, 53:228:0001, 59:044:0041, 59:044:0110, 59:044:0133, 59:044:0132, 59:044:0135, 59:044:0097, and 59:044:0134) The property in question was previously included in the Eagle Mountain Properties Master Development Plan and Agreement which has since expired. The Future Land Use for all parcels included in the rezone is Community Commercial, the Commercial Community zone is an appropriate use within the Community Commercial designation.

ITEMS FOR CONSIDERATION:
This proposal is to rezone approximate 19.27 acres to Commercial Community, the parcels are bordered by Pony Express Parkway to

the West, and Eagle Mountain Boulevard to the South. The Marketplace at Eagle Mountain Town Center project is located to the West of Pony Express Parkway. This proposal would rezone all adjacent property to the West, South, and East of the Eagle Mountain City Hall. It should be noted that the proposed rezone includes City, Direct Communications, and UFA owned property (including the Fire Station 351). These parcels were included in the rezone request at a recommendation from staff in anticipation of redevelopment in the future in the event that the Fire Station were to move, if approved the rezone would not have any effect on the current uses of the City, UFA, and Direct Communication parcels.

Rezoning of property shall be evaluated using the following criteria, and may be approved if the requirements below are met (17.90.050)

Compliance with the General Plan
The property in question is designated as Community Commercial on the General Plan, Commercial Community (CC) is an appropriate use within the Community Commercial designation therefore the proposal *complies* with the General Plan.

Compatibility Determination. Is the proposed use compatible with the adjacent properties?
North: To the north of the proposal is City Hall, and a Townhome development. MF1, MF2, and Civic Centers are appropriate uses adjacent to the CC zone, therefore the proposal is *compatible* with the property to the North.

East: The project is bordered by "The Landing" on the east, a single family development. The Landing contains lots that range from 6,700 SF to 9,000 SF. While it was developed under a previous zoning ordinance if developed today it would fall most closely under the R3 Zone. Table 17.60.160(1) does not find R3 to be a compatible buffer to CC. We recommend the applicant rezone property to the east of Heritage Drive to the CN zone to provide compatible buffering with the landing.

West: To the west the project is bordered by Pony Express Parkway and The Marketplace at Eagle Mountain Town Center project which is currently zoned Commercial Community, therefore the proposal is *compatible* with the property to the West.

South: The property to the South is vacant land currently zoned agriculture, and has been identified on the future land use map as Community Commercial. While CC isn't compatible with AG it is compatible with land uses called for in the Future Land Use Plan.

City Services
The rezone is not anticipated to overburden the City's service capacity.

Traffic Generation
The City Engineer can require any proposed use to provide a traffic study and to comply with any mitigation recommended or required from a traffic study.

Property Values
The proposal is not anticipated to have negative impacts on surrounding property values.

REQUIRED FINDINGS:
Rezone approvals are legislative decisions and shall not be construed as a right upon submission of an application. Approvals are based upon compliance with the City Code requirements and the General Plan. The approval criteria for a rezone can be found in EMMC 17.90.060.

PLANNING COMMISSION ACTION/RECOMMENDATION:
On June 8th 2021 the Planning Commission held a public meeting regarding the proposed rezone, no one from the public spoke, and the Planning Commission recommended approval (5-0) with the condition that the CN zone be used to buffer the Landing on the east side of Heritage drive and for that zone to continue generally in a straight line south of the fire station rather than following the road farther west.

ATTACHMENTS:

ORD--The District at Eagle Mountain Town Center Rezone
Rezoning Exhibt

Vicinity Map

Planning Presentation

ORDINANCE NO. O- -2021

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, REZONING CERTAIN LANDS KNOWN AS THE DISTRICT AT EAGLE MOUNTAIN TOWN CENTER

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to rezone certain lands known as The District at Eagle Mountain Town Center, as set forth more specifically in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider the rezoning of certain lands known as The District at Eagle Mountain Town Center, as set forth in Exhibit A.

2. Lands depicted and described in Exhibit A are hereby rezoned to the density and uses as set forth more specifically in Exhibit A.

3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 6th day of July, 2021.

EAGLE MOUNTAIN CITY, UTAH

_____

ATTEST: Tom Westmoreland, Mayor

_____

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

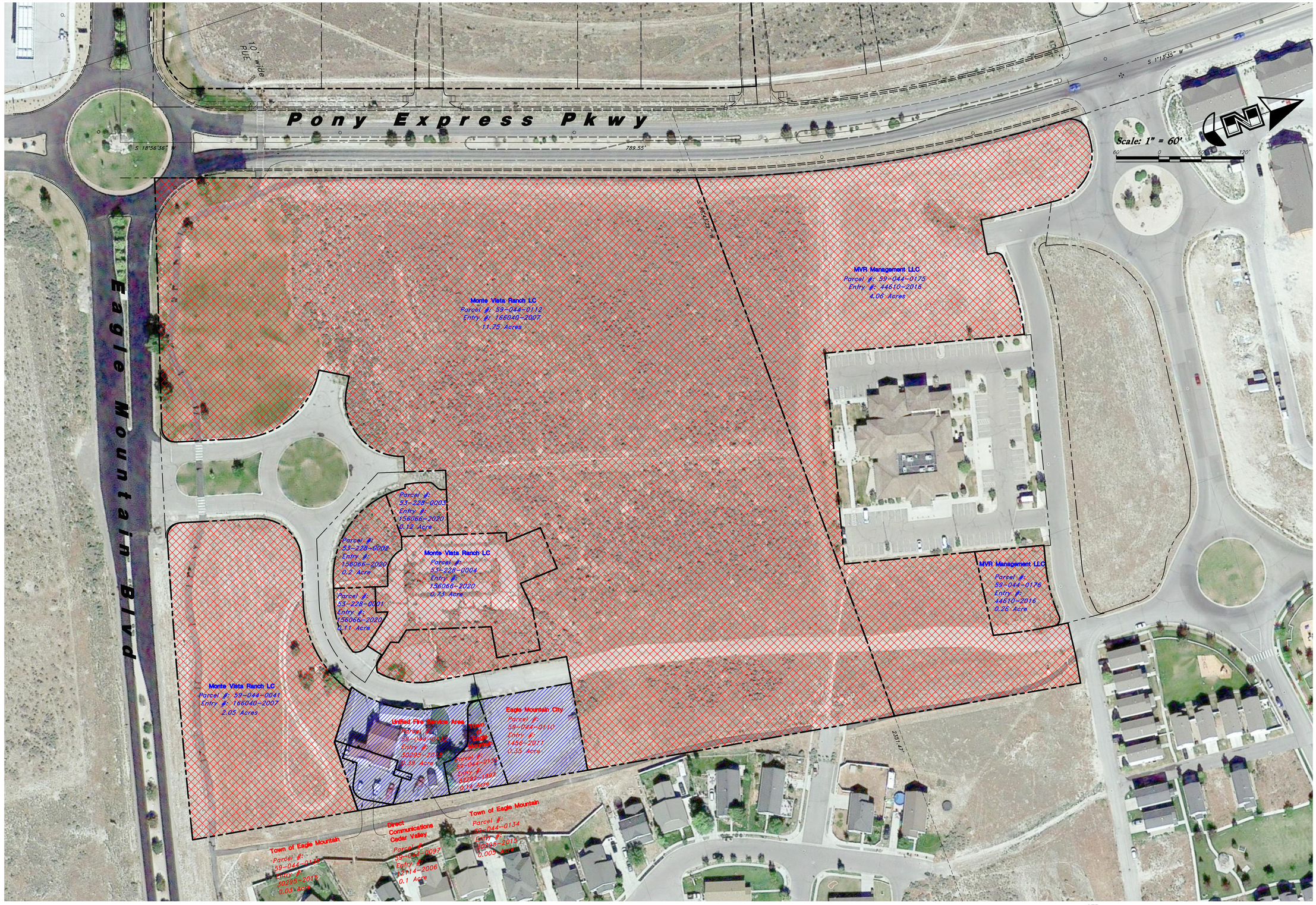
The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 6th day of July, 2021.

Those voting aye:	Those voting nay:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love

_____
Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____by_____ .

Exhibit A



City owned parcels to be included with the rezone

Developer owned parcels to be rezoned

NOTE:
This plan has been prepared without benefit of a complete survey. This plan has also been prepared without a full review of City Ordinances and requirements. It is conceptual in nature and no guarantee of its accuracy or compliance with City codes is implied.

REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: DC
Client Name:
Multiple
18-180 East Parcel Exhibit

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWengineering.net

Rezoning Exhibit

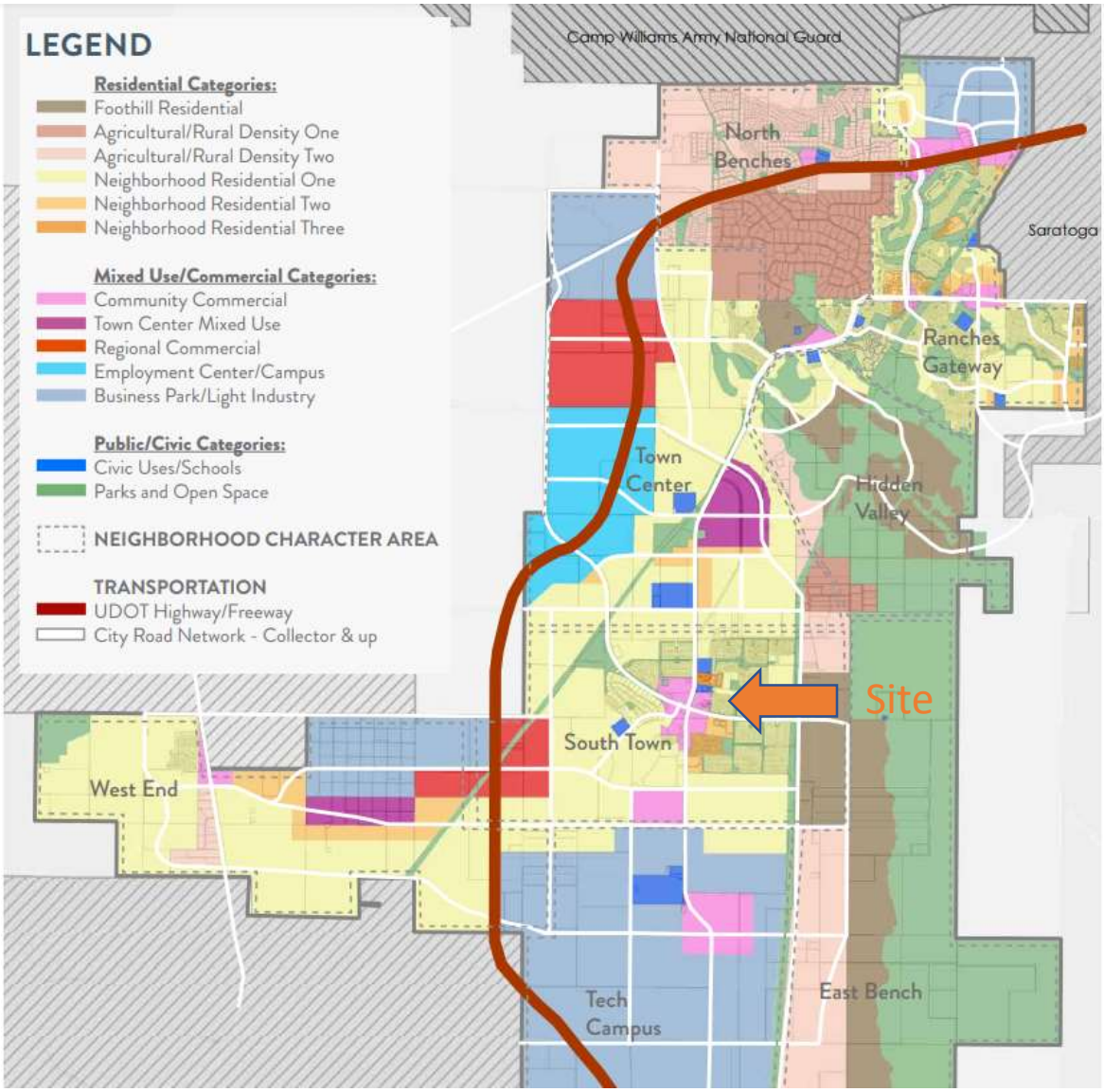
The District at Eagle Mountain Town Center
East of Pony Express Parkway & Eagle Mountain Boulevard
Eagle Mountain, Utah

26 May, 2021

SHEET NO.
EX

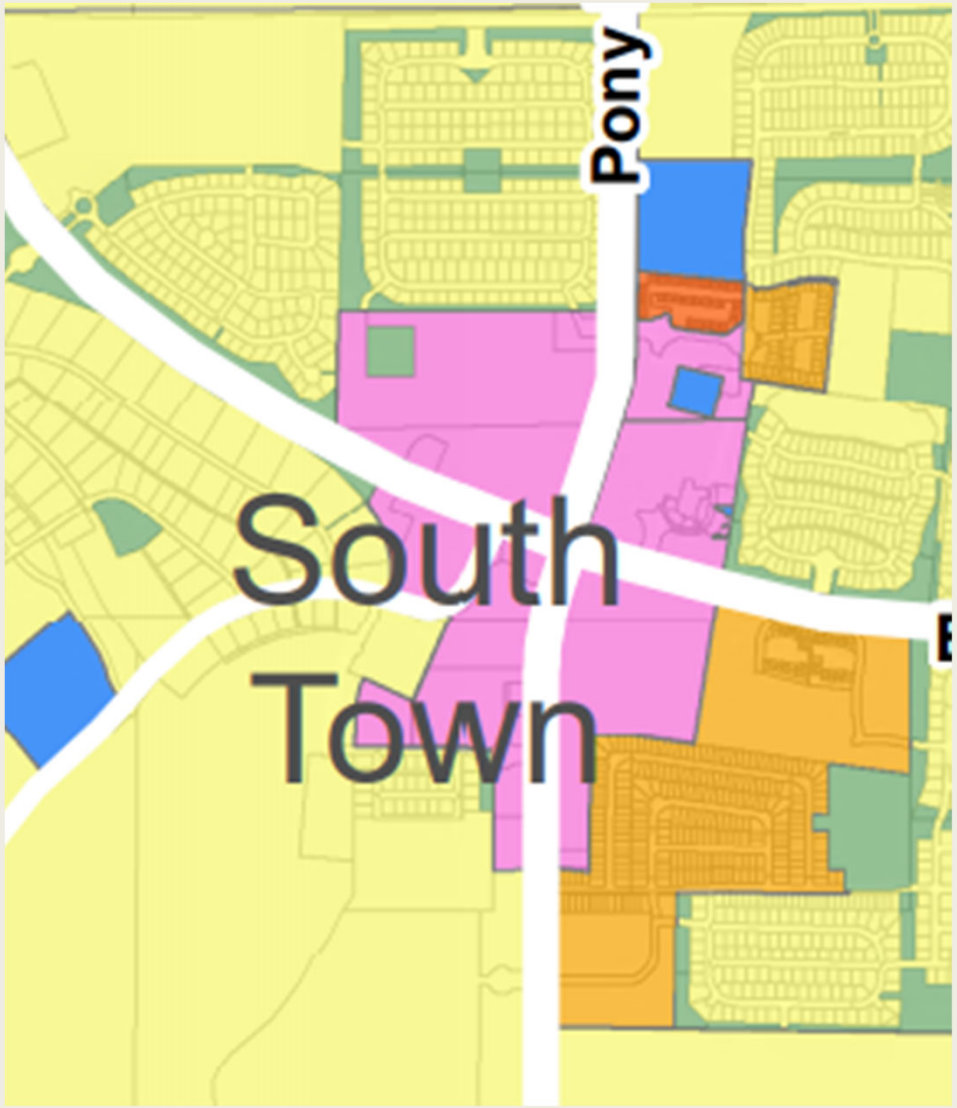
W:\18-180 Eagle Mountain City Center\dwgs\18-180 East Parcel Exhibit.dwg, 5/26/2021 9:08:37 AM, 1:1, DC

Vicinity Map



THE DISTRICT AT EAGLE MOUNTAIN TOWN CENTER

Rezone



LEGEND

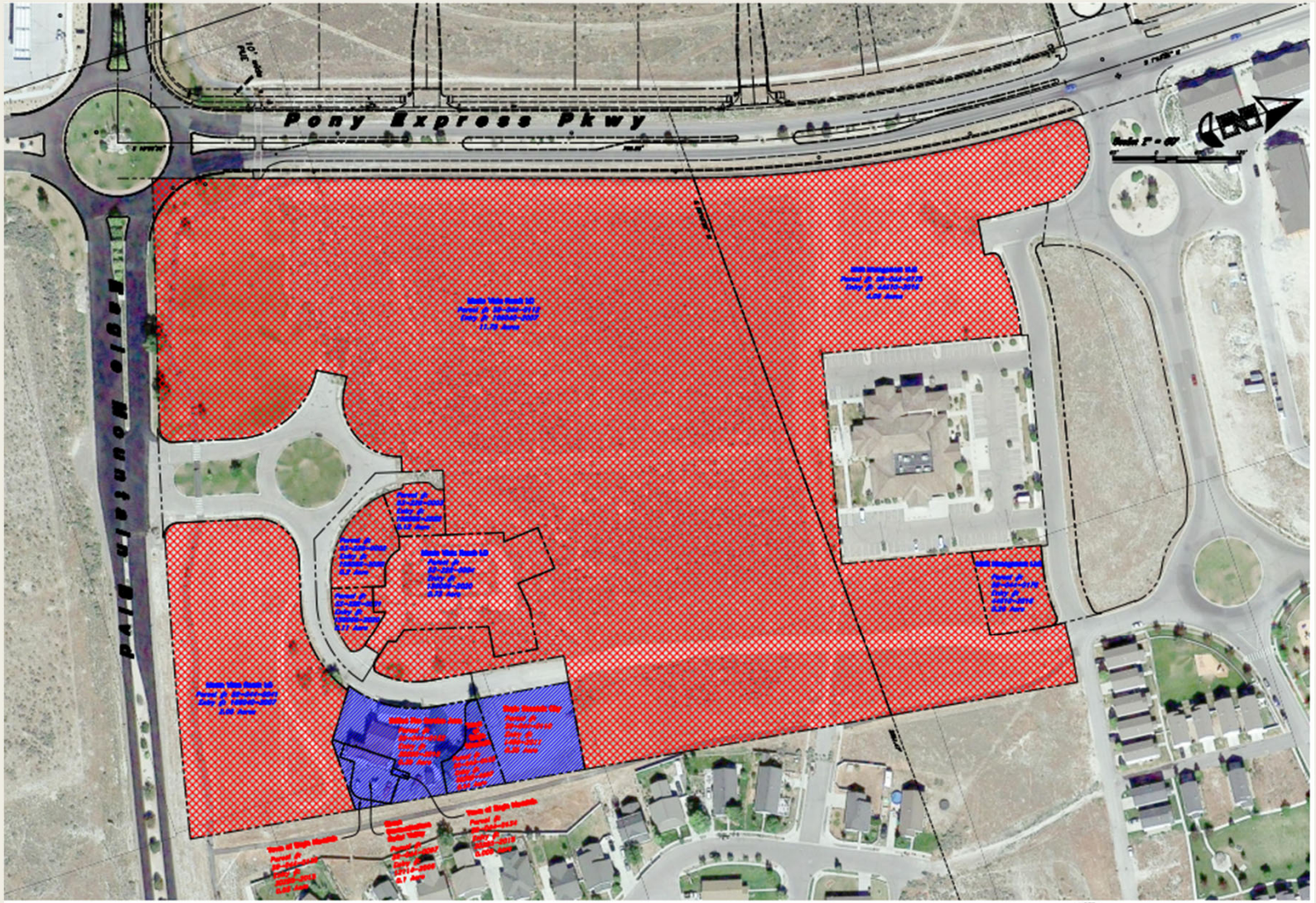
Residential Categories:
- Foothill Residential
- Agricultural/Rural Density One
- Agricultural/Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

Mixed Use/Commercial Categories:
- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center/Campus
- Business Park/Light Industry

Public/Civic Categories:
- Civic Uses/Schools
- Parks and Open Space

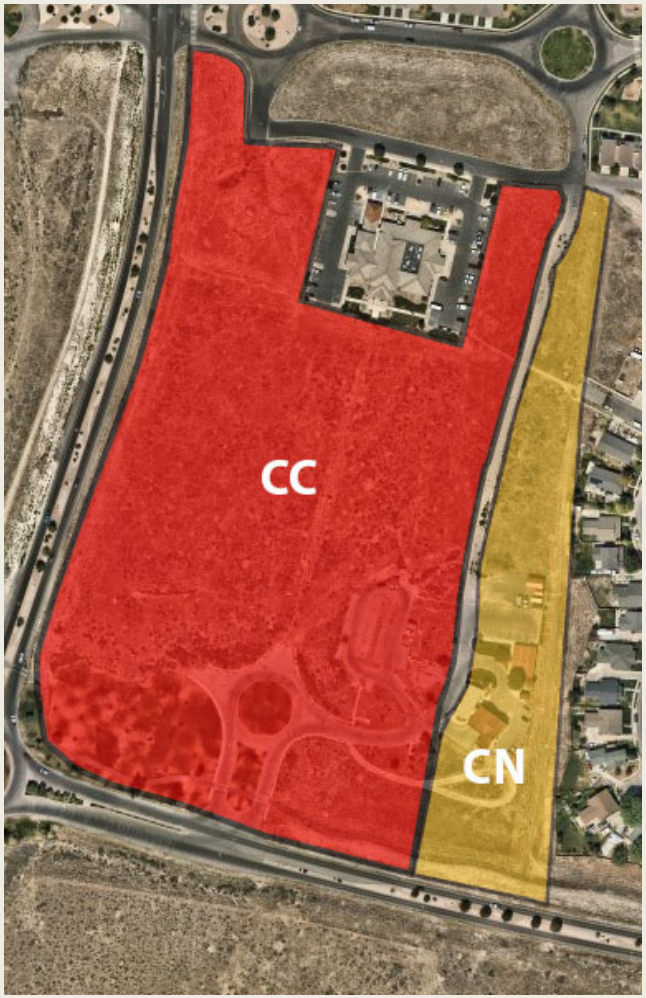
NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION
- UDOT Highway/Freeway
- City Road Network - Collector & up


Pony Express Pkwy
Front Range Pkwy
City owned parcels to be included with the rezone
Developer owned parcels to be rezoned
NOTE!
This plan has been prepared without benefit of a complete survey. This plan has also been prepared without a full review of City Ordinances and requirements. It is conceptual in nature and no guarantee of its accuracy or compliance with City codes is implied.

Items for Consideration

- Commercial Community (CC) is an appropriate use within the Community Commercial Designation
- The Project is bordered by "The Landing" on the east, which would be zoned R3 under the current city zoning ordinance, CC is not appropriate adjacent to the R3 residential zone. We recommend the applicant rezone property to the East of Heritage Drive to CN which provides compatible buffering with the Landing



Recommendation

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

1. Property to the East of Heritage Drive to be rezoned to the Commercial Neighborhood (CN) Zone, and for that zone to continue generally in a straight line south of the fire station rather than following the road.

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **JULY 6, 2021**
TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving a Temporary Land Use Regulation Delaying a Requirement for Front and Side Yard Landscaping due to Drought Conditions.
ITEM TYPE:	Ordinance
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Steve Mumford, Planning

PRESENTED BY:
Steve Mumford

RECOMMENDATION:
Staff recommends that the City Council approve a temporary land use regulation that, due to drought conditions, the requirement for front and side yard landscaping prior to certificate of occupancy found in EMMC 17.25.050A is delayed until September 15th, with a required cash escrow of $2,000 per lot.

BACKGROUND:
EMMC 17.25.050A states the following:

A. Yard Landscaping. The front and side yards must be improved prior to occupancy of each home in accordance with the approved yard landscaping plan approved in conjunction with the final plat for the development. Improvements shall include sod, irrigation, trees, and shrubs, and may include some water-wise landscaping. In cases of inclement weather, the builder or property owner may pay a $2,000 cash escrow per lot to the city and shall complete the landscaping no later than six months after the issuance of the certificate of occupancy.

State Code Section 10-9a-504 Temporary Land Use Regulation allows the City Council to pass a temporary land use regulation without prior consideration of or recommendation from the Planning Commission, if the City Council makes a finding of compelling, countervailing public interest. The regulation may not last more than six months.

Due to extreme drought conditions, the City's Public Utilities Manager is requesting that we delay the front yard landscaping requirement for new homes, considering "drought conditions" as similar to "inclement weather," allowing them to pay the landscape escrow of $2,000 with the City and not be required to complete their front and side yard landscaping until September 15th. Home builders have also expressed concern due mainly to supply issues/delays for sod and landscaping materials, and have requested the ability to pay the cash escrow and allow homebuyers to move in.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

ORD--Temporary Land Use Regulation

ORDINANCE NO. O- -2021

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, APPROVING A TEMPORARY LAND USE REGULATION DELAYING THE REQUIREMENT FOR FRONT AND SIDE YARD LANDSCAPING FOR NEW RESIDENTIAL UNITS DUE TO DROUGHT CONDITIONS

PREAMBLE

WHEREAS, Utah Code Ann. § 10-9a-504 permits a municipal legislative body, without prior consideration of or recommendation from the Planning Commission, to enact an ordinance establishing a temporary land use regulation if the legislative body makes a finding of compelling, countervailing public interest; and

WHEREAS, Eagle Mountain Municipal Code Section 17.25.050(A) Yard Landscaping requires front and side yards to be installed prior to the issuance of a certificate of occupancy for new residential units; and

WHEREAS, on March 17, 2021, Governor Spencer Cox issued Executive Order 2021-7 declaring a state of emergency due to drought conditions throughout the State of Utah; and

WHEREAS, the City Council finds that, due to drought conditions, the requirement for front and side yard landscaping should be delayed.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds a compelling, countervailing public interest in delaying the requirement for front and side yard landscaping prior to occupancy of new homes.

2. The requirement for front and side yard landscaping prior to occupancy of homes, as found in Eagle Mountain Municipal Code Section 17.25.050(A) Yard Landscaping, is delayed until September 15, 2021, with a landscape escrow of $2,000.

3. This Ordinance shall be in effect upon its first publishing or posting through September 15, 2021.

ADOPTED by the City Council of Eagle Mountain City this 6th day of July, 2021.

EAGLE MOUNTAIN CITY, UTAH

ATTEST: Tom Westmoreland, Mayor

_____

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 6th day of July, 2021.

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☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love

_____
Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____by_____ .

UPCOMING PLANNING-RELATED AGENDA ITEMS

Active Projects
7-Eleven The Ranches Rezone and Site Plan
Angel Landing Concept Plan
Deer Haven GP Amendment, Rezone, and Preliminary Plat
Oquirrh Mountain Ranch Phase B MDP Amendment and Preliminary Plat
Pole Canyon NPA 17 General Plan Amendment, Rezone, MDP, and Preliminary Plat
Porters Crossing Retail Center Concept Plan
Ranches Crossing Concept Plan
SilverLake Plat 31 Site Plan
Smith Property Concept Plan
Stonebridge Montessori Rezone & Site Plan
White Hills Country Estates Recorded Plat Amendment and Rezone

Other Projects
Ault Farms
Eagle Commons/MF 3 Zone
Hidden Hollow Phase C – Preliminary Plat and Site Plan
La Petite Pet Grooming – Conditional Use Permit
Spring Run MDP and Preliminary Plat Amendment
Sunset Flats Amended Preliminary Plat

Code Amendments
Animal Code
Beekeeping Ordinance
Change “Base Zoning” to “Underlying Zoning” throughout
Community District Node Overlay
Detached Accessory Apartments
Driveway Width Restriction
Expiration of Applications
Flags and Flagpoles
Garages
General Plan Land Use Adjacency Updates
Industrial Zone
Landlord Licensing / Accessory Apartments
Multifamily Amenities Distance Requirements
Parking Requirements and Standards
Public Noticing Requirements
Rezone Redesignations
Shooting Range Ordinance
Wash Protection Overlay Zone