



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

June 8, 2021, 5:30 PM

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

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

This meeting will be an electronic meeting Pursuant to Utah Code Ann. 52-4- 207(4).

I, Mayor Tom Westmoreland, do hereby determine conducting an electronic meeting of the Eagle Mountain City Planning Commission with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location and hereby authorize the Eagle Mountain City Planning Commission to conduct electronic meetings without an anchor location.

The foregoing determination is based on the following facts:

- Federal, state and local leaders, including the Eagle Mountain City Mayor and City Council, have all recognized a global pandemic caused by the spread of the COVID-19 virus.
- Governor Herbert and the Utah Department of Health have recently issued updated orders in response to record numbers of COVID-19 cases and COVID-19-related hospitalizations. The orders implement statewide what has been termed a 'mask mandate' and have severely limited social gatherings in an attempt 'to prevent and control the rapidly changing consequences of COVID-19 throughout the state.'
- It is difficult, if not impossible, to predict the number of attendees at any meeting and to manage issues regarding social distancing in order to comply with applicable health orders.
- COVID-19 poses a continuing and immediate threat to the health, safety, and welfare of Eagle Mountain City residents and the public in general.
- The City has the technological capability to provide means by which the public may hear, or view and hear, the open portions of the meeting and to participate in public hearings.

To participate, please see the options below:

Those wishing to speak during the meeting, send a request and include your name, address, and phone number to recordersoffice@emcity.org.

The public may monitor or listen to open portions of the meeting via Lifesize electronic meeting through Granicus at the following website:

eaglemountaincity.com/cityrecorder/citymeetingsportal#meetingdocs.

1. Discussion Items

1.A [DISCUSSION - Front Loaded Garages](#)

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

2. Pledge of Allegiance

3. Declaration of Conflicts of Interest

4. Approval of Meeting Minutes

4.A [May 25, 2021 Planning Commission Minutes](#)
[PC Minutes 5.25.2021 - Draft](#)

5. Status Report

6. Action and Advisory Items

6.A [PUBLIC HEARING - Rush Creek \(General Plan Amendment\)](#)

A proposal to amend the Eagle Mountain Future Land Use Plan and to consider a concept plan for two LMD subdivisions.

[2021_0603 - Rush Creek - General Plan Amendment Exhibit](#)

[2021_0603 - Rush Creek - Industrial Concept C](#)

6.B [PUBLIC HEARING - Deer Haven \(General Plan Amendment, Rezone, Preliminary Plat, and Variance\)](#)

A proposal to amend the General Plan, Rezone, Preliminary Plat, and seek a variance for the Deer Haven project, located on 40 acres of property (Parcel 58:047:0017) located West of Cedar Pass Ranch, and North of Lone Tree.

[Variance Letter](#)

[Preliminary Plat](#)

[Rezoning Exhibit](#)

6.C [PUBLIC HEARING - Marketplace at Eagle Mountain Town Center Lot 4 Pad E \(Site Plan\)](#)

A Site Plan for a commercial pad building located on Lot four of the Marketplace at Eagle Mountain Town Center, approximately 39,677 SF.

[Site Plan](#)

[Elevations](#)

[MDA Approved Pad Buildings](#)

6.D [PUBLIC HEARING - Marketplace at Eagle Mountain Town Center Lot 4 Pad G \(Site Plan\)](#)

A Site Plan for a commercial pad building located on lot four of the Marketplace at Eagle Mountain Town Center approximately 41,818 SF.

Floor Plan and Elevations
Site Plan
MDA Approved Pad Buildings

6.E **PUBLIC HEARING - Jeppson Auto (Site Plan)**

A proposal for a Auto repair shop located at 9293 North Sunset Drive

Color Elevations
Site Plan

6.F **PUBLIC HEARING - The District at Eagle Mountain Town Center (Rezone)**

A proposal to rezone approximately 19.27 acres to the Commercial Community Zone (CC).

Vicinity Map
Rezoning Exhibit

7. **Discussion Items**

8. **Next scheduled meeting**

9. **Adjournment**

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 4th day of June, 2021, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JUNE 8, 2021**

TITLE: DISCUSSION - Front Loaded Garages

ITEM TYPE: Communication Item

APPLICANT: Staff

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

City code currently recommends that multifamily developments provide rear-entry garages. Staff wishes to get feedback on draft changes to these provisions.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JUNE 8, 2021**

TITLE: May 25, 2021 Planning Commission Minutes

ITEM TYPE: Minutes

FISCAL IMPACT:

APPLICANT:

**GENERAL PLAN
DESIGNATION**

CURRENT ZONE

ACREAGE

COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[PC Minutes 5.25.2021 - Draft](#)



EAGLE MOUNTAIN Planning Commission MEETING MINUTES

May 25, 2021, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

COMMISSION MEMBERS PRESENT: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright.

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; City Recorder, Fionnuala Kofoed, Elizabeth Fewkes, Recording Secretary, and Brad Hickman, Parks and Recreation Director.

CITY STAFF PRESENT ELECTRONICALLY: Tayler Jensen, Senior Planner; and Jessa Porter, Planner.

Commissioner Wright called the meeting to order at 5:31 p.m.

1. Discussion Items

1.A. Smith Ranch Community Park Design Update

Senior Landscape Architect/Project Manager Vince Olcott and Landscape Designer Alison Lewis with MHTN Architects presented the item. Mr. Olcott discussed the project vision and goals:

- Establish a series of paths and trails that connect the community to open spaces while limiting impact on this native landscape and wildlife area.
- Clean up existing native space areas.
- Create a variety of gathering spaces from benches along trails to pavilion and covered spaces for larger gatherings.
- Provide new play areas and programming of spaces including challenge course and new playground equipment spaces.
- Extend and update field spaces for games and practices to accommodate growing demand in this rapidly growing community.

The Parks and Recreation Master Plan classifies four types of open space: conservation, recreational, buffer, and corridor. This park meets both the conservation and recreational open space categories and will include buffering areas. Conservation open spaces are areas that are determined to be of value to the community and intended to be protected for the purposes of natural resource protection, public health and safety areas, resource management areas, and historical/archaeological areas. The standards dictate these areas are primarily native habitats and are not intended to be manicured or maintained, are intended to be limited in development and uses for the protection of the public's health and safety, and may be used for some forms of active and passive recreation such as trails for hiking and biking where determined appropriate.

Ms. Lewis reviewed the data obtained from the 575 responses to the residential online survey and open house community outreach efforts. The majority of respondents lived near the park. The survey explored the amenities and balance desired between recreation and conservation. Over half of the respondents supported the inclusion of field and play space and the protection and preservation of the wash. The proposal includes an enhanced neighborhood park play area that appeals to multiple age groups. Analysis of the area evaluated site disturbance, the wash, and the impact of a potential detention pond. The center of the wash was measured to mark the 330-foot setback from the wash required by Municipal Code. The plan includes various types of vegetation including untouched native, restoration, vegetated buffer and restoration, and manicured landscape to transition from the wash to heavy use areas.

The concept design for the park includes an eight-foot concrete path, two graded sports fields, a playground with a poured-in-place surface, a flex field, enhancement of the existing play structure, a sidewalk along the existing parking lot, the existing restroom, a 12-foot-by-12-foot pavilion, a four-foot soft-surface path, native trees and vegetation as a buffer between the formal planting in the park and the native plantings in the wash, approximately 46 additional parking stalls, a second pavilion and restroom, an outdoor classroom/education node, nature/educational play element, an obstacle course, a two-foot discovery single-track path with interpretive elements, and wash vegetation restoration and cleanup. The next steps are the refinement of the overall Park Master Plan, present design concept at Pony Express Days, cost estimate of the overall plan, identify phasing, geotechnical investigation, and finalizing the design of Phase 1.

Mr. Olcott clarified the interpretive elements are proposed to be interactive educational components.

Commissioner Everett stated that he appreciates the inclusivity and accessibility of the existing play structure. He supports the idea of the obstacle course but expressed concern with the location due to the potential of mischief due to low visibility of the area from roadways while recognizing the logistical considerations of the park design. He said that residents in the area use the parking lot as overflow parking for the neighborhood. He requested for the City to discuss enforcement of overnight parking restrictions at parks.

Mr. Olcott said they intend to improve the existing structure while maintaining accessibility and to provide additional activities for various age groups in different areas.

Commissioner Pengra expressed concern with emergency accessibility of the obstacle course. He supports the interpretive elements for the unique natural elements in the community. Helping youth to embrace and understand those elements will hopefully inspire them to protect and preserve the natural elements in the City.

Parks and Recreation Director Brad Hickman explained that the design contemplates full-size fields that can be divided into smaller fields for recreation youth sports use.

Commissioner Bergener likes the interpretive elements and thinks such uses are lacking in Utah and supports the implementation of the learning items.

Commissioner Wright appreciates that resident feedback has been sought and the interpretative and educational elements combined with the play and sports areas with consideration of protecting the wash.

1.B. DISCUSSION – Front Loaded Garages and Private Streets

Senior Planner Tayler Jensen presented the private streets portion of the item and reviewed private street standards in other cities including right-of-way width and number of units served requirements. He noted some cities prohibit private streets. No current City standards address private street standards other than a requirement for Fire Marshal approval. The City can prohibit private streets, continue with requiring Unified Fire Authority (UFA) approval of private streets, or draft private street standards.

Assistant City Administrator/Community Development Director Steve Mumford said that if the City decides to prohibit private streets, he suggested considering allowing narrower cross-sections for public rights-of-way or the exclusion of park strips as an alternative where merited.

Commissioner Bergener said that due to street parking in the City that causes traffic impediments, he supports drafting private street standards.

Commissioner Pengra said it is easy to draft a high standard; however, due to the current cost of housing, he hesitates to create a high standard due to concerns with cost increases. Developers tend to request private roads for small or non-standard shaped or sized parcels. His greatest concern is with parking and traffic flow issues. He advocated for a compromise to create a standard that mitigates issues without causing a high-cost increase to developers.

Commissioner Everett agreed with Commissioner Pengra's concerns regarding the economic feasibility of the standards with consideration of emergency access. Prohibiting private streets is preferable but there are times and places where private streets maintained by homeowners are appropriate and reduce the burden to the City. He advocated for creating a private street standard, with a preference for public streets, including requirements based upon the number of homes served. Even on public streets, parking along both sides, especially by wide vehicles can obstruct traffic flow.

Commissioner Wells said that private streets may assist with affordable housing; however, should the homeowner's association maintaining the streets dissolve, the burden falls to the City. She agrees private streets are appropriate in some areas and that Municipal Code standards should be created. She desires to set specific standards clarifying the requirements for staff and developers without being onerous.

Commissioner Wright said he is not in favor of private streets but sees the needs for them in some circumstances. Private streets are more affordable to install; nevertheless, maintenance costs increase the fees paid by the impacted homeowners. He advocated against permitting private streets that connect two public streets. Although he would prefer to prohibit private streets, he would be willing to permit private streets in specific and limited circumstances.

Mr. Mumford discussed current and proposed developments in the City that request reduced standards for private streets ranging from 20-feet to 27-feet of asphalt with reduced width for or exclusion of sidewalks. Public street standards require 28-feet of asphalt and five-foot-wide sidewalks. In addition to the expressed concerns regarding street parking and maintenance, he requested for the Commission to also consider requiring park strips for pedestrian safety, even though park strips increase maintenance.

Mr. Jensen presented the front-loaded garages portion of the item. Current Municipal Code standards recommend that there be no front-loaded garages in multifamily developments. The City commonly allows front-loaded garages in multifamily developments in contradiction to the standards. Recently passed, HB 98 still allows the City to regulate garage placement. Staff determined to examine garage and private street regulations concurrently.

Potential amendments include prohibiting front entry on collector, arterial, or private streets; requiring 40% of the townhomes in the development to have rear-entry garages; permitting shared drive accesses when deemed appropriate; and/or requiring higher quality aesthetics for front-entry garages through allowing an option for a front-entry garage subject to higher design standards than the rear-loaded product if allow the option is determined to be in compliance with HB 98 requirements.

Commissioner Everett explained he had worked with staff on the item. He clarified that his concern is enforcing Municipal Code as written rather than a preference for either rear-loaded or front-loaded product. He advocated for standards requiring front-loaded garage developments to have visual appeal and variety and for higher design standards for townhomes visible along a major roadway. He expressed concern with safety problems caused by street parking in townhome developments and driveways backing on major roadways. Affordable multifamily products should still be aesthetically desirable.

Commissioner Wright requested for Commissioner Everett to continue working with Mr. Jensen on the amendment. Commissioner Bergener volunteered to assist them with the project. Commissioner Wright requested for the updated item to return to a future work session.

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

Commissioner Wright called the meeting to order at 6:35 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. May 11, 2021 Planning Commission Minutes

MOTION: *Commissioner Pengra moved to approve the May 11, 2021 minutes. Commissioner Everett seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Brett Wright. Those voting nay: None. The motion carried with a vote of 4:0. Commissioner Wells abstained as she was not in attendance at the May 11, 2021 meeting.*

5. Status Report

Mr. Jensen reviewed the planning items discussed during the May 18, 2021 City Council meeting.

6. Action and Advisory Items

6.A. PUBLIC HEARING – A to Z Building Blocks (Site Plan)

Mr. Jensen presented the item. The site is currently zoned as Village Code under previous standards and daycare centers are a permitted use. The applicant is proposing a three-foot stone wainscot with the addition of 25 feet of Hardie Board that will match the color of the existing building.

Front entrances are required to front toward the public right-of-way. The current building does not have a front entrance onto the right-of-way. The proposal does not change the entrance location but does add new doors onto the public right-of-way. Parking is required to be behind or to the side of the building. The parking location remains the same but moves the building closer to the right-of-way bringing the project into compliance. The building should be similar in style to the adjacent building. The proposal uses the same stacked stone and color material as the surrounding buildings. All buildings in the area have sloping roofs; however, a flat roof is proposed for the two-story addition. The proposed addition fails to comply with the multiple roof planes, heights, or slopes with overhanging eaves required in EMMC 17.72.040(C). The addition includes three feet of wainscot of stacked stone, timber sheltering elements over entrances, awning over the windows, and fiber cement siding. The proposed elevations include windows and decorative trim wainscot trim, rock columns, and timbers over doors, and the use of awnings. It is the opinion of staff that while the proposal does not provide all the features called for by code it matches the existing building's color and materials and should be seen as in compliance. The proposed elevations utilize fiber cement siding, awnings, stone wainscot and timber sheltering the elements over the door and it is the Planning Commission's purview to determine if the proposal complies with EMMC 17.72.040(F)(2).

Daycares are required to provide one parking stall per staff member and one stall per ten children. This proposal includes parking considerations for 20 staff members and 190 children requiring 39 parking stalls. The current site offers 17 dedicated parking stalls and 6 shared parking stalls. An additional 16 parking stalls are required. The applicant proposes shared parking within the development to be counted toward the requirement. A total of 117 parking

stalls are provided through lots 1, 2, 5, and 6 in the development. The additional 16 required stalls could be met by counting 10 stalls from Village Pizza on lot 6 and six stalls on strip building lot 1. Calculations for parking requirements for the businesses with shared parking access determined 105 parking stalls are required and 117 stalls are provided offering 12 excess stalls.

Staff recommends the Planning Commission recommend approval to the City Council with the following conditions:

1. A decorative parapet, tower, or sloping roof with overhanging eaves on the addition shall be in compliance with EMMC 17.72.040(C);
2. Sidewalks shall be installed from every exit to the public ways; and
3. The supra box shall be upgraded to a Knox box.

Applicant representative Scot Hazard said the reorientation of the trail on the property will be the responsibility of the daycare center. He is only responsible for the curved section of the trail on the adjacent property.

Applicant Jody Zabriskie the owner and co-founder of A to Z Building Blocks said they desire to expand to provide additional high-quality daycare to the City. The business is State licensed and in good standing. She is working with Mr. Hazard to align their portions of the trail outside of the property lines. The playground location will be extended and fenced to separate the playground from the natural detention area. Their peak drop-off and pick-up hours are from 7:00 p.m. to 7:45 a.m. and 4:30 p.m. and 6:30 p.m. They provide busing services to and from local schools. The daycare is closed on weekends. No recitals or programs are held during the evenings and graduation ceremonies are held at a different location. Parking in the front of the building is reserved for family use and staff parks in other locations. No parking issues have occurred with adjacent businesses as their peak hours generally differ from the other businesses. The school capacity will increase from 85 children to 190 children; however, student capacity varies throughout the day when children are at school or are on summer field trips. She verified that the design has two sets of stairs and the floor plan has the same layout on the first and second floor. The design is to maximize capacity.

Commissioner Wright opened the public hearing at 7:05 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Commissioner Wright closed the hearing.

Commissioner Pengra said childcare is a necessity and insufficient childcare options are available in the City especially with consideration of current housing costs. From an economic development standpoint, he supports this project. However, he expressed mild concern with the aesthetical variances in the two buildings, while recognizing the need for the two-story addition and the efforts to match the existing building design. The parking dedicated to the daycare does not comply with Municipal Code and parents escorting young children and carrying car seats from parking located near the other business could be problematic.

Commissioner Everett agreed with Commissioner's Pengra parking concerns; however, due to the variance in the time usage of the daycare and the restaurants, parking conflict should be

reduced during the day but could be an issue in the evening. The path across the powerline corridor crosses the street at a marked crosswalk. He advocated for the new trail to connect to the current street crossing when the trail is relocated. He explained his question to the applicant regarding drainage in the area was to ensure safety measures were adequate to protect the children. He concurs with the staff-proposed condition for increased character and articulation on the front elevation.

Commissioner Wright said the parking stalls are closer to the daycare than they appear on the plan. He visited the site and feels the parking distance would not be onerous for daycare patrons. He expressed concern with the elevation difference between the open drainage in relation to the playground area. Ms. Zabriskie explained a higher-quality, six-foot fence will be installed to replace the existing fence and will separate the drainage area from the playground. She intends to leave the drainage area natural and unimproved but expressed a willingness to adjust the slope if required. The property is set back 50-feet from the powerline corridor.

Commissioner Wright encouraged Ms. Zabriskie to consult with an engineer regarding the slope issues.

Mr. Hazard said the restaurant previously located at the business was more impactful but he felt it had sufficient parking. The purchase of the building includes the conveyance of staff parking stalls farther from the entrance to reserve the most proximate parking for the patrons.

MOTION: *Commissioner Everett moved to recommend approval to the City Council of the site plan for A to Z Building Blocks with the following conditions:*

- 1. A decorative parapet, tower, or sloping roof with overhanging eaves on the addition shall be in compliance with EMMC 17.72.040(C);*
- 2. Sidewalks shall be installed from every exit to the public ways; and*
- 3. The supra box shall be upgraded to a Knox box; and*
- 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 project.*

Commissioner Wells seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.

6.B. Scarlet Ridge Master Development Agreement (MDA)

Mr. Mumford presented the item. The rezone, master development plan, and preliminary plat were approved by the City Council on March 2, 2021. The approvals are contingent upon the MDA approval per EMMC 16.10. The MDA, drafted by the City Attorney, includes language related to the dedication timing of exterior roads, improvement timing of roads, improvement of stormwater retention basins, and a six-year expiration or automatic termination at buildout. EMMC 16.10.060 required the Planning Commission to review the MDA in a public meeting and provide a recommendation to the City Council. The Preliminary Plat Notice of Decisions

and the Rezone and General Plan Amendment Notice of Decision have been included as exhibits in the MDA.

Mr. Mumford explained the road development phasing for the project. Improvement of the eastern and the southern roads is not required for access to the development. The language in the agreement addresses the required road improvements and dedications.

At the advisement of the City Attorney, Section 2.4. of the MDA Exterior Road Dedications and Improvements was modified to “Developer shall dedicate to the City the portions of Tiffany Lane (38.5 feet wide), the exterior road running along the East side of the Project (the “East Road”) (26.5 feet wide), and the exterior road running along the South side of the Project (the “South Road”) (26.5 feet wide) together with any final plat that is adjacent to those road sections. Development phasing shall generally proceed according to the phasing designated on the site plan/preliminary plat and shall not exclude lots to avoid road improvements or leave large sections of road improvements to later phases. Developer shall construct the portions of the road right-of-way for Tiffany Lane, together with any additional asphalt necessary to provide access to the Project. Improvements and improvement completion assurance are not required for the East Road and South Road, unless the Fire Marshal requires improvement in order to develop any portion of the project. Developer shall improve off-site roads to the project as required by the Fire Marshal, in accordance with the International Fire Code.”

Mr. Mumford clarified that the phasing for the project is outlined in the preliminary plat. Discussion ensued regarding the phasing of the project.

Mr. Mumford explained changes to Section 2.4 include condensation and simplification of the language and removal of the requirement to improve the eastern and southern roads. The City Attorney had expressed concern with whether the City could require improvement of the roads as a condition of this development. Discussions evaluated whether the southern road was a requirement of the Fire Marshal as a second access to the project. UFA deemed improvement of the other accesses to the project were sufficient for emergency response. After review, staff determined to require dedication but not improvement of the southern and eastern roadways.

Commissioner Pengra requested time to review the changes to Section 2.4 of the MDA. Due to the desire to be able to review and understand the implications and benefits of the changes to the MDA prior to making a recommendation to the City Council, the Commission discussion determined to recess to review the new material.

Commissioner Wright recessed the meeting from 7:39 p.m. to 7:56 p.m. for the purpose of reviewing the changes to Section 2.4 of the MDA.

The original Section 2.4 of the MDA Exterior Road Dedications and Improvements, with redline changes: “Developer shall dedicate to City the portions of Tiffany Lane (38.5 feet wide), the exterior road running along the East side of the Project (the “East Road”) (26.5 feet wide), and the exterior road running along the South side of the Project (the “South Road”) (26.5 feet wide) together with any final plat that is adjacent to those road sections. ~~For example, if the first plat includes Lot 113 but not any lots to the east (101-112), Developer shall dedicate 38.5 feet for the~~

~~portion of Tiffany Lane from the western boundary line to the eastern edge of Lot 113. If a final plat contains Lots 101-105, Developer shall dedicate 38.5 feet for the entire length of Tiffany Lane and 26.5 feet for the portion of the East Road from the north boundary line to the southern end of Lot 105.~~ Development phasing shall generally proceed according to the phasing designated on the site plan/preliminary plat and shall not exclude lots to avoid road improvements or leave large sections of road improvements to later phases. Developer shall construct the portions of the road right-of-way for Tiffany Lane, dedicated to the City, together with any additional asphalt necessary to provide access to the Project. Improvements and improvement completion assurance are not required for the East Road and South Road, unless the Fire Marshal requires improvement in order to develop any portion of the project. If any section of Tiffany Lane, the East Road, or the South Road is not dedicated to the City and constructed prior to recording of the final subdivision plat for 75% of the lots, Developer shall dedicate any remaining sections of roads and provide improvement completion assurance for the road improvements in conjunction with City subdivision bonding requirements prior to recording any additional final plats. Developer shall improve off-site roads to the project as required by the Fire Marshal, in accordance with the International Fire Code.”

Discussion ensued clarifying the content and intent of the amended language in Section 2.4. Mr. Mumford said the applicant has submitted a final plat that is waiting upon the approval of the MDA that includes the improvement of the stipulated portion of Tiffany Lane with the development of Phase 1.

Commissioner Wright expressed concern that the MDA failed to comply with EMMC 16.10.080 requirements for phasing and benchmarks and suggested tabling the item until those items are addressed due to issues with previous projects not completing the required infrastructure improvements.

Applicant representative Ryan Kent explained some of the changes to the language were to clarify the requirements for his benefit. He understands the agreement requires him to meet all Municipal Code standards even if the specific requirements are not listed in the MDA.

Mr. Mumford explained that phases and benchmarks were not included in the MDA because the preliminary plat was already approved for the project by the City Council and the preliminary plat includes those elements. Furthermore, Section 1.22 in the agreement stipulates that if the final plat is not approved within two years from the approval of the site plan/preliminary plat, the site plan/preliminary plat expire.

Due to issues in other developments in the City, Commissioner Everett expressed concern with construction occurring in a disjointed sequence that circumvents infrastructure installation. He suggested adding language to clarify development phasing shall follow the numerical order indicated in the preliminary plat.

Mr. Kent requested latitude to be able to develop individual lots non-sequentially and concurrently when determined appropriate while agreeing to develop the roads and infrastructure as indicated with the phases in the preliminary plat. Due to the isolation of the development, utility installation will dictate the order and timing of the construction of the homes.

Commissioner Pengra stated he is slightly concerned with the order of development after Phase 3, should the project be sold to another developer. Mr. Kent said the secondary access requirement should alleviate concerns with the infrastructure development for the later phases of the project. Mr. Mumford recommended adding a condition to require phasing generally from the north to the south of the development with flexibility to adjust phase lines to adapt to housing market demands.

Discussion ensued to determine the language to include as conditions of approval in the recommendation to the City Council.

MOTION: *Commissioner Pengra moved to recommend approval of the Scarlet Ridge Master Development Agreement to the City Council with the following changes:*

- 1. A requirement for development phasing sequence to follow the numerical order of the lots as indicated in the preliminary plat shall be added to Section 2.4 for the MDA; and*
- 2. Section 2.4. of the MDA Exterior Road Dedications and Improvements shall be amended to “Developer shall dedicate to the City the portions of Tiffany Lane (38.5 feet wide), the exterior road running along the East side of the Project (the “East Road”) (26.5 feet wide), and the exterior road running along the South side of the Project (the “South Road”) (26.5 feet wide) together with any final plat that is adjacent to those road sections. Development phasing shall generally proceed according to the phasing designated on the site plan/preliminary plat and shall not exclude lots to avoid road improvements or leave large sections of road improvements to later phases. Developer shall construct the portions of the road right-of-way for Tiffany Lane, together with any additional asphalt necessary to provide access to the Project. Improvements and improvement completion assurance are not required for the East Road and South Road, unless the Fire Marshal requires improvement in order to develop any portion of the project. Developer shall improve off-site roads to the project as required by the Fire Marshal, in accordance with the International Fire Code.”*

Commissioner Everett seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.

7. Discussion Items

Commissioner Wright requested staff to prepare an updated zoning map indicating the current zoning districts. Mr. Mumford said that he is working with the GIS technician on an updated map including master plan information. The Engineering Department has requested to hire a second GIS technician. He is hopeful the zoning map will be completed in a few months.

The Planning Commission discussed plans to conduct a site visit at the beginning of the June 22, 2021 Planning Commission meeting.

8. [Next scheduled meeting](#)

The next Planning Commission meeting is scheduled for June 8, 2021.

9. [Adjournment](#)

MOTION: *Commissioner Wells moved to adjourn the meeting at 8:33 p.m. Commissioner Bergener seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

The meeting was adjourned at 8:33 p.m.

Approved by the Planning Commission on June 8, 2021.

Steve Mumford, AICP
Assistant City Administrator/Community Development Director



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JUNE 8, 2021**

TITLE:	PUBLIC HEARING - Rush Creek (General Plan Amendment)		
ITEM TYPE:	Concept Plan and General Plan Amendment		
FISCAL IMPACT:			
APPLICANT:	Dan Ford		
GENERAL PLAN DESIGNATION Employment Center/Campus	CURRENT ZONE Agriculture	ACREAGE 234.14	COMMUNITY Town Center

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

The Planning Commission can recommend approval with conditions or denial of the proposed application. If the Planning Commission agrees with the proposal, or chooses to recommend approval with conditions/changes, the following motions are recommended.

We the Planning Commission make a motion to recommend approval of the General Plan amendments to the City Council, for the reasons set forth in the staff report and in the meeting with the following conditions/changes.

We the Planning Commission make a motion to recommend denial of the General Plan amendments to the City Council for the reasons set forth in the staff report and in the meeting.

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 has 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 by 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, but instead would like the Planning Commission to review their concept plan for two LMD subdivisions.

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. The Planning Commission shall also determine if they feel Business Park/Industrial is appropriate adjacent to future residential property.

Concept Plan

In reviewing the concept plan the applicant has submitted staff has noted the following concerns, which the applicant has requested Planning Commission feedback.

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:

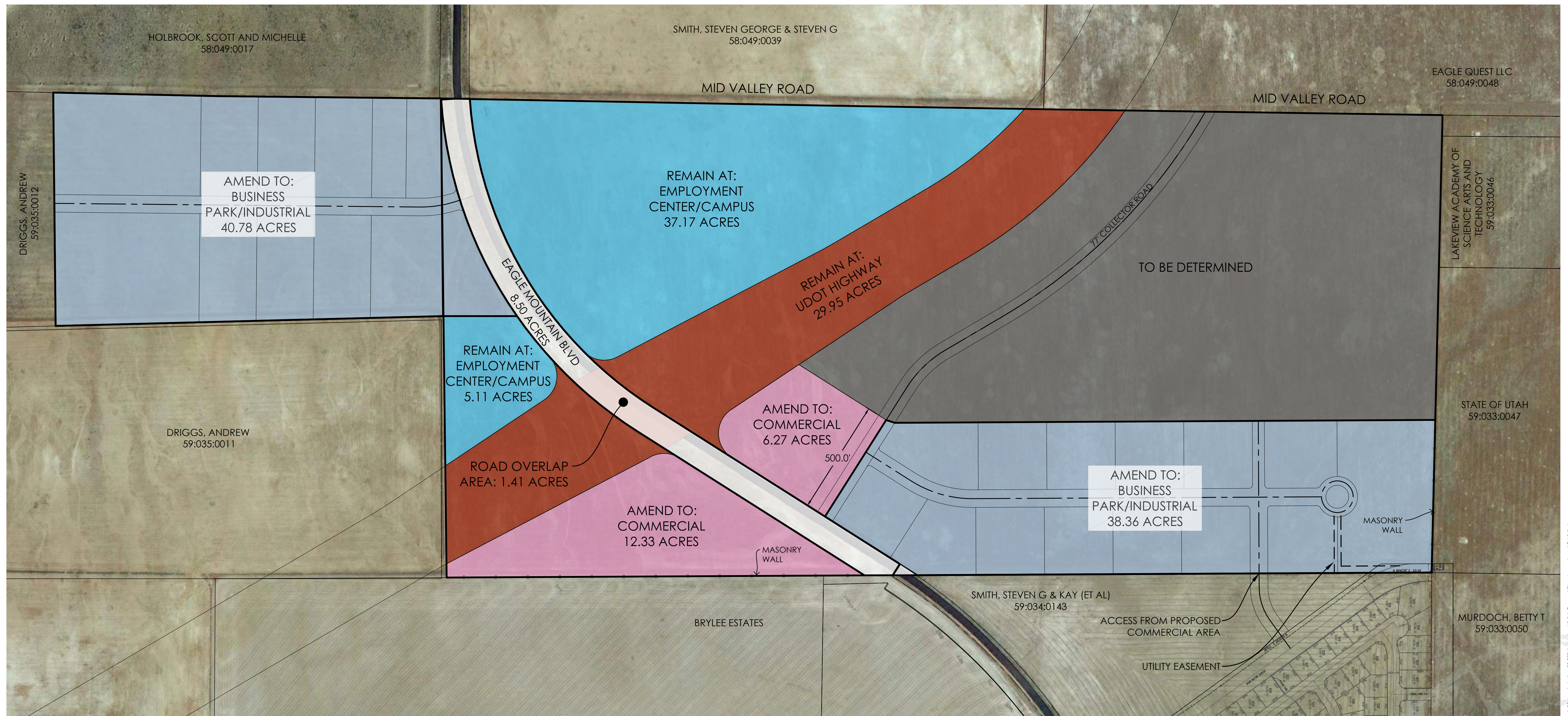
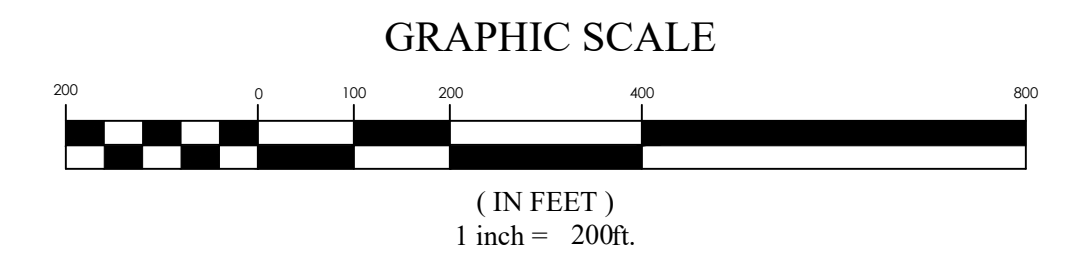
Amendments to the General Plan are legislative actions and do not require approval based upon findings of facts. The Commission should consider the health, safety, and welfare of the community. Concept plans are intended to provide an opportunity for developers to receive input from the Planning Commission 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:

ATTACHMENTS:

[2021_0603 - Rush Creek - General Plan Amendment Exhibit](#)

[2021_0603 - Rush Creek - Industrial Concept C](#)



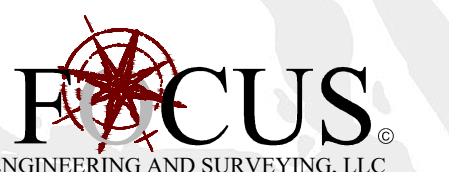
RUSH CREEK *general plan amendment exhibit*

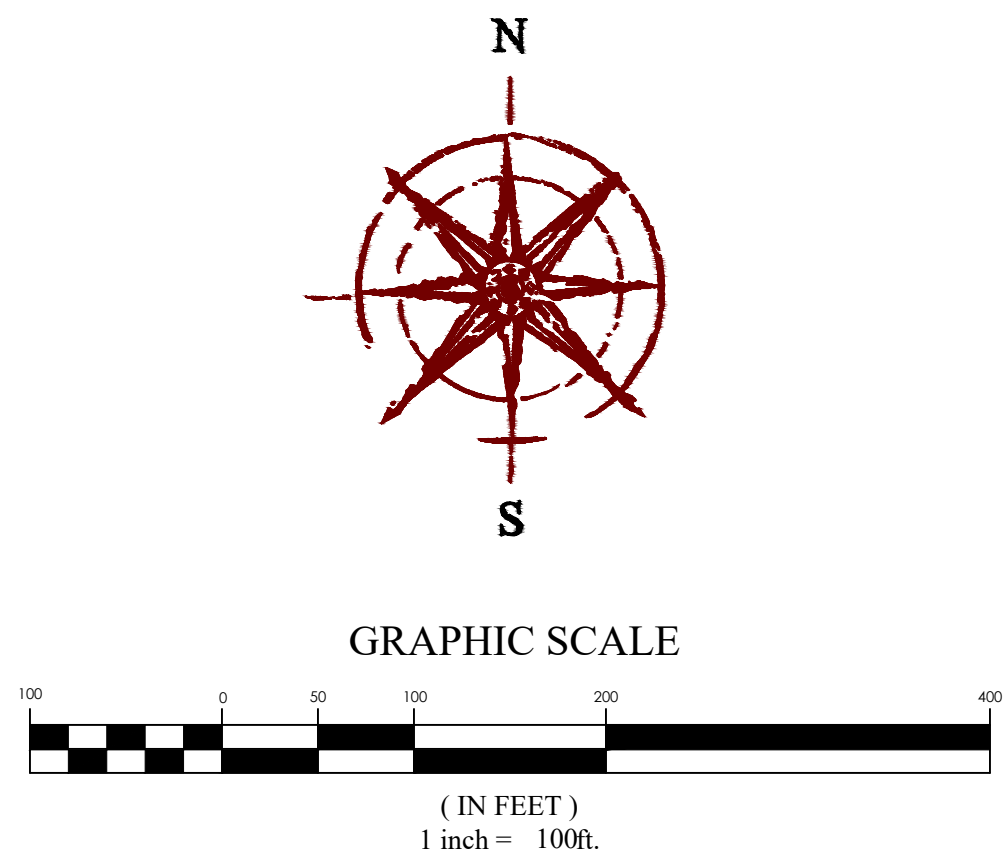
EAGLE MOUNTAIN CITY, UTAH COUNTY

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.





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%)

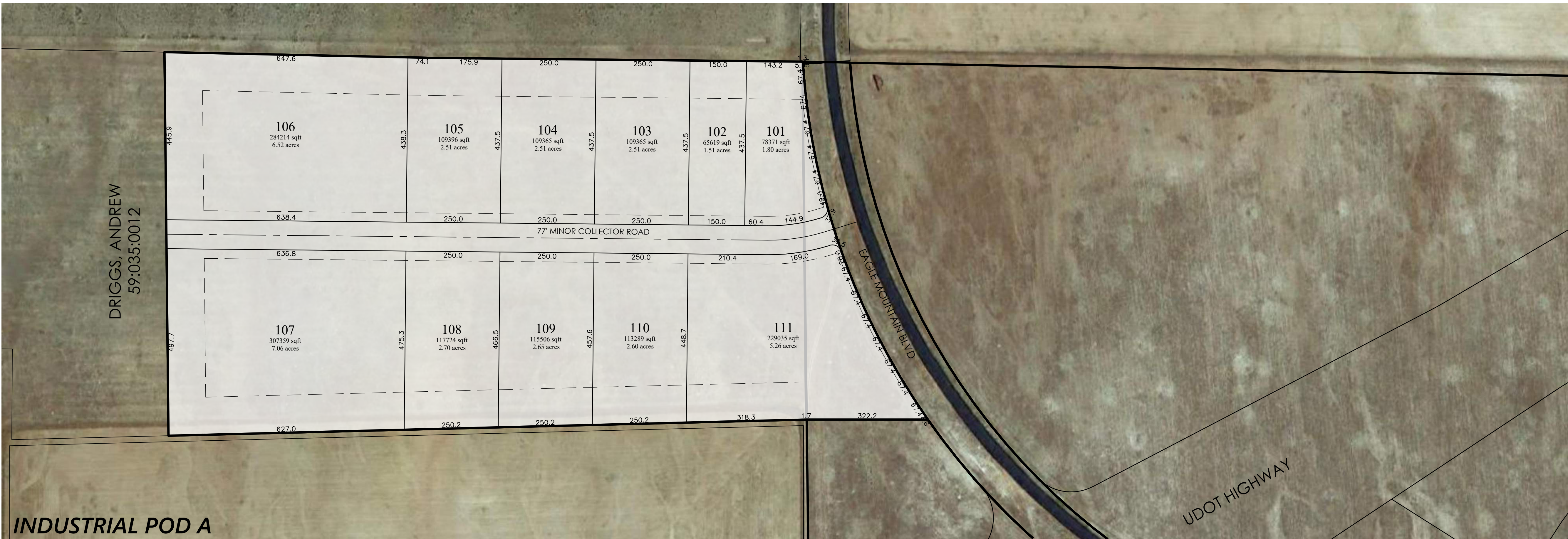
PROPOSED ZONING	
ZONE	INDUSTRIAL
LOT SIZE	N/A
LOCAL ROW	53'
MINOR COLLECTOR ROW	77'
FRONT SETBACK	25'
SIDE SETBACK	0'/50' (SEE NOTES)
CORNER SIDE SETBACK	10' FROM PRIVATE ROAD
REAR SETBACK	20'/50'/100' (SEE NOTES)

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.

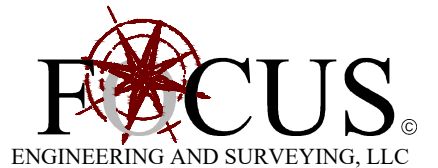
3) REAR SETBACK SHALL INCREASE TO 100' IF PROPERTY IS ADJACENT TO A RESIDENTIAL OR AGRICULTURAL ZONE.



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.





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JUNE 8, 2021**

TITLE:	PUBLIC HEARING - Deer Haven (General Plan Amendment, Rezone, Preliminary Plat, and Variance)		
ITEM TYPE:	General Plan Amendment, Rezone, Preliminary Plat, and Variance		
FISCAL IMPACT:			
APPLICANT:	Scot Hazard		
GENERAL PLAN DESIGNATION Agricultural/ Rural Density One	CURRENT ZONE RA1	ACREAGE 40	COMMUNITY North Benches

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

This project will require multiple motions from the Planning Commission, we recommend the Planning Commission make the following Motions:

Variance

We recommend that the Planning Commission deny the request for a variance based upon findings of facts that the variance request does not comply with variance criteria 1-4 as detailed in this report.

General Plan Amendment, Rezone, and Preliminary Plat

A recommendation of approval to the City Council may be made for the General Pan Amendment, Rezone, and Preliminary Plat for the reasons set forth in the staff report and in the meeting, along with the following conditions of approval (or additional conditions added by the Commission):

1. The property remaining under the Agricultural/Rural Density 1 Future land use be rezoned to RD2.
2. The City be deeded property in the Wildlife Corridor Overlay zone with slopes in excess of 25% with the remainder being granted conservation easements to be held by the City.
3. The Wildlife Corridor Overlay zone be applied to all property within 50' of the top of the wash.
4. The Trail be located in property dedicated to the City
5. A road stub be provided to the property to the north

6. A road be connected to the road stub at Cedar Drive
7. The applicant shall utilize the 53' Local ROW, except at the connection into Cedar Drive

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:

The applicant is making multiple applications, for ease of review and presentation the items for consideration have been broken into two sections. Section one for the Variance application, and section two for the General Plan Amendment, Rezone and Preliminary Plat.

Variance

City Code states the purpose of a variance is "To provide a legal method for persons who are seeking relief through the granting of a variance from specific provisions of the land use regulations that may apply to real property" (17.105.020) and "Variances provide potential relief for landowners whose property may have some special condition or unique physical characteristic whereby a strict enforcement of this title will result in the unnecessary hardship and deprive that landowner of privilege's, rights, or benefits that are possessed by other properties within the same district. The variance process does not change the zoning of a property but may waive or modify standards contained in this title as applied to the property" (17.105.030).

The applicant has detailed their request for a variance in a "Variance Letter" which is attached to this staff report as an attachment. The applicant is proposing the following variances to city code:

- Sewer/Septic 13.35.030 requires a connection to a sewer line if a lot is in a subdivision and is located within 1/4 of a mile (1,320 feet) of an existing sewer line. This project is located

within that distance of the sewer lift station in Lone Tree. The applicant is requesting a variance as the property cannot gravity feed to that lift station, therefore a lift station would be required to connect to the existing sewer. The applicant indicates in the past they had designed the property with smaller lots to provide a lift station to Lone Tree at the City Council direction (Stratton Estates) but that project was tabled by the Planning Commission due to concerns over density, it has now been redesigned with 1 acre minimum lots to provide septic for each lot.

- Egress Fire code requires no more than 30 Single Family lots without a secondary access. This project would only provide a single egress/access road but is providing a stub to the West for a potential connection in the future.
- Connectivity The proposal eliminates a required connection into the existing stub at Cedar Drive, and doesn't provide connectivity to the north of the property.
- Private Detention The applicant is proposing to have a detention basin on private property with an easement in order to maintain a private 10 acre lot.
- Nature Path The applicant is proposing a nature trail that doesn't comply with ADA standards.

Per State and City code a variance may only be issued if each of the following are true:

- I. The literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances.
- II. There are special circumstances attached to the property that do not generally apply to other properties in the same zone
- III. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone
- IV. The variance will not substantially affect the general plan and will not be contrary to the public interest
- V. The spirit of the land use ordinance is observed and substantial justice is done.

Guidance from the Utah Property Rights Ombudsman declares that: "All five criteria must be found in favor of the variance in order for it to be valid. The unreasonable hardship may not be self-imposed or purely economic, and must arise from conditions unique to the

property"

In determining whether or not enforcement of this title would cause an unreasonable hardship, the Planning Commission may not find and unreasonable hardship unless it alleges that the hardship:

1. Is located on or associated with the property for which the variance is sought and
2. Comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.

In determining whether or not there are special circumstances attached to the property, the Planning Commission may find the special circumstance only if they:

1. Relate to the hardship complained of and
2. Deprive the property of privileges granted to other properties in the same district.

The Approval Parameters for a Variance are as follows:

1. The applicant shall bear the burden of proving that all the conditions justifying a variance have been met.
2. Variances run with the land
3. In granting a variance, the Planning Commission may impose additional requirements on the applicant that will:
 1. mitigate any harmful effects of the variance
 2. Serve the purpose of the standard or requirement that is waived or modified.

Staff Findings

1. Literal Enforcement: Will literal enforcement of this title cause an unreasonable hardship for that applicant that is not necessary to carry out the general purpose of this title?
 - According to the Ombudsman, and Unreasonable Hardship is defined as "Difficulty in complying with a zoning ordinance because of circumstances unique to the property. This hardship must relate to the property and not to conditions general to the area. A hardship may not be self-imposed or solely economic. A variance is not necessary if compliance is possible, even if the the property owner has to alter desired plans.
 - **Compliance with City Code is possible** by providing a

connection to Cedar Drive, building a lift station, and reducing the size of lot 109 to place detention on public property. The argument for septic and private property detention is economic in nature.

2. Special Circumstances: Are there special circumstances attached to the property that do not generally apply to other properties in the same district?
 - While in the past the proposal to connect to the road stub in Cedar Pass Ranch has been unpopular with residents of Cedar Pass Ranch, connectivity standards are required for all developments in the city, staff finds no special circumstances attached to this property that do not generally apply to other properties in the same district.
3. Essential to enjoyment of property rights: Is the granting of the variance essential to the enjoyment of a substantial property right possessed by other property in the same district?
 - The Property in Cedar Pass Ranch does not have sewer systems and are located within 1/4 of a mile of Lone Tree
4. General Plan: Does granting the variance substantially affect the general plan, and is it contrary to the public interest?
 - The Lone Tree development currently only has access onto Pony Express Parkway, there is no egress to the North. The connections to the South already operate at a LOS F, and are contrary to Fire Department standards for a second egress. It is the opinion of staff that granting a variance to not require a connection to Cedar Drive and a stub to the property to the north of Deer Haven are contrary to the public interest and public safety.

General Plan Amendment, Rezone, and Preliminary Plat

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.

The applicant is proposing to add the Wildlife Corridor Overlay zone to approximately 17.9 acres of the development. The Applicant is proposing that a perpetual easement be granted to the City for the property located within the Wildlife Corridor Overlay, with the land remaining in the ownership of the underlying lots. Per 17.49.090A1 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. It is the opinion of staff that a combination of method 1 and 2 be used, with land located on slopes over 25% (unbuildable) be deeded to the City, and for conservation easements held by the city be granted for the rest of the corridor.

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, staff recommends that the overlay zone be amended to include all property within 50' of the top of the wash.

Preliminary Plat

The proposed preliminary plat assumes approval of the change to the future land use plan, and the rezone to RD1 zone. The proposal is for 14 lots with the smallest lot being 1.02 acres and the largest being 10 acres. The Minimum lot size in the RD1 zone is 1 Acre, and the Minimum lot size in the RA1 zone is 5 acres, if the RA1 area was rezoned to RA2 as recommended by staff the minimum lot size would be 2.5 acres, the applicants proposal which includes all lots over 1 acre, and the lots in the area to remain Agricultural/Rural Density 1 to be 10 acre minimum complies with the proposed zoning. If the RA1 zone was rezoned to RA2 and the Wildlife corridor was deeded to the City as recommended by staff lots 109 and 110 would each remain over 3 acres in size, and would therefore

comply with the minimum lot size of 2.5 acres within the RA2 zone. This would allow for the Wildlife Corridor to be dedicated to the city as preferred by code, would allow the pedestrian trail to be located on public property, and would provide an appropriate transition from the RD1 zone in the West to the RA1 zone in the East.

The applicant is proposing to use the 50' Rural Residential road cross section, however, Lone Tree uses the standard 53' Local ROW staff feels that a 53' ROW should be used to match the ROW in Lone Tree. If a road stub is provided to Cedar Drive as recommended by staff it would be appropriate to remain at the proposed 50' ROW.

Per 16.30.090 C3 the maximum length of a cul-de-sac is 400', Bristle Cone Circle is over 500' long and does not comply with this standard. Staff recommends it be stubbed to the edge of the property to provide connectivity to the north and to eventually serve as a through road rather than a cul-de-sac, this would require a temporary cul-de-sac or turn around between lots 105 and 106.

Per 16.30.090 C4 external connectivity shall be maintained. The applicants proposal does not provide a connection to the north, nor does it tie into Cedar Drive, therefore it does not comply with this Standard.

Per 17.25.040 RA1, RA2, and RD1 zones do not require any improved open space.

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 is listed in EMMC 17.90.060. The criteria for approval of a Preliminary Plat are based upon compliance with City Code requirements. The approval criteria for a preliminary plat can be found in 16.20.050. There are specific criteria that a variance application must meet in order for the Planning Commission to approve a variance these can be found in 17.105.060, Variance applications must also meet the criteria established in Title 10 Chapter 9a Part 7 Section 702 of Utah State Code Annotated.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Variance Letter](#)
[Preliminary Plat](#)
[Rezoning Exhibit](#)

Belle Street Partners, LLC

Variance Letter

RE: Deer Haven – Zone change and Preliminary Plat submittal:

Dear Eagle Mountain City Planning Commission and City Council,

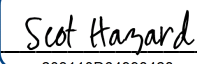
The following list represents some items regarding the proposed Deer Haven development that I recognize lie outside the existing City code/ordinances. In connection with the latitude for developers contemplated in the Wildlife Corridor Overlay zone, I'm respectfully asking for you to consider a degree variance or waiver from current City code for the following:

1. Sewer: This project lies very close to the Lone Tree lift station. The Code states that I must connect to sewer due to the proximity to an existing sewer line. However, the Code only contemplates a horizontal proximity and neglects to consider the vertical curves required to gravity feed into the existing system. Nothing on my property can gravity feed into the current system. As such, I have designed 1-acre minimums so that septic systems could be approved if the Council saw that as an appropriate solution. I have explored the options and technical details for a lift station with the City's engineering staff at significant lengths and have concluded that sewer lines and a lift station are extremely cost prohibitive for a developer to deliver a low density project such as I'm proposing. Notwithstanding the City's original directive years ago for me to build the lift station and install smaller lots, I have chosen to design larger lots with onsite wastewater systems because I believe this proposal to be more consistent with the intent of the General Plan and a better product type to blend the high densities of Lone Tree to the unique large lots of Cedar Pass Ranch.
2. General Plan, Zoning, Density: I recognize that my proposal diverts from the City's General Plan. I have submitted applications for General Plan Amendment and Zone change for your consideration.
3. Egress: I recognize that my proposal exceeds the maximum 30 SFR units permitted under the adopted fire code without a secondary egress/access road. Future egress has been provided with a stub road to the west. I am asking for a variance.
4. Connectivity: I recognize that my proposal eliminates connectivity between Lone Tree (Bristlecone Road) and Cedar Pass Ranch (Cedar Drive). I am requesting a variance due to the inferior construction of the roads in Cedar Pass Ranch, together with the potential conflict and disruption resulting from adding traffic from high density areas like Lone Tree into the significantly more rural lifestyle and setting of Cedar Pass Ranch. Future connectivity has been provided with a stub road to the west.

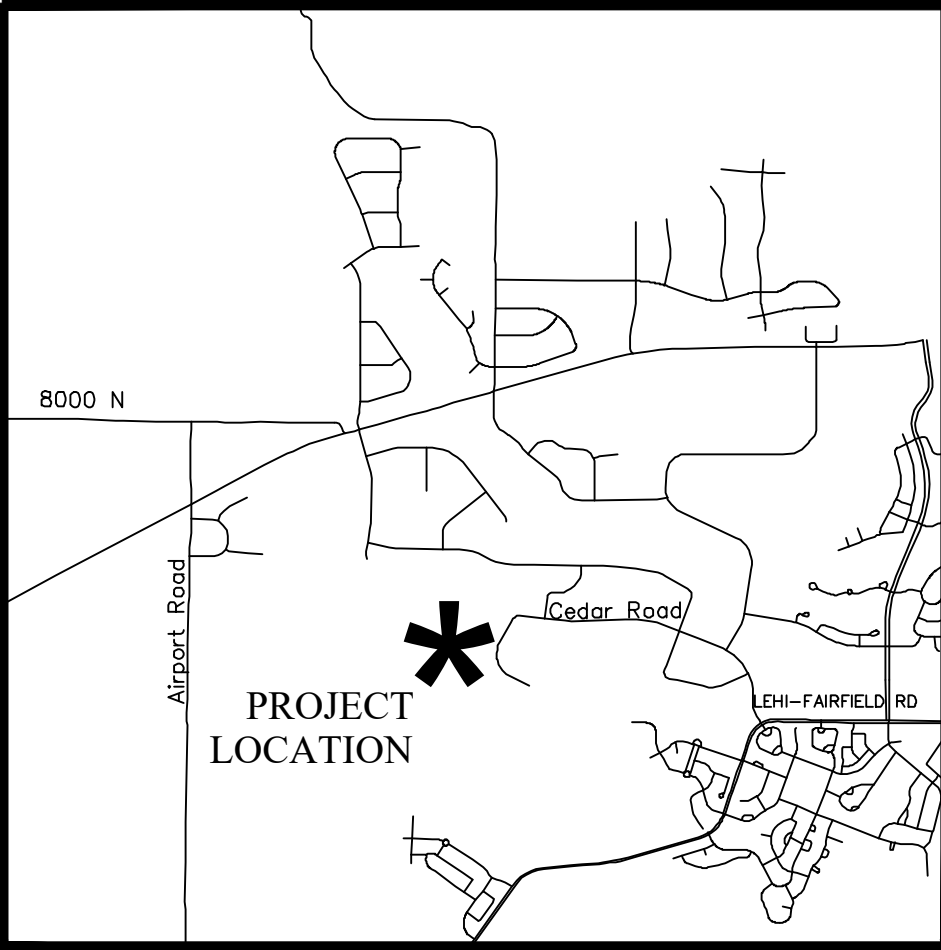
5. Detention Pond: I am proposing the City allow a detention pond on private property (Lot 109), rather than dedicate the property to the City. The reason is simply to allow both large lots to remain at 10-acre minimum while locating the pond at the ideal location for the given slopes. Please advise if this is acceptable, and if so, under what conditions. To provide City truck access we propose to roll road base or gravel over the pipe on the west property line of Lot 109 to allow access to the pond and to both the line and the manholes in that alignment.
6. Nature Path: The slope of the property does not permit a nature path to be constructed compliant with any ADA slope or cross slope standards. However, it was important to the Eagle Mountain Wildlife Alliance to show the connectivity to the south and future connectivity to the north with the intent of establishing a regional trail corridor system (for possible future grant monies available to improve/enhance the corridor as it becomes more established). That said, we have attempted to locate the alignment of the trail as parallel grade as possible to make the slopes as accommodating as we can.

I recognize this is quite the list of “please consider an exception”, but the history on this parcel is well known to much of the staff and the council. It has been a long time getting to this point of consensus among developer, the neighboring property owners, and other stakeholders. There are many who feel this is a very strong proposal in the best interest of the city and all involved, and it addresses very well the intent of the Wildlife Corridor; this statement is corroborated by the letters and petitions I’ve included with the submittal for your review. We are all grateful for your consideration.

Sincerely,

DocuSigned by:

Scot J. Hazard
203110D64998428...
Manager - Applicant

Belle Street Partners, LLC
3688 E. Campus Drive, Suite 100
Eagle Mountain, UT 84005



VICINITY MAP

NIS

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO EAGLE MOUNTAIN STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

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

DEER HAVEN

PREPARED FOR:
SCOT HAZARD
LOCATED IN:
EAGLE MOUNTAIN CITY



SITE MAP



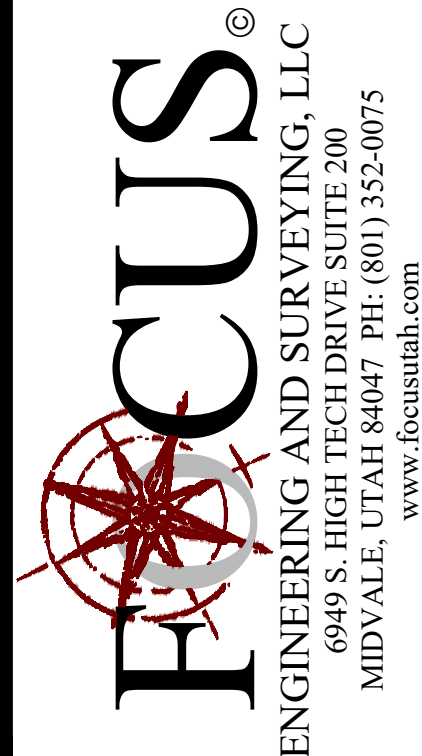
GRAPHIC SCALE



(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



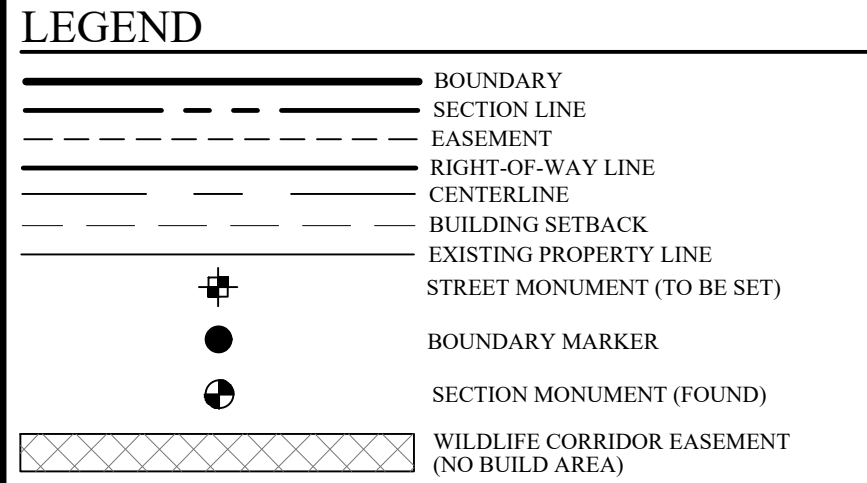
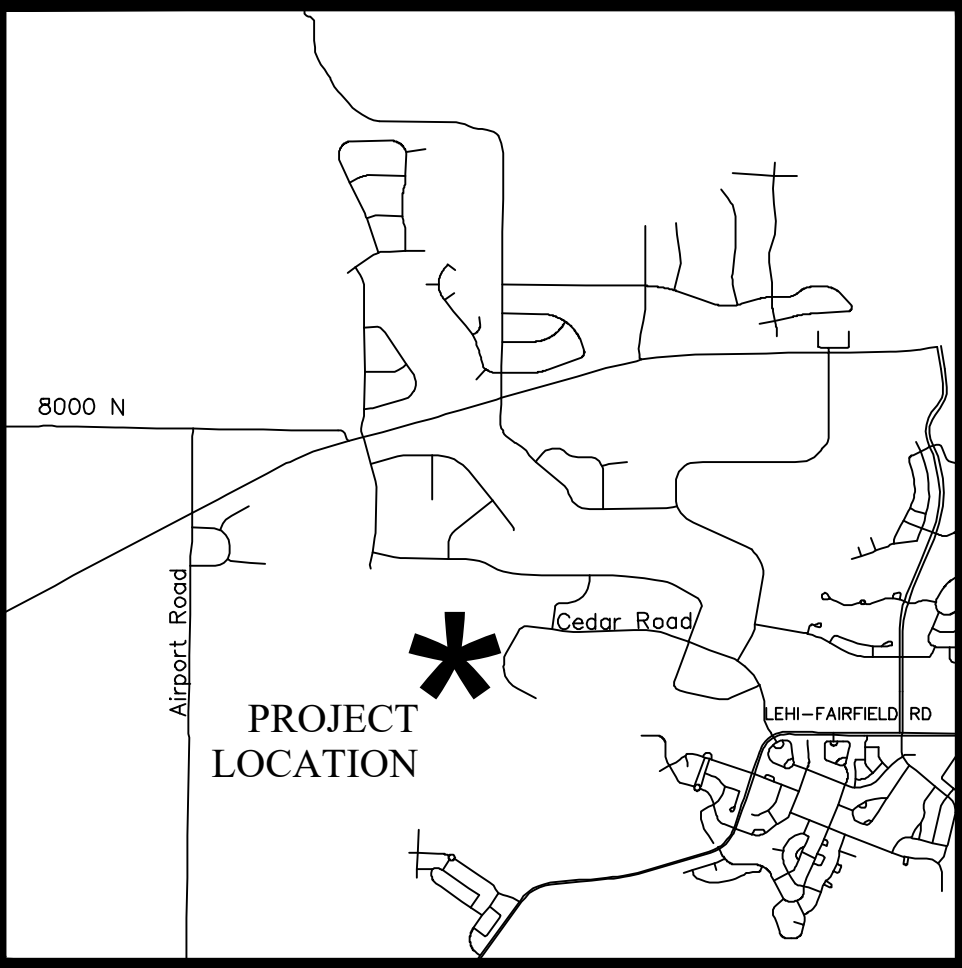
DEER HAVEN
EAGLE MOUNTAIN CITY
COVER SHEET

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

COVER SHEET

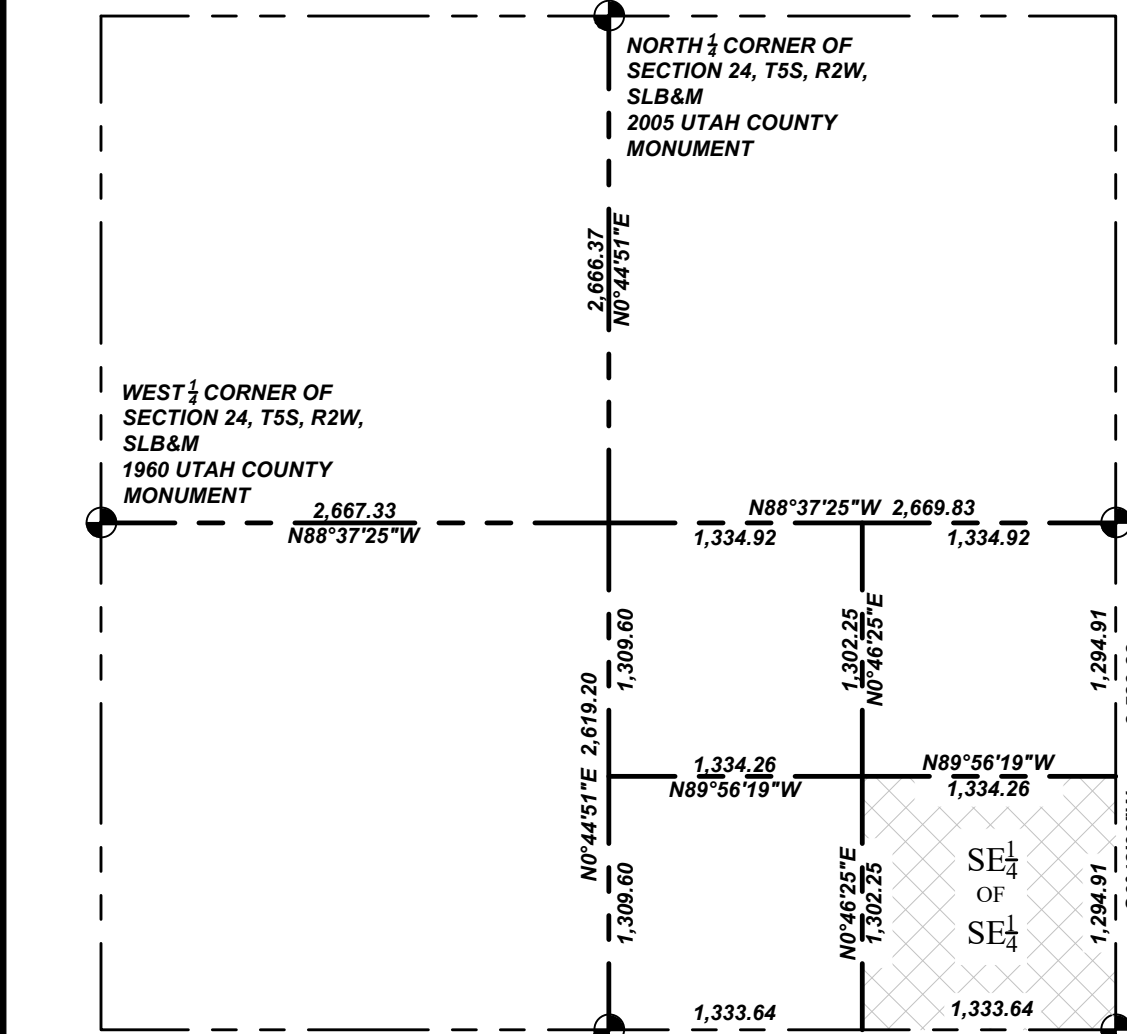
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Date: 6/4/2021	Job #: 15-200
Sheet: C1	





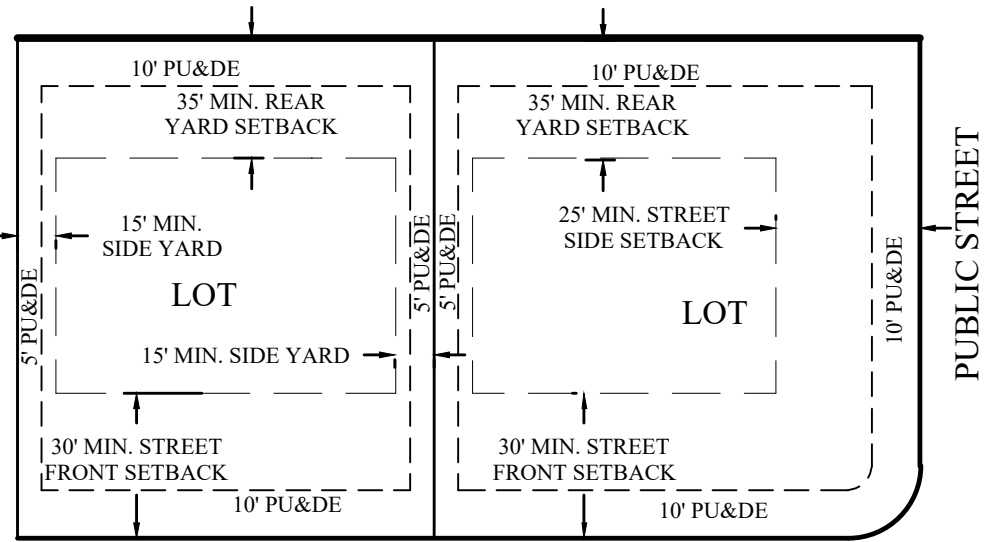
TITLE REPORT DESCRIPTION
(DEED 24401:2011)

The SE1/4 of the SE1/4 of Section 24, Township 5 South, Range 2 West, Salt Lake Base & Meridian.



SECTION 24 BREAKDOWN
(N.T.S.)

SOUTH 1/4 CORNER OF
SECTION 24, T5S, R2W, SLB&M
2002 UTAH COUNTY MONUMENT

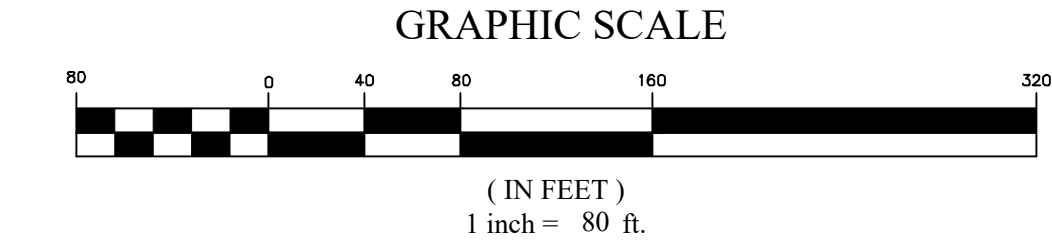


TYPICAL RD1 BUILDING SETBACKS
N.T.S.

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



EAST 1/4 CORNER OF
SECTION 24, T5S, R2W,
SLB&M
1959 UTAH COUNTY
MONUMENT

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

DEER HAVEN
EAGLE MOUNTAIN CITY
PRELIMINARY PLAT

REVISION BLOCK

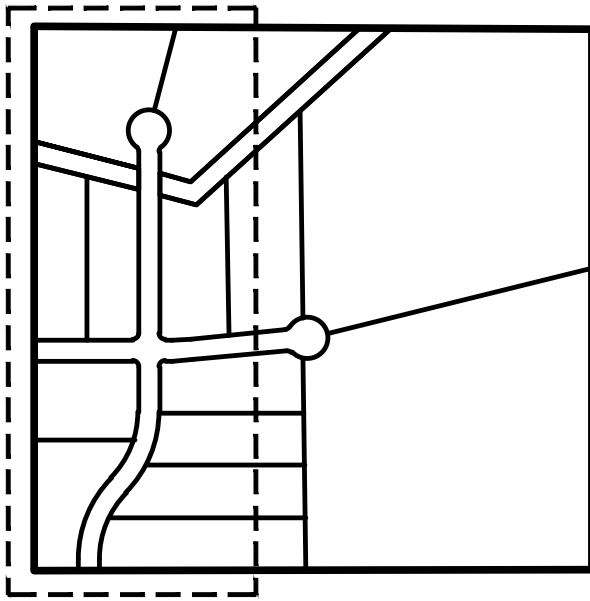
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2		
3		
4		
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6		

PRELIMINARY
PLAT

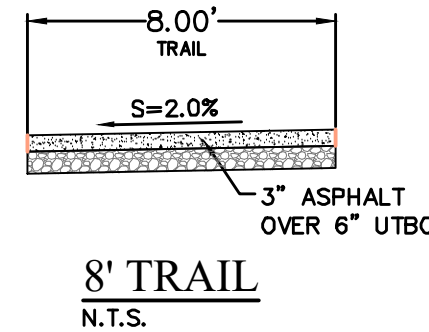
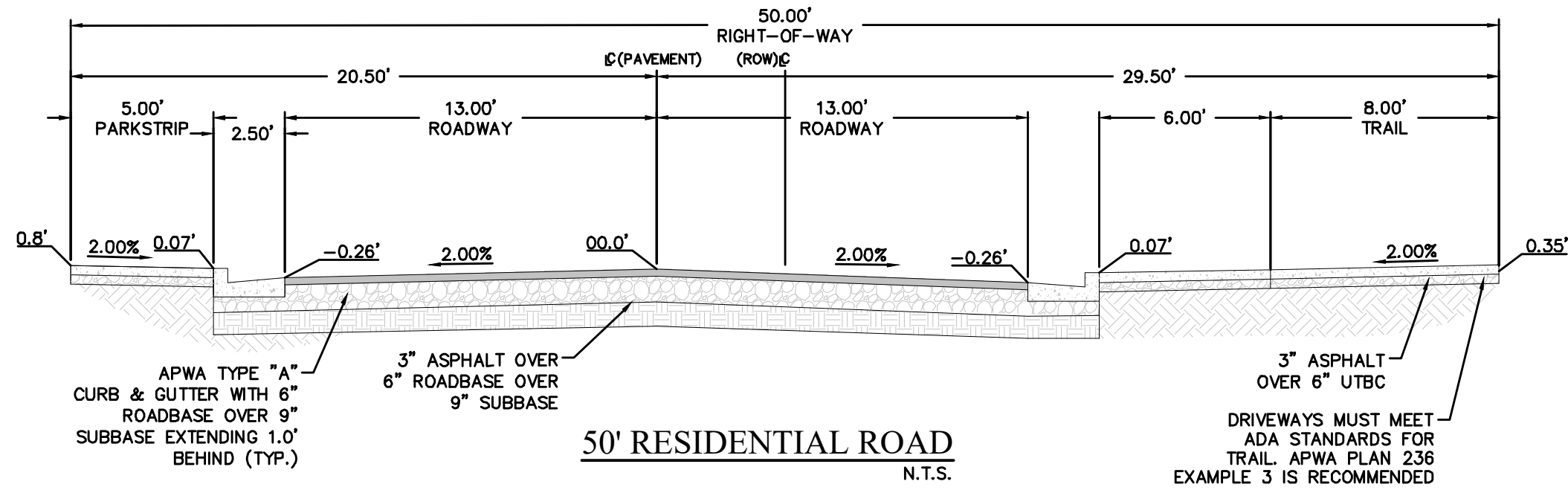
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Date: 04/09/2021
Sheet:

Drawn: JPW
Job #: 15-200

C2



KEY MAP
N.T.S.

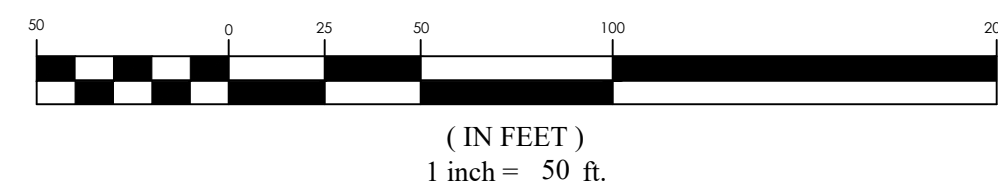


LEGEND

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

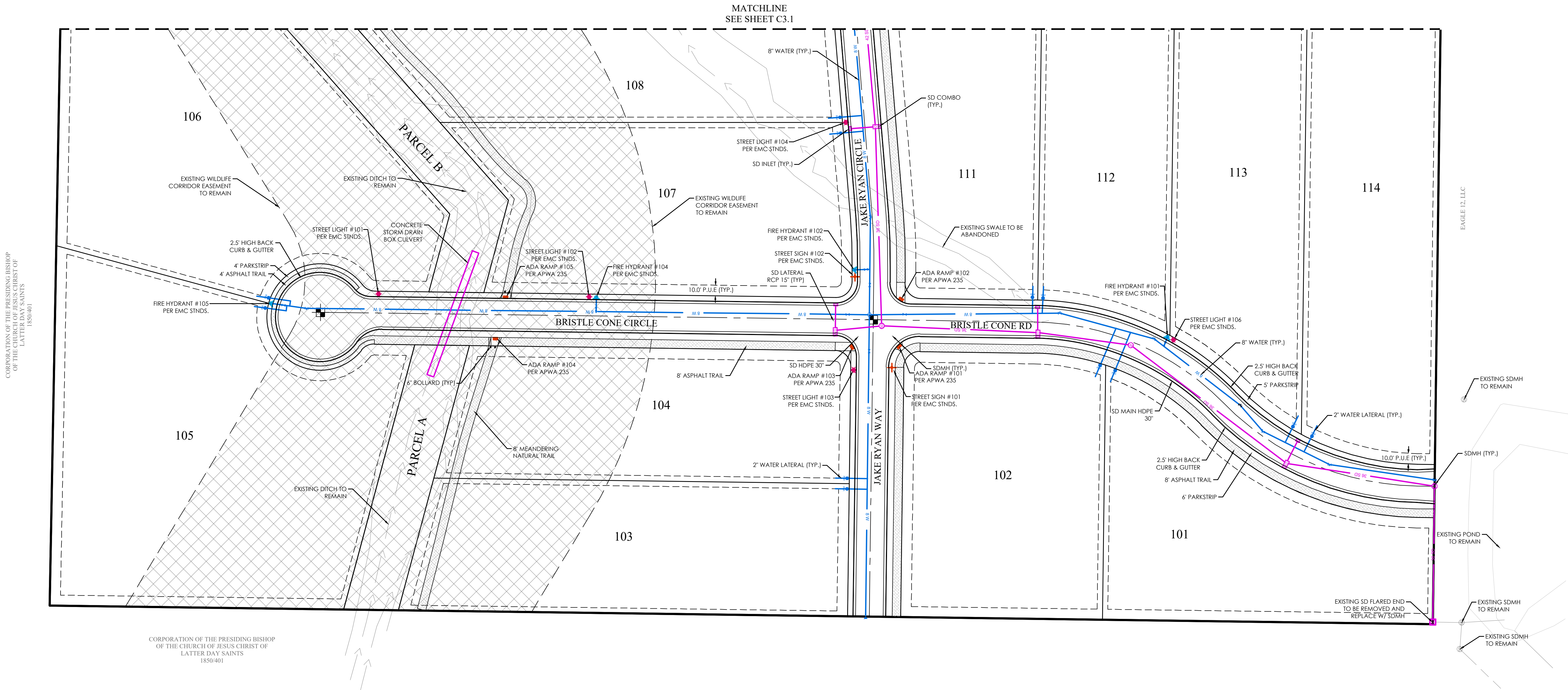


GRAPHIC SCALE



NOTES:

- 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 OWNERS EXPENSE.
- WILDLIFE CORRIDOR CONTAINS 17.85+ ACRES
- BOLLARDS TO BE PLACED AT THE NATURAL TRAIL ENTRANCE TO PREVENT 4-WHEELER USE OF TRAIL



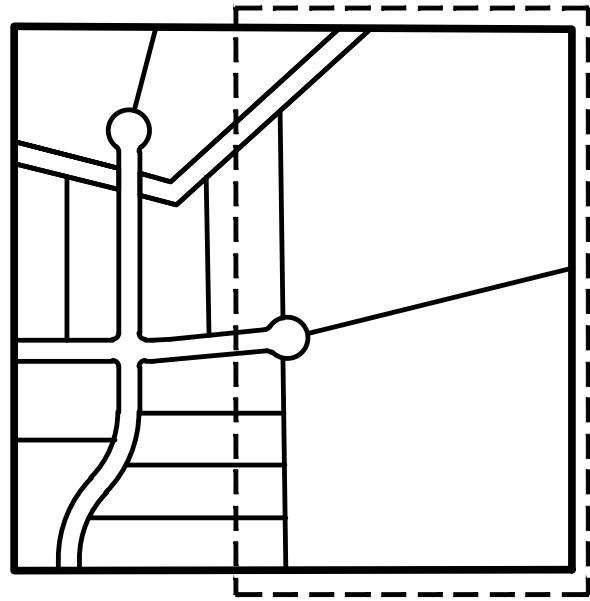
REVISION BLOCK	DATE	DESCRIPTION
1		
2		
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SITE PLAN

Scale: 1"=50'
Date: 6/4/2021
Sheet: 15-200

C3

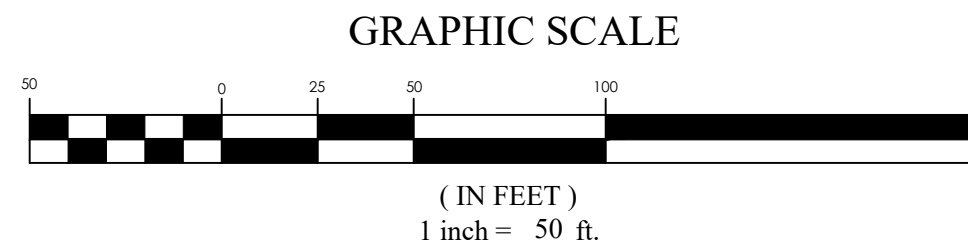
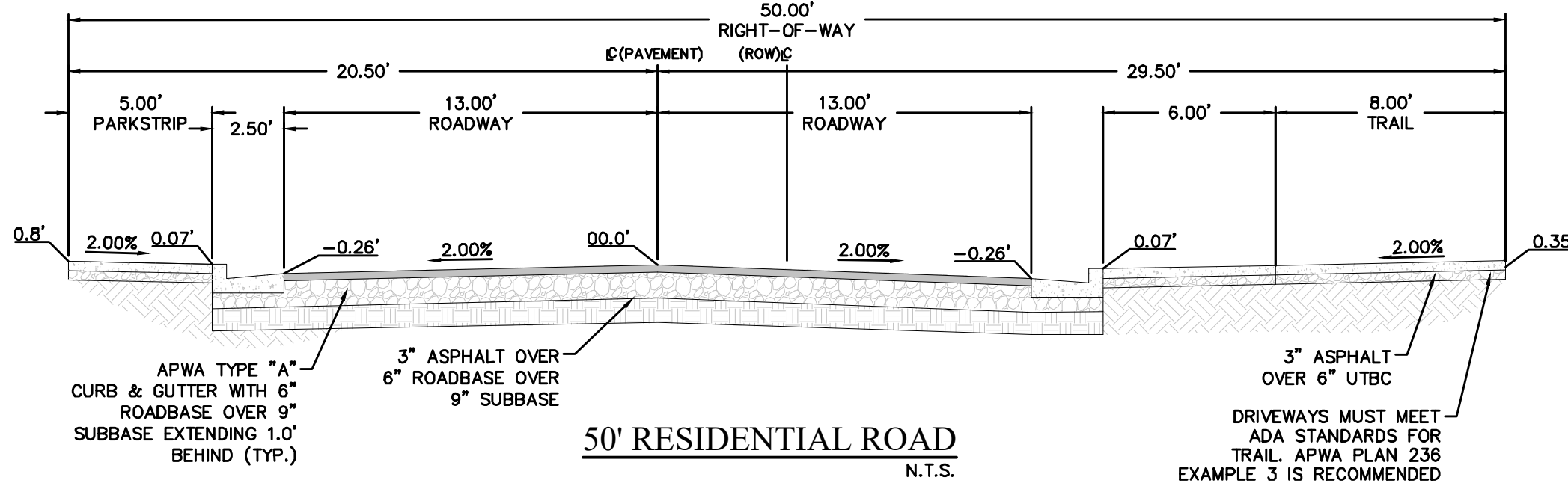
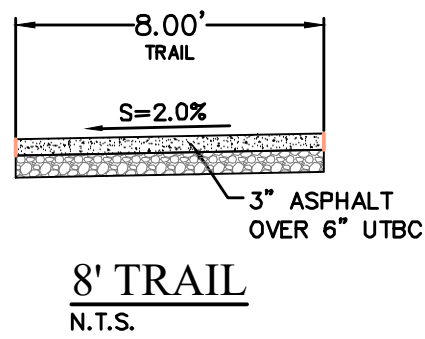




KEY MAP
N.T.S.

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 ENTRANCE OF NATURAL TRAIL 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
- WILDLIFE CORRIDOR EASEMENT
- CONCRETE
- ASPHALT

CORPORATION OF THE PRESIDENTS BISHOP
OF THE CHURCH OF JESUS CHRIST OF
LATTER DAY SAINTS
1850-401



MATCHLINE
SEE SHEET C3

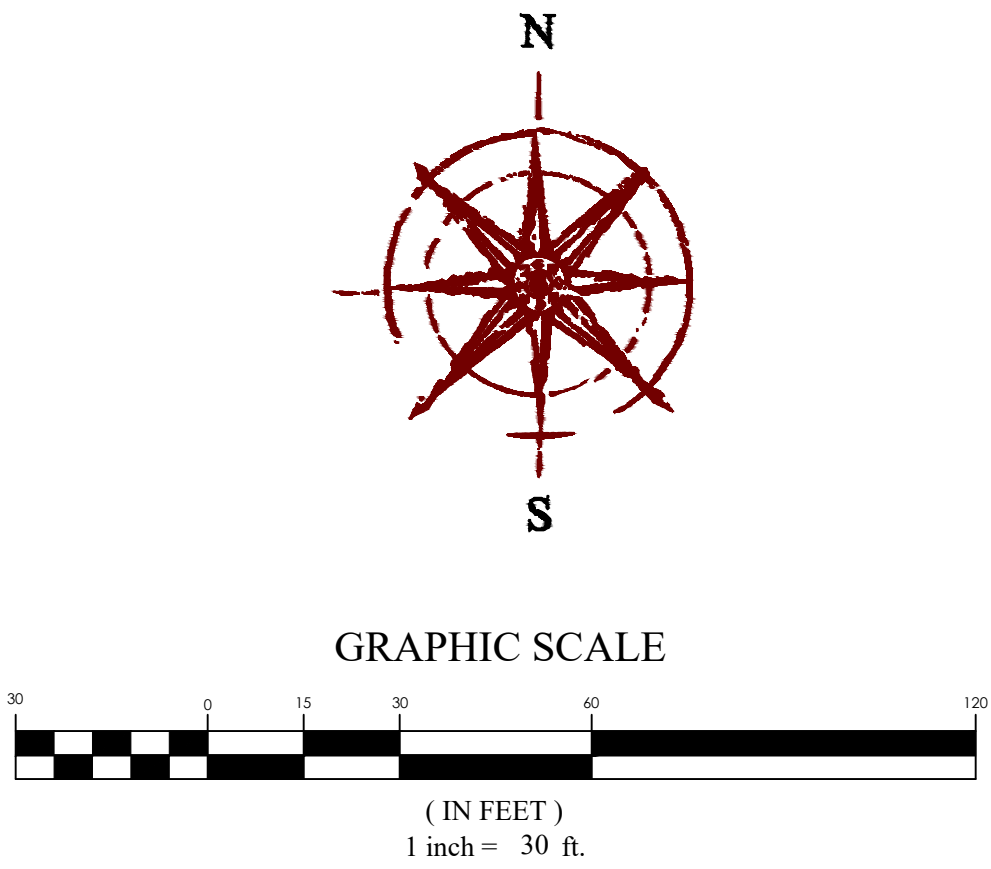
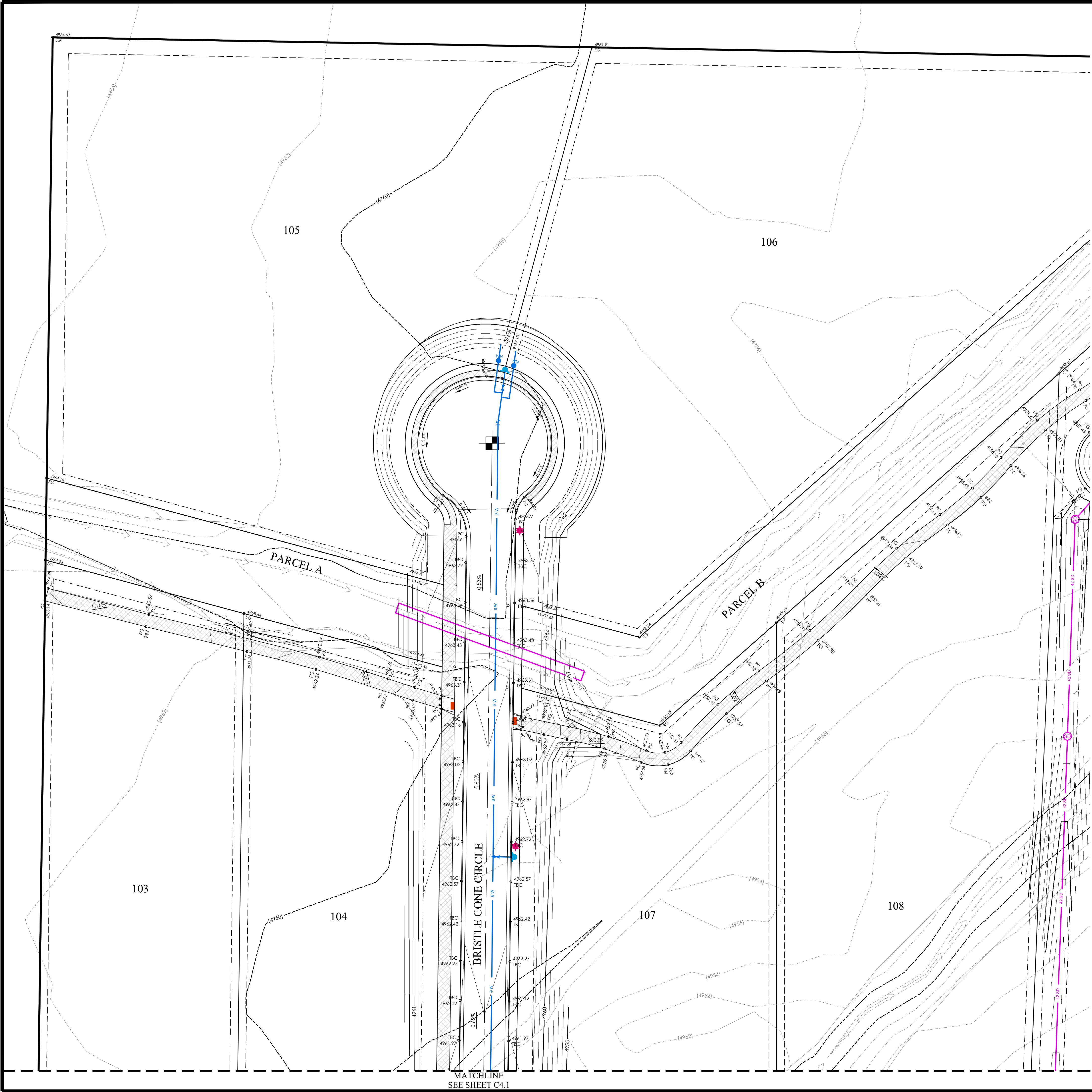


DEER HAVEN
EAGLE MOUNTAIN CITY
SITE PLAN

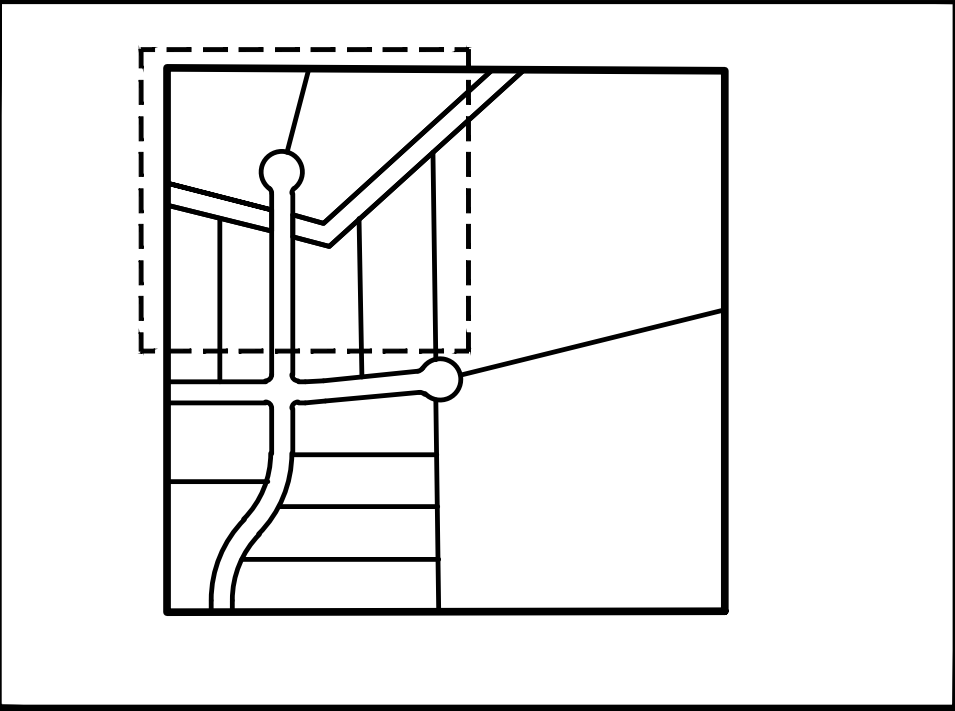
REVISION BLOCK	
#	DESCRIPTION
1	
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4	
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6	

SITE PLAN	
Scale: 1"=50'	Drawn: DXW
Date: 6/4/2021	Job #: 15-200
Sheet:	C3.1

Z:\2015\15-200 40-Acre Eagle Mountain\Design\15-200_GWD_Sheets\DEER HAVEN SHEETS\C3.1 - SITE PLAN.dwg



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



KEY MAP
N.T.S

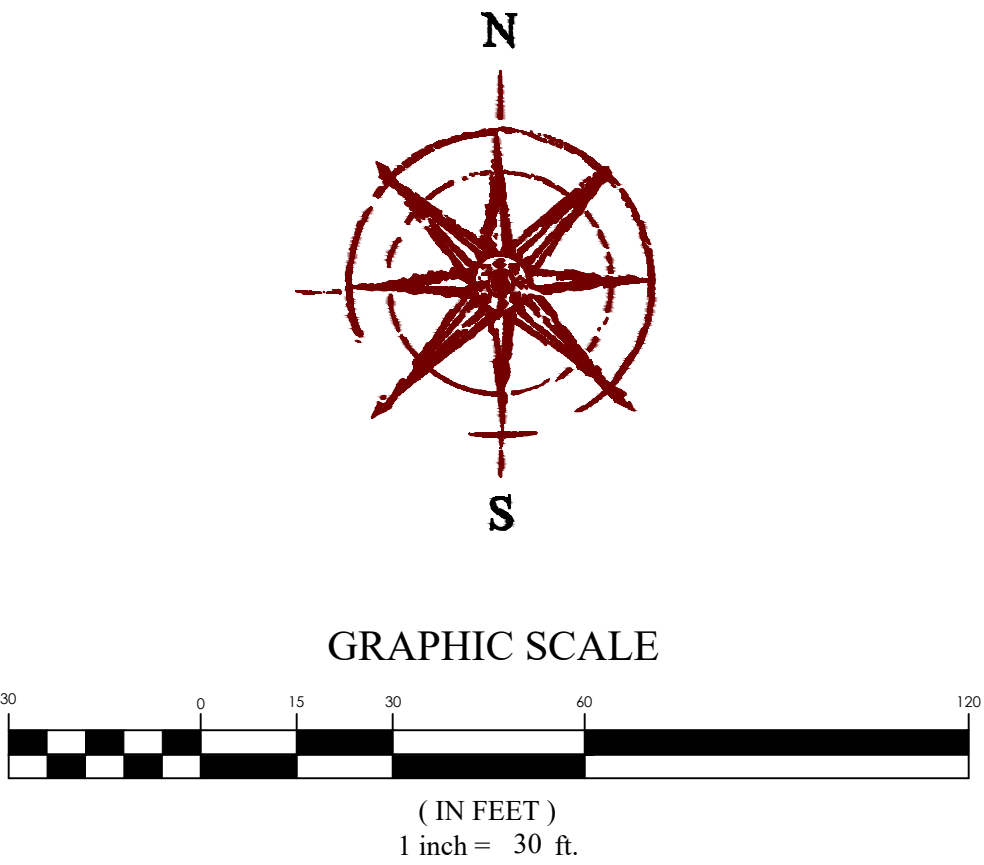
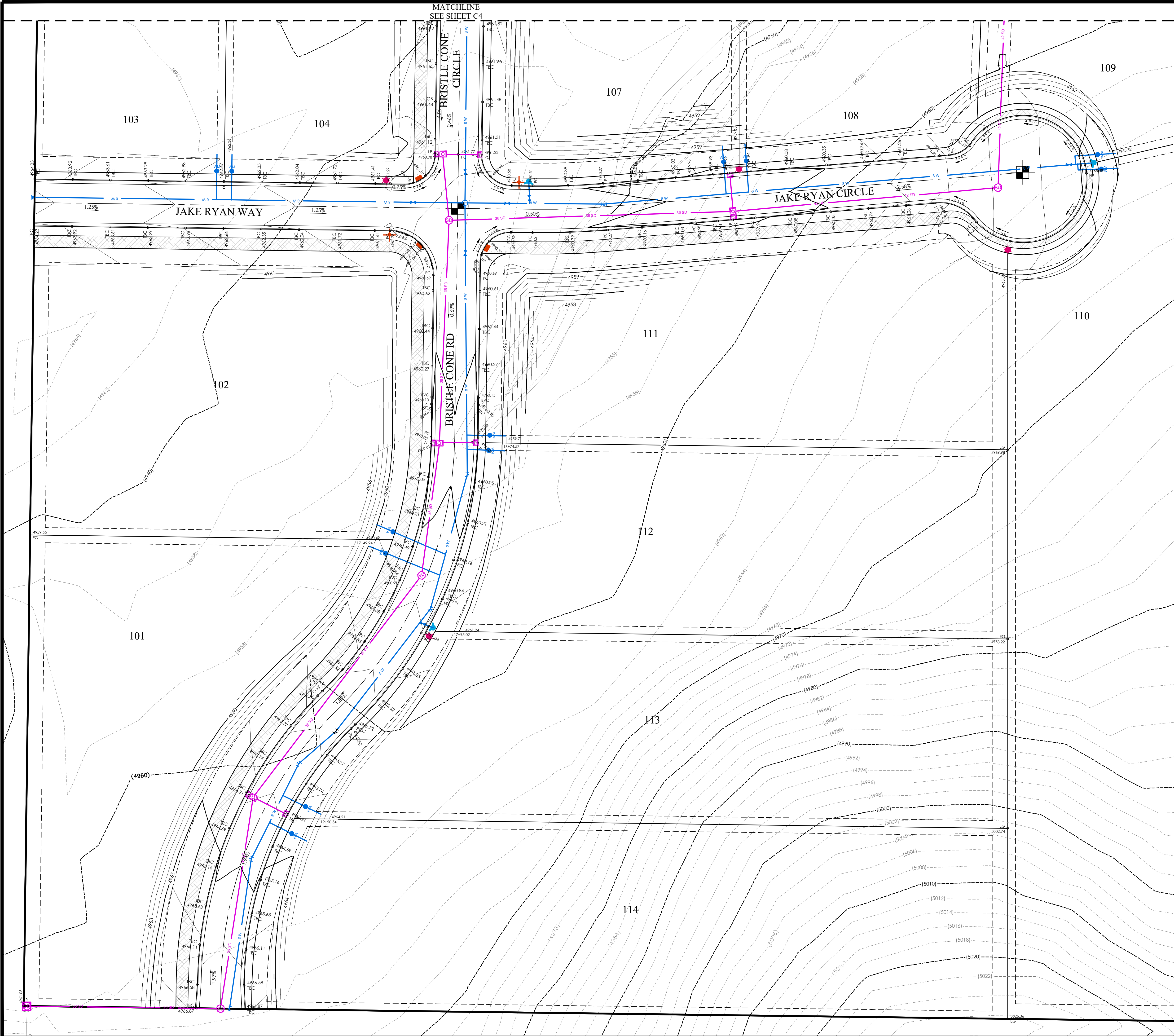


DEER HAVEN
EAGLE MOUNTAIN CITY
GRADING PLAN

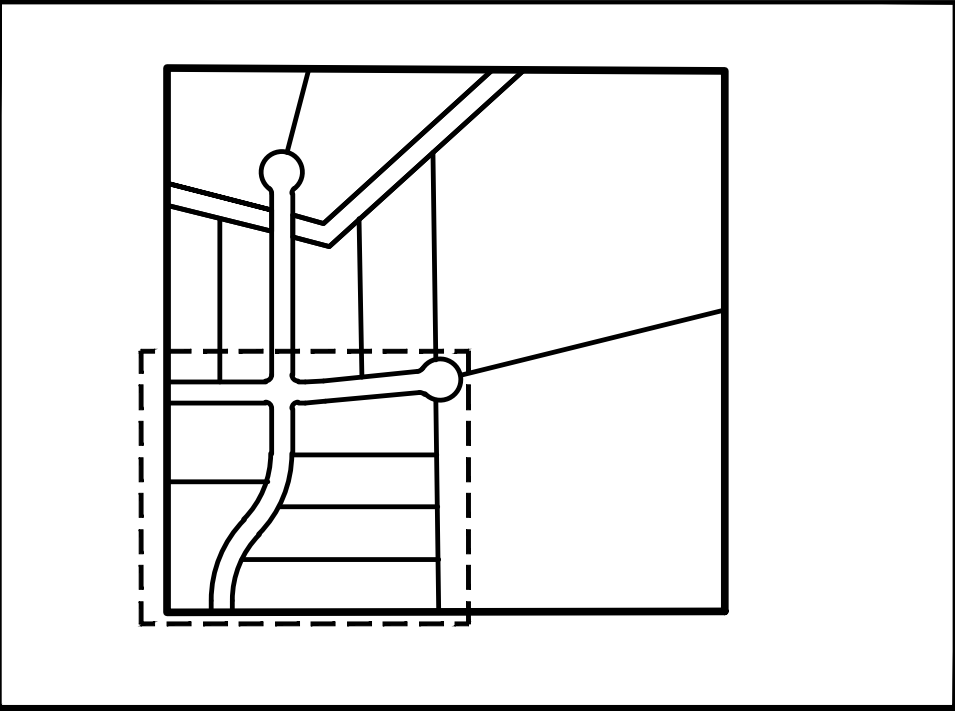
REVISION BLOCK	
#	DESCRIPTION
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GRADING PLAN	
Scale: 1"=30'	Drawn: DXW
Date: 6/4/2021	Job #: 15-200
Sheet:	C4





- 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



KEY MAP
N.T.S.



DEER HAVEN
EAGLE MOUNTAIN CITY
GRADING PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	6/4/2021	ISSUED FOR PERMIT
2	6/4/2021	REVISED
3	6/4/2021	REVISED
4	6/4/2021	REVISED
5	6/4/2021	REVISED
6	6/4/2021	REVISED

GRADING PLAN	
Scale: 1"=30'	Drawn: DXW
Date: 6/4/2021	Job #: 15-200
Sheet:	C4.1

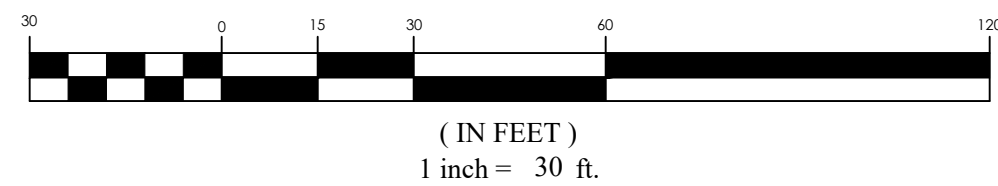


MATCHLINE
SEE SHEET C4

109

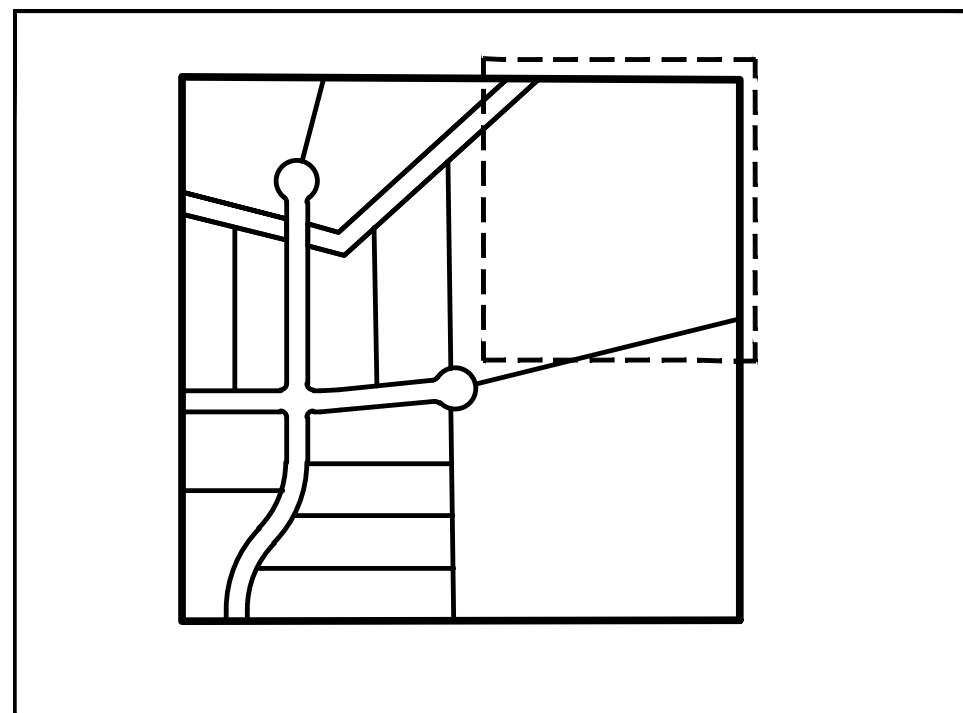


GRAPHIC SCALE



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 |



KEY MAP
N.T.S.



DEER HAVEN
EAGLE MOUNTAIN CITY
GRADING PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

GRADING PLAN	
Scale: 1"=30'	Drawn: DXW
Date: 6/4/2021	Job #: 15-200
Sheet:	C4.2



Pipe Name	Size (Inches)	Length (Feet)	Slope (%)	C-VALUE	Intensity (ln/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	46,420
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	333	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

Project: DEER HAVEN
Location: EAGLE MOUNTAIN, Utah
Date: 4/9/2021
Designer: DUSTIN WELCH



Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: 100th year
Allowable Discharge: 0.20 cfs/acre Per EAGLE MOUNTAIN CITY Standards

Storm Drain Discharge: 7.95 cfs
Lone Tree Discharge: 41.37 cfs
Total Discharge: 49.323 cfs

Weighted "C" Value			
Surface Type	Area (ft ²)	"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	

Duration	Intensity	Runoff C	Area	Rainfall	Offsite Flow	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cfs	cfs	cfs	cfs	cu ft
15.0	4.56	0.21	39.77	38.05	41.37	71477	49.32	44.391	27.084
30.0	3.07	0.21	39.77	25.62	41.37	120575	49.32	58.782	91.793
45.0	2.05	0.21	39.77	16.86	41.37	169682	49.32	73.164	136.987
120.0	1.11	0.21	39.77	9.28	41.37	364549	49.32	355.128	79.721
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	965384	49.32	1,065.384	-97.897
720.0	0.24	0.21	39.77	2.00	41.37	1873593	49.32	2,130.748	-257.073
1440.0	0.14	0.21	39.77	1.17	41.37	3675297	49.32	4,261.534	-586.239

Maximum Storage Requirement: 31,793
Maximum Storage Requirement (ac-ft): 0.73

Storage Requirement:	31,793 cf	1177.52 cfs
Allowable Depth:	2.0 ft	
Retention Pond Volume:	52,996 cf	1962.80 cfs
Roadway Sump Storage:	1,320 cf	

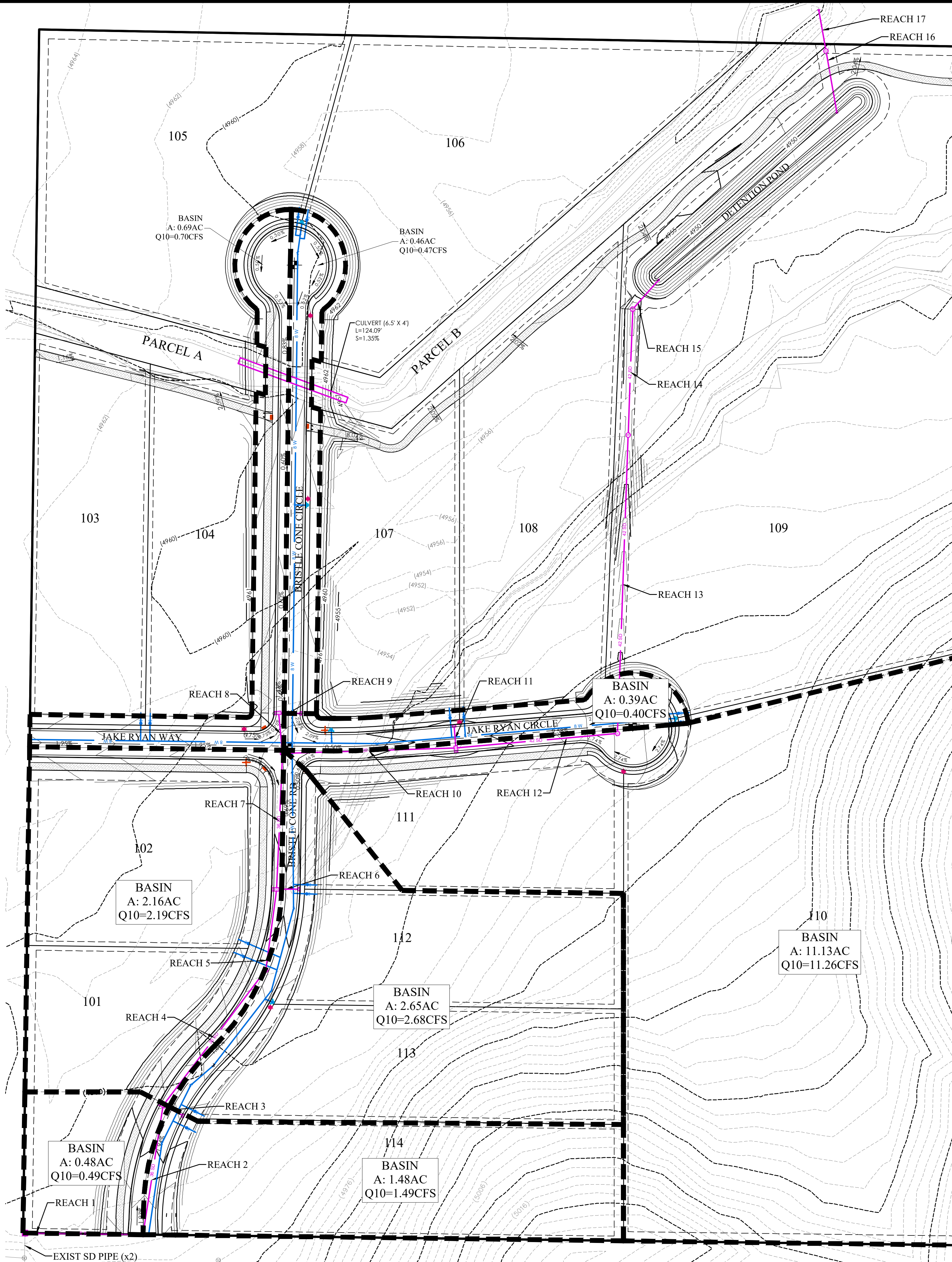
Total Storage	44,081	DETENTION ADEQUATE
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Restriction Rate	0.20	CFS/ACRE
Allowable Outfall Rate Q (cfs)	49.32	

Orifice Sizing:

h =	1	ft
C =	0.6	
A =	10.244	sf
dia. =	43.34	inches

Orifice Size= 43.3 inch



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft

LEGEND

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

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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



DEER HAVEN
EAGLE MOUNTAIN CITY
DRAINAGE PLAN

REVISION BLOCK		DATE	DESCRIPTION
#			
1		08-08-20	08-08-20
2			08-08-20
3		08-08-20	08-08-20
4		08-08-20	08-08-20
5		08-08-20	08-08-20

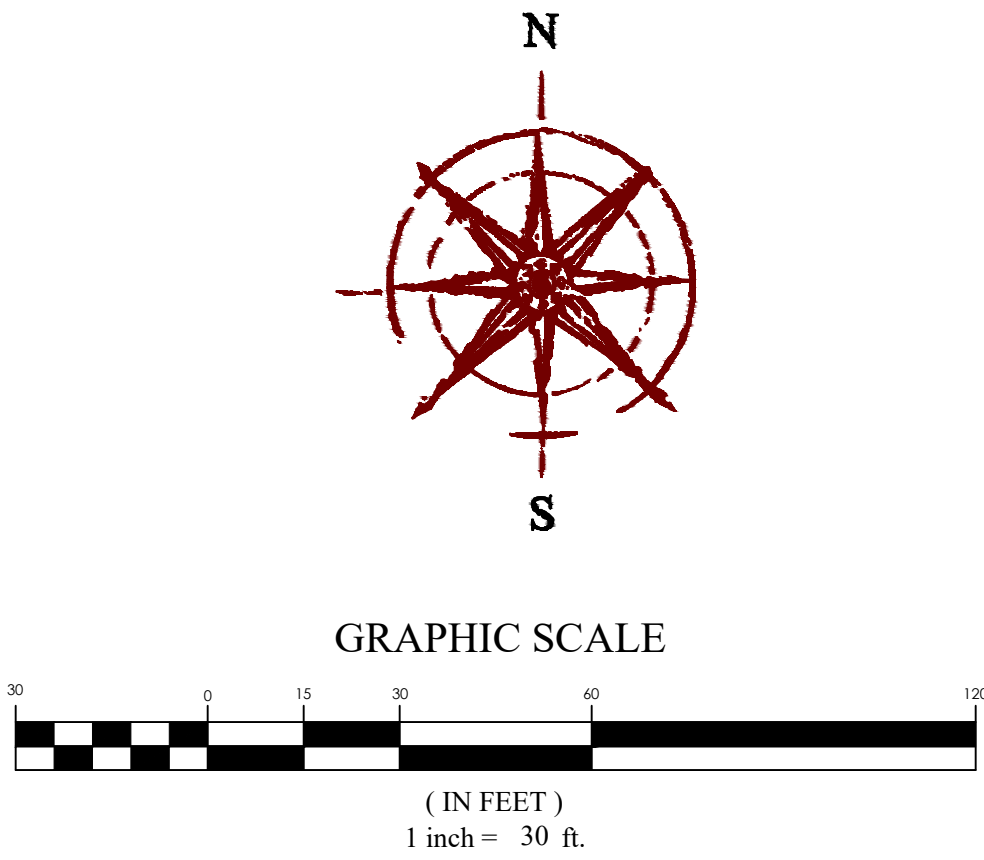
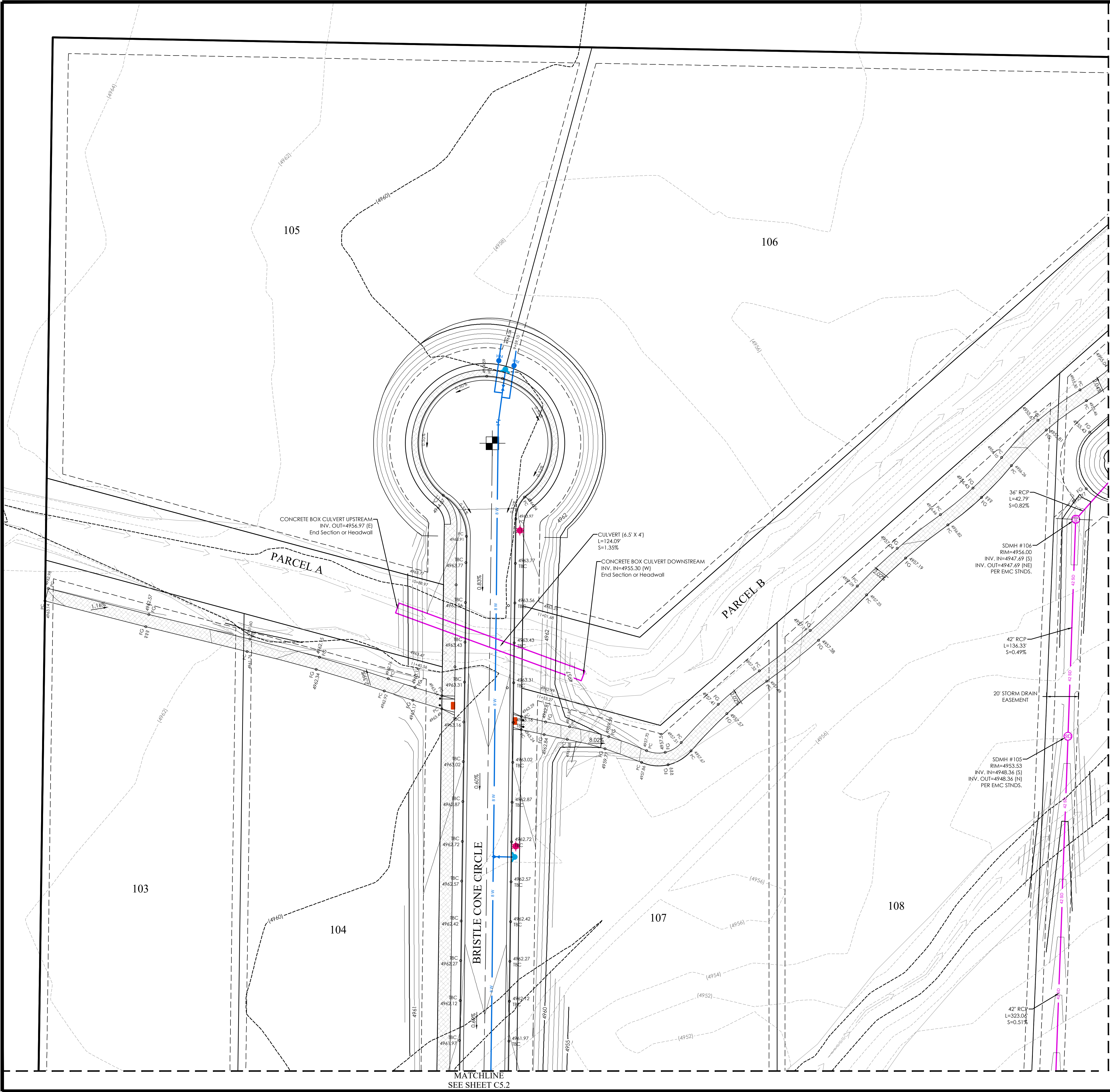
DRAINAGE PLAN

Scale: 1"=60'	Drawn: DXW
Date: 6/4/2021	Job #: 15-200
Sheet:	

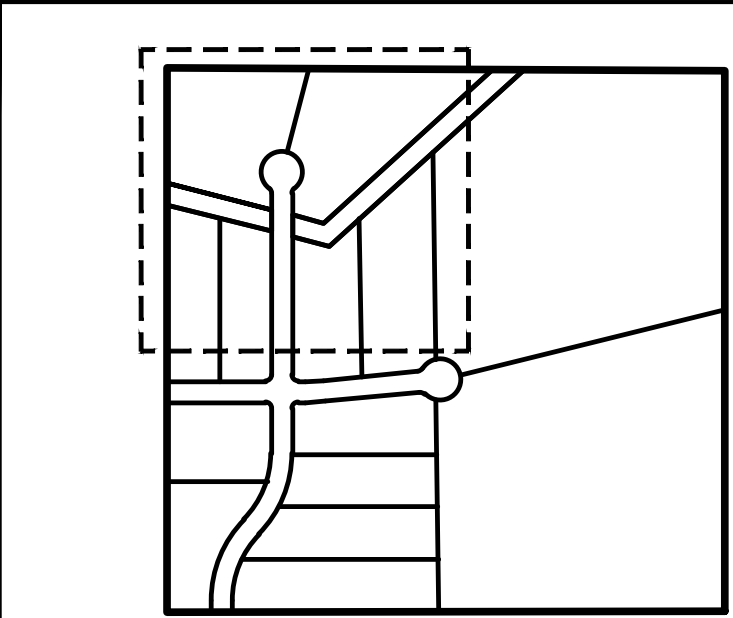
C5



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



LEGEND	
	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	15' STORM DRAIN
	8" SANITARY SEWER
	8" CULINARY SEWER
	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



KEY MAP
N.T.S

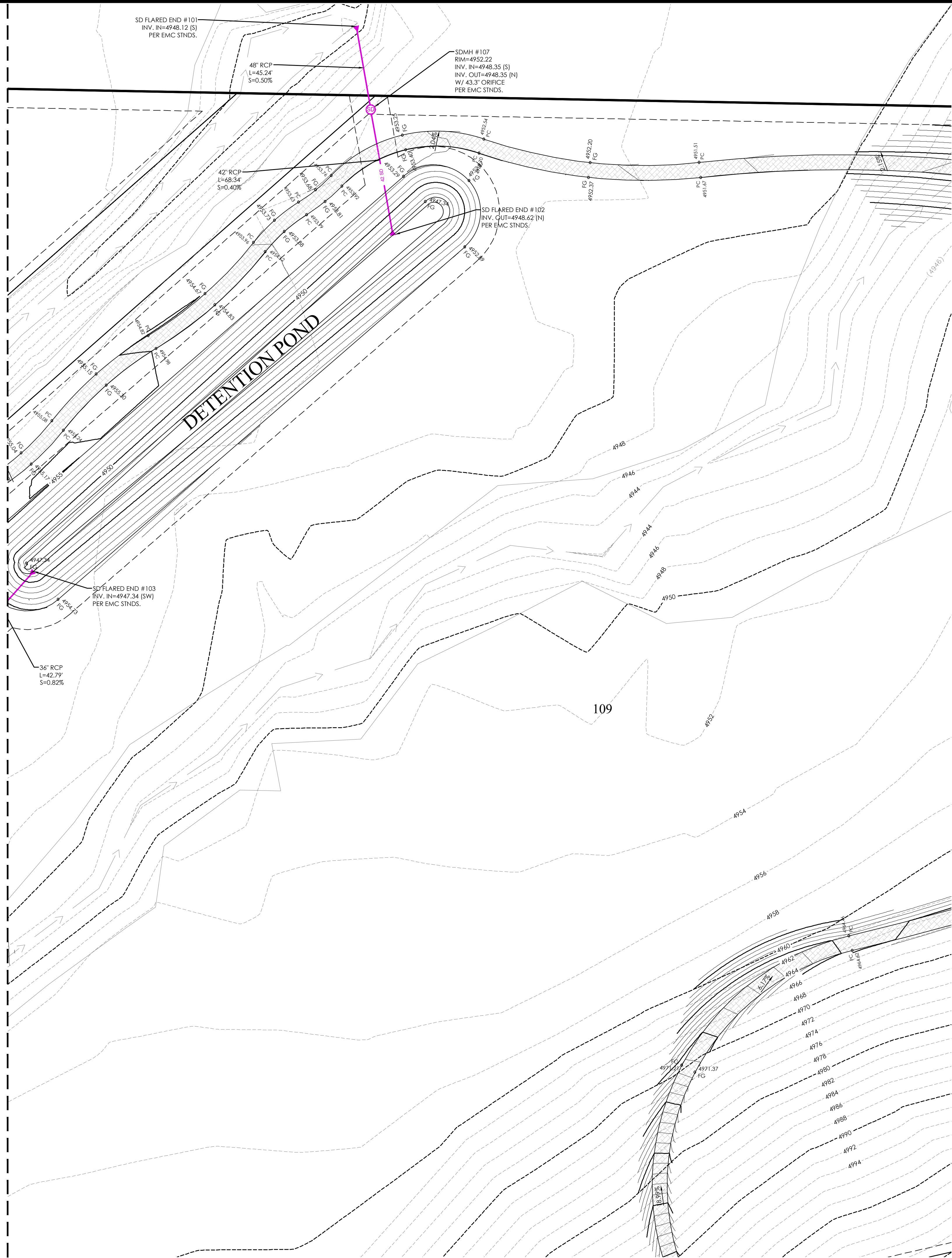


DEER HAVEN
EAGLE MOUNTAIN CITY
DRAINAGE PLAN

REVISION BLOCK	
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DRAINAGE PLAN	
Scale: 1"=30'	Drawn: DXW
Date: 6/4/2021	Job #: 15-200
Sheet:	C5.1

MATCHLINE
SEE SHEET CS.2



LEGEND

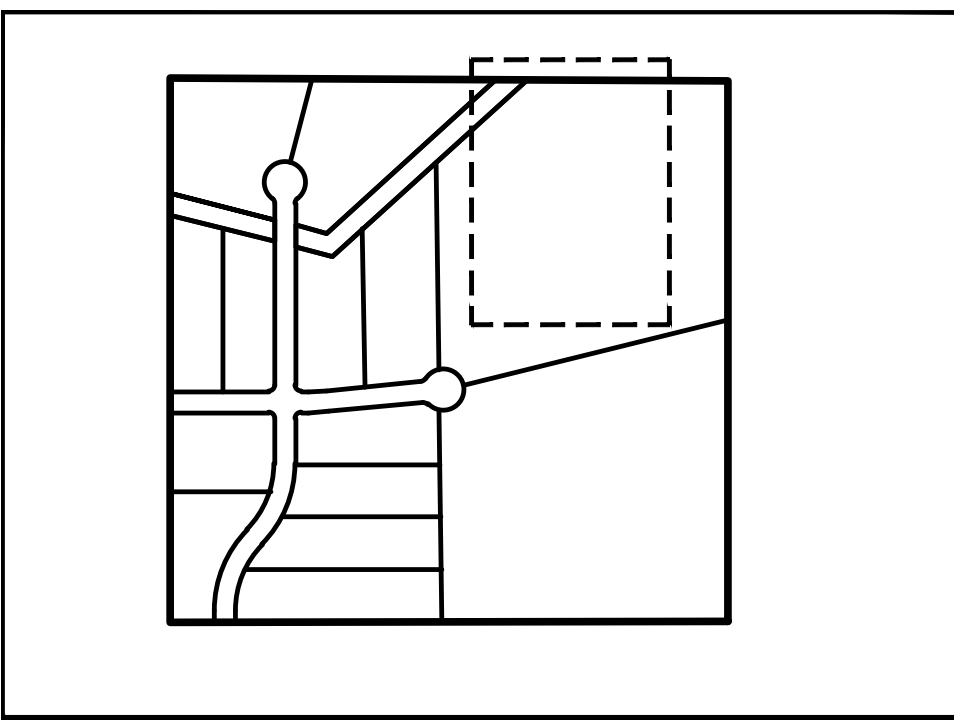
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---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	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 = 30 ft.



KEY MAP

N.T.S.

Detention Pond

Project: DEER HAVEN
Location: EAGLE MOUNTAIN, Utah
Date: 4/9/2021
Designer: DUSTIN WELCH



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: 7.92 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	owable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cfs	cfs	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
Detention 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
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



DEER HAVEN EAGLE MOUNTAIN CITY DRAINAGE PLAN

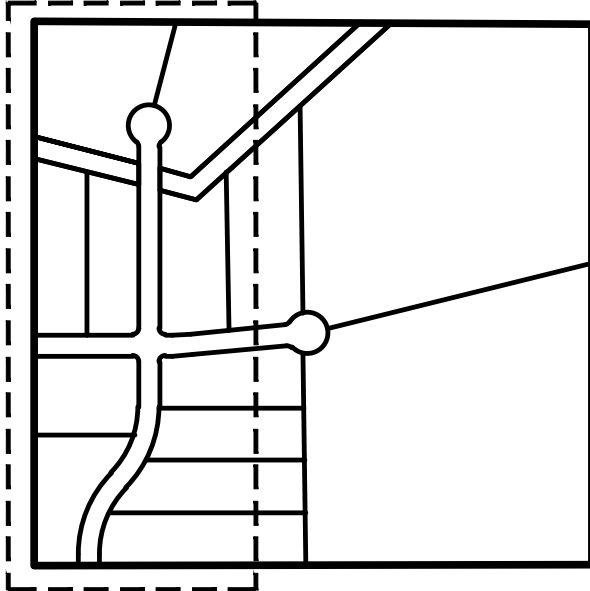
REVISION BLOCK	DATE	DESCRIPTION
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DRAINAGE PLAN

Scale: 1"=30' Drawn: DXW
Date: 6/4/2021 Job #: 15-200
Sheet:

C5.3





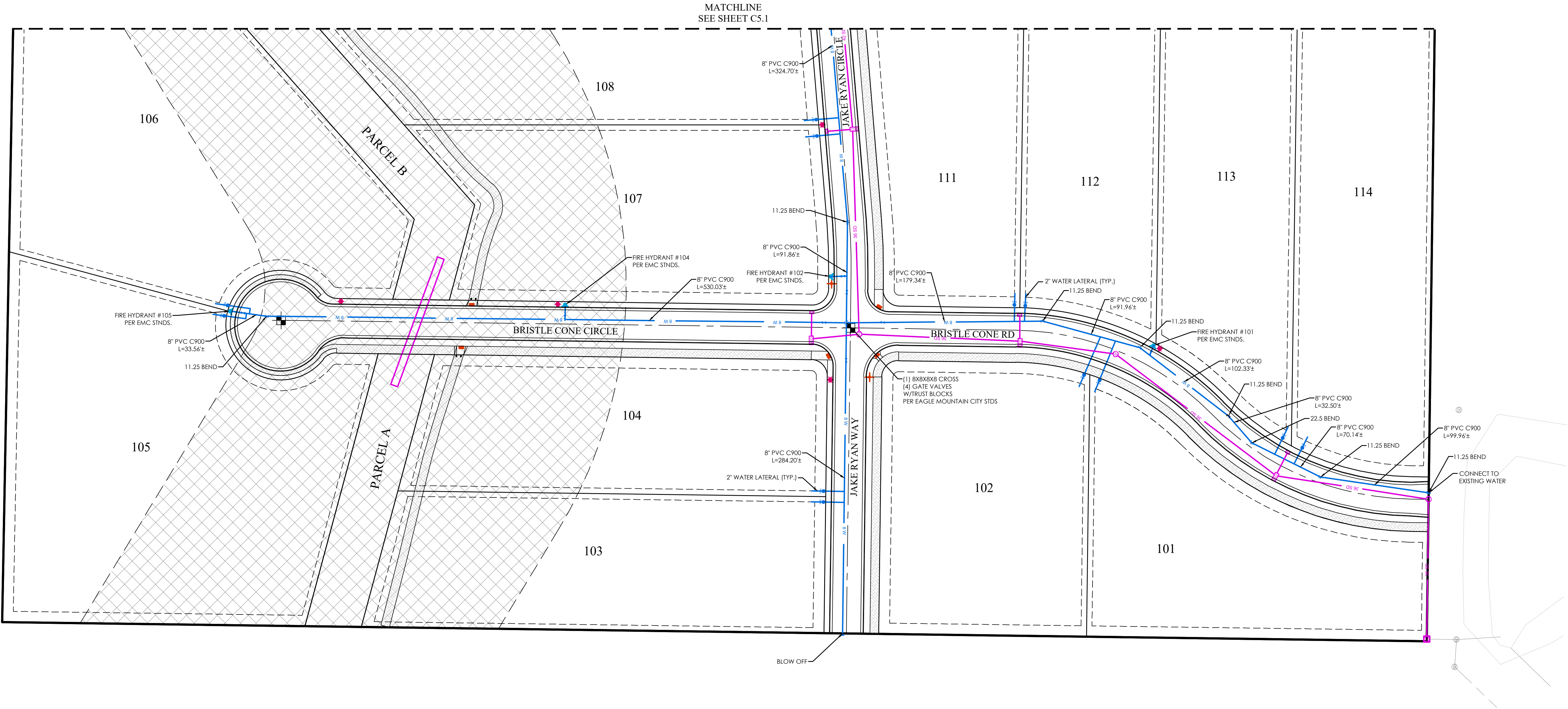
KEY MAP
N.T.S

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		
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GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



DEER HAVEN
EAGLE MOUNTAIN CITY
WATER PLAN

REVISION BLOCK		DESCRIPTION
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WATER PLAN

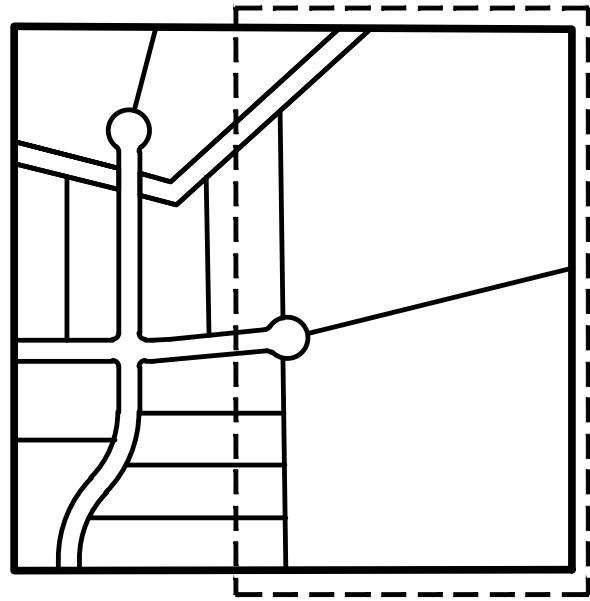
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Date: 6/4/2021
Sheet: C6

Drawn: DXW
Job #: 15-200



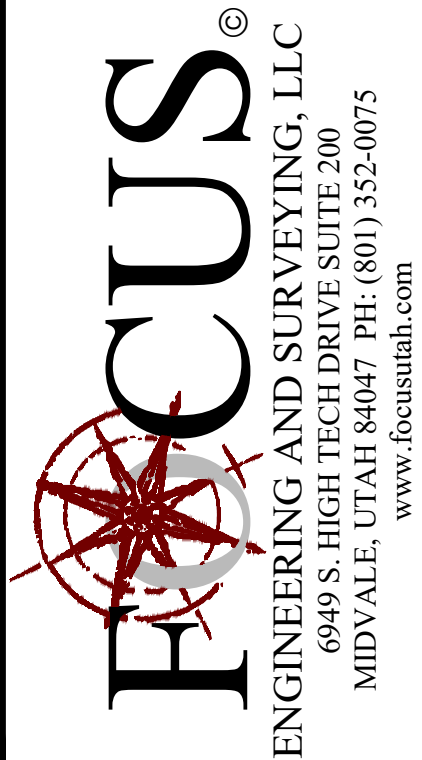
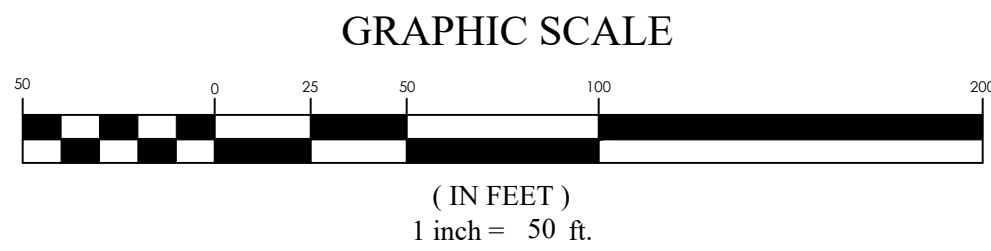
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusnh.com





KEY MAP
N.T.S.

- 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
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 - SD MH, INLET, AND COMBO
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 - WATER BLOW-OFF
 - FIRE HYDRANT
 - STREET MONUMENT (TO BE SET)
 - EXIST. STREET MONUMENT
 - EXIST. SD INLET & MH
 - EXIST. SEWER MH
 - EXIST. VALVE, TEE, & BEND
 - EXIST. FIRE HYDRANT
 - SPOT ELEVATION
 - WILD LIFE CORRIDOR EASEMENT
 - CONCRETE
 - ASPHALT



DEER HAVEN
EAGLE MOUNTAIN CITY
WATER PLAN

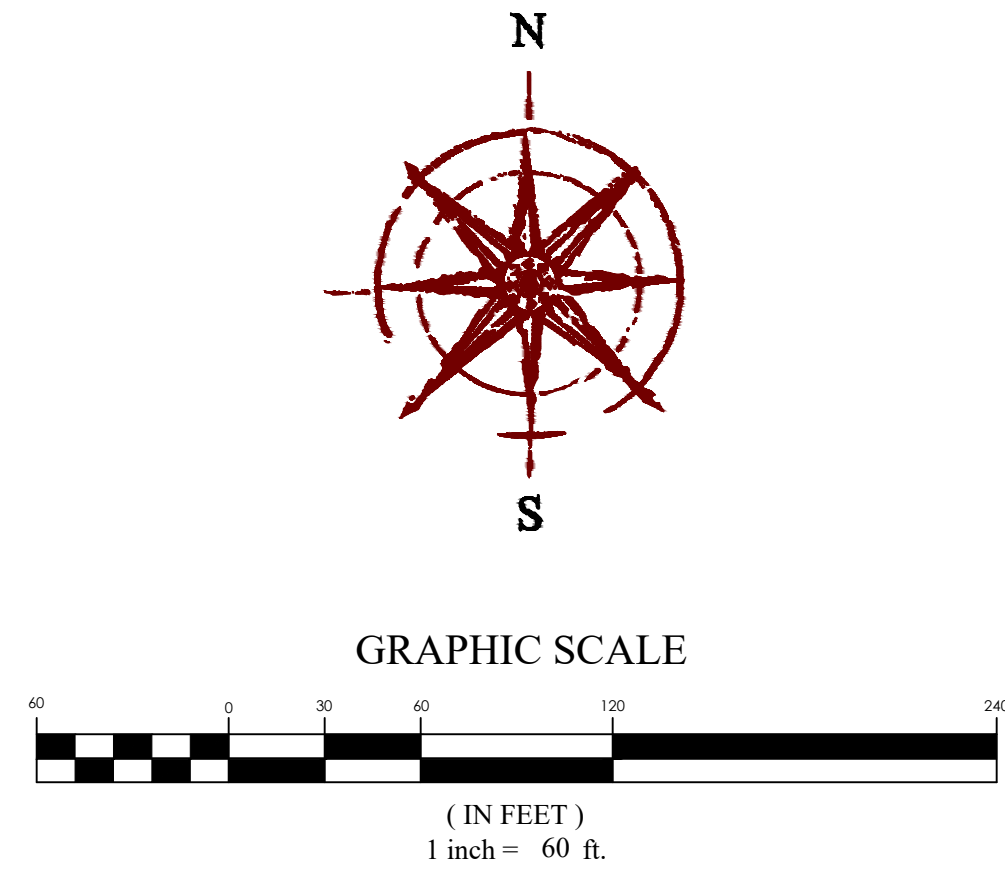
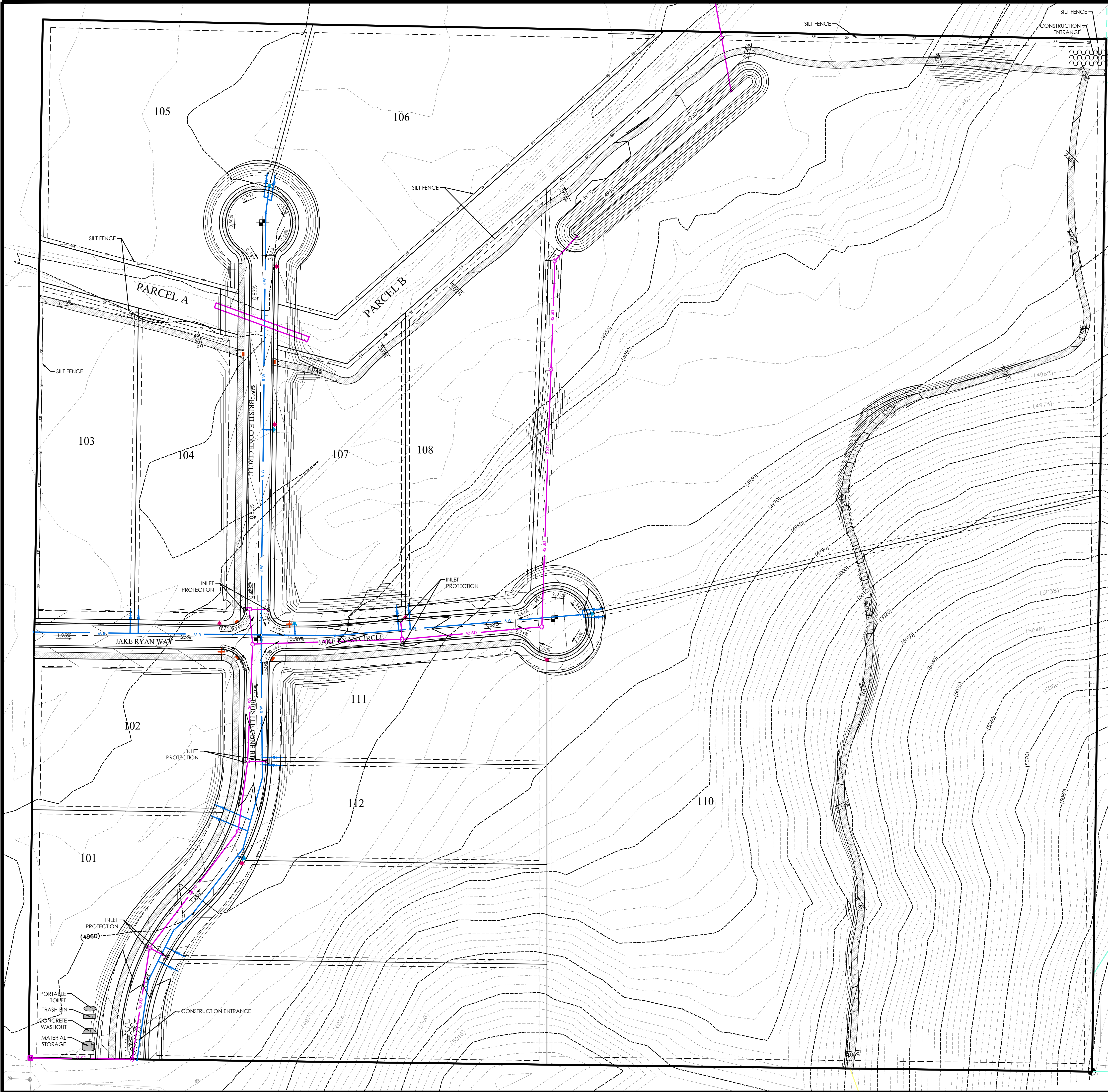
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WATER PLAN

Scale: 1"=50'	Drawn: DXW
Date: 6/4/2021	Job #: 15-200
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C6.1

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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
- 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:

- 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.
- THE EXISTING DRAINAGE SYSTEM FOR THIS SITE CONSISTS OF EXISTING STORM DRAIN PIPING AND STRUCTURES THAT WERE BUILT WITH LONE TREE
- 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.
- THE INITIAL SITE IS APPROXIMATELY 0% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 15% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:

- 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 "NOT" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
- INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
- 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.
- 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.
- 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:

- 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.
- DISCHARGE FROM THE SITE WILL BE THROUGH THE EXISTING STORM DRAIN SYSTEM.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

- FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS IN SECTION 5.
- THE BMP'S AND SITE WILL BE MONITORED REGULARLY, ANY ADDITIONAL BMP'S THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMP'S WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
- SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY: FOCUS ENGINEERING AND SURVEYING
32 WEST CENTER STREET
MIDVALE, UTAH 84047
(801) 352-0075 PH:

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:

- ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED AND MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
- CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE.
- ESTIMATED RUN OFF COEFFICIENT UPON COMPLETION OF CONSTRUCTION ACTIVITIES = 0.40

DEER HAVEN
EAGLE MOUNTAIN CITY
EROSION CONTROL PLAN

REVISION BLOCK		DESCRIPTION
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EROSION
CONTROL
PLAN

Scale: 1"=60'
Date: 6/4/2021
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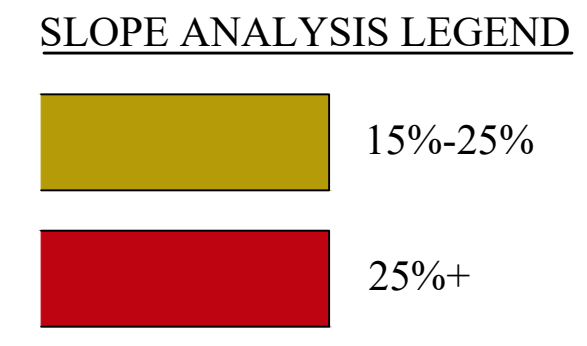
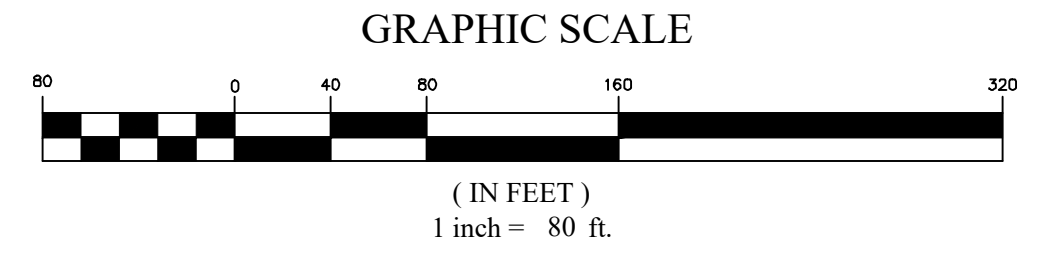
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Job #: 15-200

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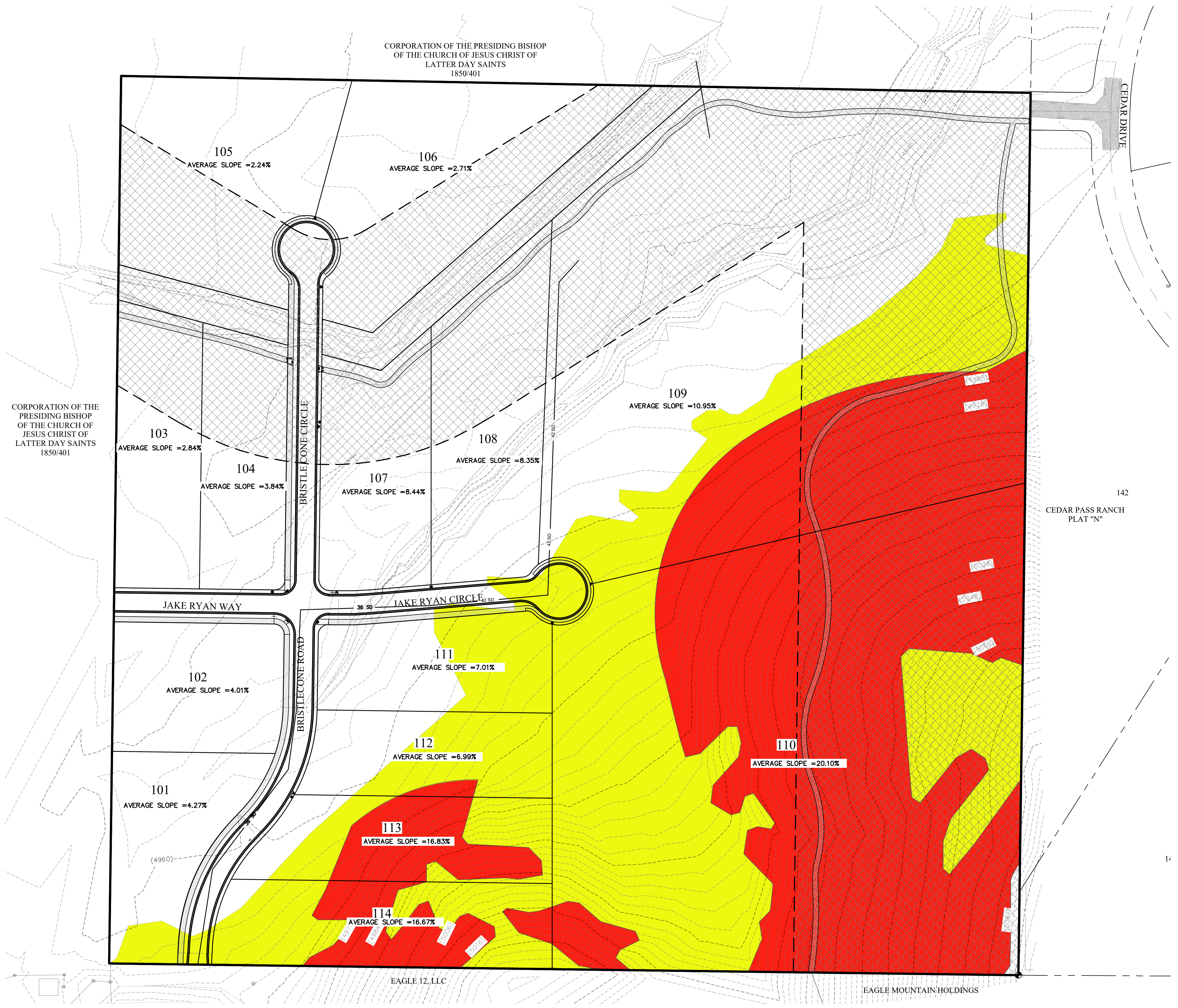
DEER HAVEN

PREPARED FOR:
SCOT HAZARD
LOCATED IN:
EAGLE MOUNTAIN CITY



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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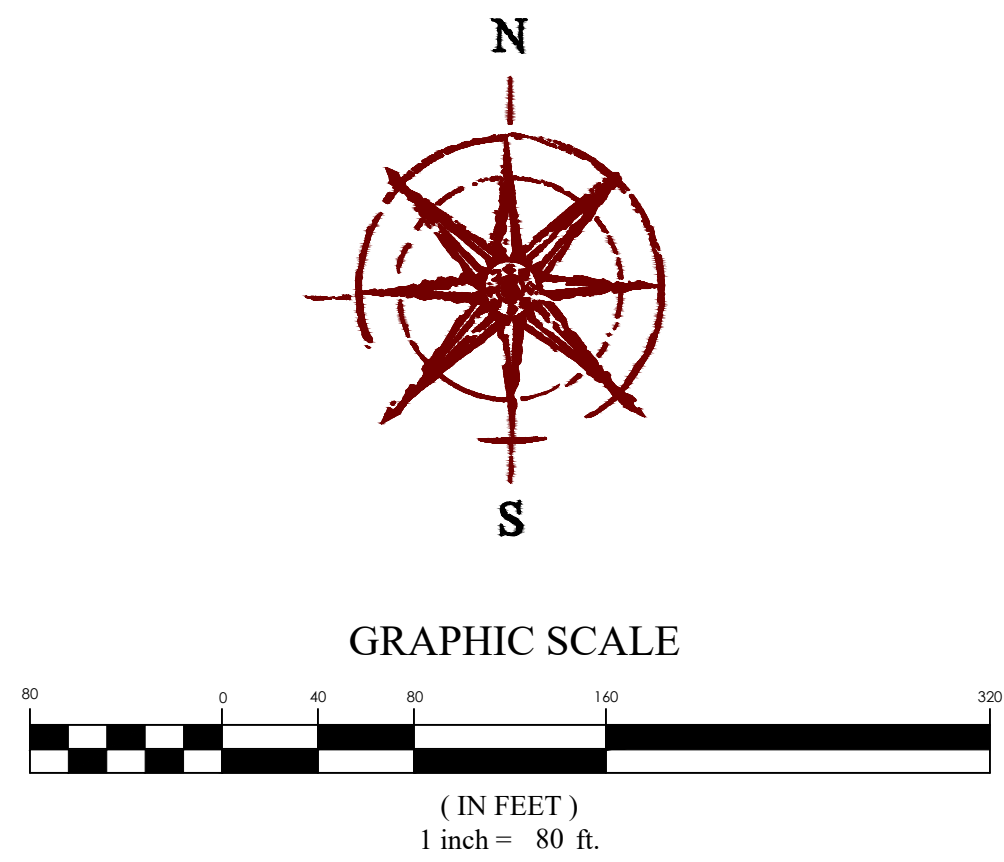
DEER HAVEN EAGLE MOUNTAIN CITY SLOPE EXHIBIT

REVISION BLOCK		DESCRIPTION
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SLOPE EXHIBIT

Scale: 1"=80'	Drawn: DXW
Date: 6/4/2021	Job #: 15-200
Sheet:	E1

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PROPERTY OVERVIEW

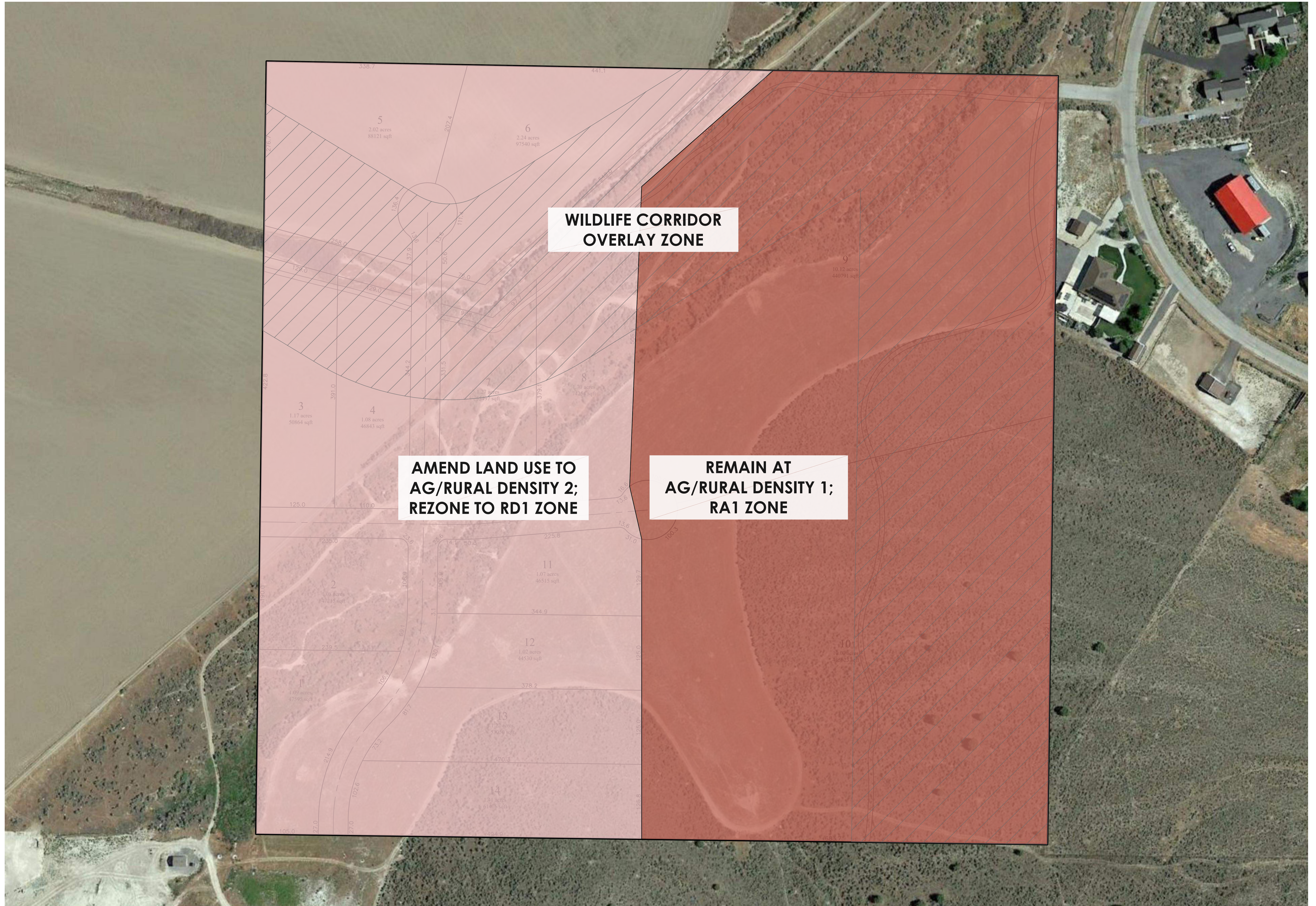
TOTAL ACREAGE	±39.77 ACRES
SINGLE FAMILY LOTS	14
TOTAL DENSITY	0.35 UNITS/ACRE
GENERAL PLAN CATEGORY	AG/RURAL DENSITY 1
ZONE	RA1
OVERLAY ZONE	WILDLIFE CORRIDOR OVERLAY ZONE

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



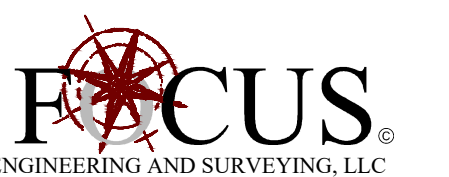
DEER HAVEN zoning exhibit

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.





EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JUNE 8, 2021

TITLE:	PUBLIC HEARING - Marketplace at Eagle Mountain Town Center Lot 4 Pad E (Site Plan)		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:			
APPLICANT:	Bill Gaskill		
GENERAL PLAN DESIGNATION Community Commercial	CURRENT ZONE CC	ACREAGE .91	COMMUNITY South Town

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

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

1. Additional features are added to the East Elevation so that it is similar in appearance to the west elevation.
2. Additional features are added to the South, East, and North elevations to more closely match approved pad site elevations.
3. Additional colors, modern features used on elevations.

BACKGROUND:

Bill Gaskill has applied for site plan approval for a Pad building located on the Northwest corner of the intersection of Eagle Mountain Boulevard and Pony Express Parkway, also known as Marketplace at Eagle Mountain Town Center. The Marketplace at Eagle Mountain Town Center Master Site Plan and Preliminary plat were approved on August 18th 2020, with the development agreement being approved December 1st 2020. The property is zoned Commercial Community (CC).

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, but feels the East elevations should be updated to include similar materials, features, to the primary entrance on the West elevations.

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, 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 standards, however, additional materials are needed on the South, East, and North elevations to more closely match the approved pad site elevations.

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. However the features are not used on all elevations, chosen materials should be used on all four walls.

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 North and South elevations include large featureless surfaces that do not 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 are do not use varied colors, staff recommends the use of additional colors and more modern elements on buildings.

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:

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. The Marketplace at Eagle Mountain Town Center development agreement should also be considered with reviewing this application.

PLANNING COMMISSION ACTION/RECOMMENDATION:**ATTACHMENTS:**

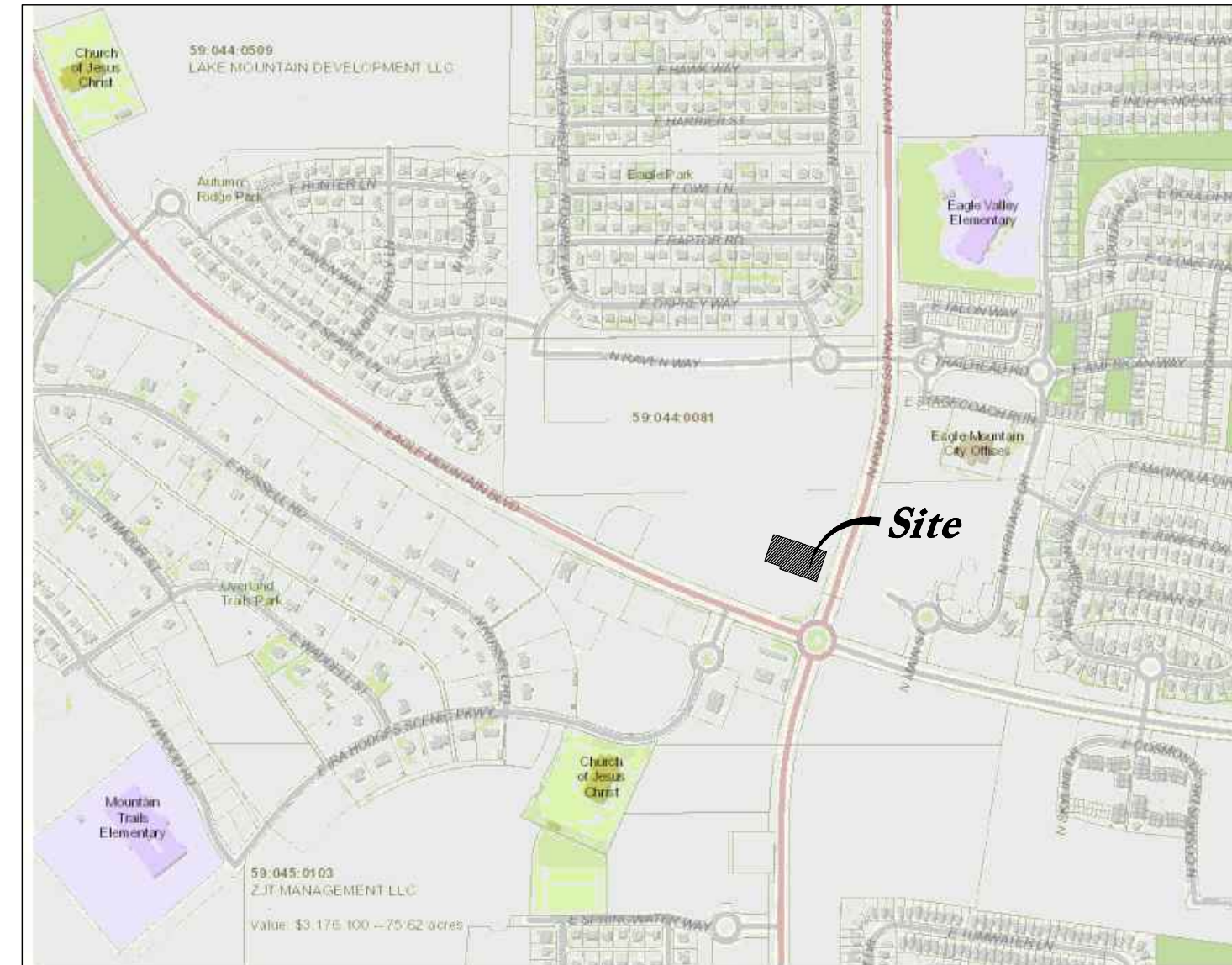
[Site Plan](#)

[Elevations](#)

[MDA Approved Pad Buildings](#)

Market Place at Eagle Mountain Lot 4

4051 North Pony Express Parkway
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

Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Ballard	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	TG	Top of Grate
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	Existing Asphalt
Proposed Open Face C & G	Existing Asphalt	Existing Concrete
Proposed Asphalt	Existing Inlet Box	Existing Catch Basin
Proposed Concrete	Existing Manhole	Existing Fire Hydrant
Proposed Truncated Domes	Existing Water Valve	Existing Overhead Power Line
Proposed Inlet Box	Existing Water	Existing Sewer
Proposed Catch Basin	Existing Secondary Water	Existing Storm Drain
Proposed Manhole	Existing Gas	Existing Power
Proposed Transformer	Existing Power	Existing Telephone
Proposed Meter Box	Existing Telephone	Existing Fence
Proposed Water Meter	Existing Fence	Flowline
Proposed Water Meter	Existing Storm Drain	Centerline
Proposed Comba Box	Existing Gas	Existing Contour
Proposed Fire Hydrant	Existing Power	Existing Spot
Proposed Water Valve	Existing Telephone	Existing Light Pole
Proposed Water Line	Existing Fence	Existing Street Light
Proposed Sanitary Sewer	Flowline	Existing Building
Proposed Storm Drain	Centerline	Existing Telephone Box
Proposed Conduit Line	Existing Contour	Existing Power Meter
Proposed Power Line	Existing Spot	Existing Electrical Box
Proposed Gas Line	Existing Light Pole	Existing Electrical Cabinet
Proposed Fire Line	Existing Street Light	Existing Gas Meter
Proposed Secondary Water Line	Existing Building	Existing Water Meter
Proposed Roof Drain	Existing Telephone Box	Existing Irrig. Control Box
Proposed Fence	Existing Power Meter	Existing Ballard
Ridge line	Existing Electrical Box	Existing Hose Bib
Grade Break	Existing Electrical Cabinet	Working Point
Proposed Contour	Existing Gas Meter	Existing Deciduous Tree
Direction of Drainage	Existing Water Meter	Existing Coniferous Tree
Proposed Spot	Existing Irrig. Control Box	
ADA Accessible Route	Existing Ballard	
Property Line	Existing Hose Bib	
Sawcut Line	Working Point	
Proposed Light Pole	Existing Deciduous Tree	
Proposed Street Light	Existing Coniferous Tree	
Proposed Building		
Existing Power Pole		
Existing Power Pole w/ Guy		
Existing Utility Marker		
Existing Post		

Eagle Mountain City General Notes

SEWER

- Pipe bedding: $\frac{3}{4}$ " gravel required 6" below, on the sides & 12" above the pipe (minimum).
- Depth: Sewer main/laterals to maintain 4' of cover (minimum) from finished grade, 3' minimum from top of pipe at time of installation.
- Separation: sewer mains & laterals to maintain 10' separation (minimum) from culinary water mains & laterals.
- Sewer Y's: 3' minimum separation between sewer Y's.
- Laterals 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 $\frac{3}{4}$ " gravel required under manholes/boxes.

WATER

- Valves: 1. Valves must be flanged to tee's (fittings). 2. Valves 12" and larger to be butterfly valves.
 - Bedding: sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve, 6" below pipe on the sides & 12" above pipe (minimum).
 - Depth: water main & laterals must maintain 4' cover from finished grade (minimum), 3' minimum from top of pipe at time of installation. Max depth 72" from finished grade.
 - 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 $\frac{3}{4}$ " setters to have double braces. Setters to be set at 18" to 22" from the top of setter to top of lid.
 - Water can lid: all lids to say "Eagle Mountain" on them recessed with a hole for the ERT and to be set at level to 1" above the plane of the curb & sidewalk.
 - Water Can: the water can for $\frac{3}{4}$ " & 1" services will need to be a 36" tall minimum and 21" inside diameter. Water can for 1-1/2" to 2" service will need to follow APWA specification.
 - Hydrants: hydrants to be 5' bury (minimum).
 - Laterals: all laterals need to be GIS (shot in) at the corp. stop & setter, and also visual inspection on poly inserts before backfill. Water laterals to extend 15' into property and be marked with a 2x4 painted blue. All poly lines to have visual poly insert inspection.
 - Tracer wire: run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.
 - Water fittings: all water fittings to be checked for thrust blocks (pre & post) and GIS (shot in) before backfill.
 - Vertical separation: water main to maintain 18" minimum separation from storm drain or other obstacles/utilities.
 - Water line fittings: all fittings to have mega lug followers.
 - Water Main Line: NO DEFLECTION or bending of pipe will be allowed in the water lines and bend fittings will be required. All fittings to be Mega-lug fittings.
- #### STORM DRAIN
- Bedding: $\frac{3}{4}$ " gravel 6" below and on sides of pipe & 12" above pipe (minimum).
 - ADS: all ADS pipe to be "HP" brand.
 - Collars: collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & post collar pour.
 - Manholes: manholes to be within 1' of finished grade, 12" of whirly gig form (max) and no flat rings allowed, 12" of $\frac{3}{4}$ " 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 $\frac{1}{8}$ " down from asphalt edge and concrete to be $\frac{1}{4}$ " 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

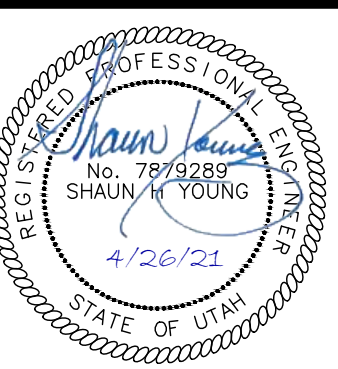
A line between monuments found for Southeast Corner and the East Quarter Corner of Section 12 was assigned the Utah County Survey bearing of North 0°27'04" East as the Basis of Bearings to place the Survey on State Plane Basis.

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

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

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



26 Apr, 2021

SHEET NO.

C0.0

CAUTION :

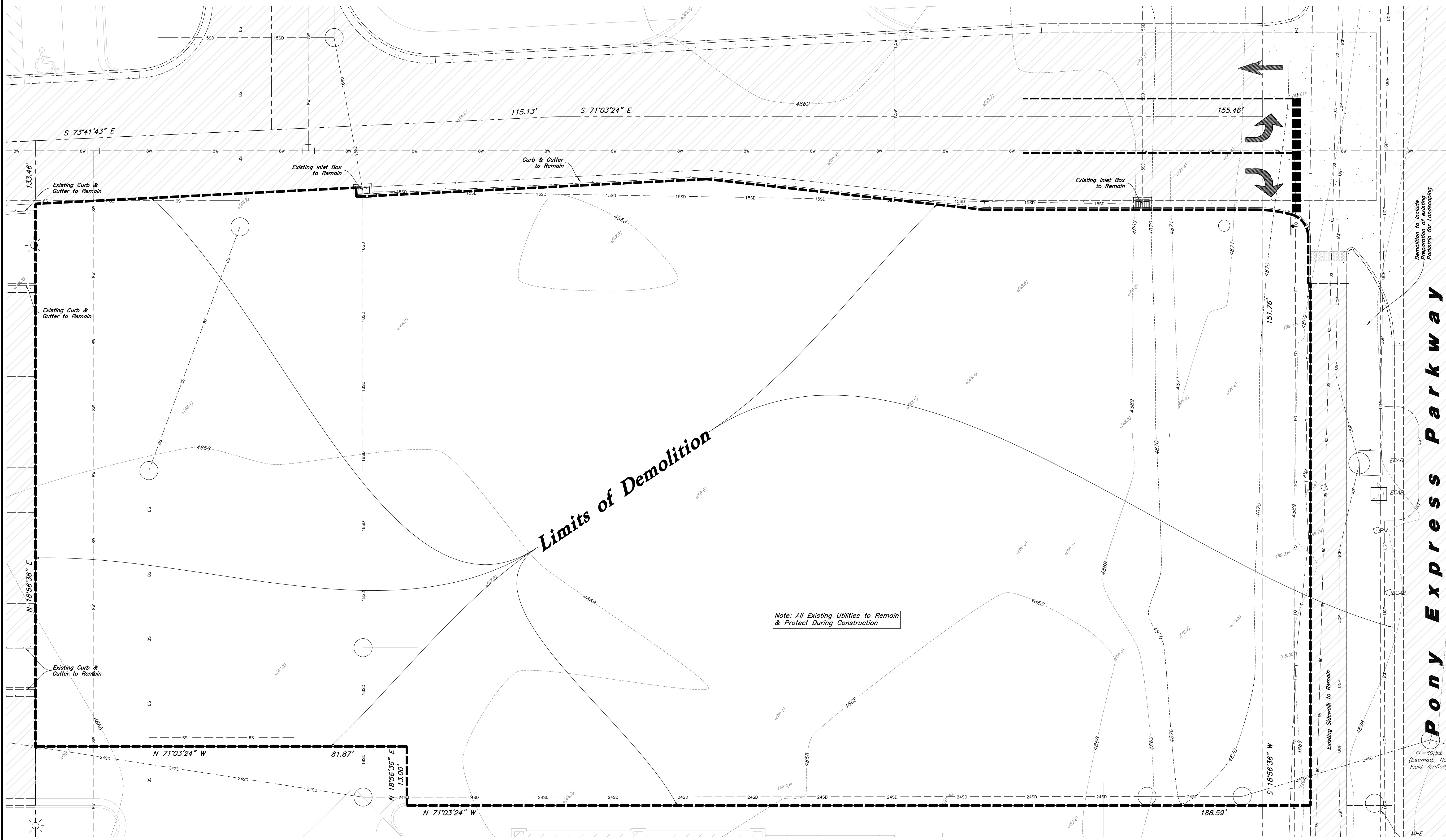
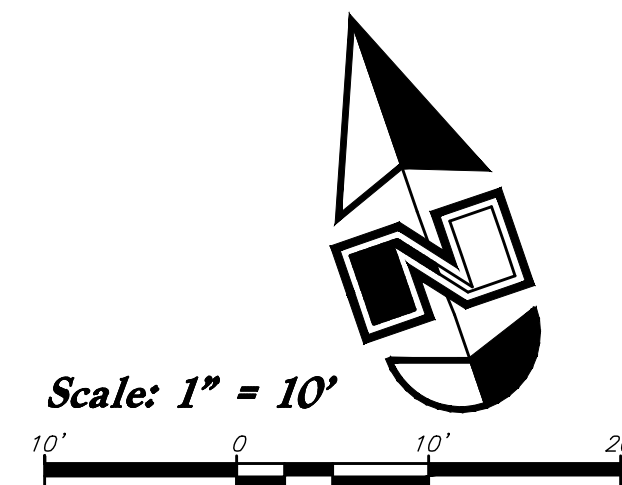
The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



General Demolition Notes:

- Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
- Refer to site improvement plans for more details on limits of removal.
- 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.
- 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.
- 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.
- Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
- DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
- Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
- 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.
- 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.
- 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.
- Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
- Install traffic warning devices as needed in accordance with local standards.
- Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
- Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
- 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)
- 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.
- Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to

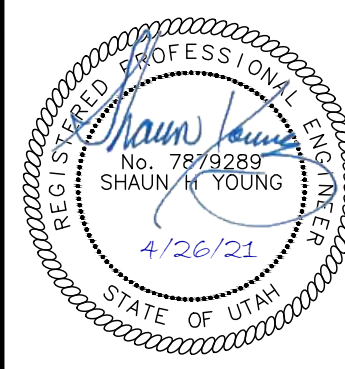
determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.



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

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 321-8529 - AWahlen@engineering.net

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



26 Apr, 2021
SHEET NO.
C0.1

General Site Notes:

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

Site Construction Notes

- Const. 24" Curb & Gutter
- Const. Asphalt Paving
- Const. Conc. Sidewalk
- Const. Thickened Edge Sidewalk
- Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Sheet C2.1)
- Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
- Const. Conc. Paving
- Existing Curb & Gutter
- Dumpster Enclosure (See Arch. Plans)
- Const. Directional Arrows per MUTCD
- 18" Transition from 6" Curb to 0" Curb
- Painted Crosswalk
- Existing Asphalt Paving
- Conn. & Match Existing Improvements
- Existing Asphalt Sidewalk

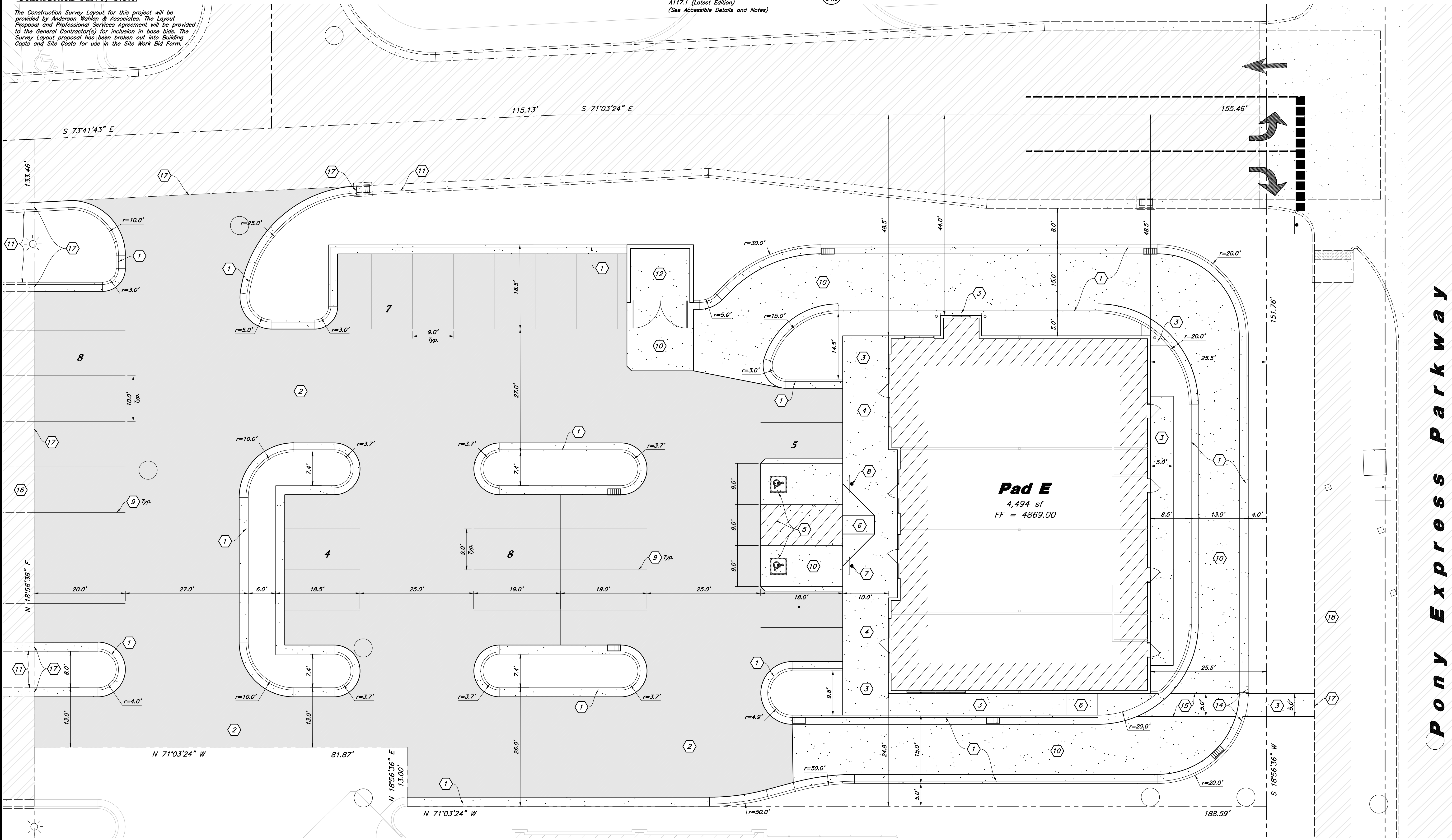
Site Data

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'



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.



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

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Site Plan
Market Place @ Eagle Mountain Lot 4
No. 79588
4051 North Pony Express Parkway
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 79588
SHAUN M. YOUNG
4/26/21
STATE OF UTAH

26 Apr, 2021
SHEET NO.
C1.1

Private Curb Ramp Construction Notes

- Slopes provided are per Anderson Wahlen & Associates design standards. Slopes shown are below ADA and ICC maximum requirements, unless noted otherwise in project plans.
- 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 FHWA.
- Counter slopes of adjoining gutters & paving adjacent to the curb ramp shall not be steeper than 4.50%.
- Accessible ramp flares shall be poured separately from ramp to ensure proper slopes.
- 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.

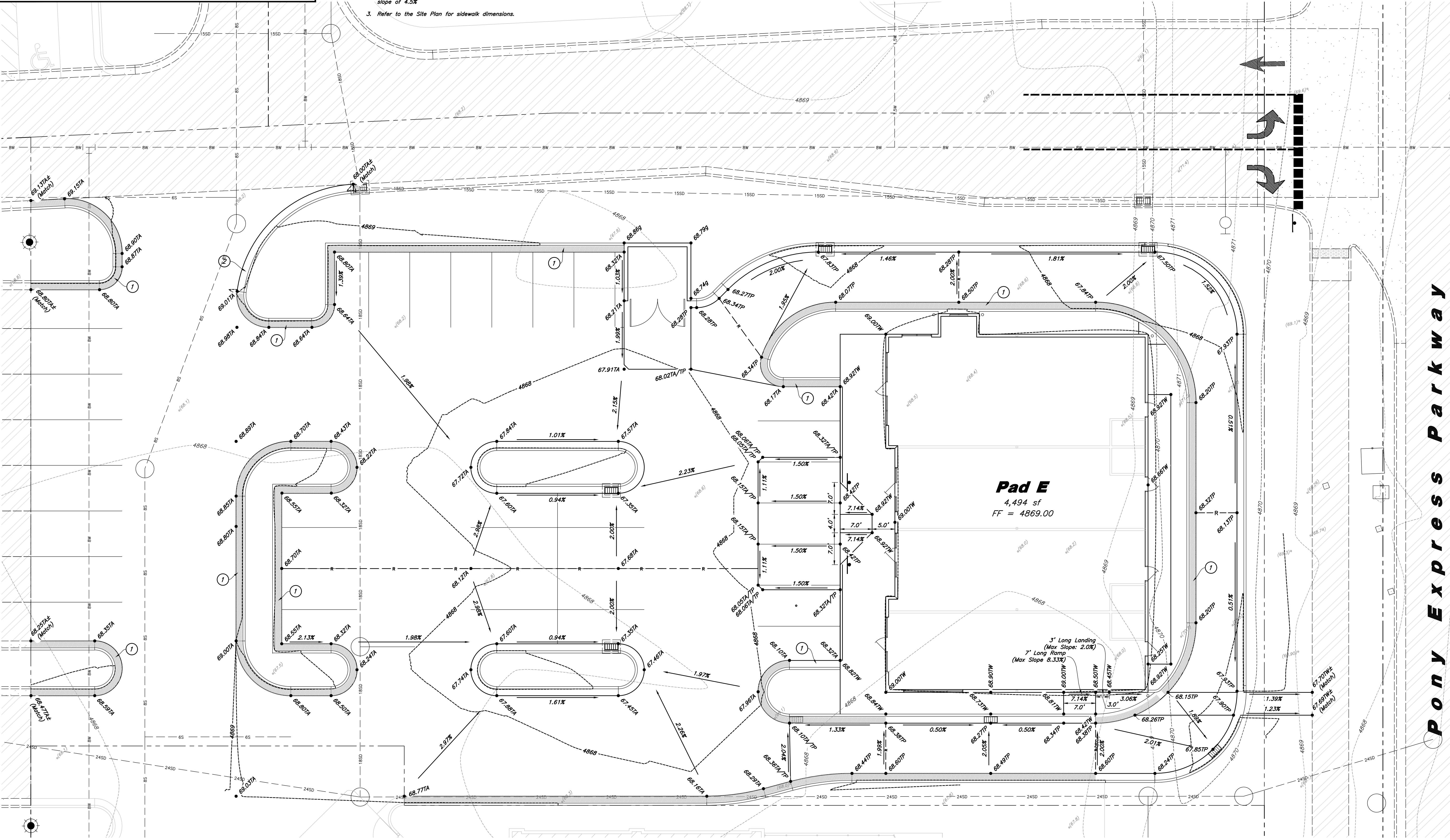
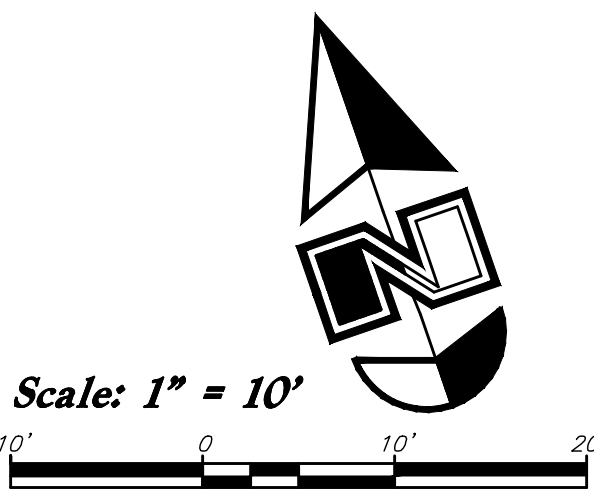
General Grading Notes:

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 banded 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 permittee.
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 GSI 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.



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

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

REGISTERED PROFESSIONAL ENGINEER
No. 79583
SHAUN M. YOUNG
4/26/21
STATE OF UTAH

26 Apr, 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.



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 340B, 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

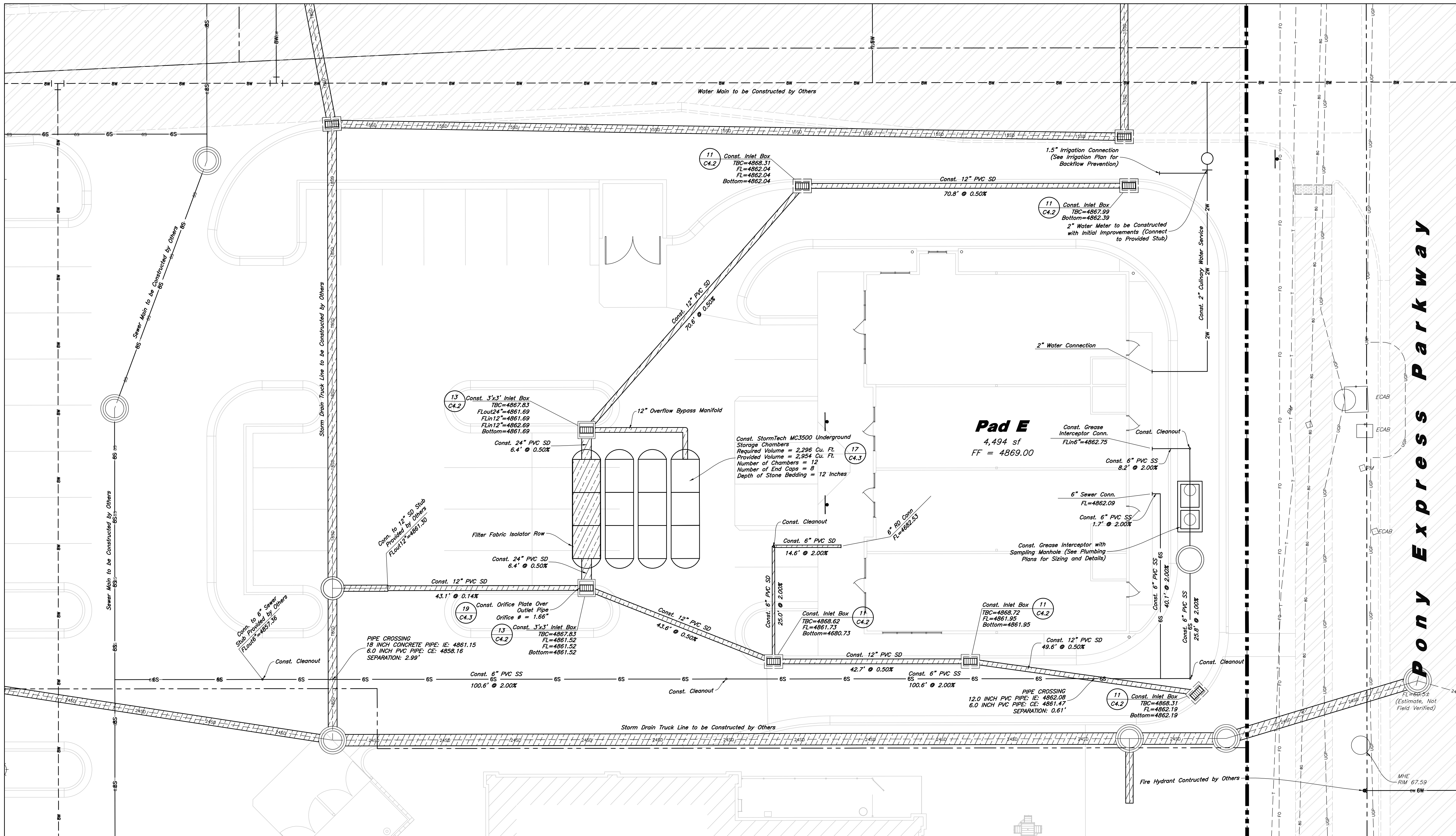
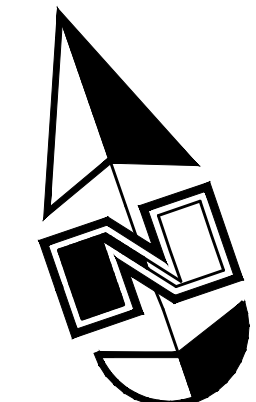
Sanitary Sewer Lines

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

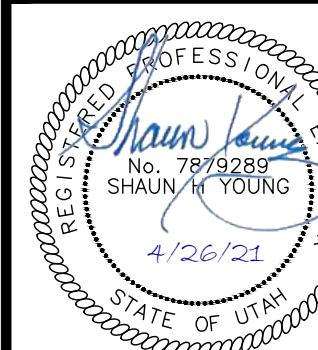
Scale: 1" = 10'



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

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2010 North Redwood Road, Salt Lake City, Utah 84116
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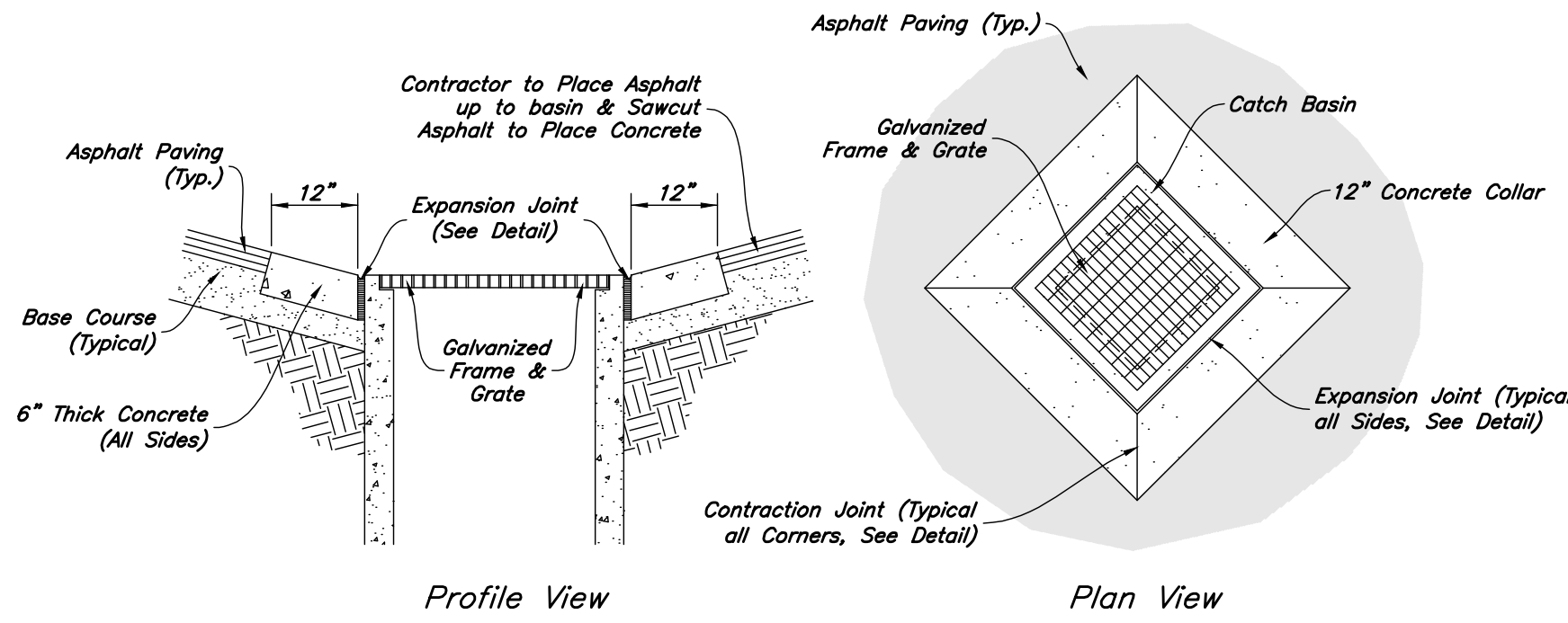
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4051 North Pony Express Parkway
Eagle Mountain, Utah



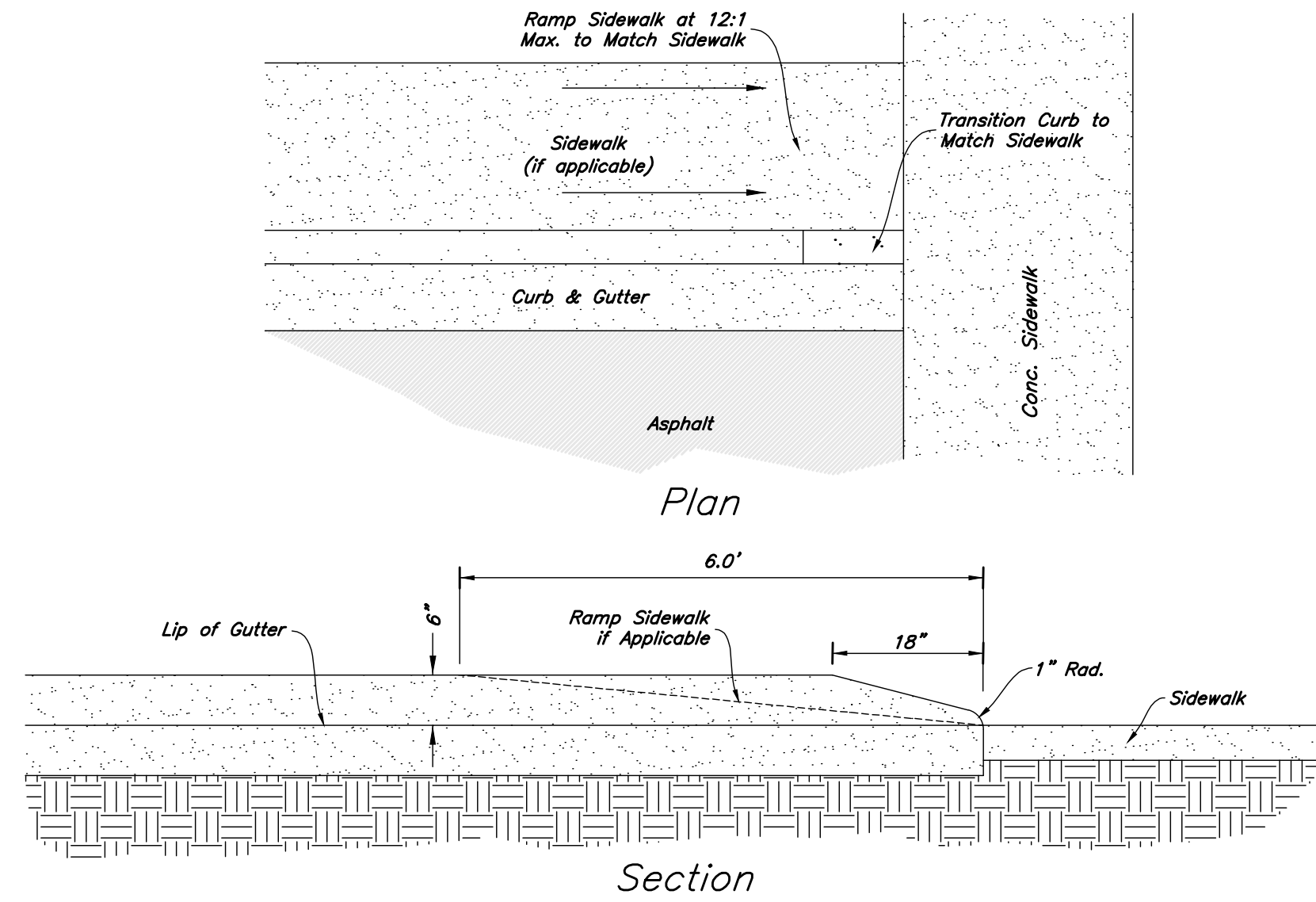
26 Apr, 2021

SHEET NO.

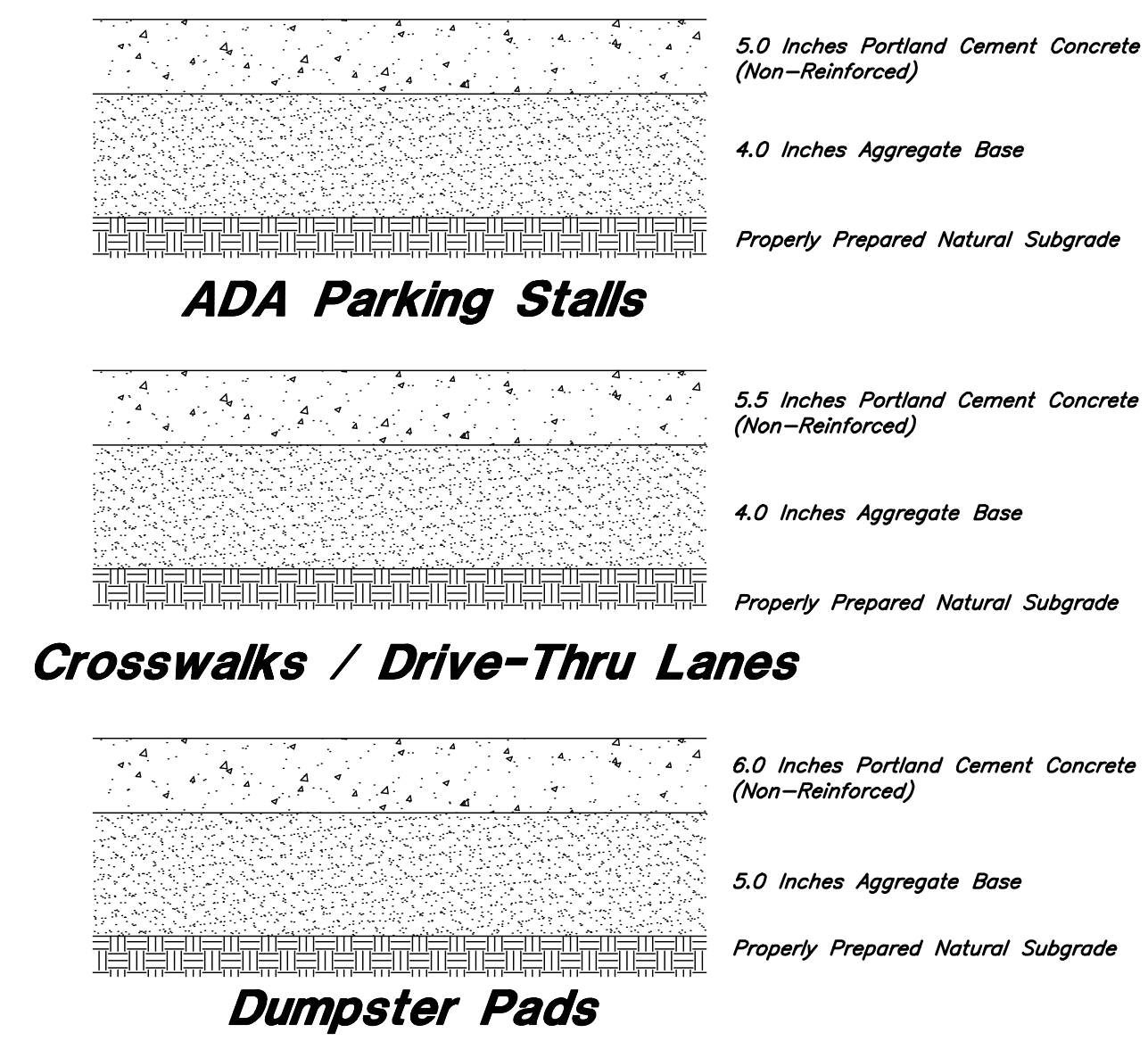
C3.1



8 Concrete Collar Detail
Not to Scale

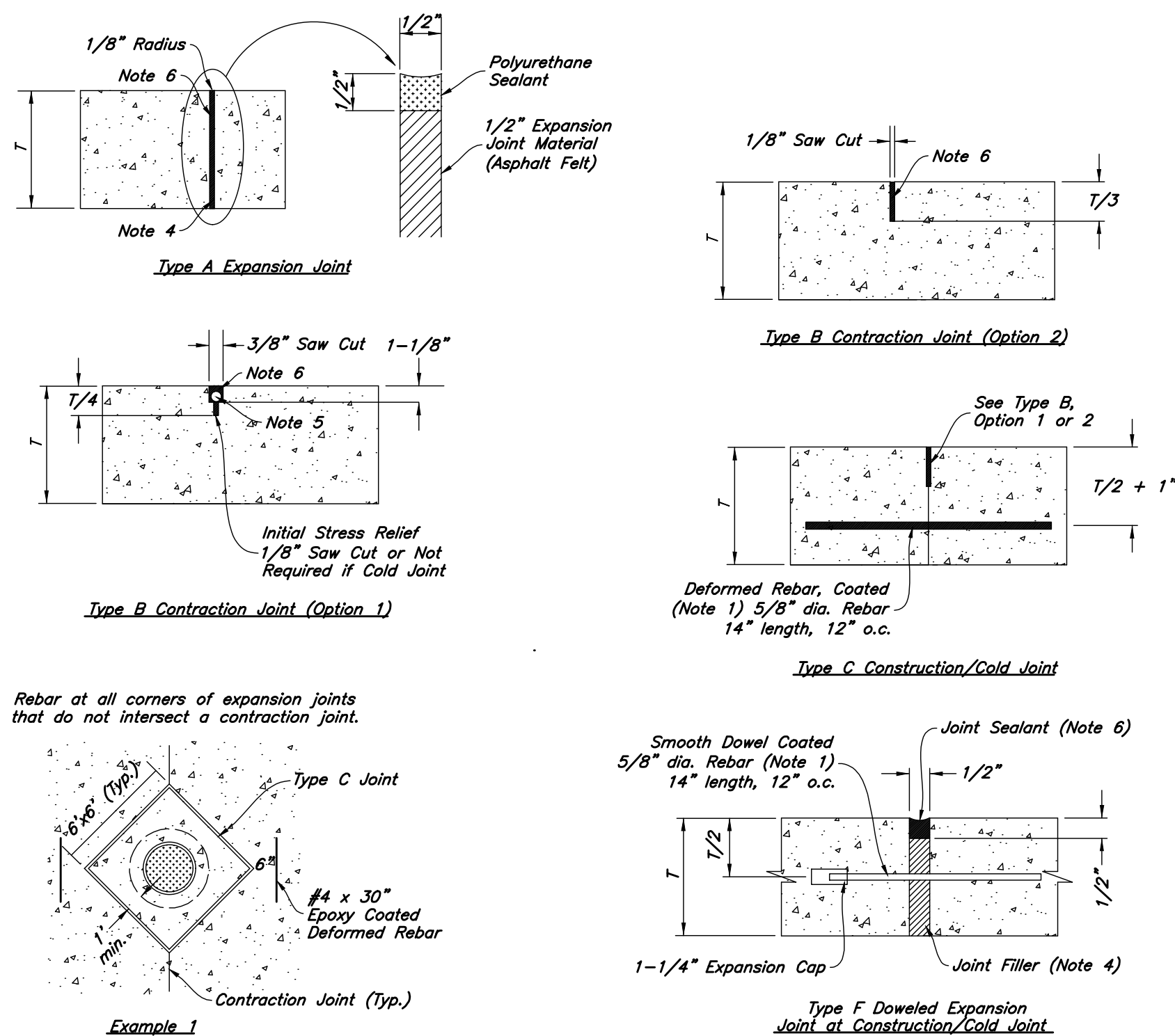


6 Curb Transition
Not to Scale

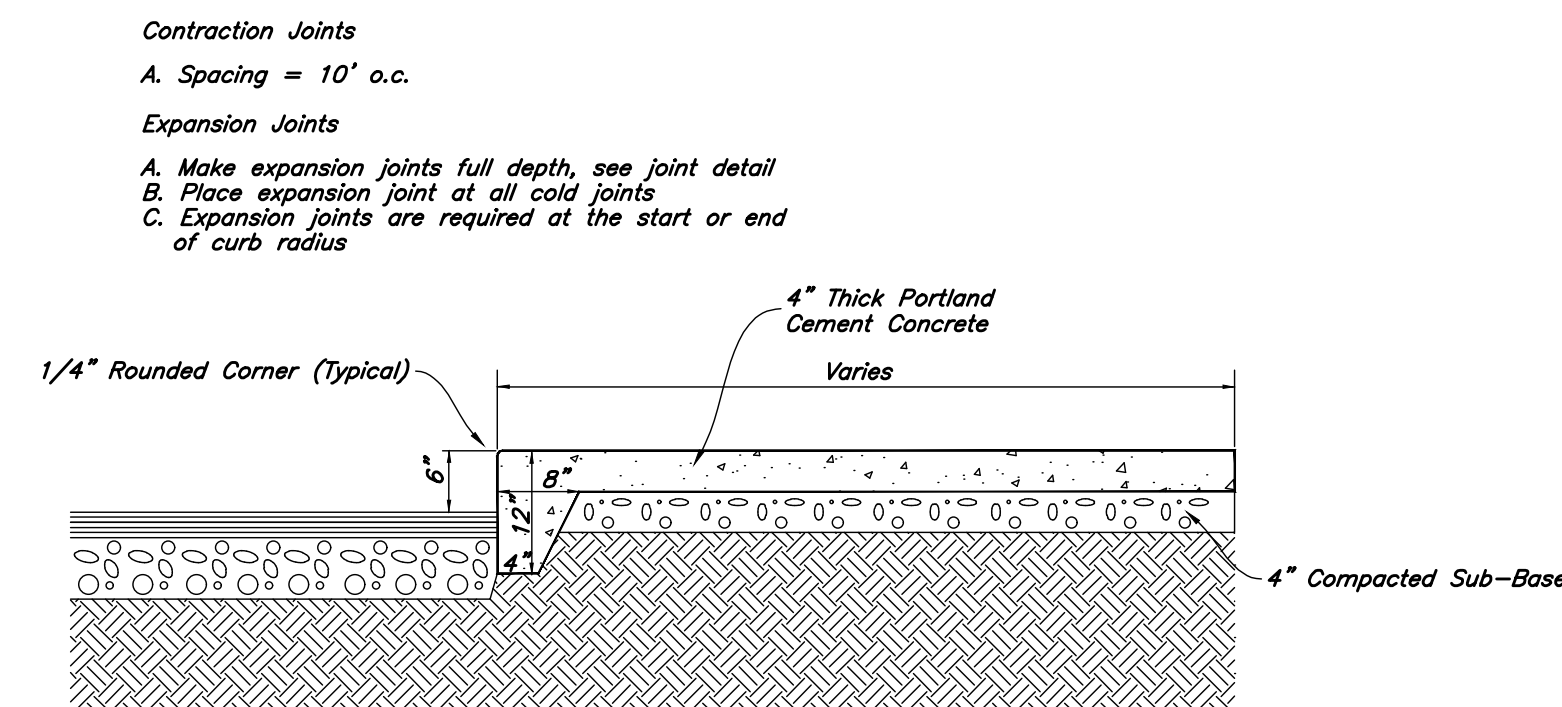


3 Concrete Paving Sections
Not to Scale

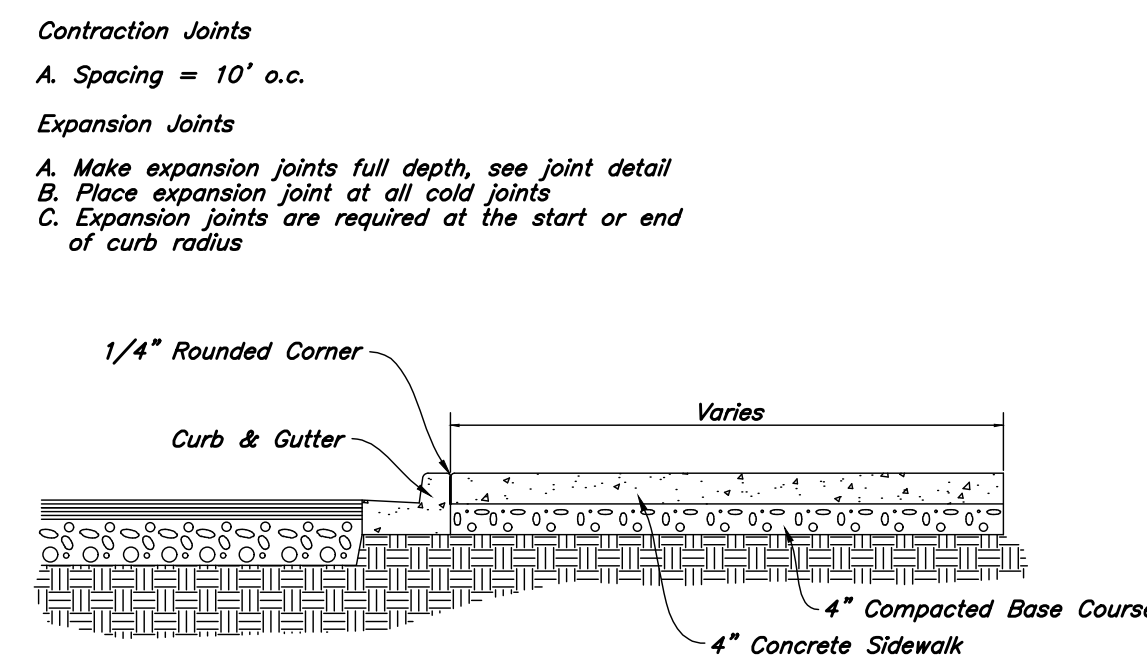
- REINFORCEMENT:** ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.
 - Space rebar and dowels at 12 to 15 inches on center.
 - Grease dowels to provide movement in expansion joints.
 - Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.
- 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.
- JOINTS:** Lay out joints to aid construction and control random cracking.
 - Joint Spacing shall be 12 feet maximum on center in both directions.
 - Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
 - Make adjustments in joint locations to meet inlet or manhole locations.
 - Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.
- 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.
- BACKER ROD:** Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.
- JOINT SEALANT:** Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



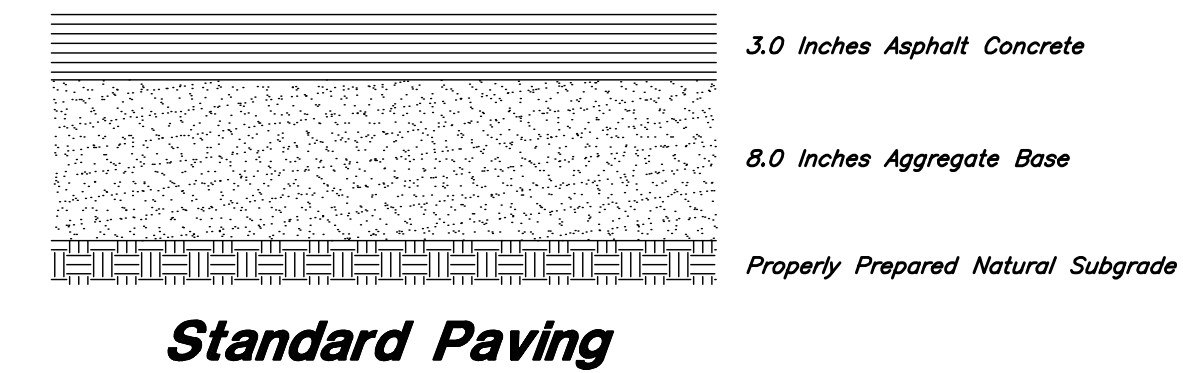
7 Concrete Joint Detail
Not to Scale



5 Thickened Edge Sidewalk
Not to Scale

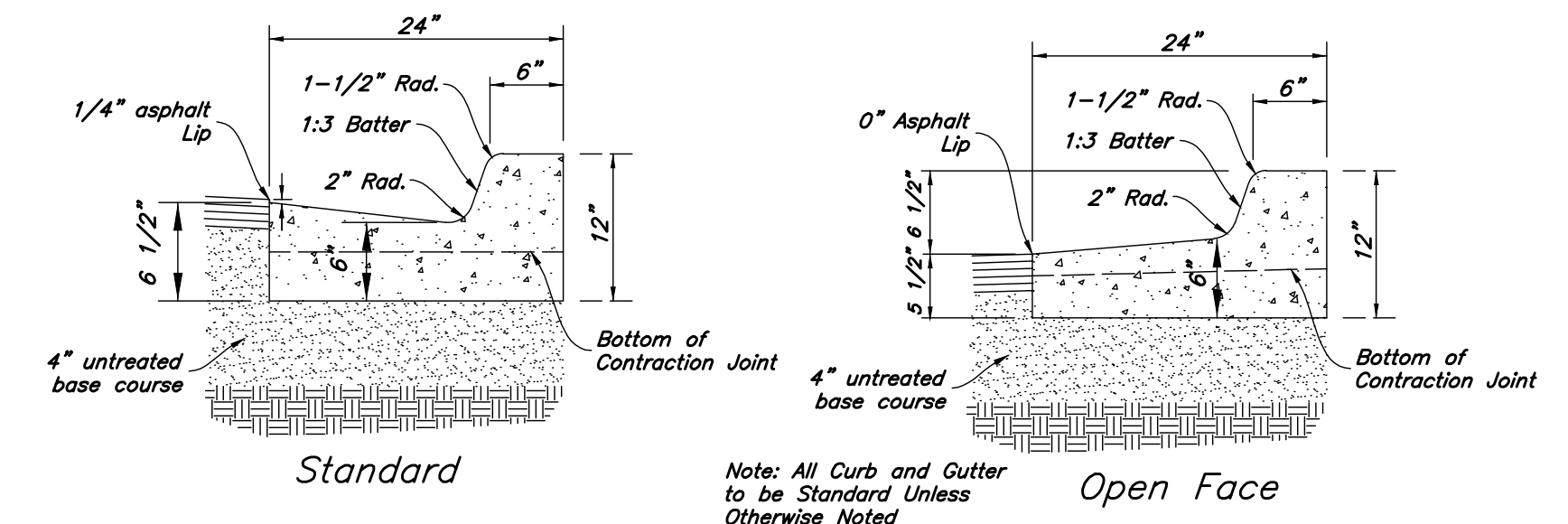


4 Typical Sidewalk Detail
Not to Scale



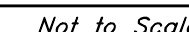
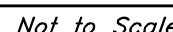
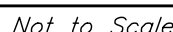
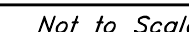
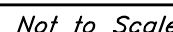
2 Asphalt Paving Sections
Not to Scale

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



1 24" Curb And Gutter
Not to Scale

Not to Scale



26 Apr, 2021

SHEET NO.

C4.2

20

Not Used

Not to Scale

18

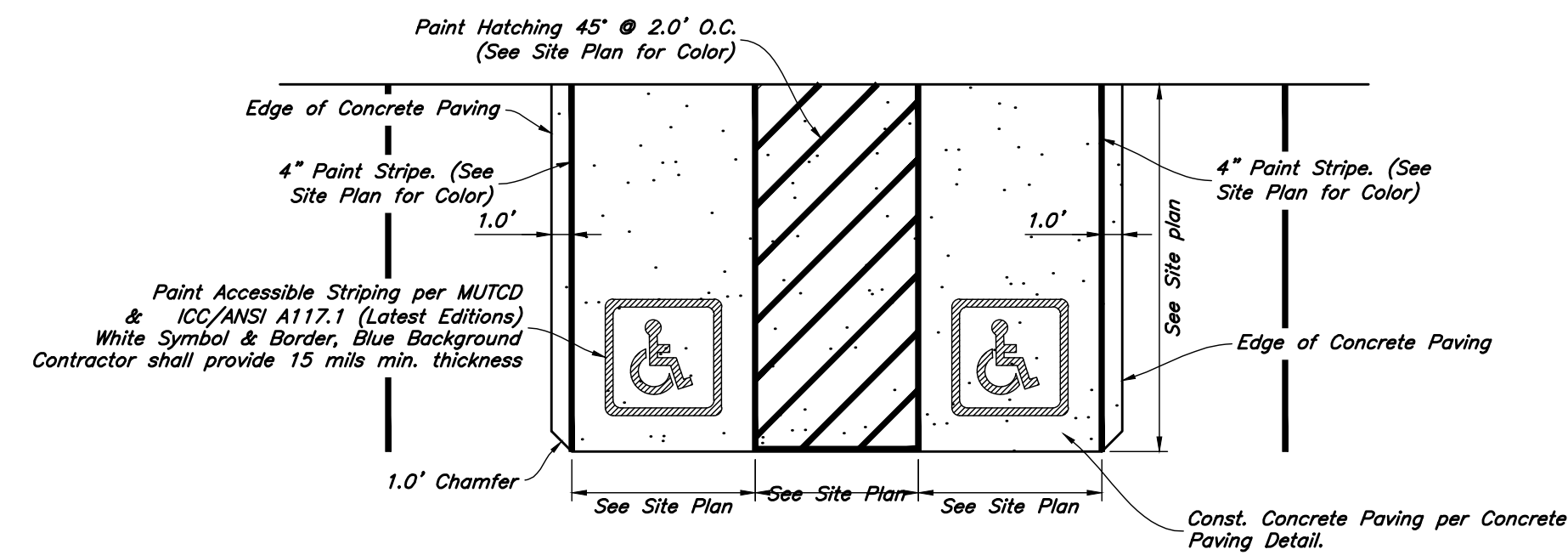
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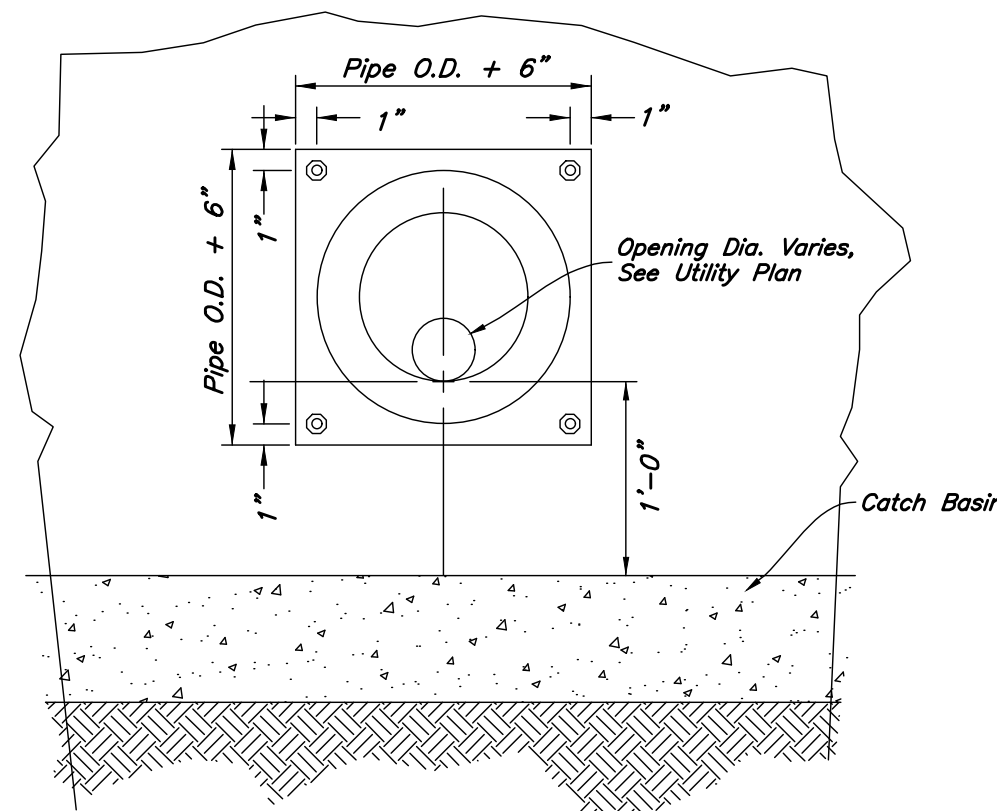
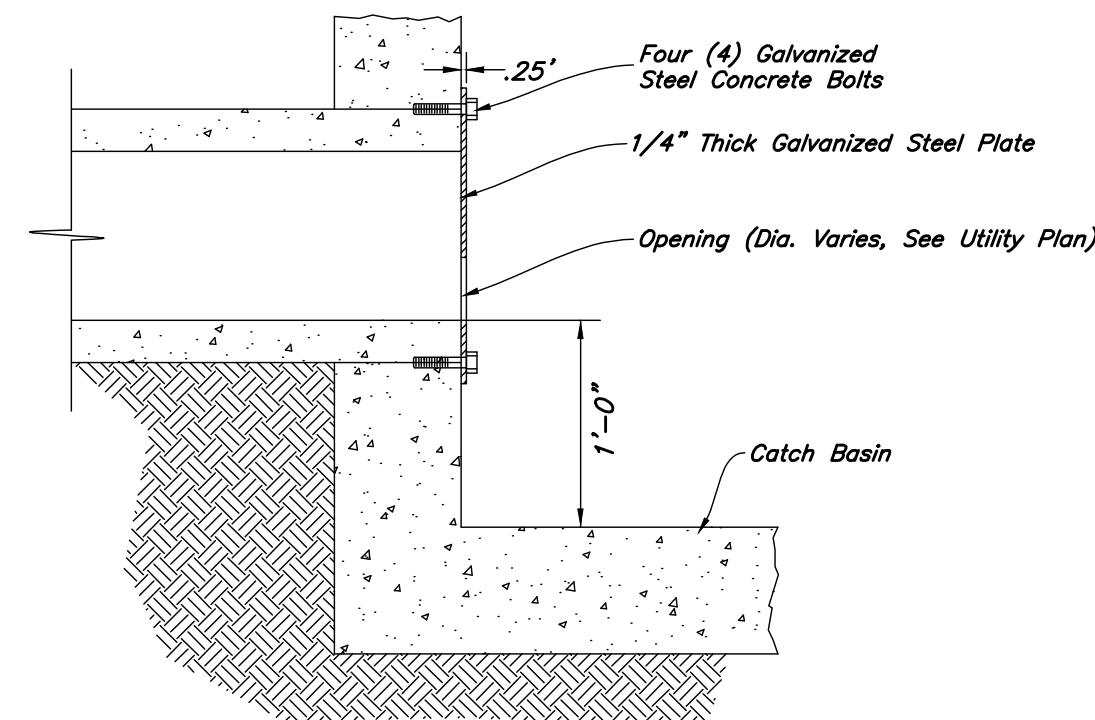
16

Accessible Striping Detail

Not to Scale



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



19

Orifice Plate Detail

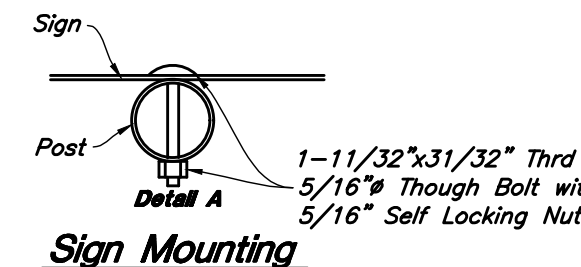
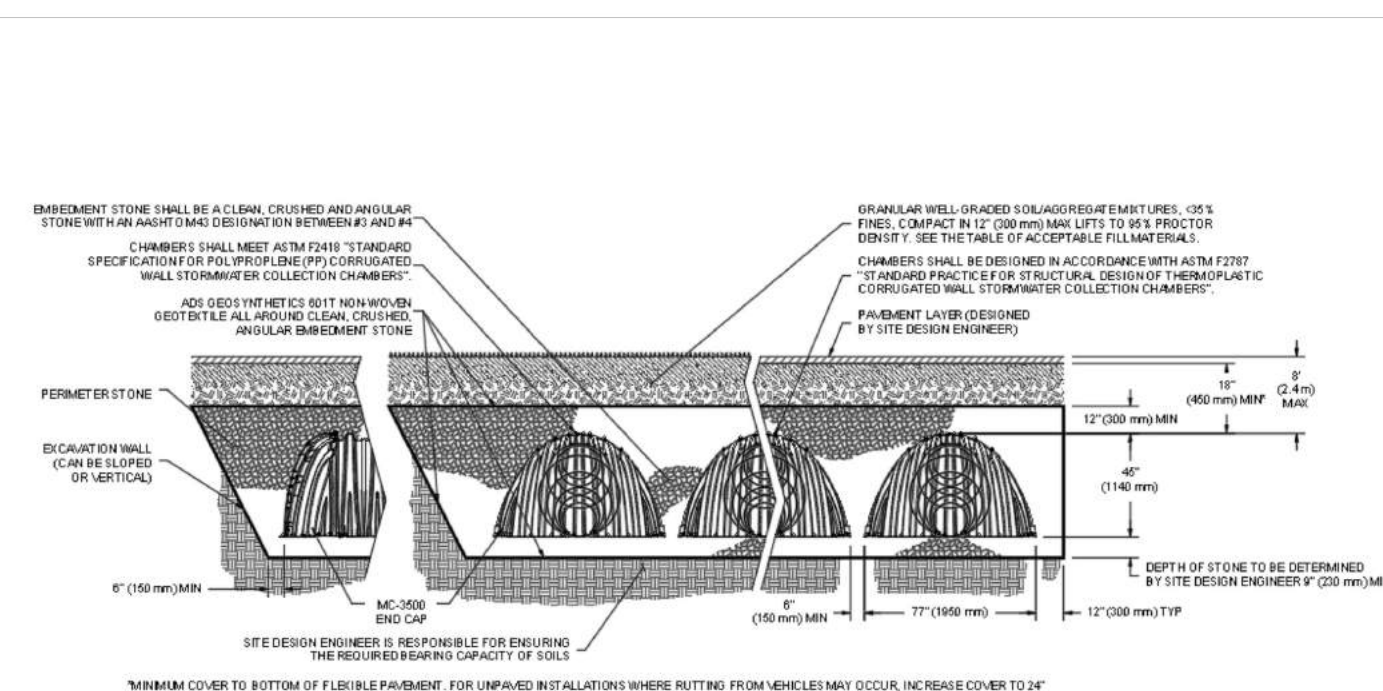
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17

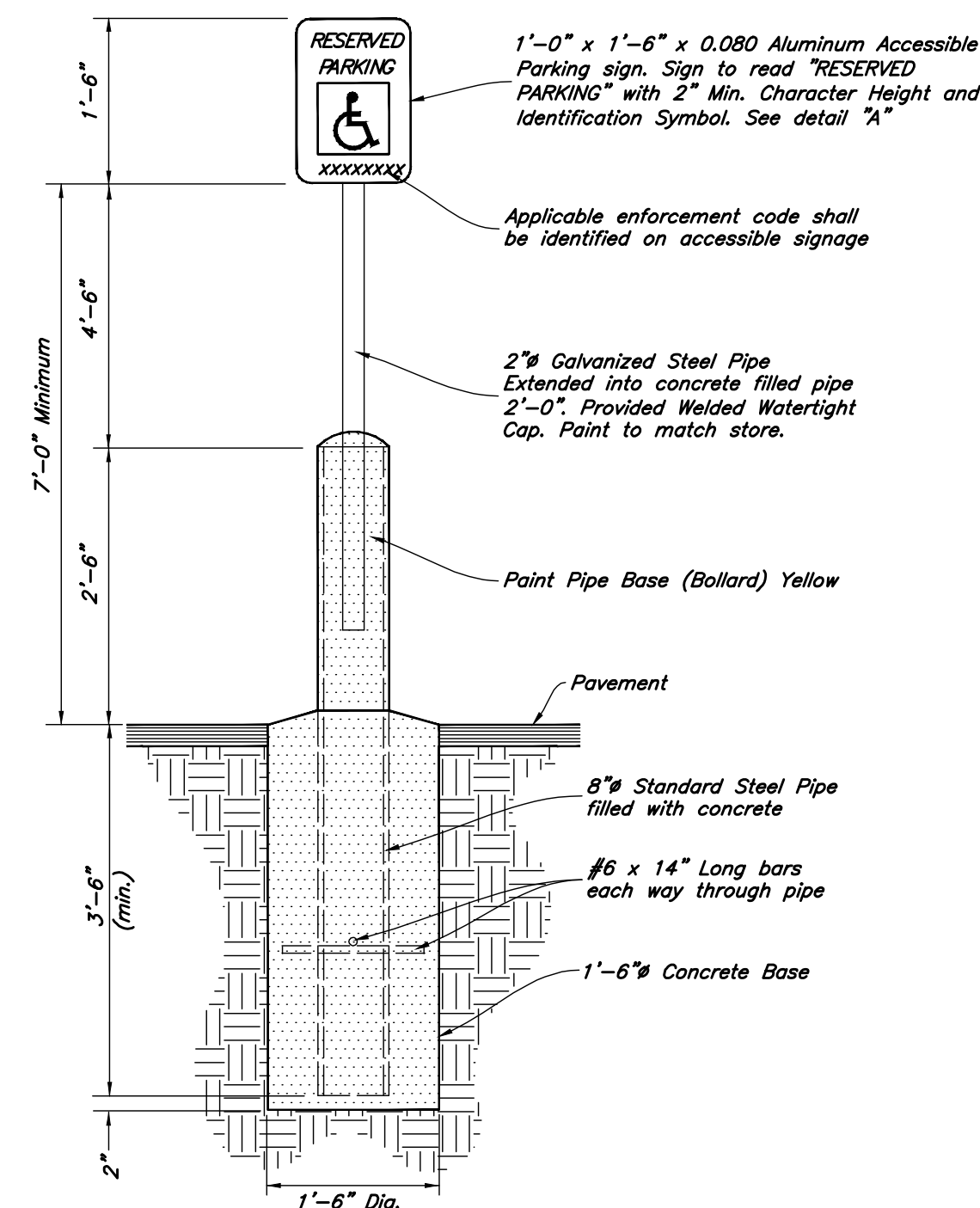
StormTech MC 3500 Underground Storage Chambers

Not to Scale

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

**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 to read "RESERVED PARKING" and "VAN ACCESSIBLE" with Identification Symbol. See detail A



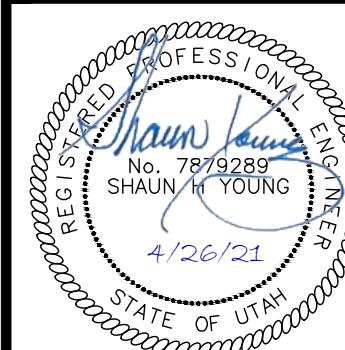
15

In Parking Lot Areas Accessible Parking Sign w/ Bollard

Not to Scale

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 321-8529 - AWahlen@engineering.net

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



26 Apr, 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 Fence 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.

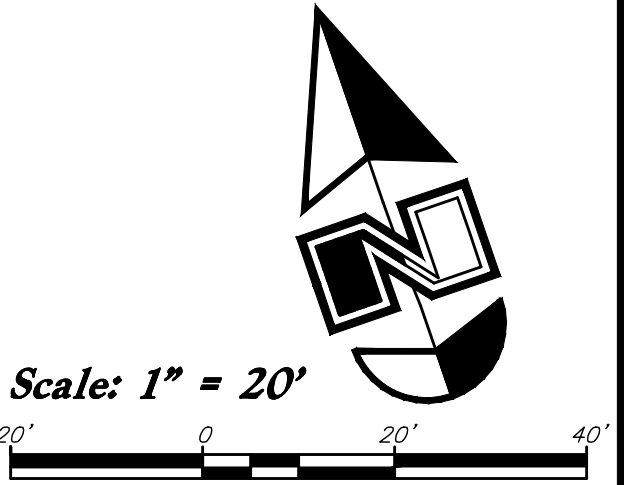
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover 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.

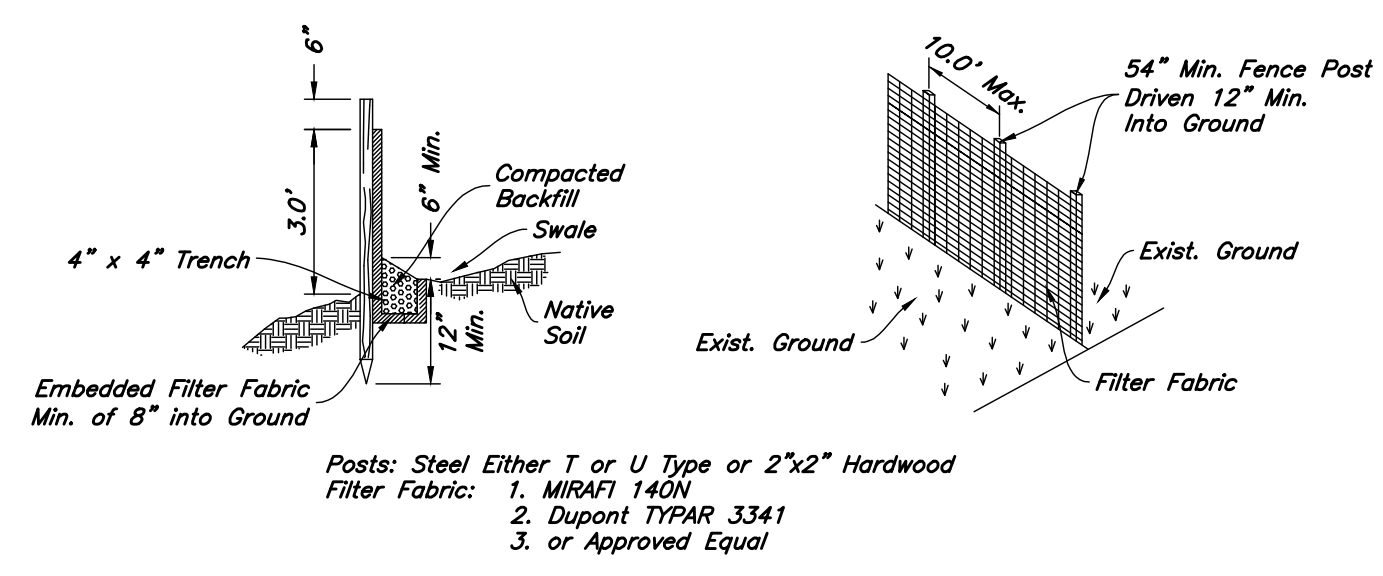
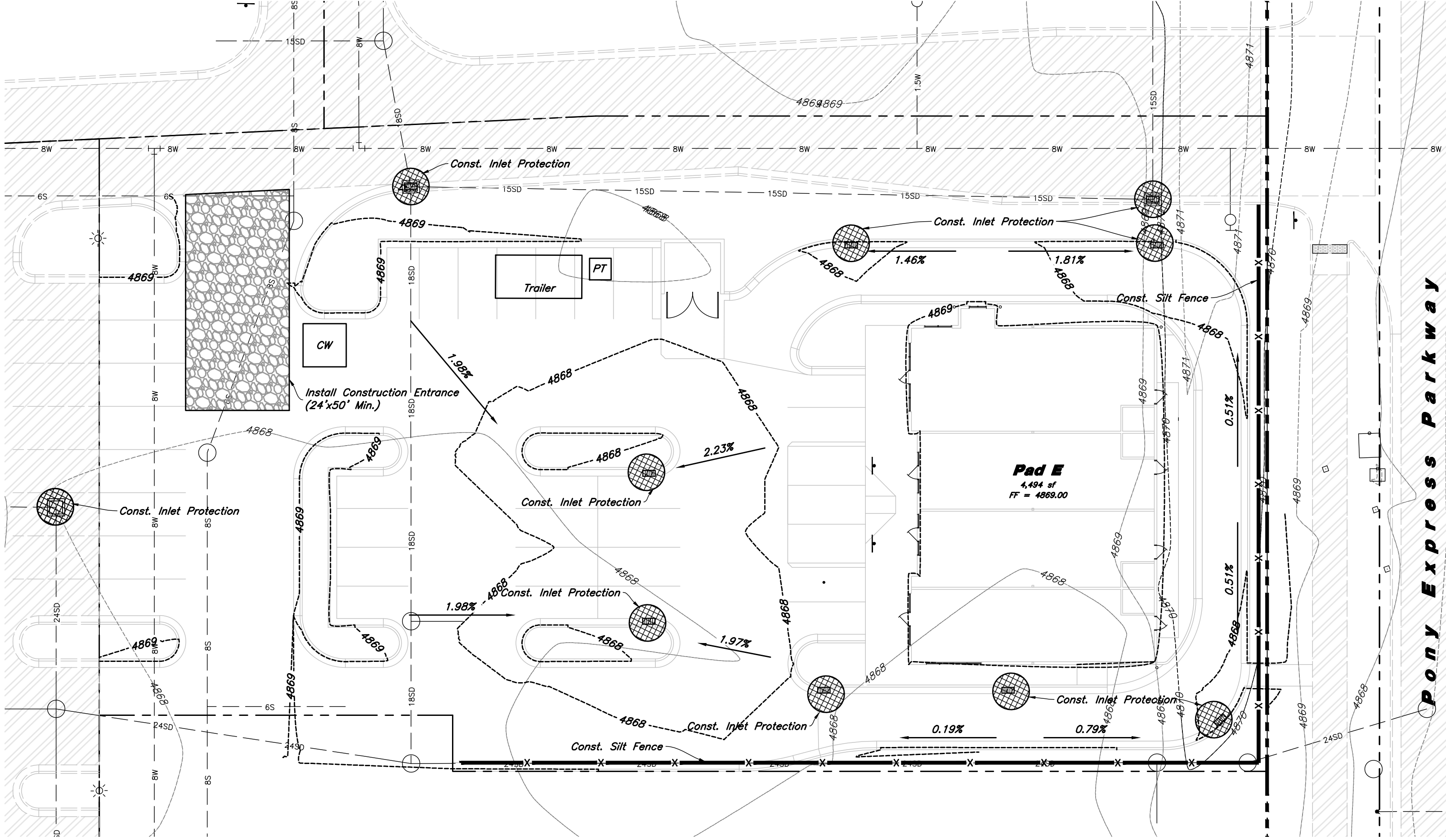
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).

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.



Legend

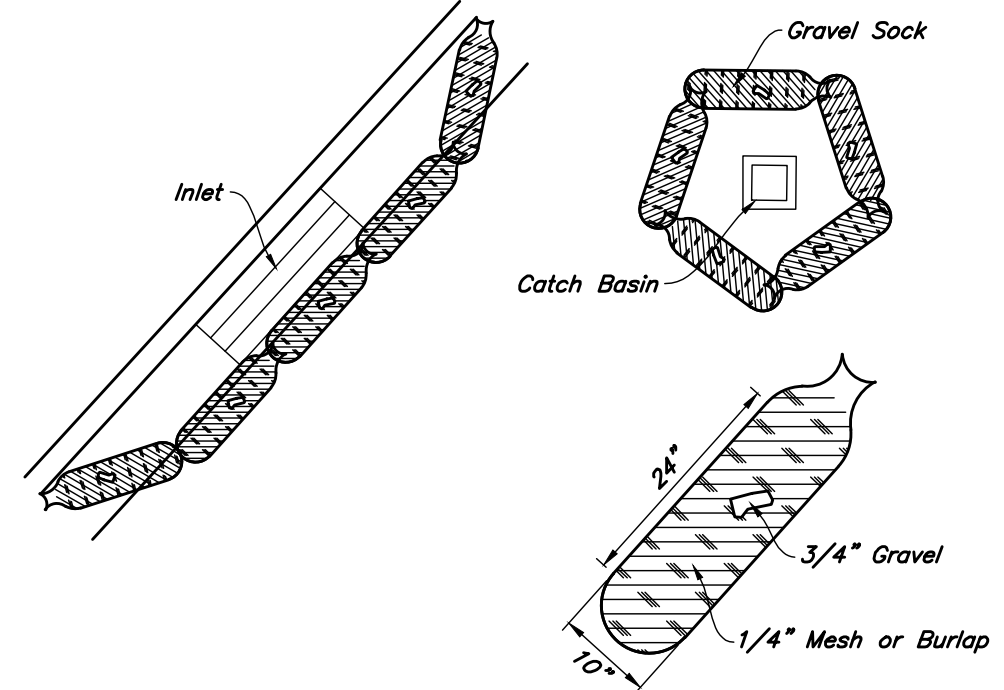
- Place Inlet Protection at all Inlet Locations to prevent boxes from silting.
- Silt Fence
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area
- Portable Toilet
- Gravel Sock
- Existing Contour
- Existing Spot
- Proposed Contour
-
-
-
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-



- 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.

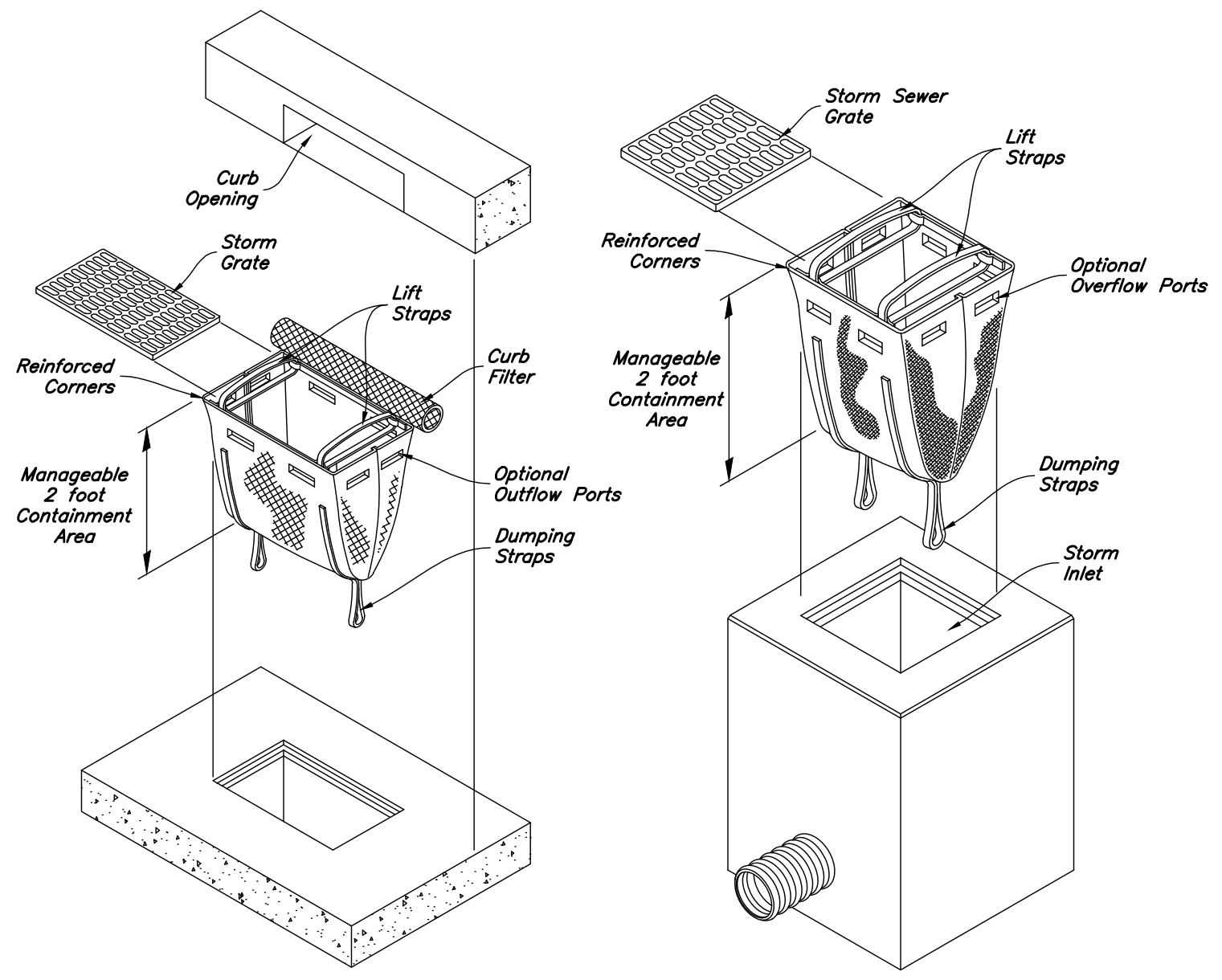
Silt Fence Section

Not to Scale



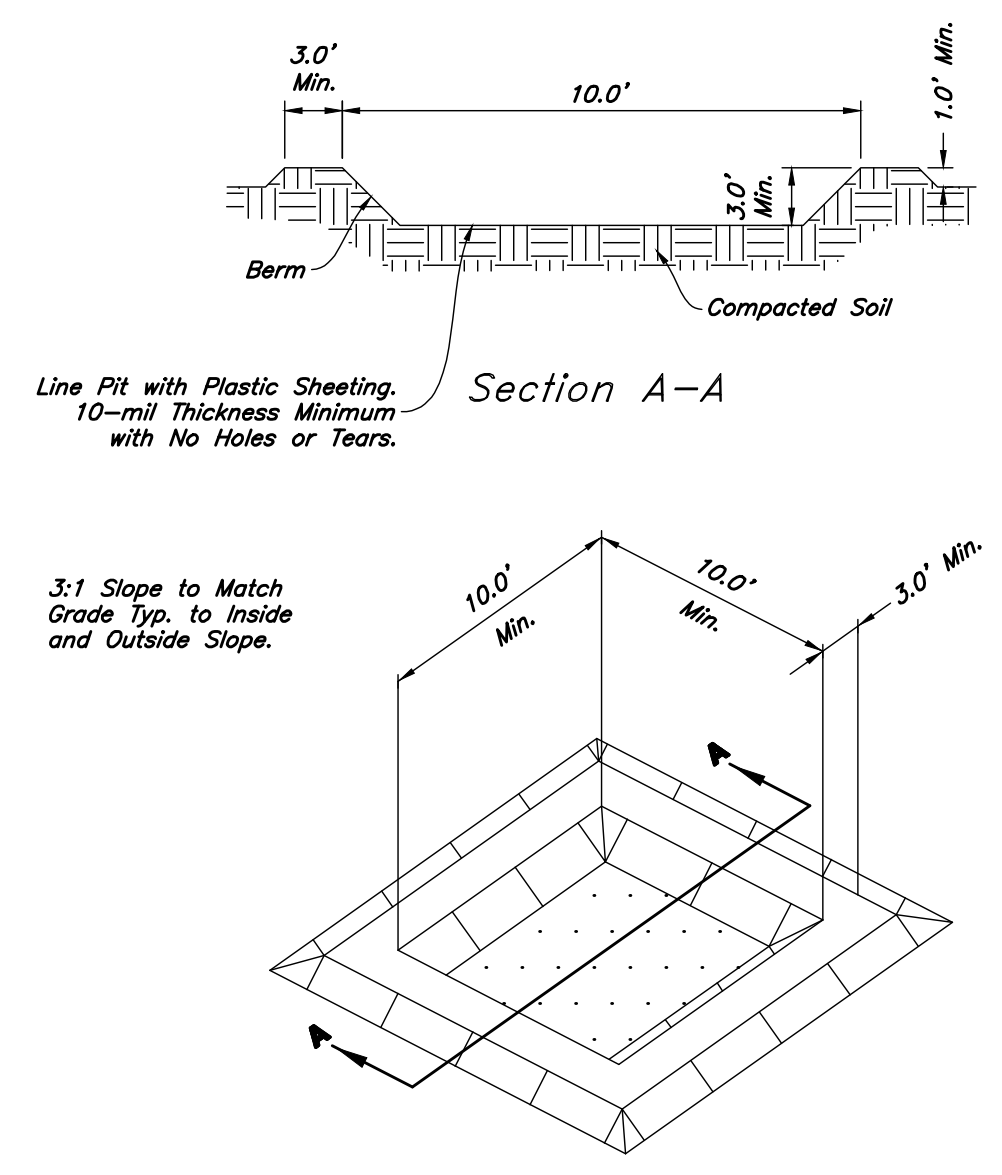
Gravel Sock Sediment Barrier

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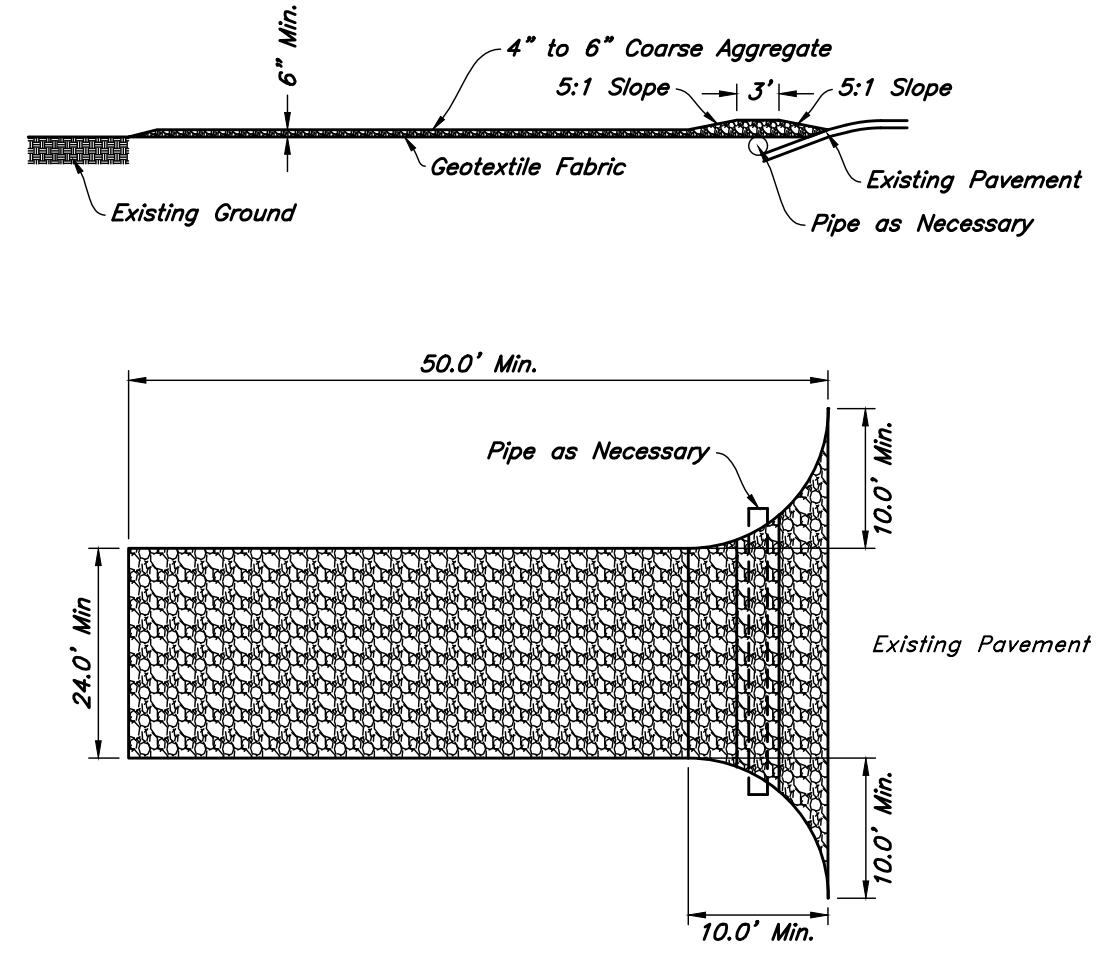
Dandy Sack Inlet Protection

Not to Scale



Concrete Washout

Not to Scale

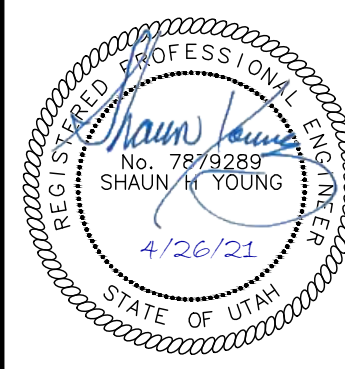


Stabilized Construction Entrance

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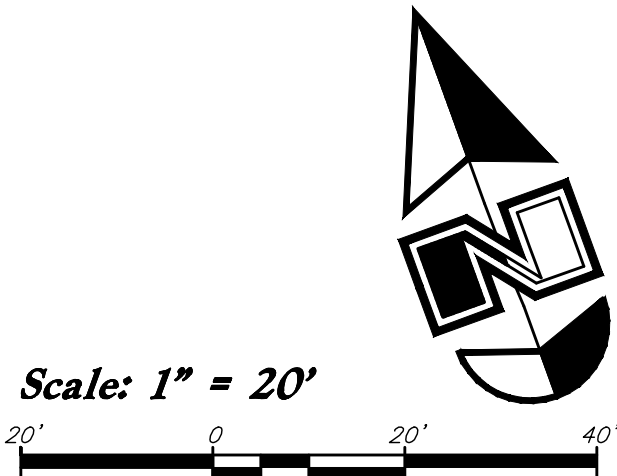
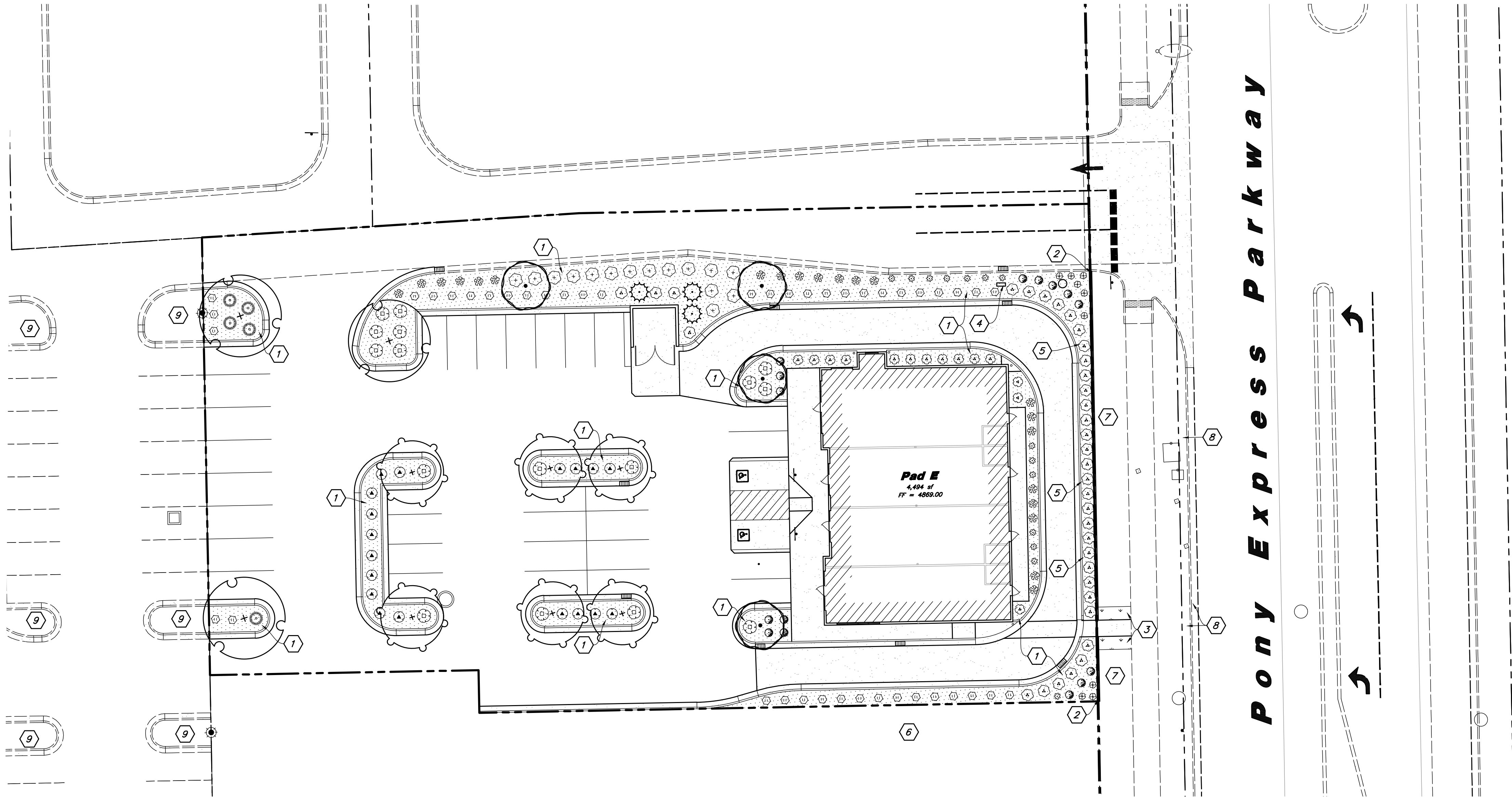
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

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



26 Apr, 2021

SHEET NO.
C5.1



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:**
- See Sheet L1.3 for Planting Details.
 - 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.
 - Adjust Plant Material as Needed to Accommodate New and Existing Utilities.

- 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 Existing Lawn to Remain and be Protected; Patchup Lawn Against New Curb
 - 8 Existing Park Strip with Lawn, Street Trees and Shrubs; Landscape Shall be Protected
 - 9 Existing Off-site Landscape

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

General Landscape Notes:

- 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.
- Contractor shall call Blue Stake before excavation for plant material.
- 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.
- 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.
- 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.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personal 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.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- 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.
- 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.
- 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
- The contractor shall install all landscape material per plan, notes and details.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- 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.
- 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.
- Provide a 12" depth of imported or existing stockpiled topsoil in parking islands and an 8 inch depth in all other shrub areas.
- 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.
- 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.
- All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
- 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.
- 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.
- 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.
- Provide a 4 inch depth of imported or existing stockpiled topsoil in all lawn areas.
- Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
- 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.
- All trees located in lawn areas shall have a 24 inch diameter tree ring with a layer of wood mulch.
- 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	Koeleruteria 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 'Meigalpia' / 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
	9	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	5 gal
LAWN	QTY	BOTANICAL / COMMON NAME	TYPE
	80 sf	Poa pratensis / Kentucky Bluegrass Blend	sod

(Adjust Quantities as Needed to Patchup Against New Concrete Curb)

21-061 is

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

21-061 is

Anderson Wahlen & Associates
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 321-8529 - NWengineering.net

Landscape Plan

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

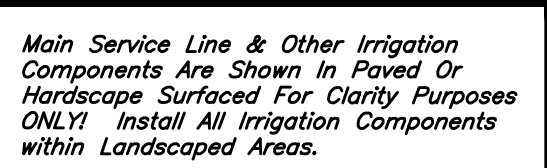
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Know what's below.
Call before you dig.

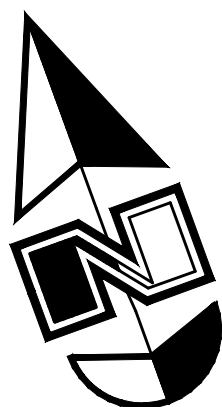
16 Apr, 2021

SHEET NO.
L1.1

State of Utah
Professional Seal
Jared R. Monsell
No. 7740426-5301
4/16/2021
Landscape Architect



- 1. See Sheet L3.1 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 Changes 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 4 Irrigation System. Existing Irrigation Behind Sidewalk Shall be Added to Lot 4 Irrigation System. New Irrigation Shall Connect to 1/2" Existing P.O.C. (Stop & Waste Valve, Backflow in an Air Release Valve, Air Valve, and 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 the Controller Located in Lot 4 Building. Add P.O.C Components as Needed to Conform to New Site Layout.*



Valve Callout

Valve Number

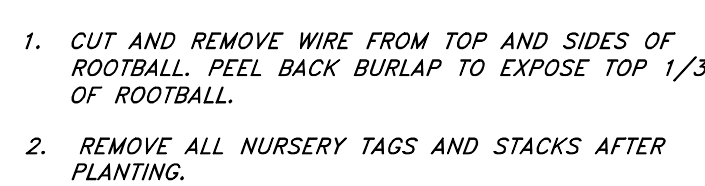
Valve Flow

Valve Size

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

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 damage to utilities, structures, site appearances, 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, personal 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 manufacturers 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. Assume 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 manufacturers specifications for measured static a.s.l. Teflon tape on 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 manufacturers 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 (DBT 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 backfill around pipes, valve 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, elbows, 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 lightning 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.



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CONTENTS



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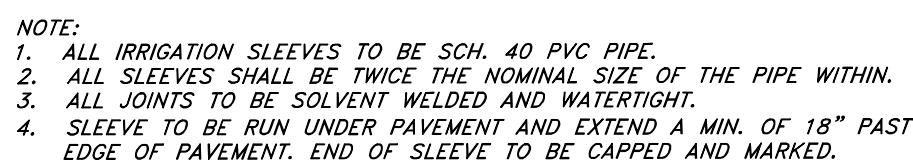
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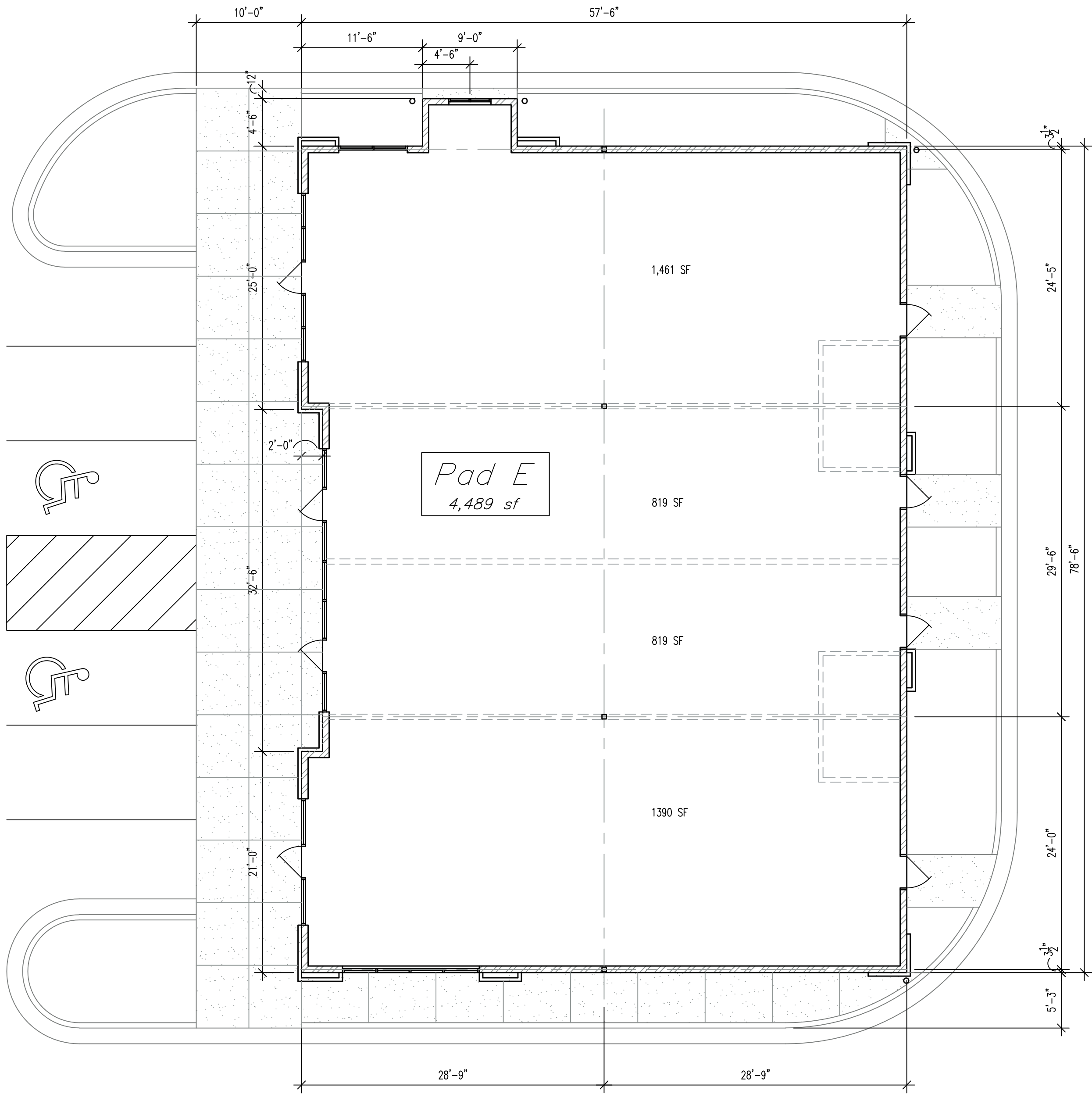


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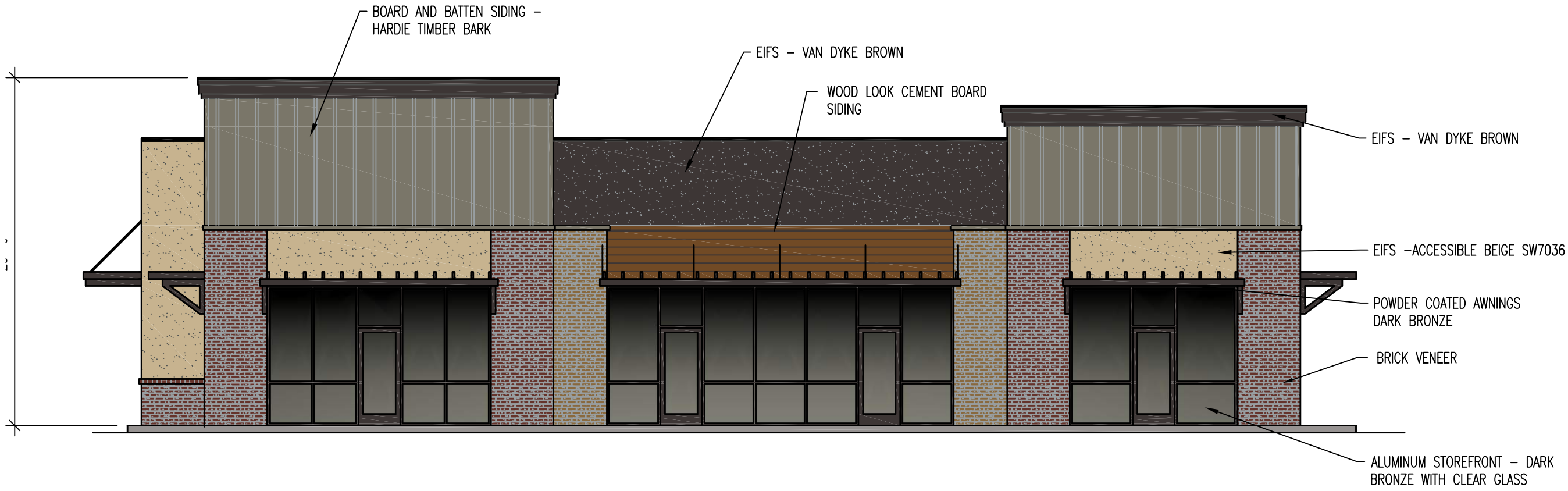
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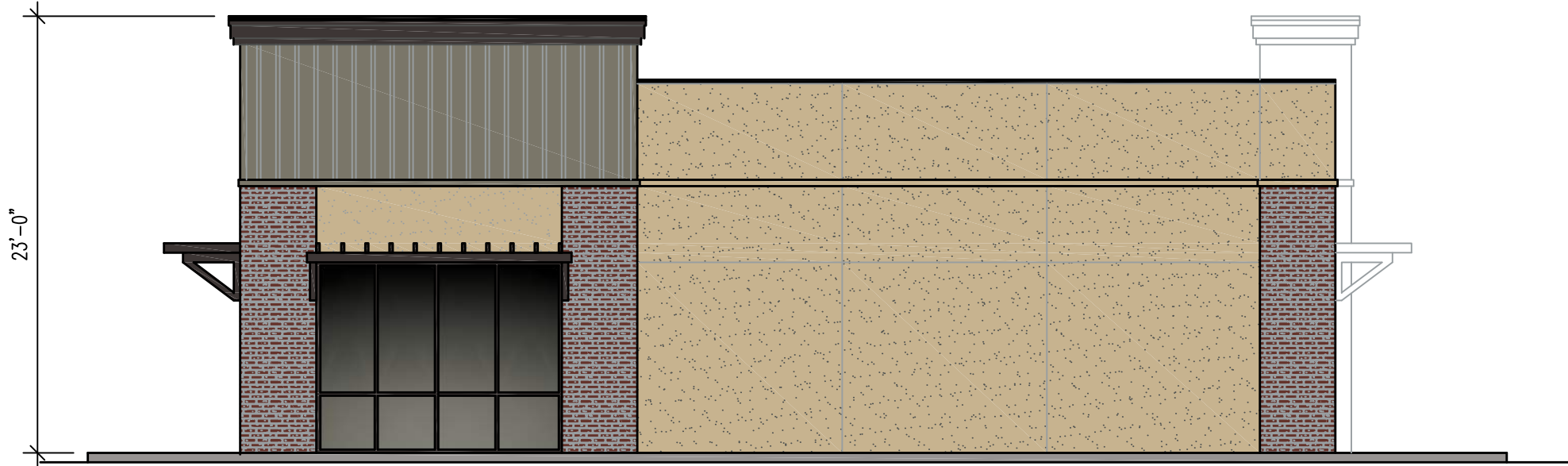
FLOOR PLAN

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



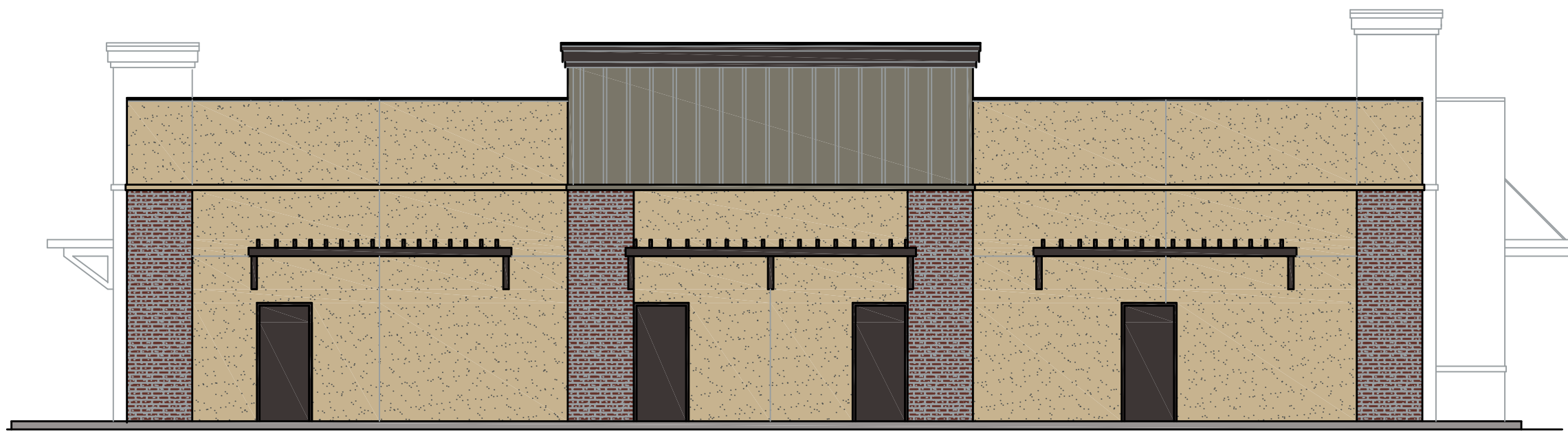
WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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

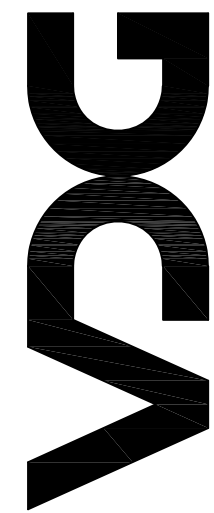


NORTH ELEVATION

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

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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
FLOOR PLAN AND ELEVATIONS

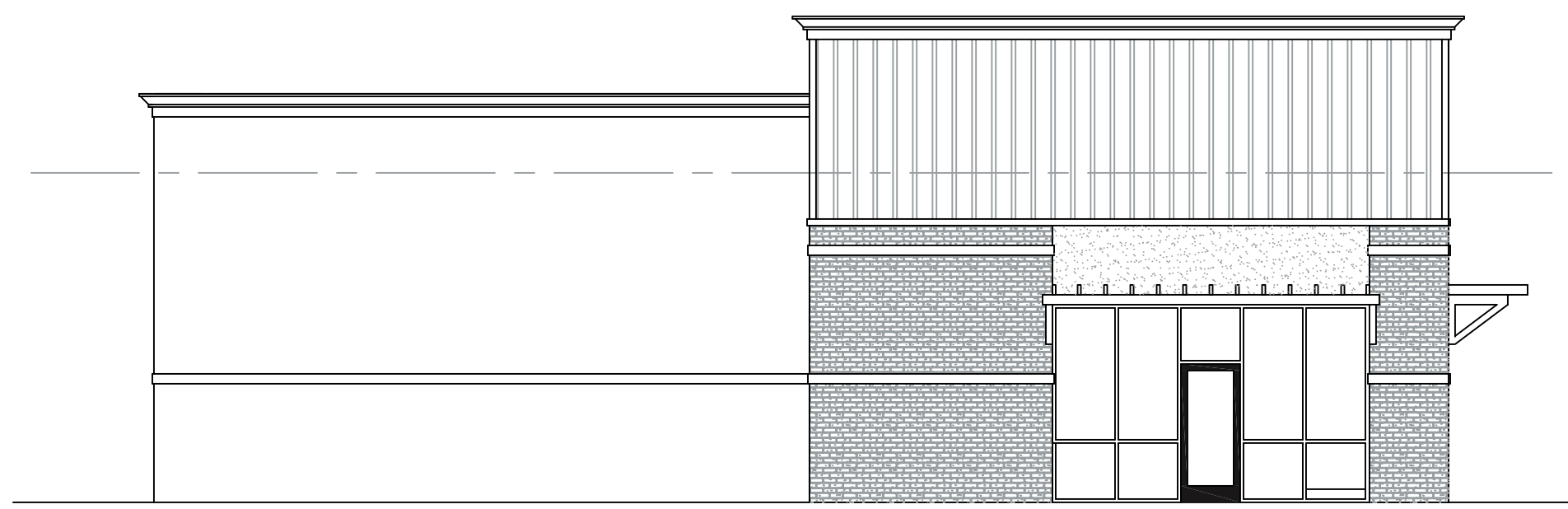
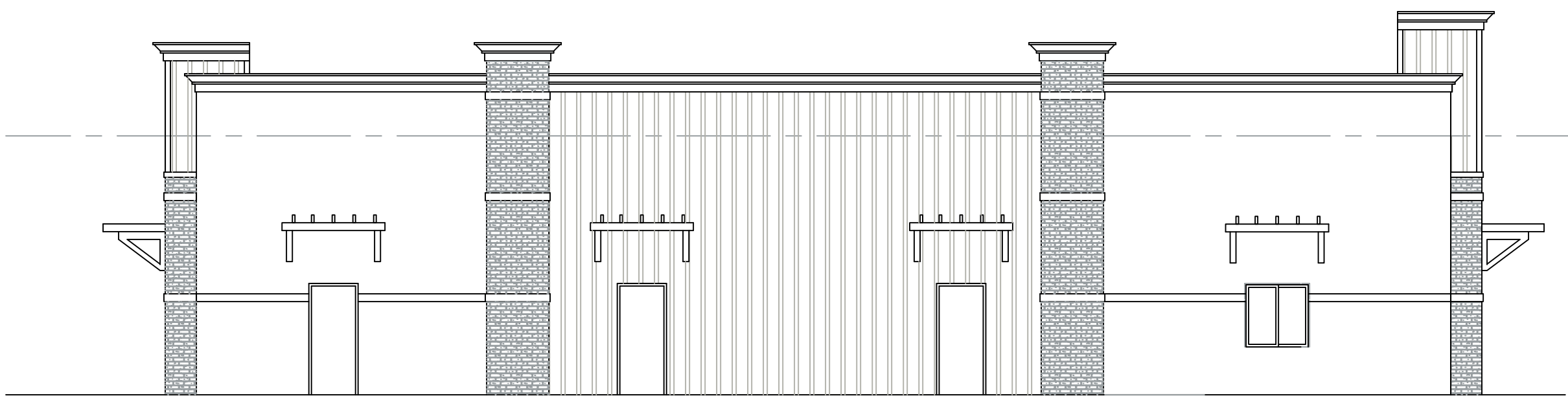
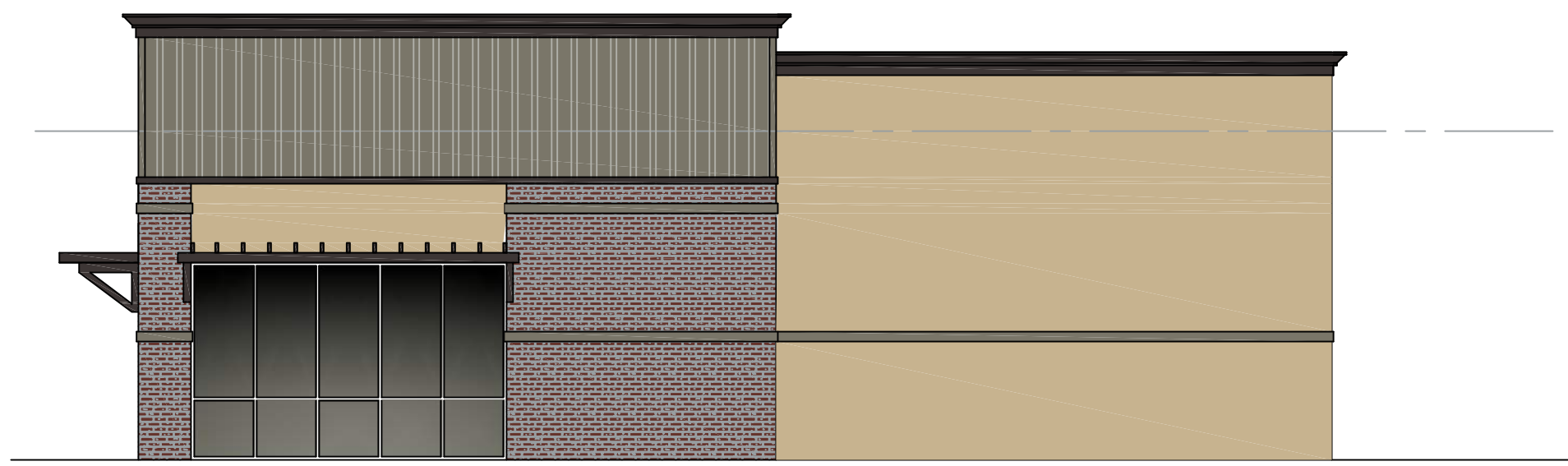
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ARCHITECTURAL 1 of 1

PROPOSED NEW STRIP BUILDING:
EAGLE MOUNTAIN TOWN CENTER

EAGLE MOUNTAIN
ELEVATIONS

VDG VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046)



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JUNE 8, 2021

TITLE:	PUBLIC HEARING - Marketplace at Eagle Mountain Town Center Lot 4 Pad G (Site Plan)		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:			
APPLICANT:	Bill Gaskill		
GENERAL PLAN DESIGNATION Community Commercial	CURRENT ZONE CC	ACREAGE .96	COMMUNITY South Town

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

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

1. South elevation shall be updated with similar design elements to the North elevation
2. Chosen architectural features shall be used on all four elevations
3. Additional features added to West and South elevations.

BACKGROUND:

Bill Gaskill has applied for site plan approval for a Pad building located on the Northwest corner of the intersection of Eagle Mountain Boulevard and Pony Express Parkway, also known as Marketplace at Eagle Mountain Town Center. The Marketplace at Eagle Mountain Town Center Master Site Plan and Preliminary plat were approved on August 18th 2020, with the development agreement being approved December 1st 2020. The property is zoned Commercial Community (CC).

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.
- 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 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, but feels the South elevations should be updated to include similar materials, features, to the primary entrance on the North elevation.

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.

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. However the features are not used on all elevations, chosen materials should be used on all four walls.

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 and South elevations include large featureless surfaces that do not 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:

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. The Marketplace at Eagle Mountain Town Center development agreement should also be considered with reviewing

this application.

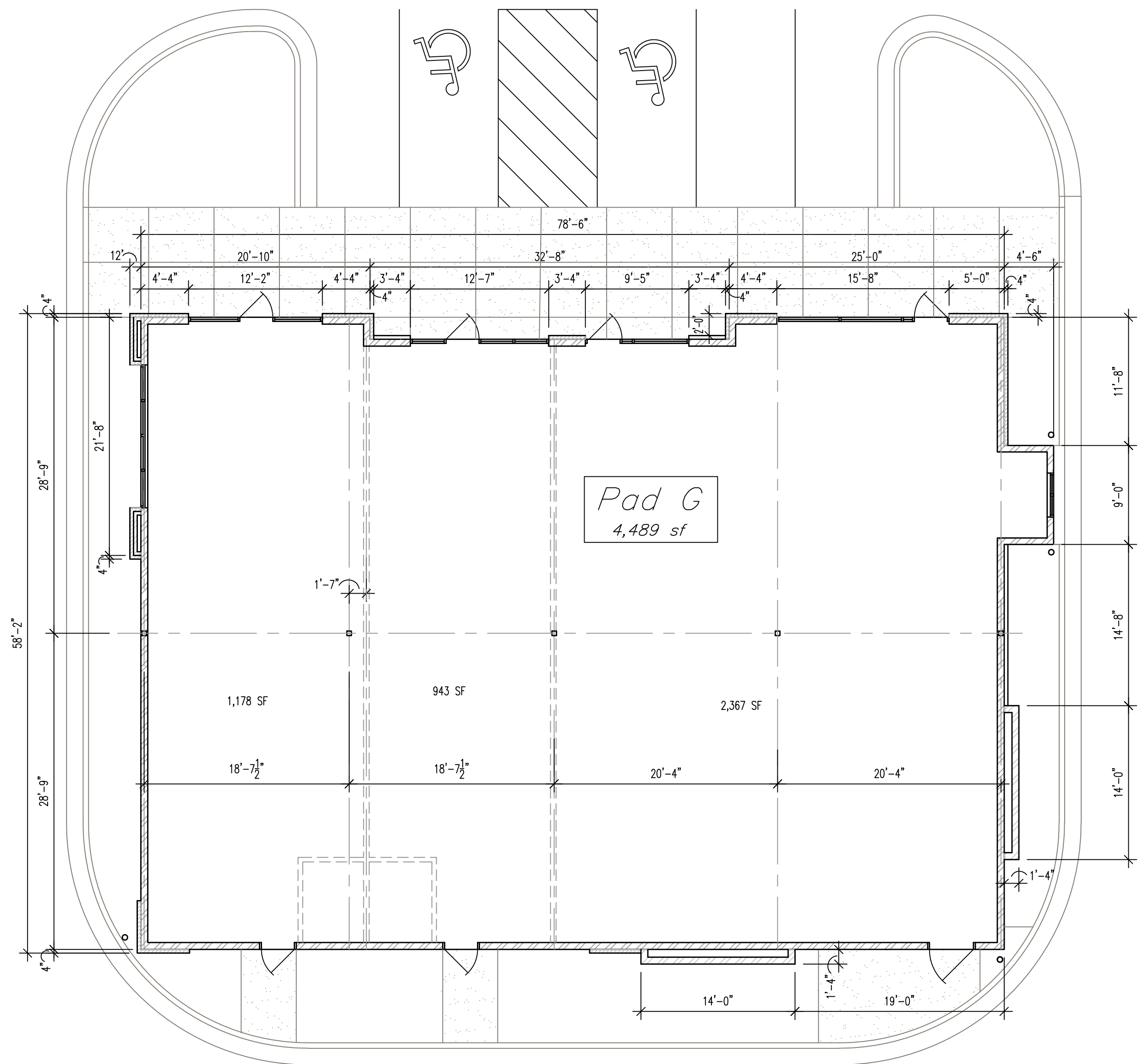
PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Floor Plan and Elevations](#)

[Site Plan](#)

[MDA Approved Pad Buildings](#)



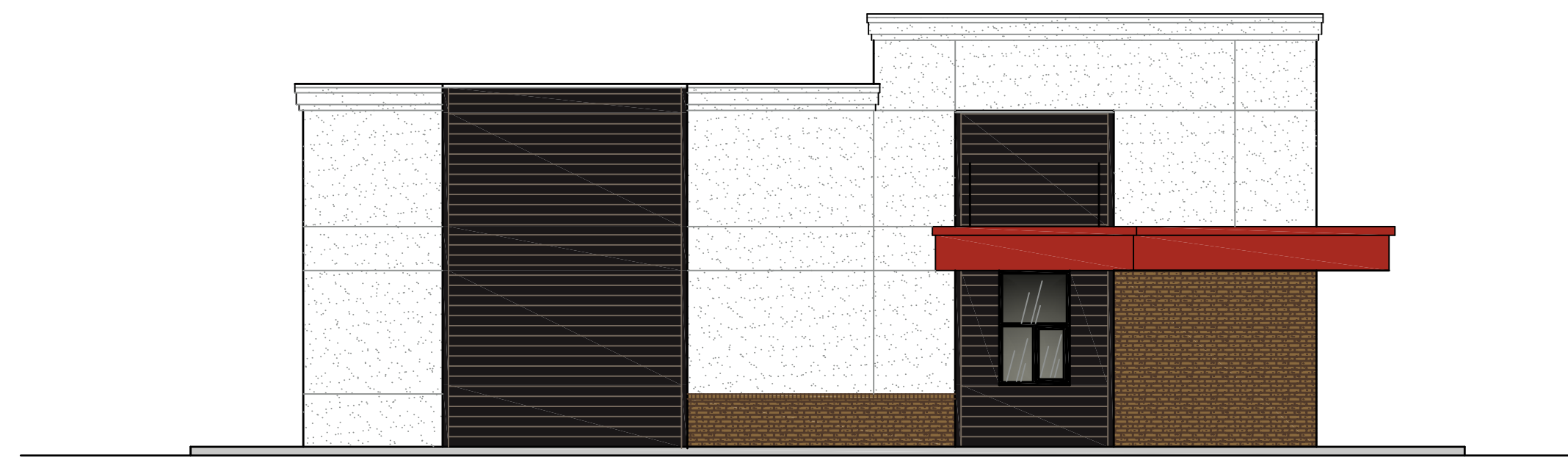
FLOOR PLAN

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



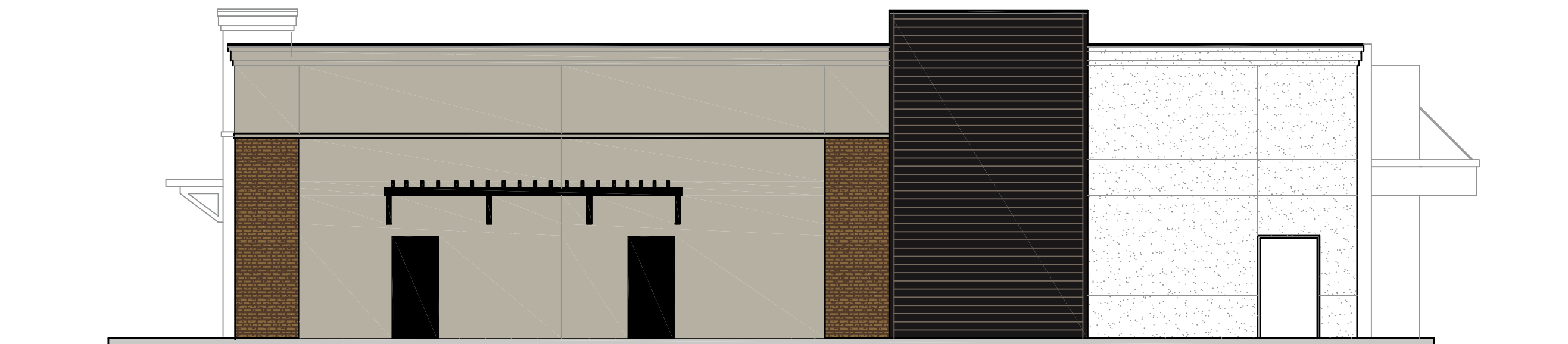
NORTH ELEVATION

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



EAST ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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

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NEW SHELL BUILDING FOR:

EM COMMERCIAL DEVELOPMENT

LOT 1 PAD 'G'
EAGLE MOUNTAIN, UTAH
FLOOR PLAN AND ELEVATIONS

ARCH. PROJECT NO:	
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VDG

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046

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

Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Ballard	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	TG	Top of Grate
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	Existing Asphalt
Proposed Open Face C & G	Existing Asphalt	Existing Concrete
Proposed Asphalt	Existing Inlet Box	Existing Catch Basin
Proposed Concrete	Existing Manhole	Existing Fire Hydrant
Proposed Truncated Domes	Existing Water Valve	Existing Overhead Power Line
Proposed Inlet Box	Existing Water	Existing Sewer
Proposed Catch Basin	Existing Secondary Water	Existing Storm Drain
Proposed Manhole	Existing Gas	Existing Power
Proposed Transformer	Existing Telephone	Existing Fence
Proposed Meter Box	Existing Power	Flowline
Proposed Water Meter	Existing Telephone	Centerline
Proposed Fire Hydrant	Existing Fence	Existing Contour
Proposed Water Valve	Flowline	Existing Spot
Proposed Water Line	Centerline	Existing Light Pole
Proposed Sanitary Sewer	Existing Contour	Existing Street Light
Proposed Storm Drain	Existing Spot	Existing Building
Proposed Conduit Line	Existing Light Pole	Existing Telephone Box
Proposed Power Line	Existing Street Light	Existing Power Meter
Proposed Gas Line	Existing Building	Existing Electrical Box
Proposed Fire Line	Existing Telephone Box	Existing Electrical Cabinet
Proposed Secondary Water Line	Existing Power Meter	Existing Gas Meter
Proposed Roof Drain	Existing Electrical Box	Existing Water Meter
Proposed Fence	Existing Electrical Cabinet	Existing Irrig. Control Box
Ridge line	Existing Gas Meter	Existing Ballard
Grade Break	Existing Water Meter	Existing Hose Bib
Proposed Contour	Existing Irrig. Control Box	Working Point
Direction of Drainage	Existing Ballard	Existing Deciduous Tree
Proposed Spot	Existing Hose Bib	Existing Coniferous Tree
ADA Accessible Route	Working Point	
Property Line	Existing Deciduous Tree	
Sawcut Line	Existing Coniferous Tree	
Proposed Light Pole		
Proposed Street Light		
Proposed Building		
Existing Power Pole		
Existing Power Pole w/ Guy		
Existing Utility Marker		
Existing Post		

Eagle Mountain City General Notes

SEWER

- Pipe bedding: $\frac{3}{4}$ " gravel required 6" below, on the sides & 12" above the pipe (minimum).
- Depth: Sewer main/laterals to maintain 4' of cover (minimum) from finished grade, 3' minimum from top of pipe at time of installation.
- Separation: sewer mains & laterals to maintain 10' separation (minimum) from culinary water mains & laterals.
- Sewer Y's: 3' minimum separation between sewer Y's.
- Laterals 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 $\frac{3}{4}$ " gravel required under manholes/boxes.

WATER

- Valves: 1. Valves must be flanged to tee's (fittings). 2. Valves 12" and larger to be butterfly valves.
 - Bedding: sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve, 6" below pipe on the sides & 12" above pipe (minimum).
 - Depth: water main & laterals must maintain 4' cover from finished grade (minimum), 3' minimum from top of pipe at time of installation. Max depth 72" from finished grade.
 - 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 $\frac{3}{4}$ " setters to have double braces. Setters to be set at 18" to 22" from the top of setter to top of lid.
 - Water can lid: all lids to say "Eagle Mountain" on them recessed with a hole for the ERT and to be set at level to 1" above the plane of the curb & sidewalk.
 - Water Can: the water can for $\frac{3}{4}$ " & 1" services will need to be a 36" tall minimum and 21" inside diameter. Water can for 1-1/2" to 2" service will need to follow APWA specification.
 - Hydrants: hydrants to be 5' bury (minimum).
 - Laterals: all laterals need to be GIS (shot in) at the corp. stop & setter, and also visual inspection on poly inserts before backfill. Water laterals to extend 15' into property and be marked with a 2x4 painted blue. All poly lines to have visual poly insert inspection.
 - Tracer wire: run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.
 - Water fittings: all water fittings to be checked for thrust blocks (pre & post) and GIS (shot in) before backfill.
 - Vertical separation: water main to maintain 18" minimum separation from storm drain or other obstacles/utilities.
 - Water line fittings: all fittings to have mega lug followers.
 - Water Main Line: NO DEFLECTION or bending of pipe will be allowed in the water lines and bend fittings will be required. All fittings to be Mega-lug fittings.
- #### STORM DRAIN
- Bedding: $\frac{3}{4}$ " gravel 6" below and on sides of pipe & 12" above pipe (minimum).
 - ADS: all ADS pipe to be "HP" brand.
 - Collars: collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & post collar pour.
 - Manholes: manholes to be within 1' of finished grade, 12" of whirly gig form (max) and no flat rings allowed, 12" of $\frac{3}{4}$ " 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 $\frac{1}{8}$ " down from asphalt edge and concrete to be $\frac{1}{4}$ " 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

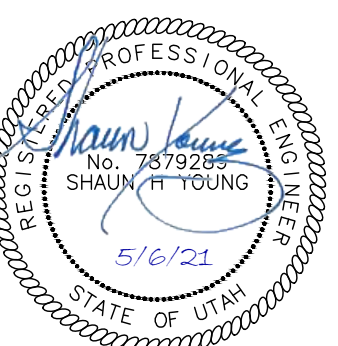
A line between monuments found for Southeast Corner and the East Quarter Corner of Section 12 was assigned the Utah County Survey bearing of North 0°27'04" East as the Basis of Bearings to place the Survey on State Plane Basis.

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

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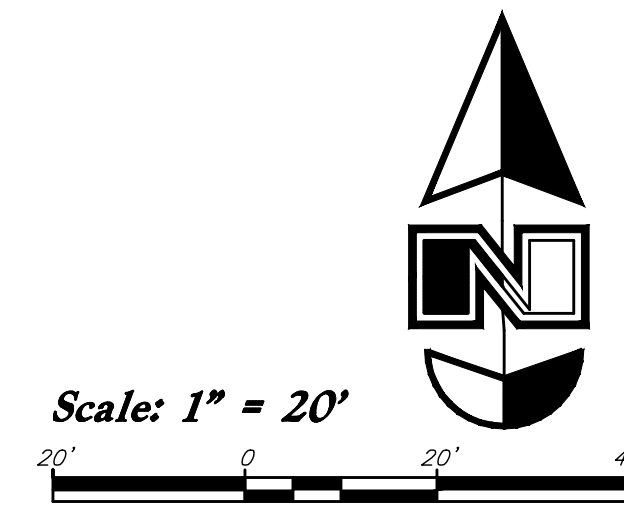
Cover Sheet
Market Place @ Eagle Mountain Lot 1
1489 East Eagle Mountain Boulevard
Eagle Mountain, Utah



6 May, 2021

SHEET NO.

C0.0



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. The 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.

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 initiate the appropriate proceeding with disturbance of said materials or contaminated soil.

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.

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.

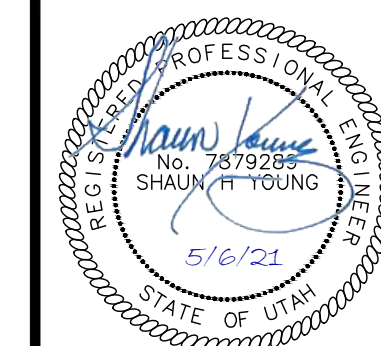
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Grading Plan

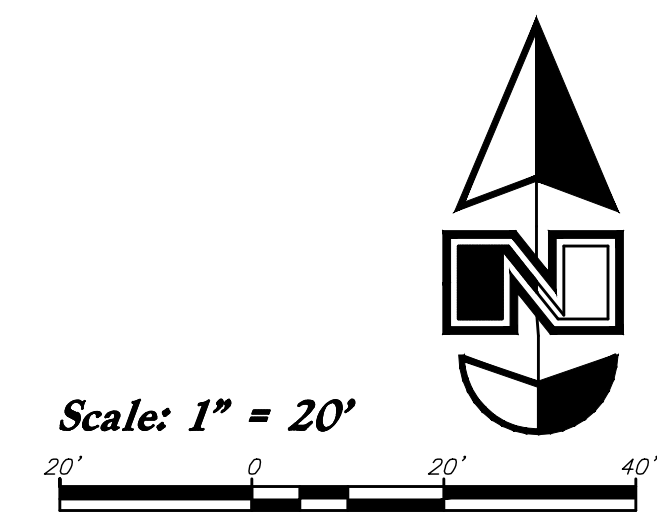
Market Place @ Eagle Mountain Lot 1

1489 East Eagle Mountain Boulevard
Eagle Mountain, Utah



6 May, 2021

SHEET NO.
C2.1



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.

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.

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."

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

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

1. 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

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.

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

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.



- 7** *Concrete Joint Detail*
Not to Scale

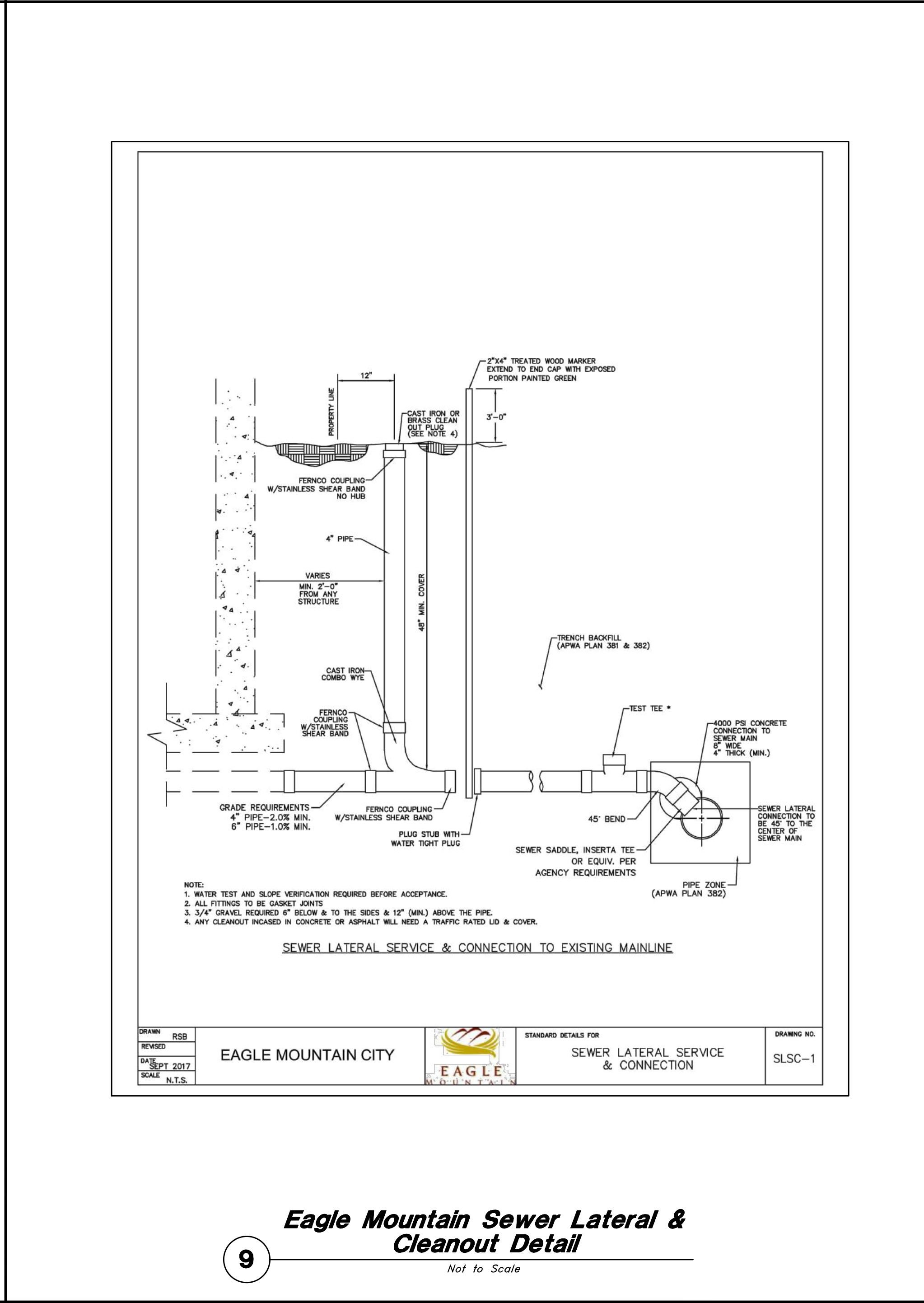
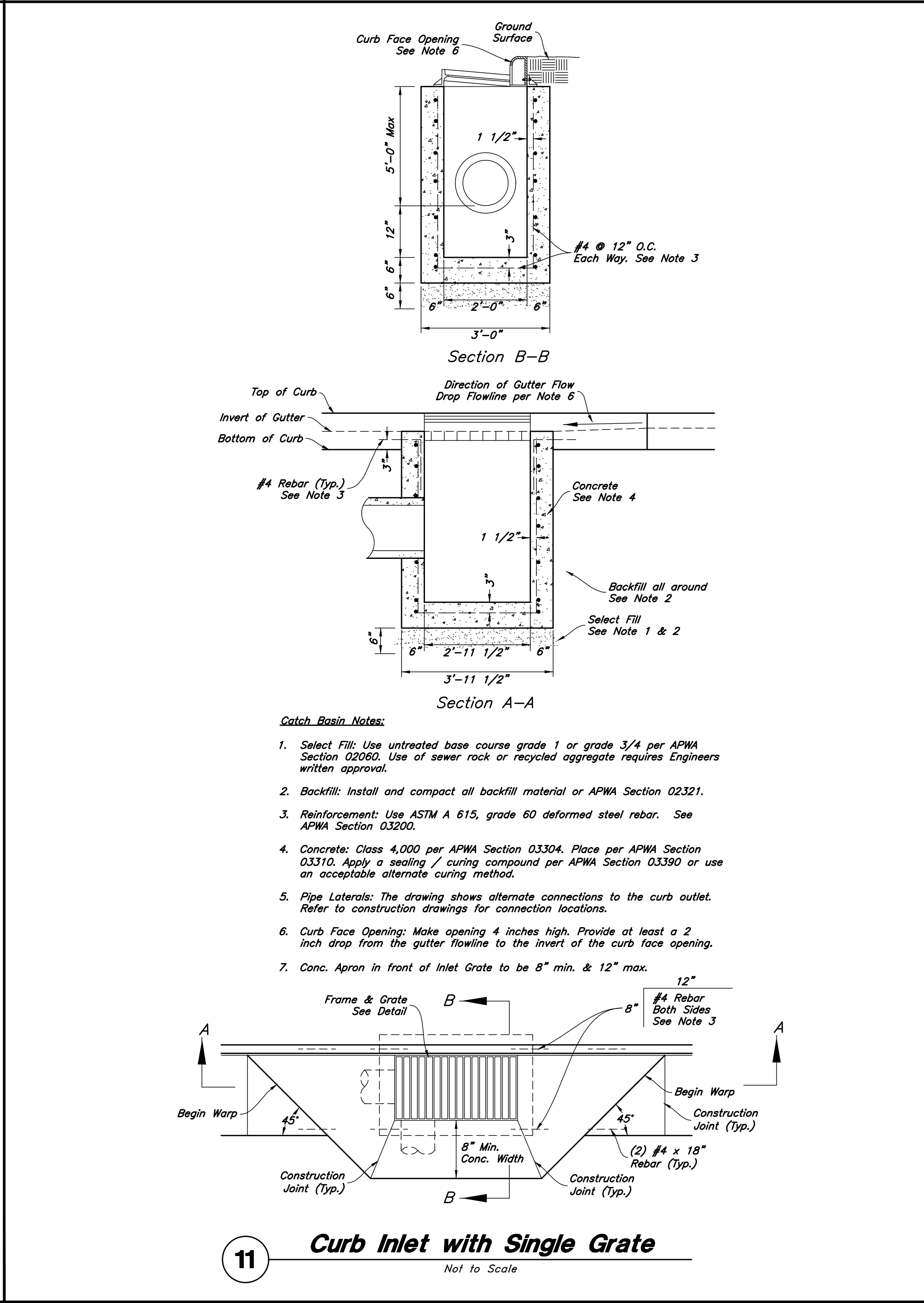
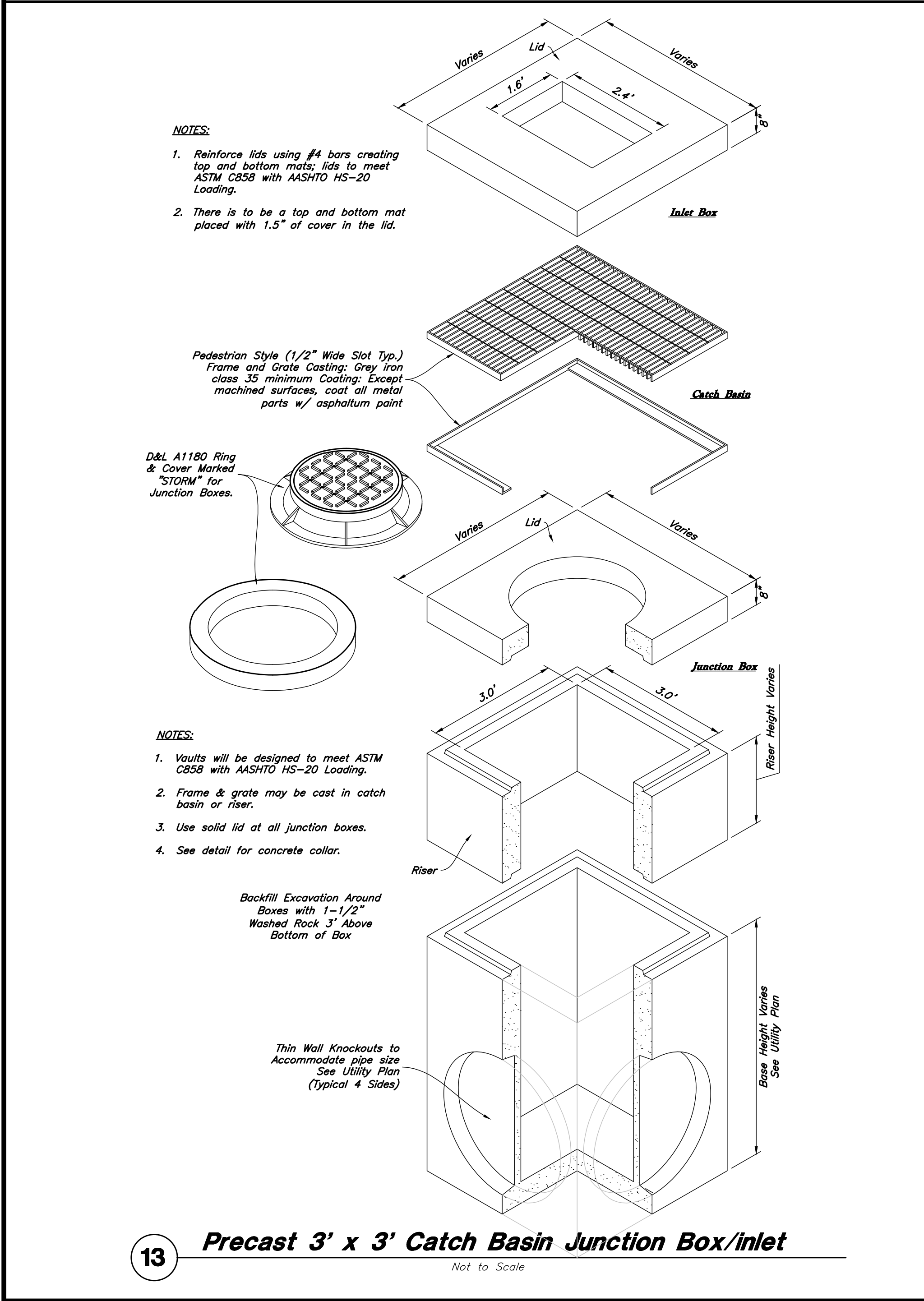
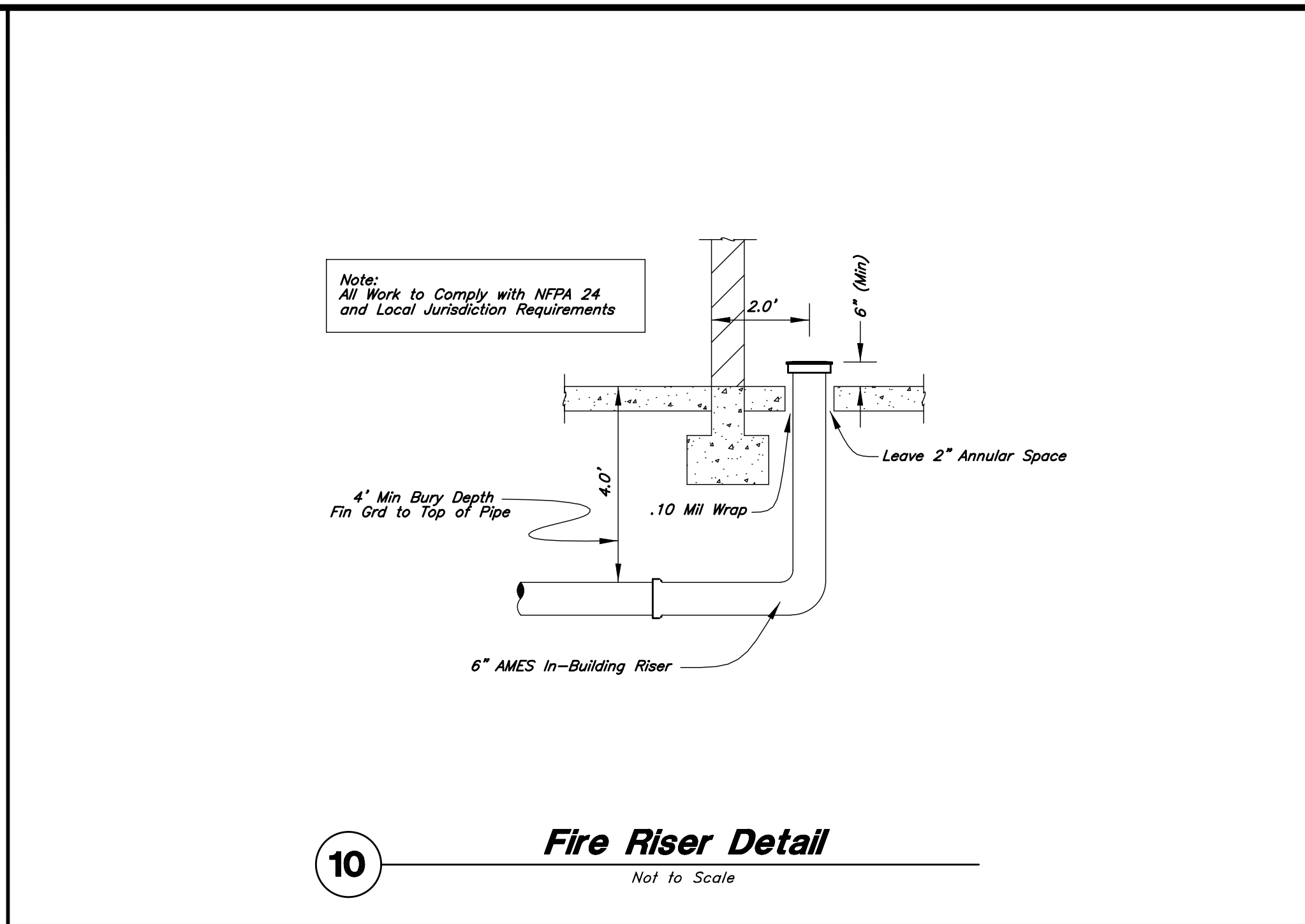
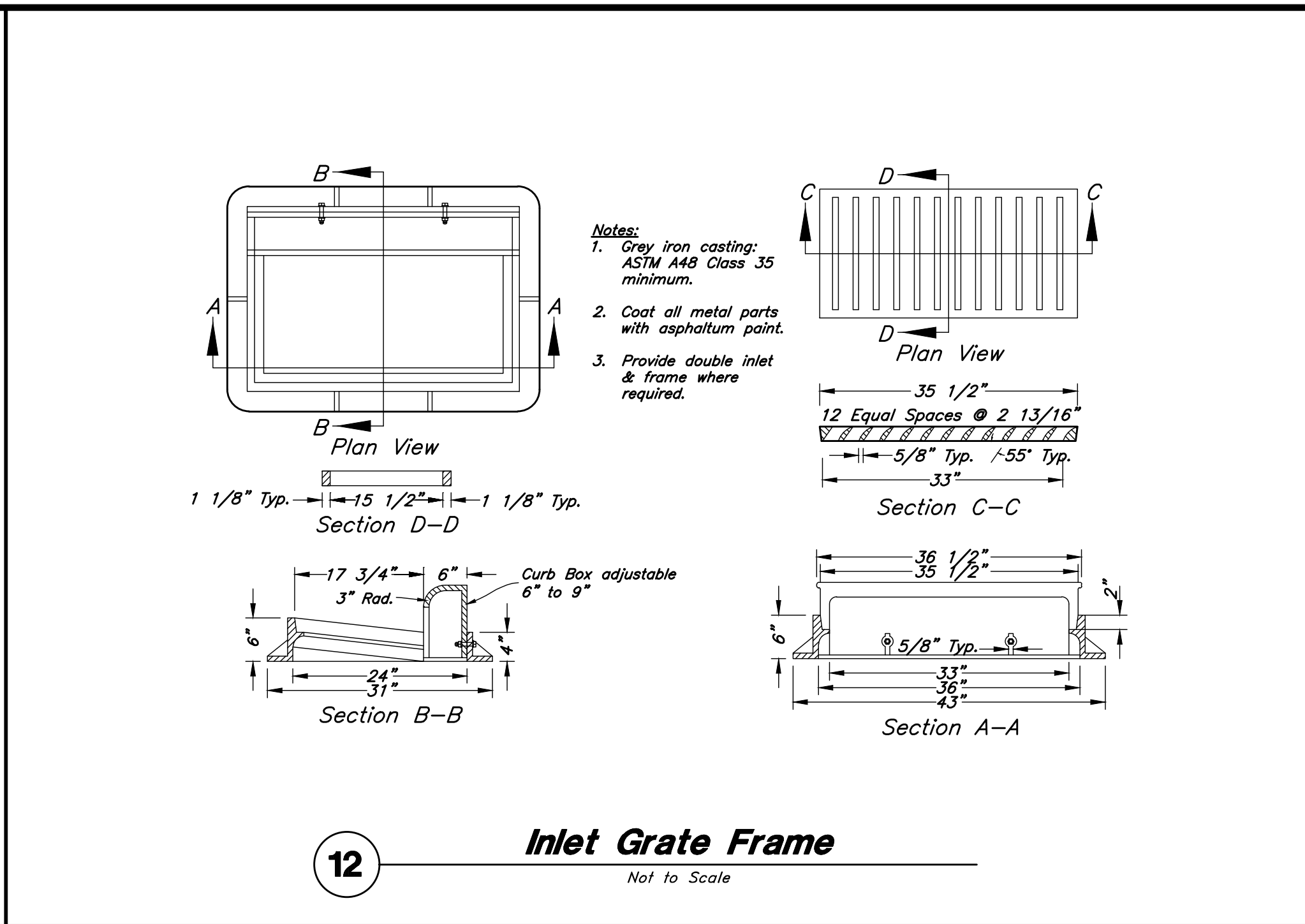
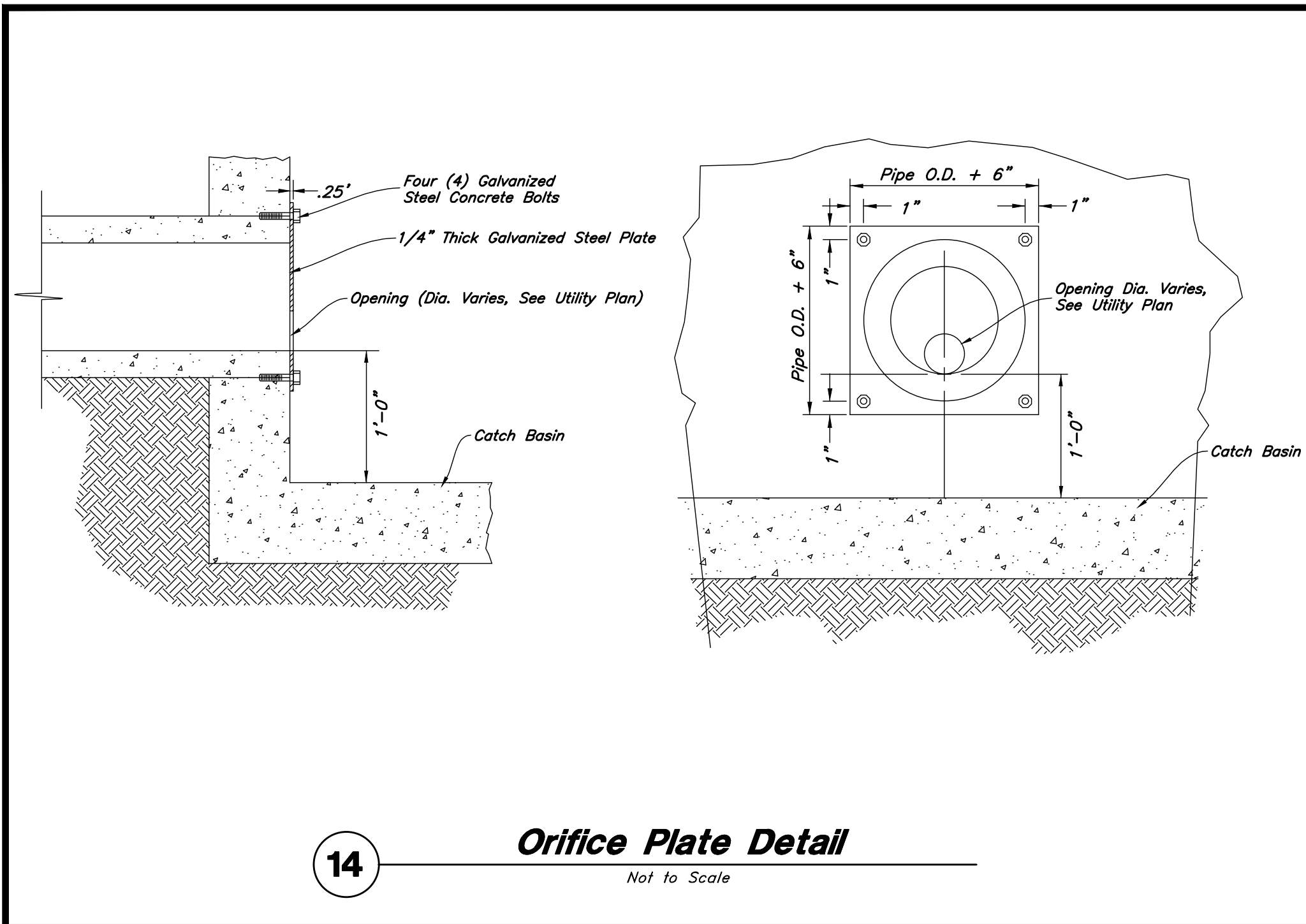


- 1** **24" Curb And Gutter**
Not to Scale

6 May, 2021

ET NO.

C4.1



Not Used
Not to Scale

Not Used
Not to Scale



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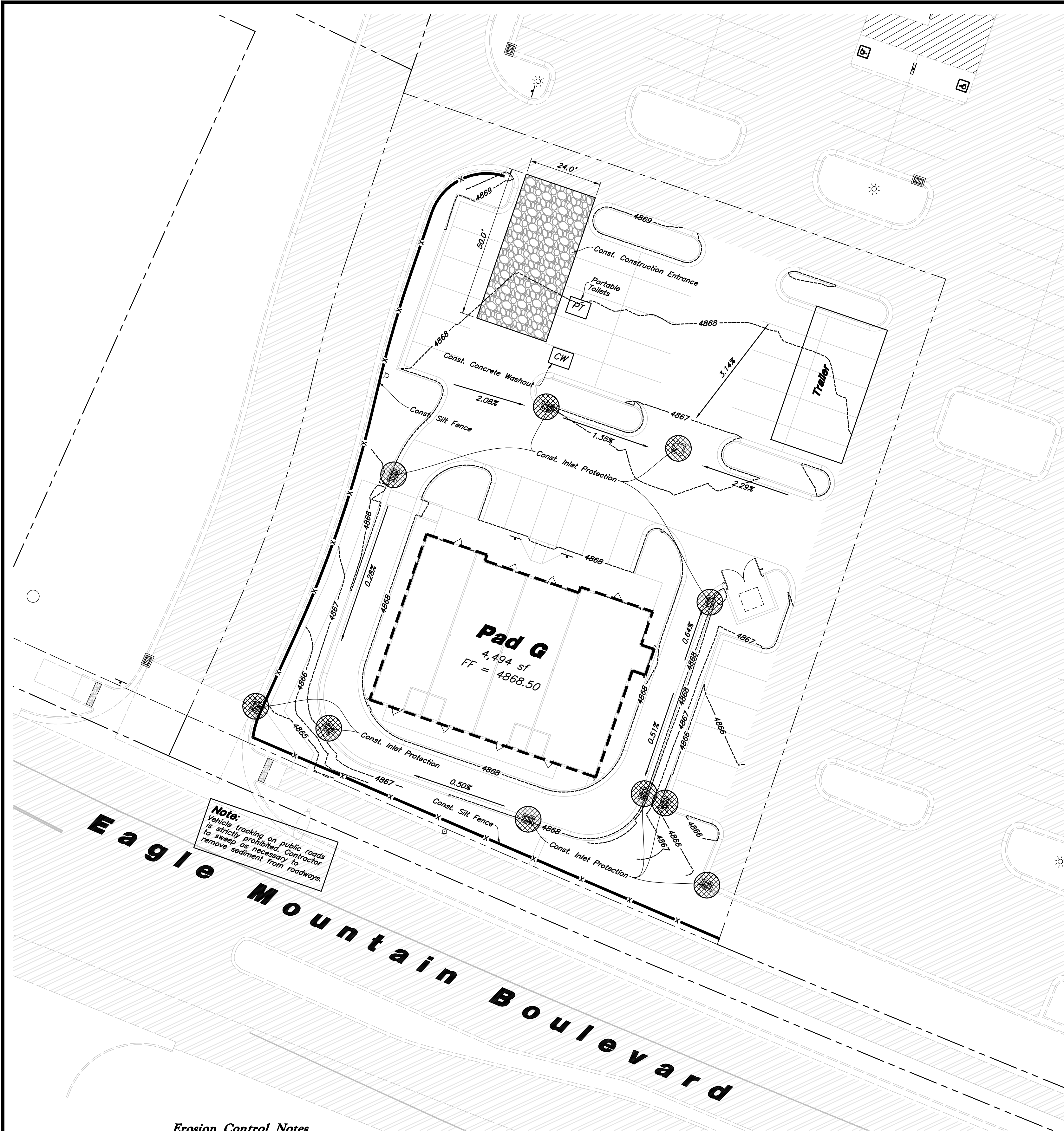
Market Place @ Eagle Mountain Lot 1
1489 East Eagle Mountain Boulevard
Eagle Mountain, Utah

5 May, 2021

NO.
C4.3

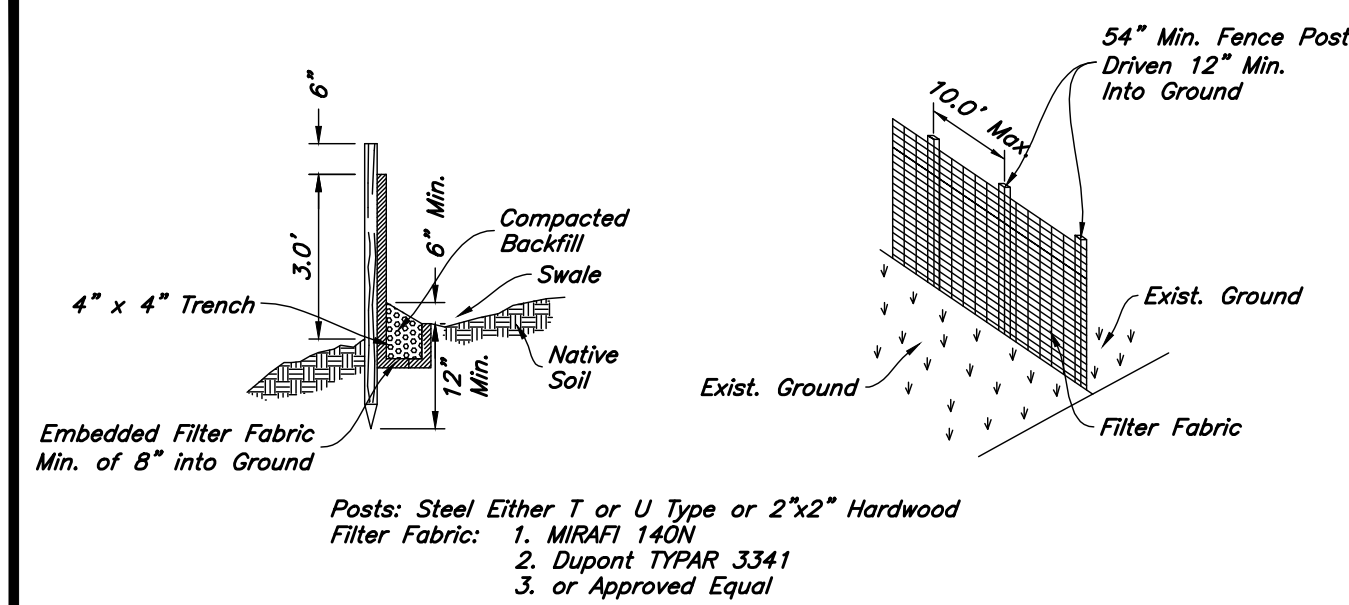


StormTech MC 3500
Underground Storage Chambers



Erosion Control Notes

- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
- The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
- All Construction equipment will enter thru Designated Construction Entrances.
- Coordinate Entrance locations with the local jurisdiction.
- Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
- 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.
- 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.
- All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
- 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.
- 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.
- Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
- 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.
- Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
- Re-vegetate areas where landscaping has died or not taken hold.
- Divert storm water runoff around disturbed soils with berms or dirt swales.
- Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
- 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.

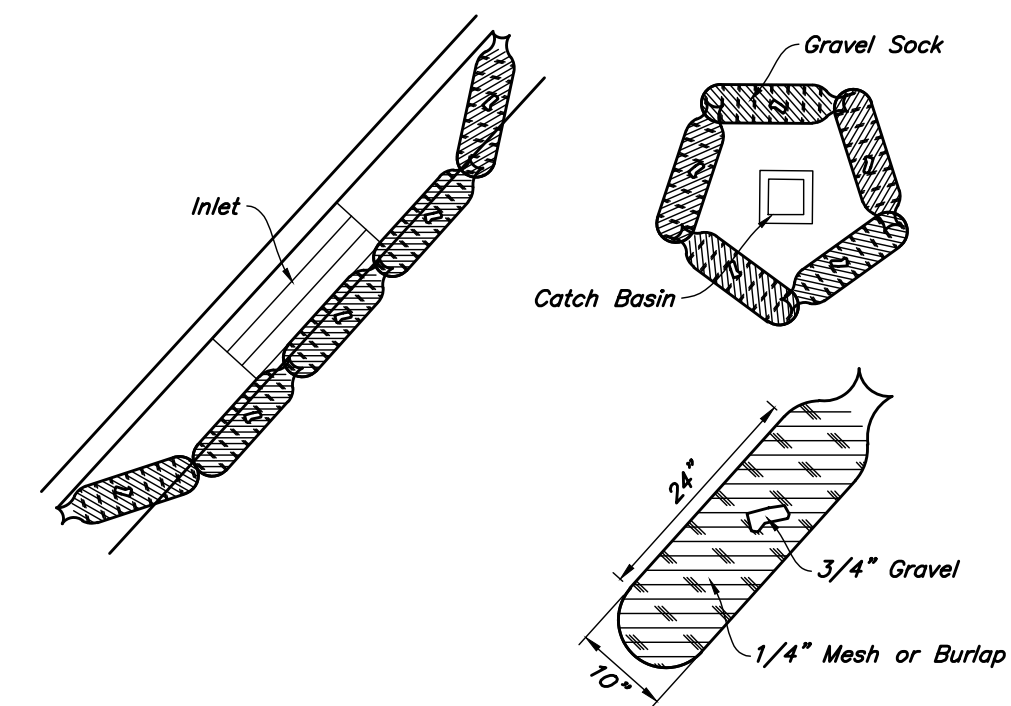


Notes:

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

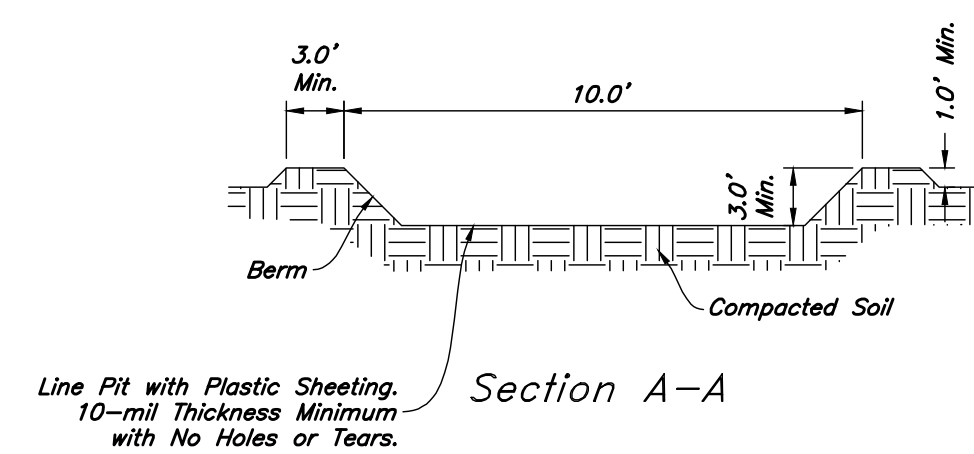
Silt Fence Section

Not to Scale



Gravel Sock Sediment Barrier

Not to Scale



Concrete Washout

Not to Scale

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

Portable Toilet

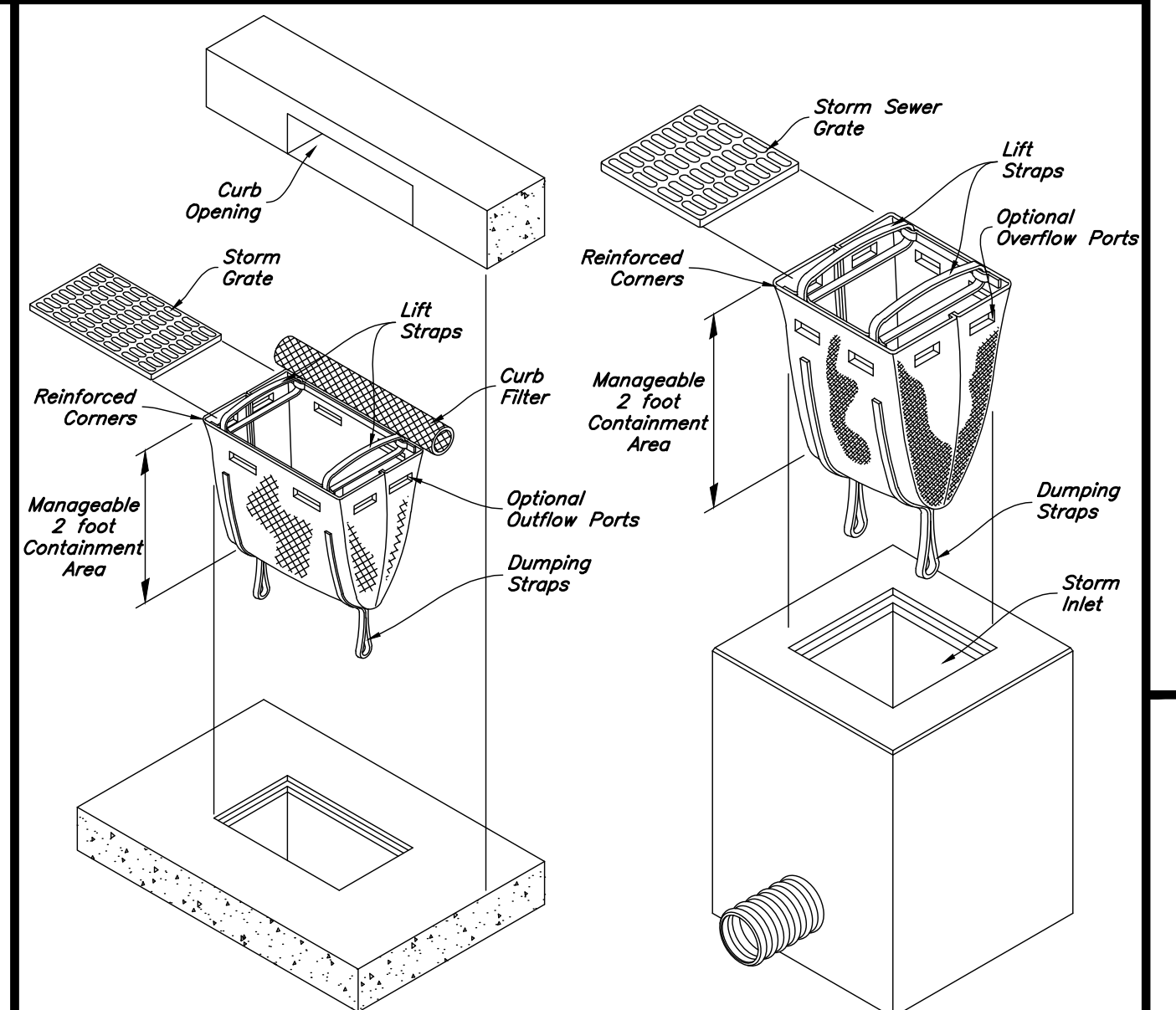
Gravel Sock

Existing Contour

Existing Spot

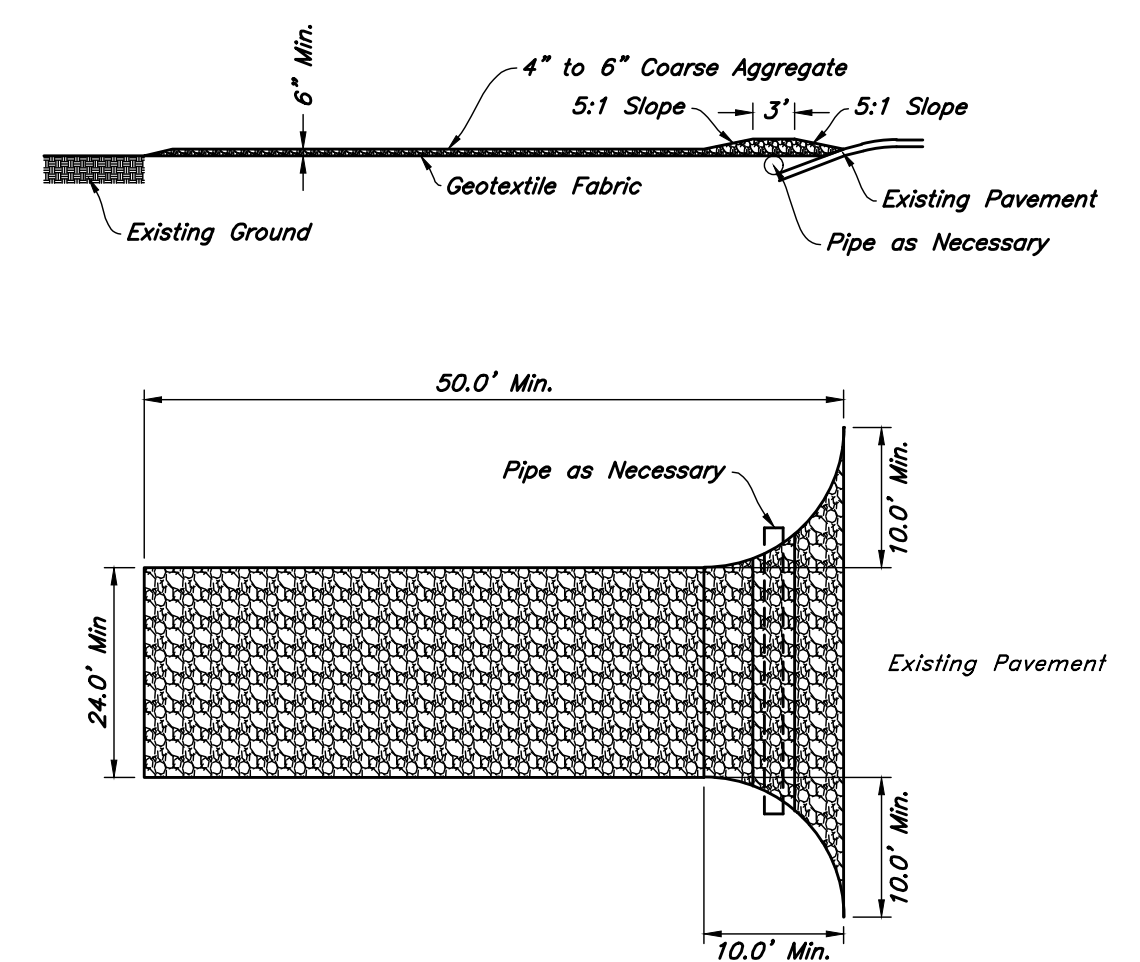
Proposed Contour

Scale: 1" = 20'



Dandy Sack Inlet Protection

Not to Scale

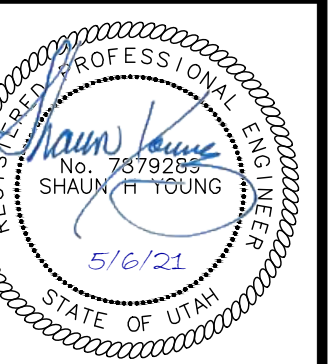


Stabilized Construction Entrance

Not to Scale

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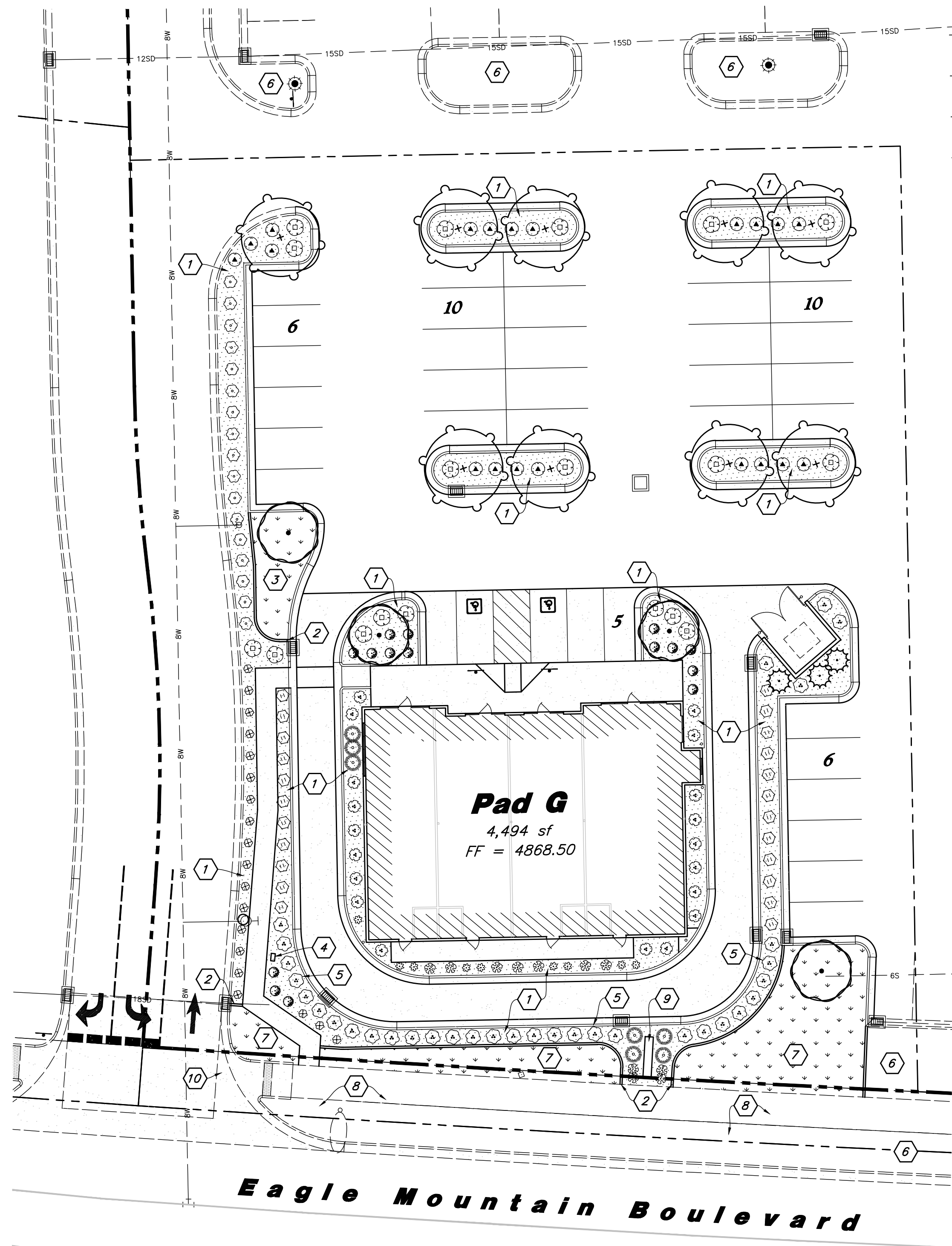
Erosion Control Plan - Phase 2
Market Place @ Eagle Mountain Lot 1
1489 East Eagle Mountain Boulevard
Eagle Mountain, Utah



6 May, 2021

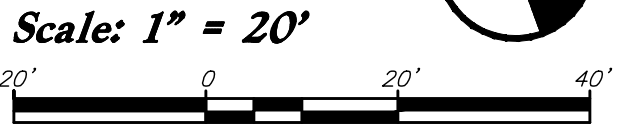
SHEET NO.

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	Koeleruteria 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 'Meigalpia' / Red Drift Rose	5 gal
	23	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Burnald 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



Landscape Data
Site Area = 41,818 s.f. (0.960 ac.)
Landscape Area Provided = 7,451 s.f. (17.6%)
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 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 Stone Landscape to Remain and be Protected; Blend New into Existing
7. Existing Lawn Behind Sidewalk to Blend into New Lawn; Provide Nice Clean Smooth Transition
8. Existing Park Strip with Lawn, Street Trees and Shrubs; Landscape Shall 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')

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

General Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractor's 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.
- Contractor shall call Blue Stake before excavation for plant material.
- 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.
- 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.
- 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.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, property damage and injury and properly 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.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- 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.
- It is the contractor's 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.
- 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.
- The contractor shall install all landscape material per plan, notes and details.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- 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.
- 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.
- Provide a 12" depth of imported or existing stockpiled topsoil in parking islands and an 8 inch depth in all other shrub areas.
- 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.
- 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.
- All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
- 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.
- All deciduous trees shall be double staked per tree staking detail. It is the contractor's 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.
- 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.
- Provide a 4 inch depth of imported or existing stockpiled topsoil in all lawn areas.
- Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
- 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.
- All trees located in lawn areas shall have a 24 inch diameter tree ring with a layer of wood mulch.
- 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.

Landscape Plan

Market Place @ Eagle Mountain Lot 1

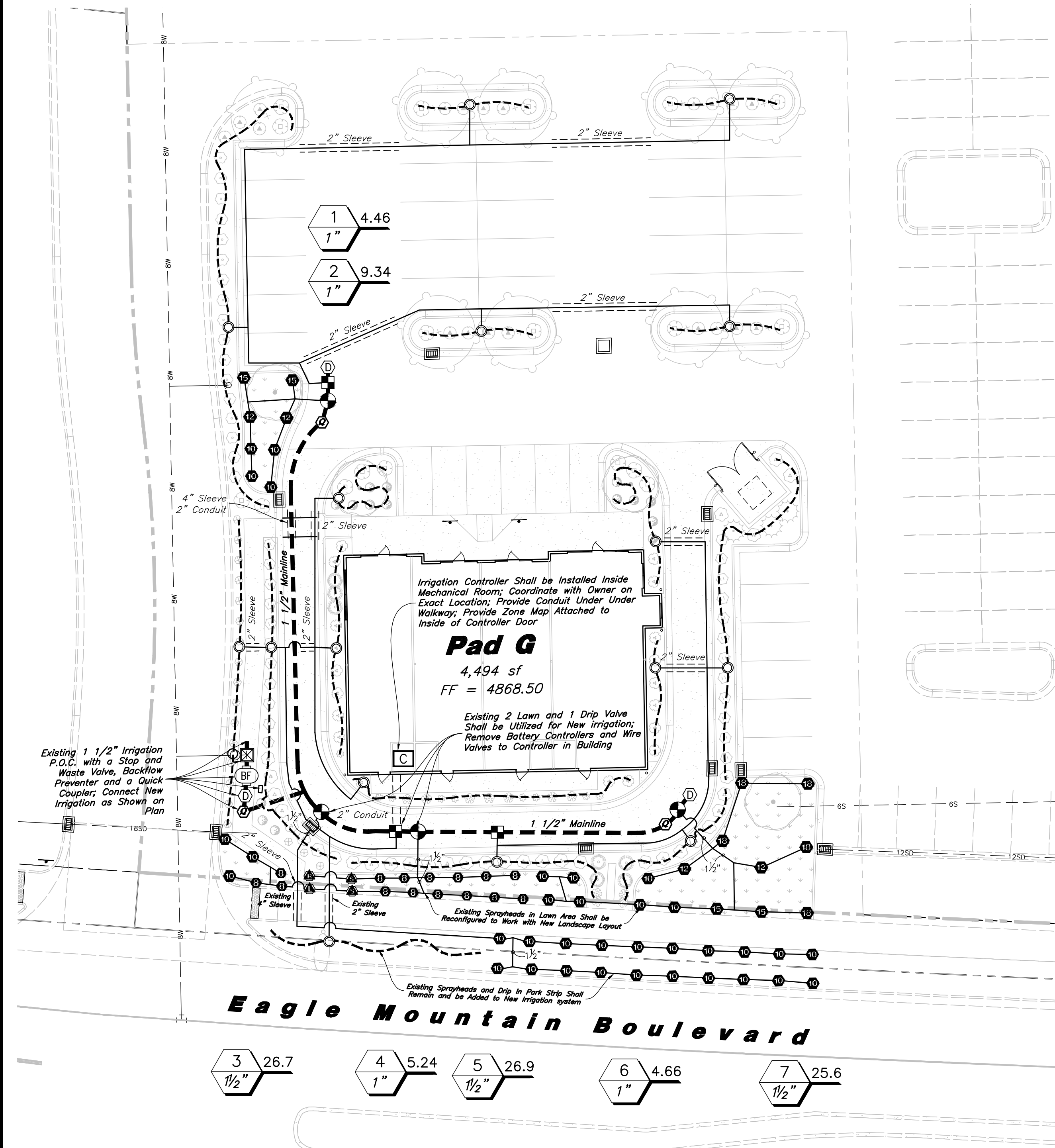
1489 East Eagle Mountain Boulevard
Eagle Mountain, Utah

State of Utah
Professional Engineer
Jared R. Manscill
No. 7740426-5301
05/09/2021
Landscape Architect

6 May, 2021

SHEET NO.
L1.1

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



IRRIGATION SCHEDULE

Sprayheads

Symbol	Manufacturer/Model #	Description	Notes	Detail
	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
	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(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
	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 ESPSM3 Rain Bird LNK WiFi	4 Station Base Indoor Controller 3 Station Module WiFi Link Module	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor	12/L3.1
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Sleeving

	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals, and Controller Wire	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	

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, elbows, 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 lightning 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

Scale: 1" = 20'



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 Notes

- See Sheet L1.1 for Plant Layout and Sheet L3.1 for Planting Details.
- See Sheet L3.1 for Irrigation Details.
- 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.
- 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 Store 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

- 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 appearances, etc. which occurs as a result of the landscape construction.
- 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.
- 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.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- 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.
- The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
- The contractor shall install all irrigation material per plan, notes and details.
- 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.
- 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 settling, backfilling depressions, and repairing freeze damage.
- 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.
- 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.
- 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.
- Install dielectric fittings whenever dissimilar metals are joined.
- 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.
- 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.
- 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.
- 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.
- Quick couplers shall be a Rain Bird 44RC with a 1 inch Lasco untwisted swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
- 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.
- All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface

Irrigation Plan

Market Place @ Eagle Mountain Lot 1

1499 East Eagle Mountain Boulevard
Eagle Mountain, Utah



Know what's below.
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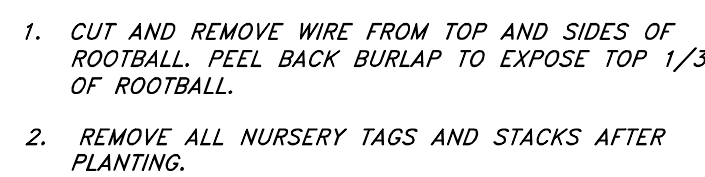
6 May, 2021

SHEET NO.

L2.1

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

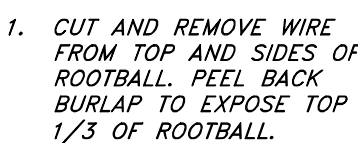
Designed by: SY
Drafted by: SY
Client Name:
Corner Partners, LLC
21-060 ir



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NOT TO SCALE



NOT TO SCALE



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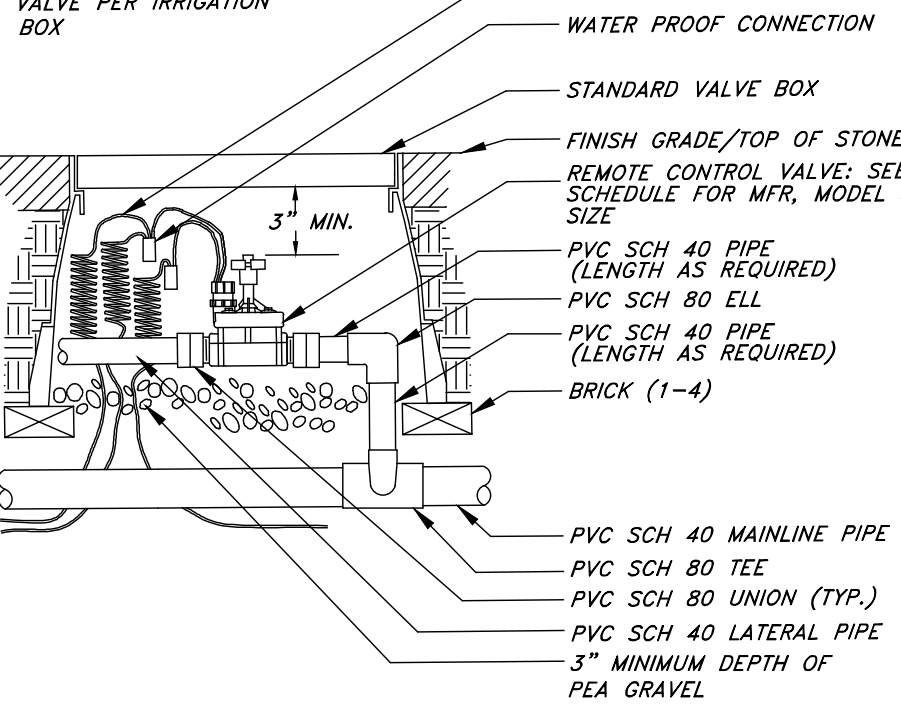


Table 1



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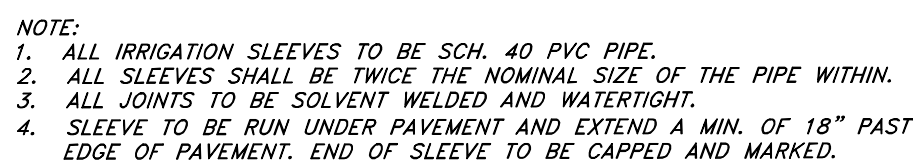
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NOT TO SCALE



NOT TO SCALE



NOT TO SCALE

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

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Sault Lake City, Utah 84116
(801) 321-8529 — AWAengineering.net

Landscape & Irrigation Details

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

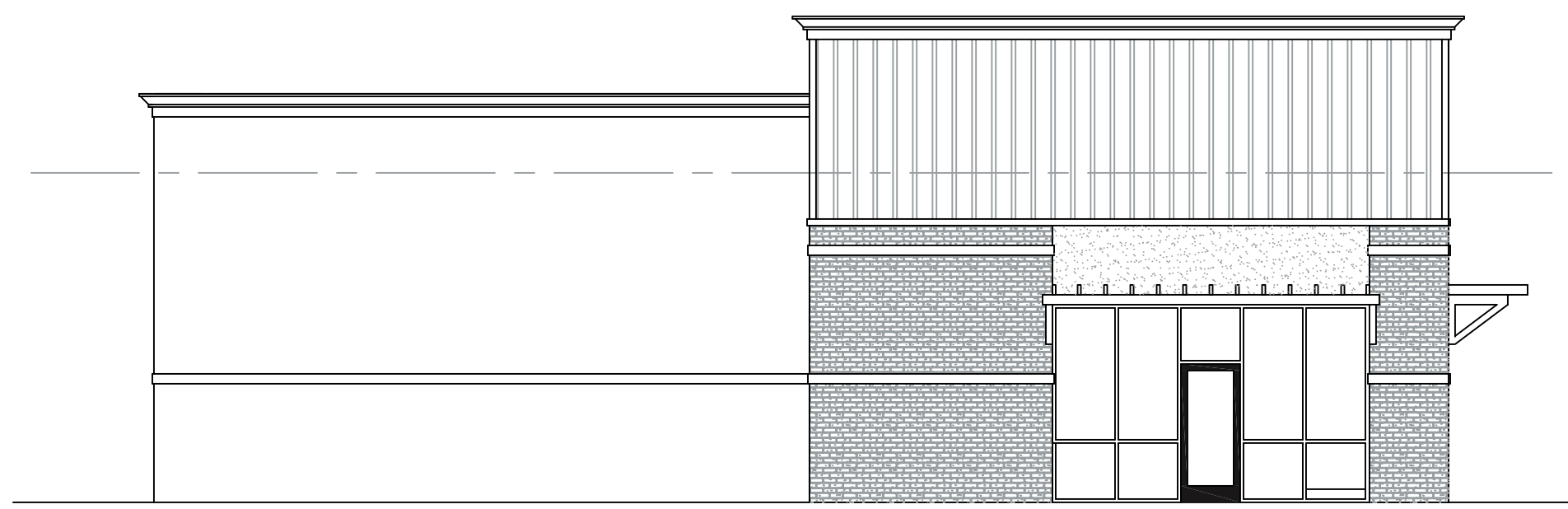
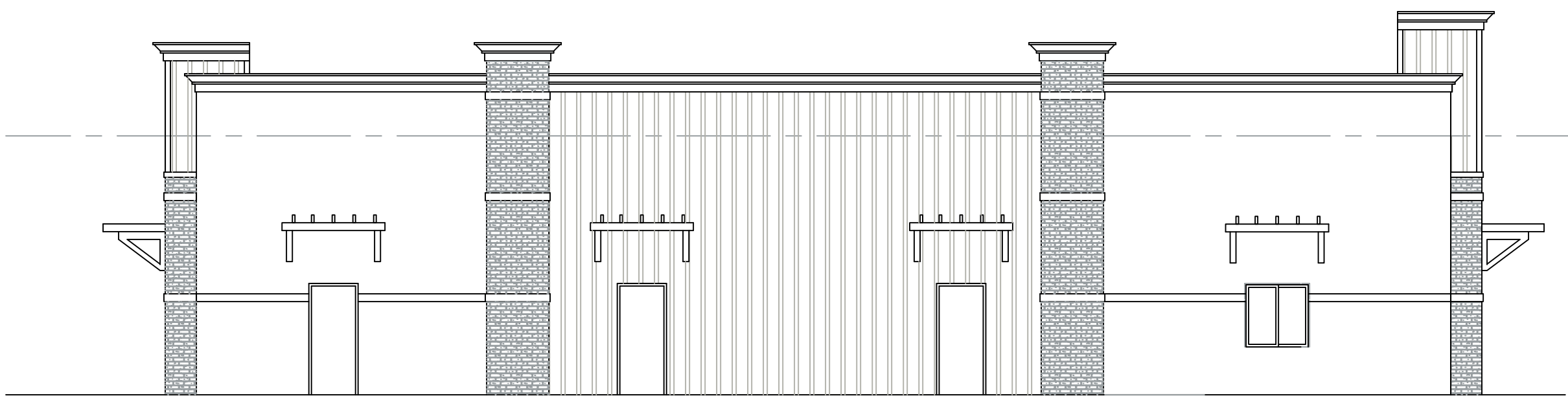
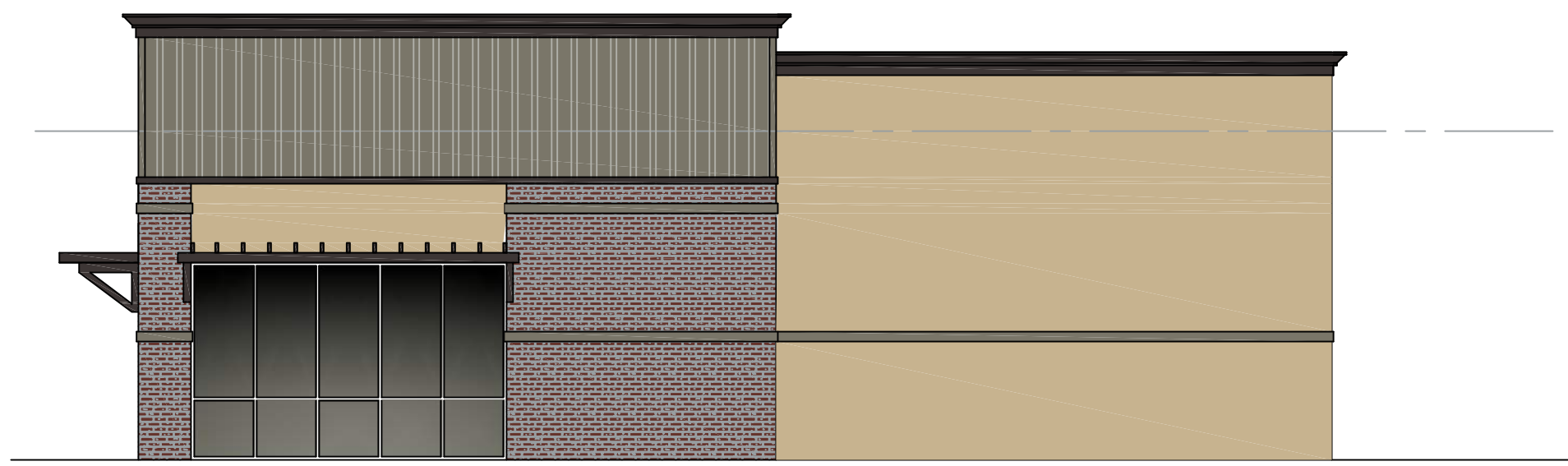


6 May, 2021

SHEET NO.
L3.1



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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:	

DATE	REVISION

SHEET TITLE

A-2.00

ARCHITECTURAL 1 of 1

VDG VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JUNE 8, 2021**

TITLE:	PUBLIC HEARING - Jeppson Auto (Site Plan)		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:			
APPLICANT:	Brian Jeppson / Scot Hazard		
GENERAL PLAN DESIGNATION Community Commercial	CURRENT ZONE Commercial	ACREAGE 1.17 Acres	COMMUNITY North Benches

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

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

1. 2 ADA parking stalls are required
2. A concrete parking island shall be provided on the north side of the east row of parking.

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.

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:

ATTACHMENTS:

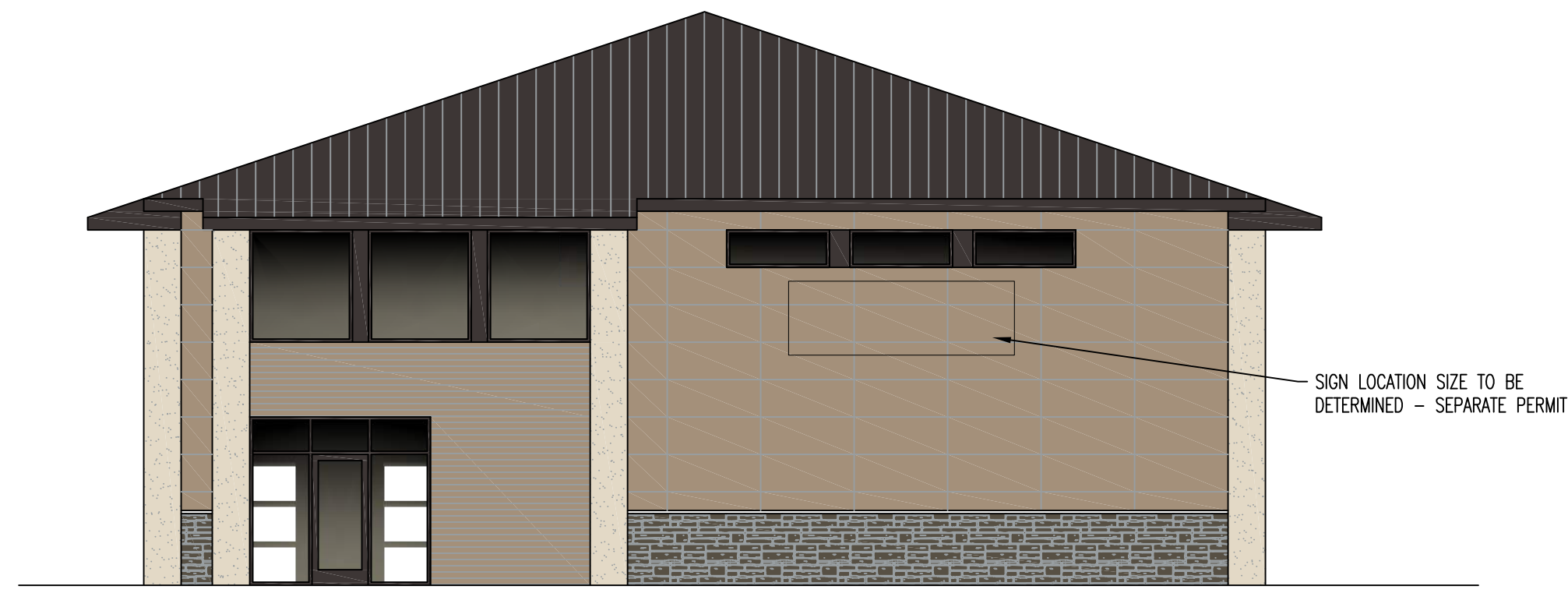
[Color Elevations](#)

[Site Plan](#)



EAST ELEVATION

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



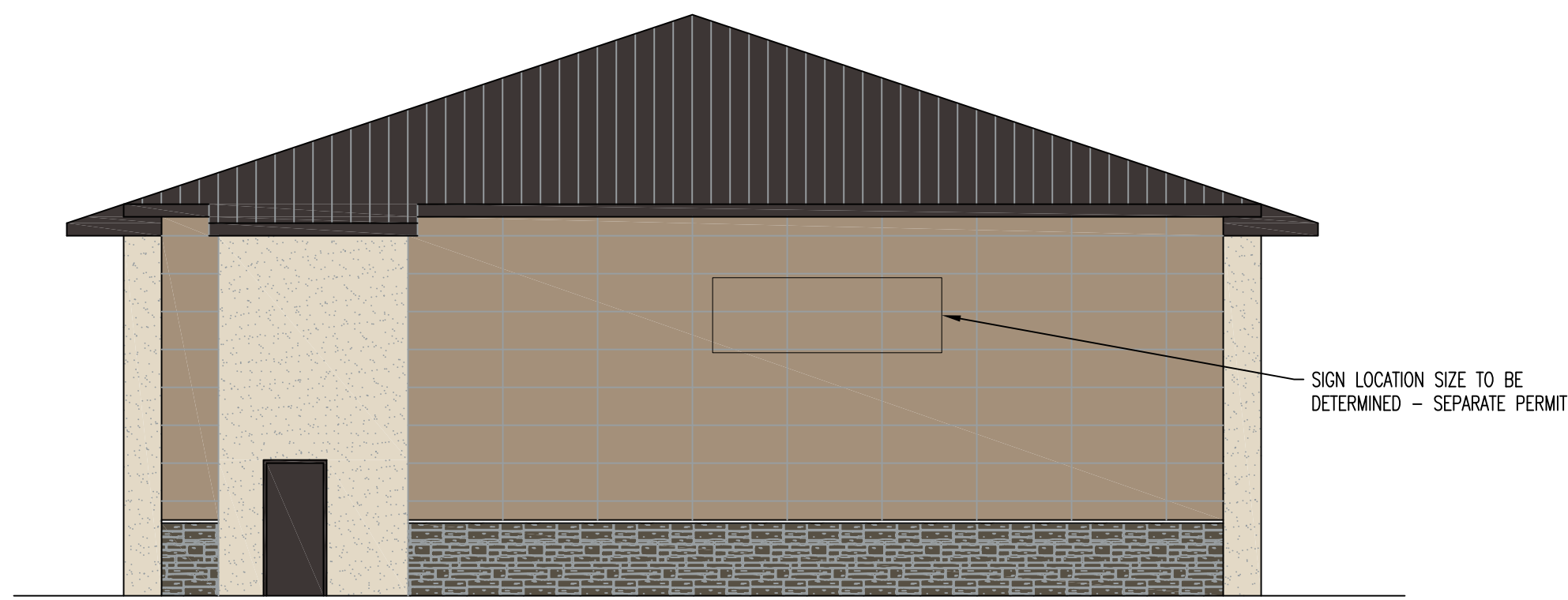
NORTH ELEVATION

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



WEST ELEVATION

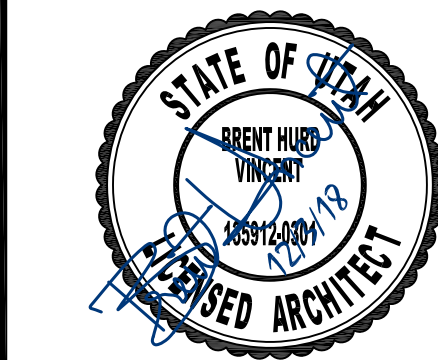
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

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

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VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801) 484-2046

JEPSON AUTOMOTIVE REPAIR

NEW BUILDING FOR:

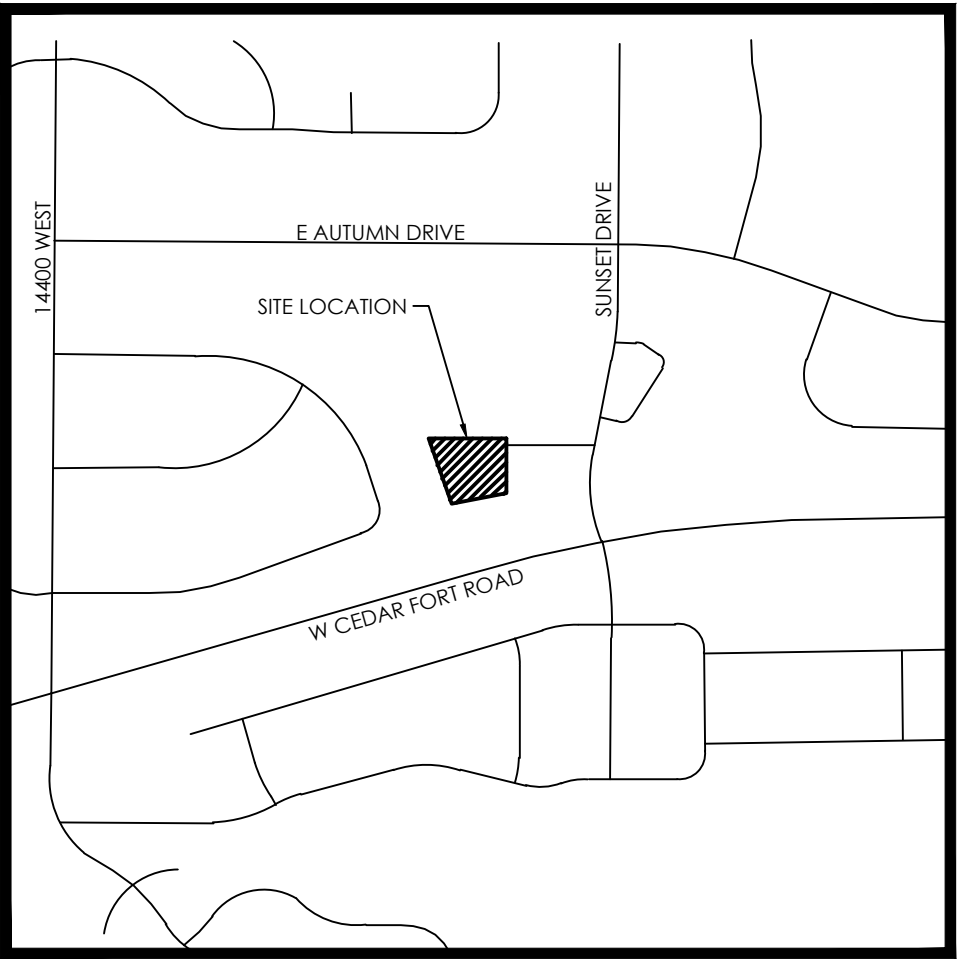
SOUTH OF CHEVRON
PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
EXTERIOR ELEVATIONS, DOOR AND WINDOW TYPES AND DETAILS

ARCH. PROJECT NO:	
DATE: 11/21/11	
DRAWN BY: BRENT	
CHECKED BY:	
DESIGNED BY:	

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DATE	REVISION

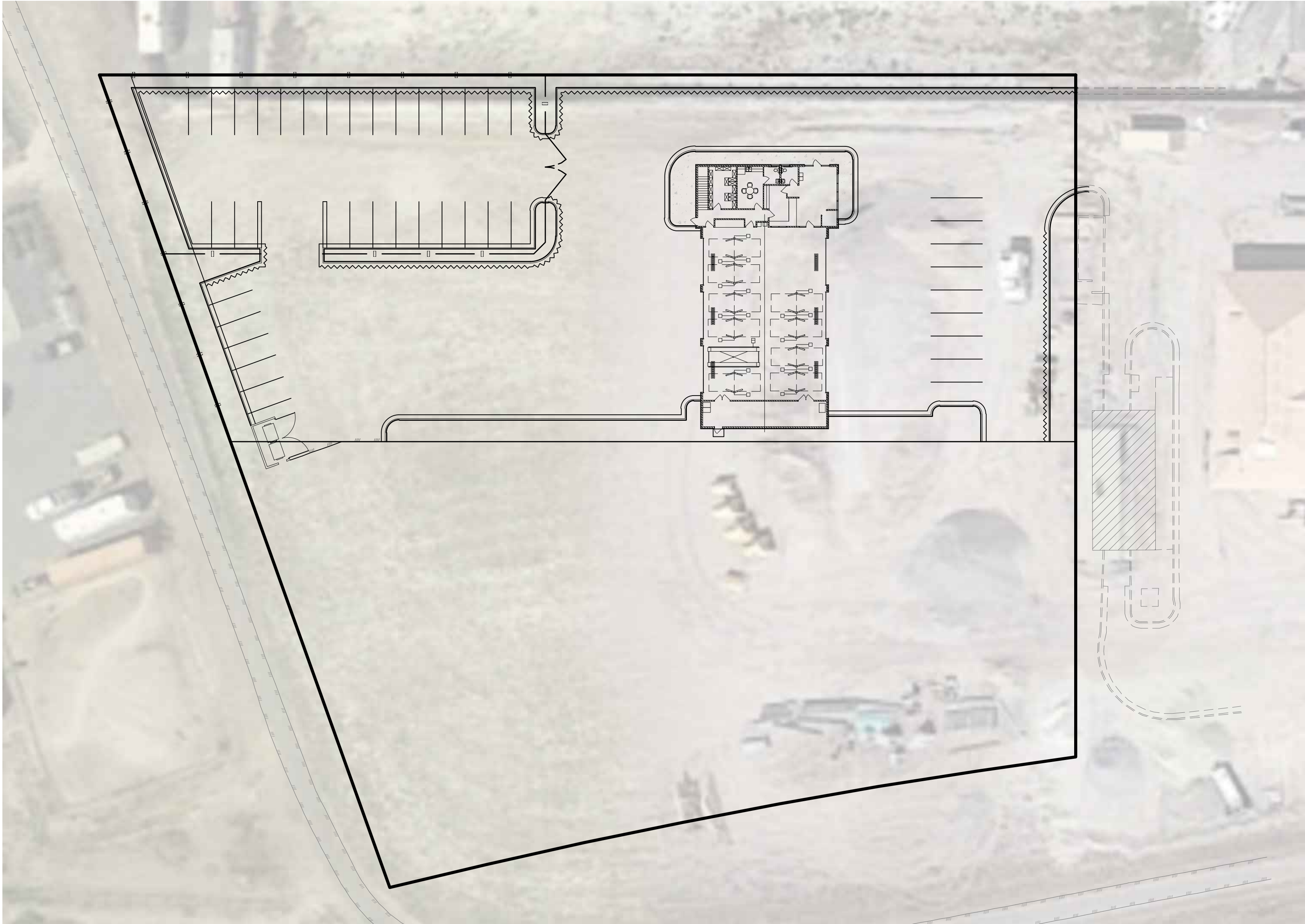
SHEET TITLE
A-2.00
ARCHITECTURAL 2 OF 10



VICINITY MAP
NTS

JEPPSON AUTO

PREPARED FOR:
JEPPSON HOLDINGS, LLC.
LOCATED IN:
EAGLE MOUNTAIN, UTAH



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

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO EAGLE MOUNTAIN STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

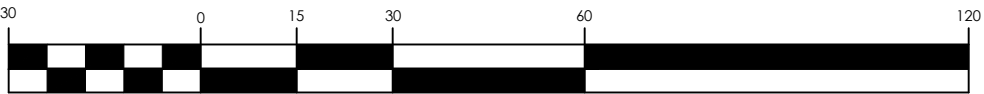
CONTACTS

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

OWNER/DEVELOPER
JEPPSON HOLDINGS, LLC
4645 N KESTREL WAY
EAGLE MOUNTAIN, UTAH 84005
(801) 879-1254
CONTACT: BRYAN JEPPSON



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



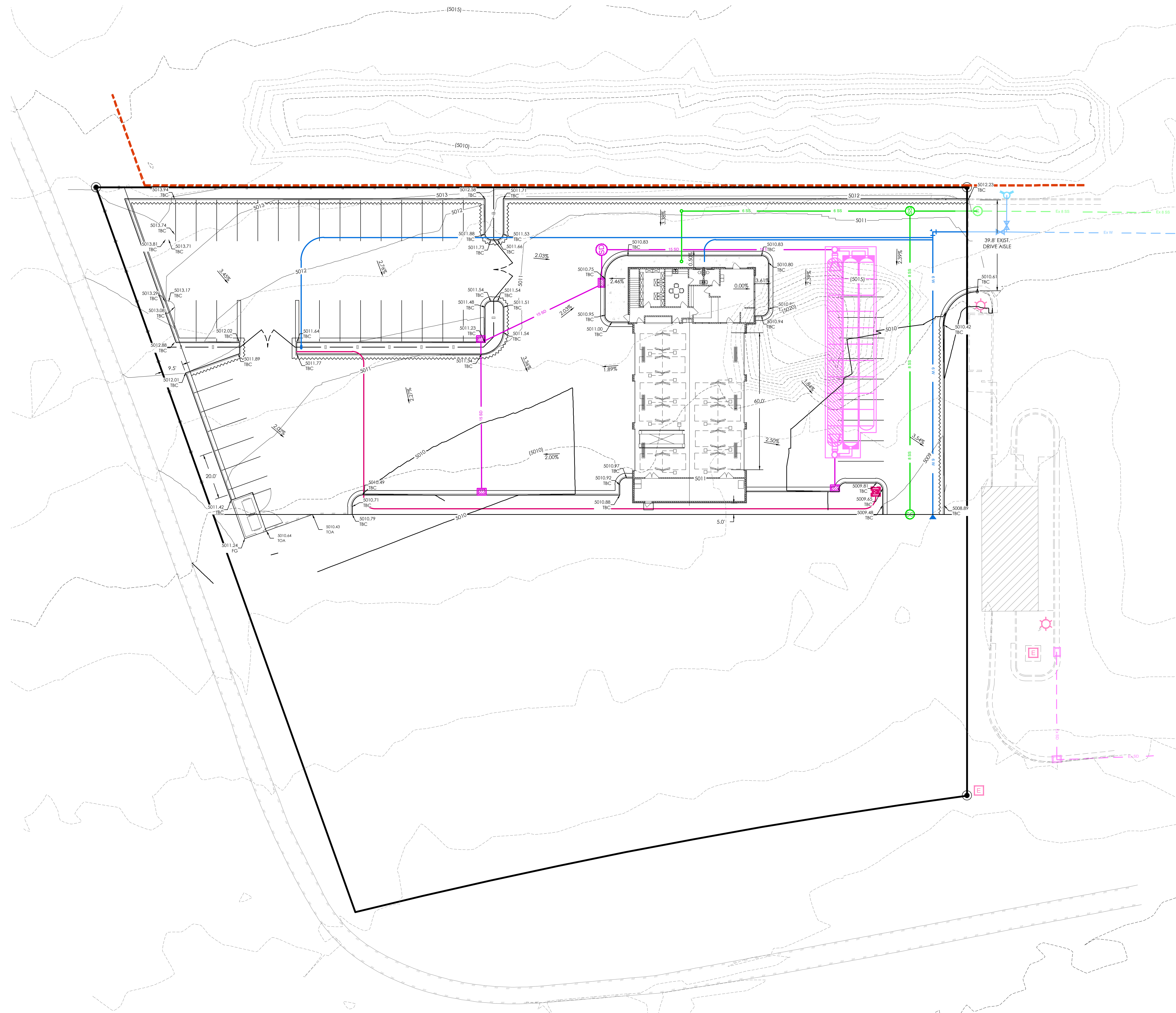
JEPPSON AUTO
EAGLE MOUNTAIN, UTAH
COVER

REVISION BLOCK		DESCRIPTION
#	DATE	
1	****	
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5	****	
6	****	

COVER

Scale: 1"=30'	Drawn: CT
Date: 5/14/2021	Job #: 21-0071
Sheet:	

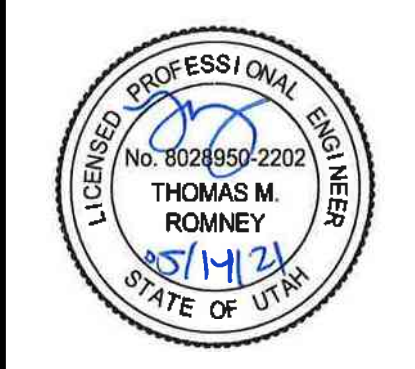
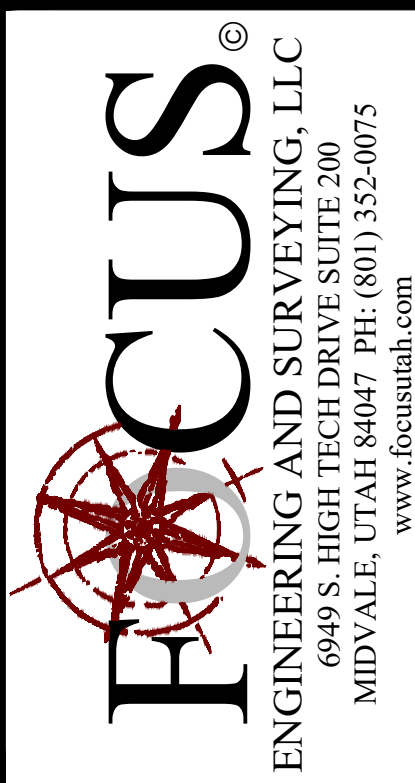
C1



LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	15' SD
	15' STORM DRAIN
	8" SD
	8" SANITARY SEWER
	8" SW
	8" CULINARY WATER
	8" SW
	8" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. SD
	EXIST. STORM DRAIN
	EXIST. SD
	EXIST. SANITARY SEWER
	EXIST. SW
	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

o XXXXX.XX

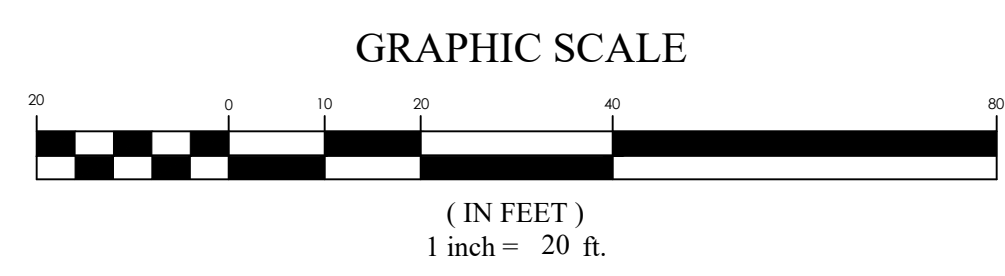


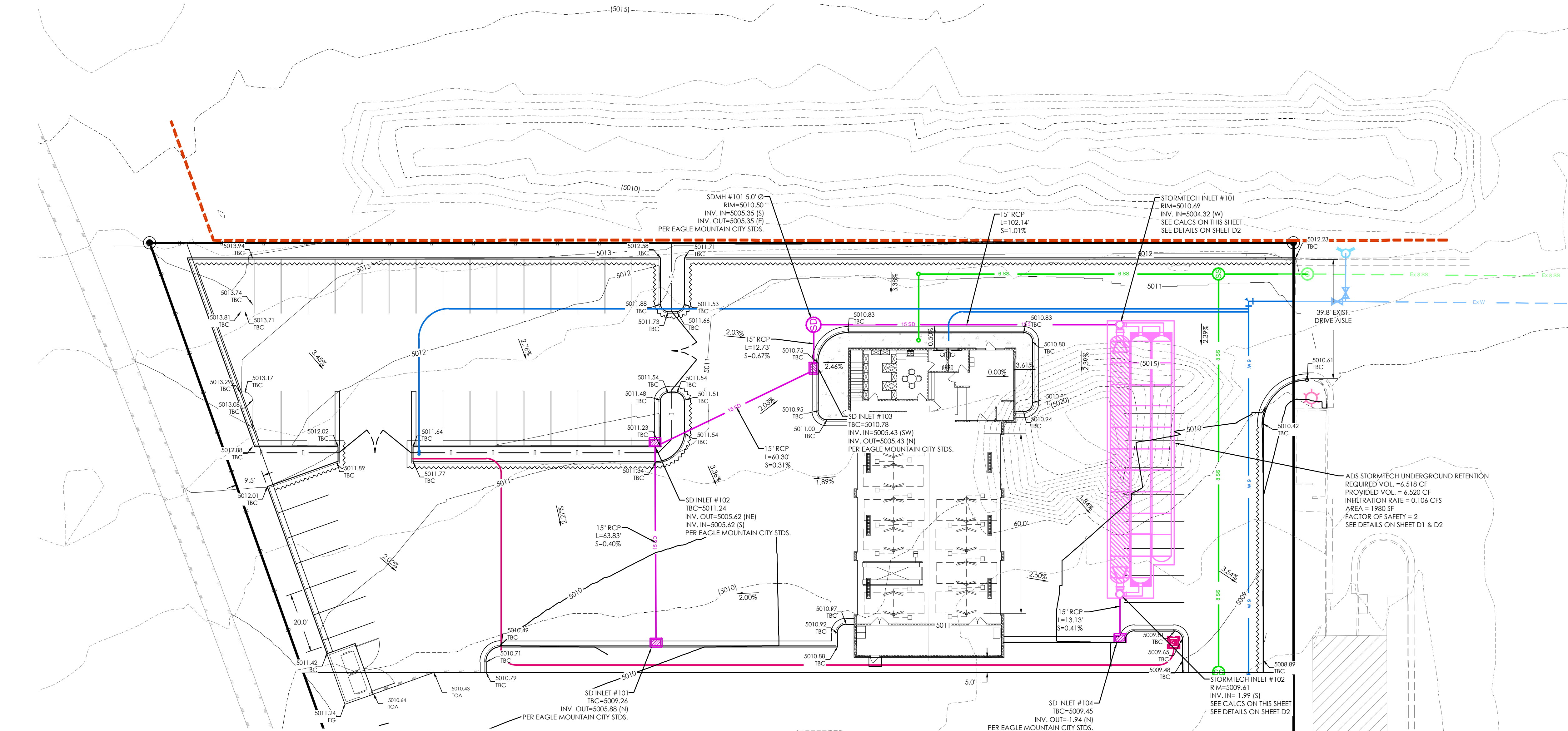
JEPPSON AUTO
EAGLE MOUNTAIN, UTAH
GRADING PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	8-2-20	
2	8-2-20	
3	8-2-20	
4	8-2-20	
5	8-2-20	
6	8-2-20	

GRADING PLAN

Scale: 1"=20'	Drawn: CT
Date: 5/14/2021	Job #: 21-0071
Sheet:	
C4	





LEGEND

---	BOUNDARY
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" SD
---	8" SS
---	8" W
---	8" SW
---	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

Retention Pond

Project: Jeppson Auto
Location: Eagle Mountain, Utah
Date: 3/24/2021
Designer: Cam Taylor

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
Total Discharge: 0.00 cfs Source: N/A

Weighted "C" Value

Surface Type	Area (sq ft)	"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	0.80	39,614

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

Detention Basin Design

Storage Requirement: 6,518 cf
Underground Retention Volume: 6,520 cf

Total Storage 6,520 **RETENTION ADEQUATE**

Retention Pond

Project: Jeppson Auto
Location: Eagle Mountain, Utah
Date: 3/24/2021
Designer: Cam Taylor

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
Total Discharge: 0.00 cfs Source: N/A

Weighted "C" Value

Surface Type	Area (sq ft)	"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	0.80	39,614

Drainage Calculations

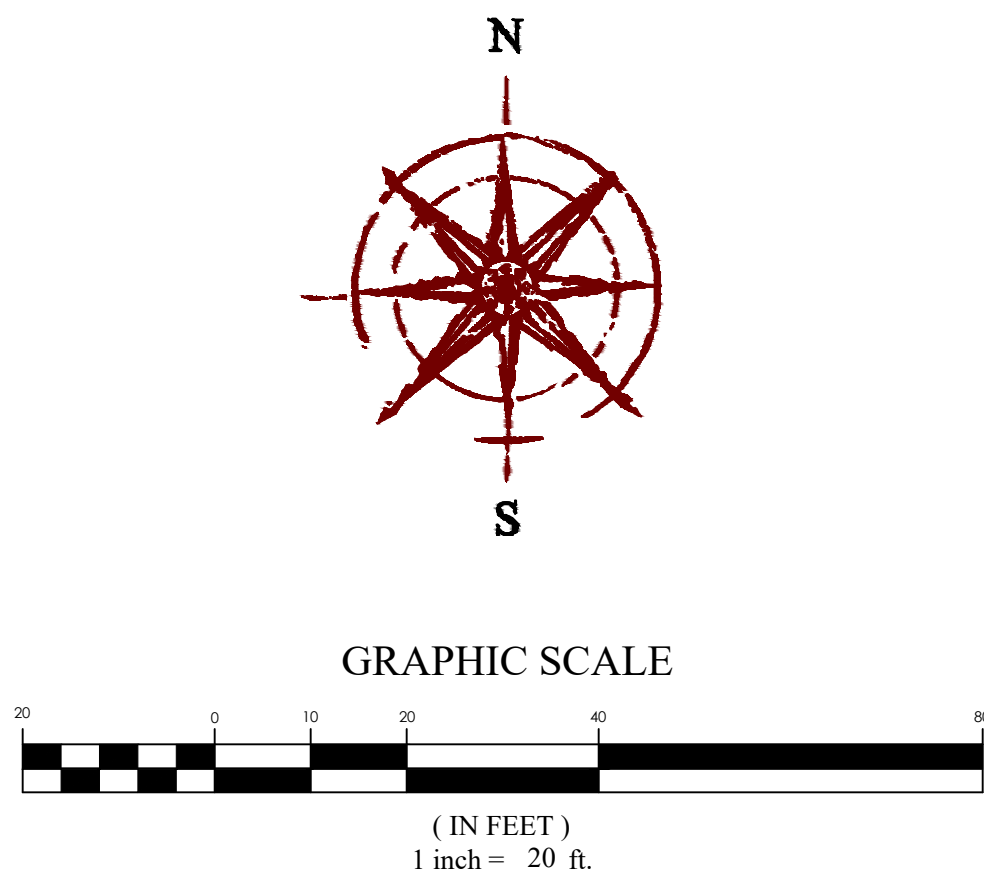
Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	4.56	0.80	1.14	4.15	3,732	0.00	94	3,638
30.0	3.07	0.80	1.14	2.79	5,025	0.00	188	4,838
60.0	1.90	0.80	1.14	1.73	6,220	0.00	375	5,845
120.0	1.11	0.80	1.14	1.01	7,268	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

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/ 24FOS:	0.106 cfs



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
www.focusutah.com

PROFESSIONAL ENGINEER
No. 0228959-2200
THOMAS M. ROMNEY
5/5/21
STATE OF UTAH

JEPPESSON AUTO
EAGLE MOUNTAIN, UTAH
DRAINAGE PLAN

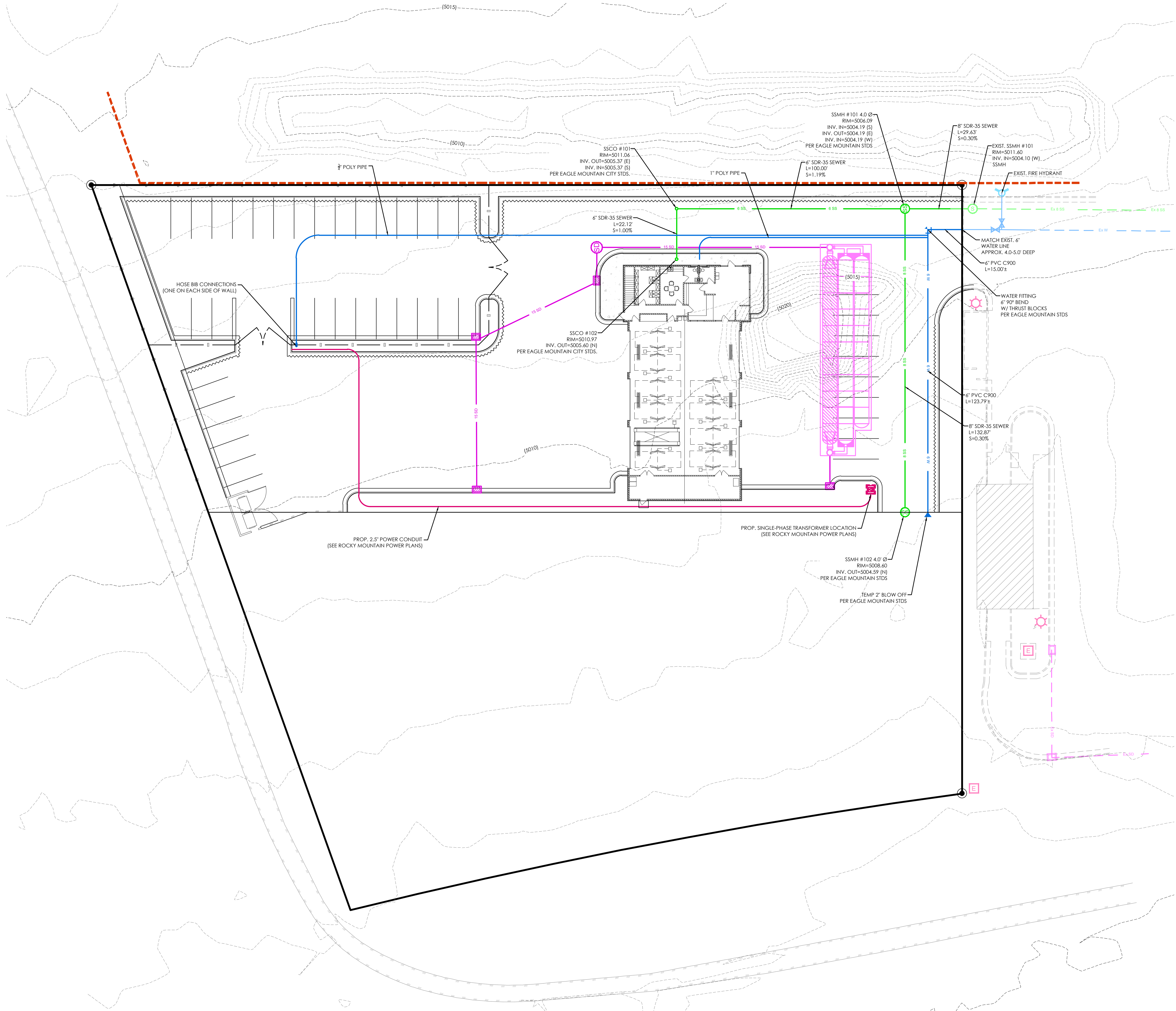
REVISION BLOCK	DATE	DESCRIPTION
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DRAINAGE PLAN

Scale: 1"=20'
Date: 5/14/2021
Job #: 21-0071
Sheet: C5

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Know what's below.
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Z:\2021\21-0071 Jeppson Auto\Design\21-0071\DWG\UTAH\CS - DRAINAGE PLAN.dwg



LEGEND

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

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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No. 8028559-2202
THOMAS M. ROMNEY
5/11/21
STATE OF UTAH

JEPPESON AUTO
EAGLE MOUNTAIN, UTAH
UTILITY PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
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UTILITY PLAN

Scale: 1"=20'
Date: 5/14/2021
Sheet: C6

Drawn: CT
Job #: 21-0071

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	



ADVANCED DRAINAGE SYSTEMS, INC.

21-0071 JEPSEN AUTO
EAGLE MOUNTAIN, UT

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTIECK MO-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 45x75 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNSTRUCTURED 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 LIMIT AND MULTIPLE VEHICLE PRESENCE.
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:
 - a. TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - b. TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - c. TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING BACKFILL, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.6 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 0.50 LBS/IN, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM RELUCTIVE 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:
 - a. THE STRUCTURAL EVALUATION SHALL BE SIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
 - b. THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.35 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.
 - c. THE TEST DERIVED CRACK MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YR 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

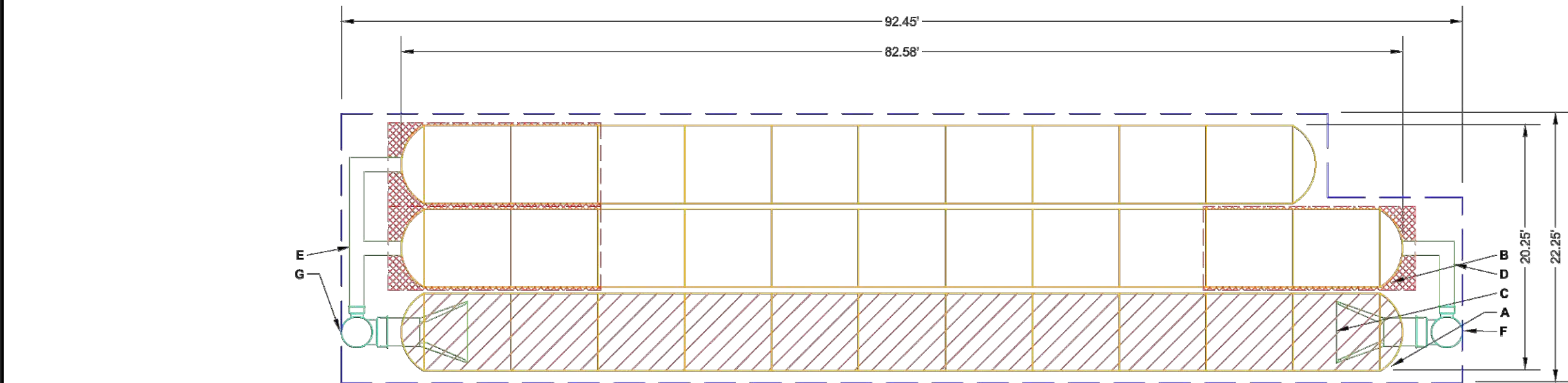
1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE 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 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 "FLYSTORM 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

[illegible] ISOLATOR ROW PLUS

 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

- MANHOLE SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL SPEC. 93.32 FOR MANHOLE SIZING GUIDANCE.
 THE DESIGNER SHALL PROVIDE THE REQUIRED STRENGTH AND STIFFNESS TO THE MANHOLE TO BE DESIGNED. IT SHALL BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANHOLE COMPONENTS IN THE FIELD.
 THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
 THE CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE STABILITY 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.

[illegible]

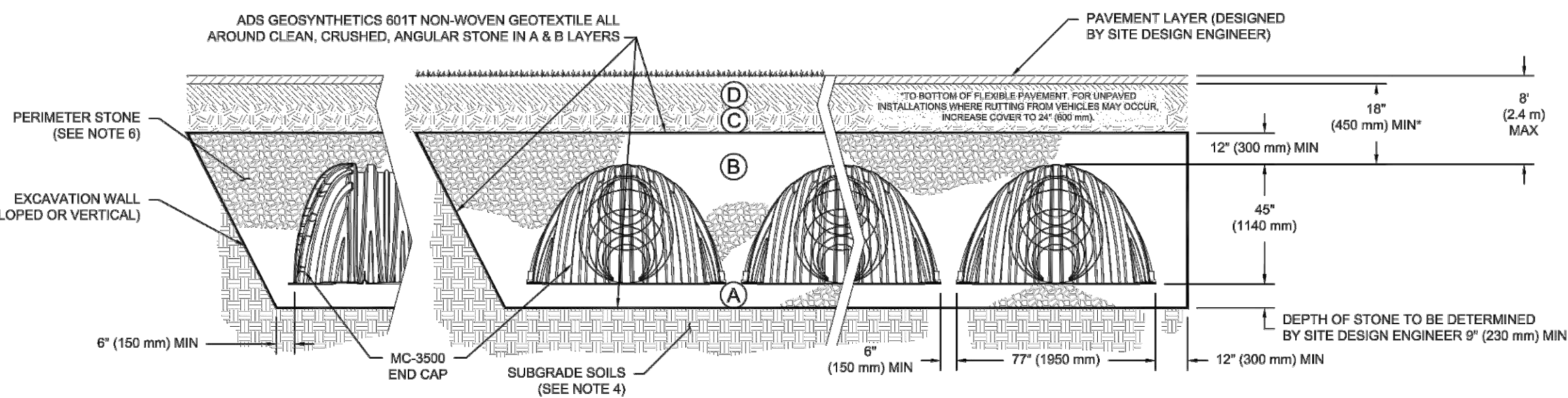
JEPPESON AUTO
EAGLE MOUNTAIN, UTAH
STORMTECH DETAILS

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, <3% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2, A-3 OR AASHTO M33 ³ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 76, 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 90% 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 M33 ³ 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 M33 ³ 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ²³

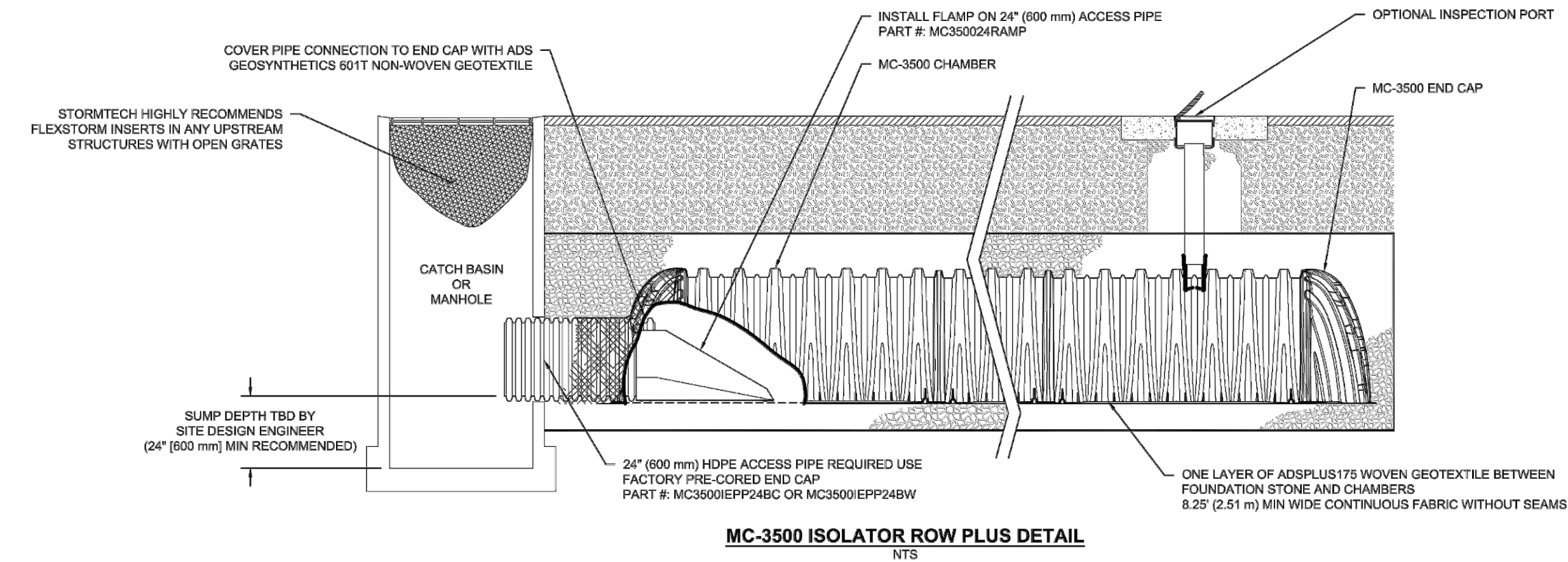
PLEASE NOTE:

- 1. THE LISTED ASH/STO DESIGNATIONS ARE FOR GRADATIONS OTHER THAN STONE. STONE MUST BE CLEAN, CRUSHED, ANGULAR, FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE "CLEAN, CRUSHED, ANGULAR NO. 4 (ASH/STO #43) STONE".
- 2. FORTMCH CONSTRUCTION REQUIREMENTS ARE MET FOR ALL LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 12 (230 mm) [MAX] LIFTS USING TWO FLAT ROVERAGES WITH VIBRATORY ACTION.
- 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 EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STONE.
- 4. ONCE LAYER C IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER UP TO THE FINISHED GRADE. MOST MOVEMENT SUBBASE SOLS CAN BE USED TO REPLACE THE MATERIAL. REQUIREMENTS OF LAYER C OR AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2416-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" (CHAMBER CLASSIFICATION 48076 DESIGNATION SS).
2. CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F7277 "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 SYSTEM SHALL 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 MAINTAIN THE INTEGRITY OF THE CHAMBER DURING INSTALLATION, THE AVERAGE SOIL MOISTURE CONTENT SHALL BE LESS THAN 2.8 OF ASTM F2416 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN² 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.

[illegible]

INSPECTION & MAINTENANCE

- STEP 1. INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
 - 1. REMOVE/OPEN LID ON NYLOPLAST IN-LINE DRAIN
 - 2. REMOVE AND CLEAN FLEXFORMIT FILTER IF INSTALLED
 - 3. USING A FLASHLIGHT, INSPECT DOWN TO A DEPTH OF 10 CM OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - 4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - a. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.
 - B. ALL ISOLATOR PLUS ROWS
 - 1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - 2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - 3. MIRRORS OR GOLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - a. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - 3.B. 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. FIXED CULVERT WITH 2" NOZZLE WITH REAR FANBACK SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFASH WAVE IS CLEAN
 - C. VACUUM STRUCTURE JUMP 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 STORMTIECH 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.

 StormTech Drainage Technology Solutions 800 CROMBIE LANE • ROCK HILL, CT 06067 860-261-1101 • 860-261-1102 • 1 WWW.STORMTECH.COM	REV	DRAW	CHECK	DESCRIPTION	21-0071 JEPSEN AUTO
					EAGLE MOUNTAIN UT
				DATE: 12/7/2020	DRAWN BY: CHECKED: N/A
				PROJECT #:	

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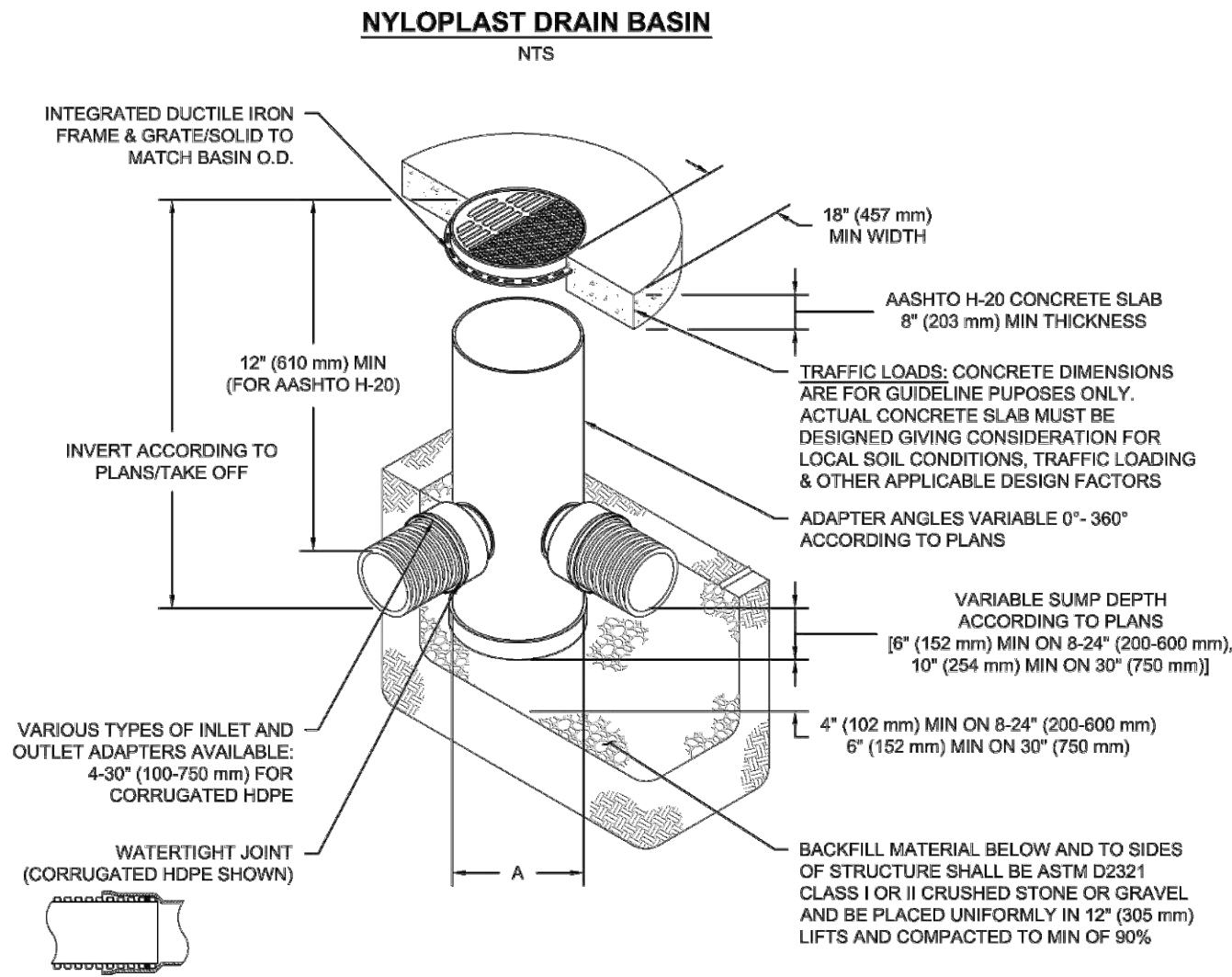
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3	10-1-2000	
4	10-1-2000	
5	10-1-2000	
6	10-1-2000	

STORMTECH DETAILS

Scale: 1"=XX'	Drawn: CT
Date: 5/14/2021	Job #: 21-0071
Sheet:	

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NOTES

- 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
- TO ORDER CALL: 800-821-6710

A	PART #	GRATE/SOLID COVER OPTIONS		
8"	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10"	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12"	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15"	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18"	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24"	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30"	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

21-0071 JEPSON AUTO
EAGLE MOUNTAIN, UT
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CHECKED: N/A

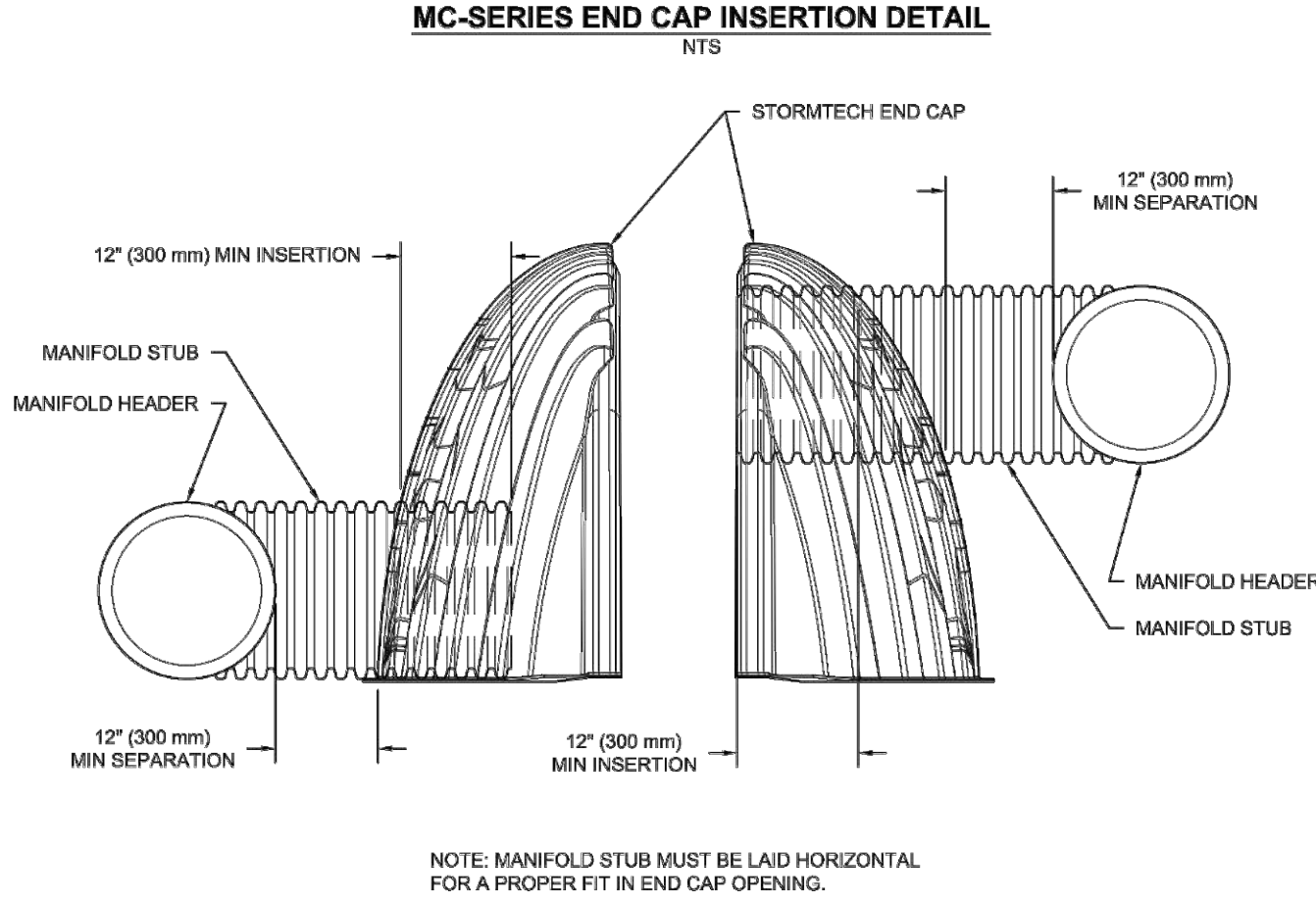
3135 VERNONA AVE
PHILADELPHIA, PA 19134
PH: (215) 261-2443
WWW.DS-USA.COM

4641 TRULAND BLVD
MILWAUKEE, WI 53009
PH: (414) 753-7473
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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)	CHAMBER STORAGE	MINIMUM INSTALLED STORAGE*	WEIGHT
77.0" X 45.0" X 86.0"	109.9 CUBIC FEET (3.11 m³)	175.0 CUBIC FEET (4.98 m³)	134 lbs.
1956 mm X 1143 mm X 2184 mm			

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	END CAP STORAGE	MINIMUM INSTALLED STORAGE*	WEIGHT
75.0" X 45.0" X 22.2"	14.9 CUBIC FEET (4.26 m³)	45.1 CUBIC FEET (12.8 m³)	49 lbs.
1905 mm X 1143 mm X 564 mm			

*ASSUMES 12" (305 mm) STONE ABOVE, 6" (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)	23.36" (594 mm)	---
MC3500IEPP15B	---	---	1.50" (38 mm)
MC3500IEPP18TC	---	20.03" (509 mm)	---
MC3500IEPP18TW	---	---	---
MC3500IEPP18BW	---	---	1.77" (45 mm)
MC3500IEPP24TC	---	14.48" (368 mm)	---
MC3500IEPP24TW	---	---	---
MC3500IEPP24BC	---	---	2.06" (52 mm)
MC3500IEPP24BW	---	---	2.75" (70 mm)
MC3500IEPP30BC	---	---	---

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST.

INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 16-48" (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 JEPSON AUTO
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JEPPSON AUTO
EAGLE MOUNTAIN, UTAH
STORMTECH DETAILS

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ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
www.focusuh.com

PROFESSIONAL ENGINEER
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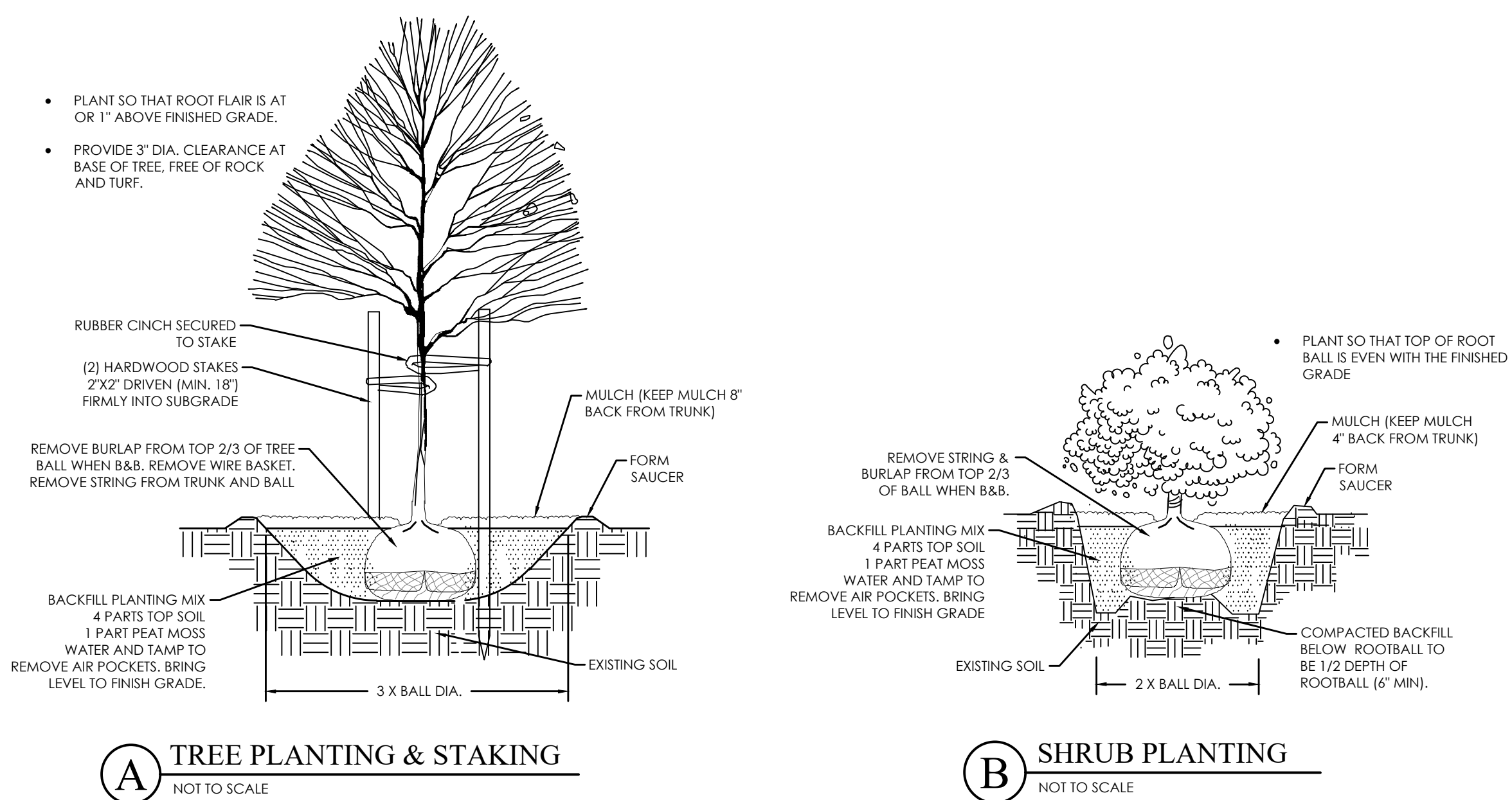
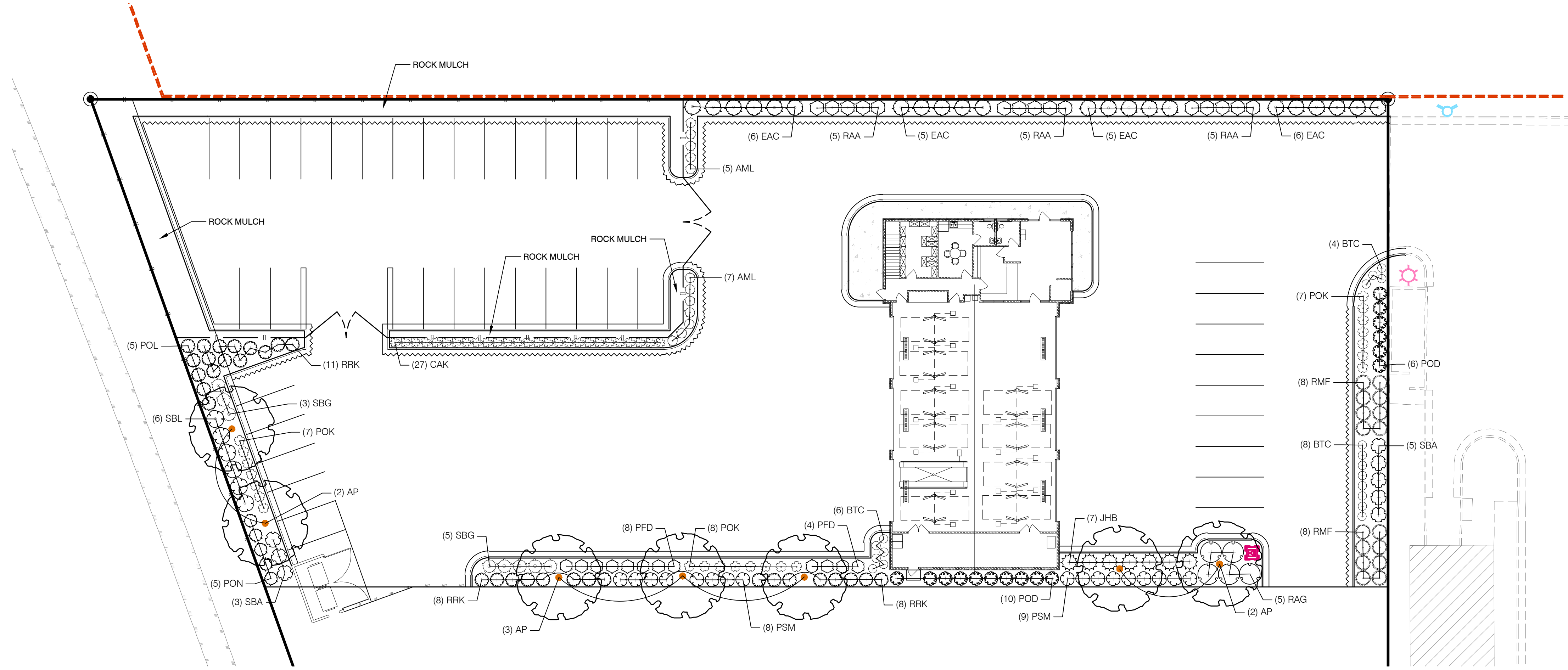
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STORMTECH DETAILS

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Date: 5/14/2021 Job #: 21-0071
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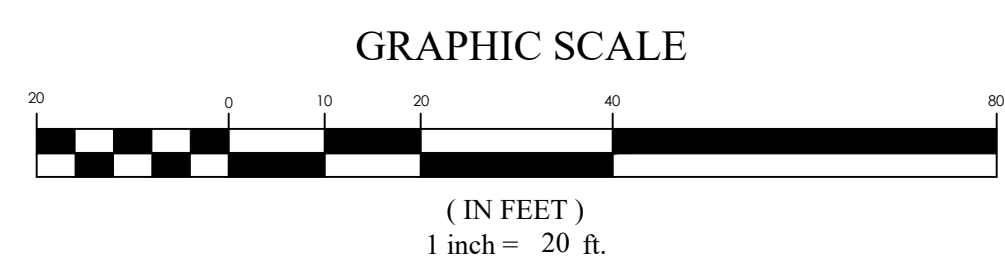
PLANT SCHEDULE

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	4x3' (Waterwise)
BTC	Berberis thunbergii 'Concorde'	Concorde Japanese Barberry	2 gal.	18	2x3'
EAC	Euonymus alatus 'Grove Compactus'	Grove Compact Burning Bush	5 gal.	22	6x7'
JHB	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	2 gal.	7	1'x8' (Waterwise)
PSM	Philadelphus x 'Snowbelle'	Snowbelle Mock Orange	5 gal.	17	3x4' (Waterwise)
POL	Physocarpus opulifolius 'Donna May' TM	Little Devil Ninebark	5 gal.	5	4x4' (Waterwise)
POD	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	5 gal.	16	4x4' (Waterwise)
PON	Physocarpus opulifolius 'Nugget'	Nugget Ninebark	5 gal.	5	4x4' (Waterwise)
PFD	Potentilla fruticosa 'Dakota Sunspot'	Dakota Sunspot Bush Cinquefoil	2 gal.	12	3x3' (Waterwise)
RAG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	5	2'x7' (Waterwise)
RAA	Ribes alpinum	Alpine Currant	5 gal.	15	5x5'
RMF	Rosa x 'Meipsidue' Fire Meidiland	Fire Red Meidiland Rose	5 gal.	16	2x5'
RRK	Rosa x 'Red Knock Out'	Red Knock Out Rose	5 gal.	27	3x4'
SBA	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Bumald Spiraea	5 gal.	8	4x4'
SBG	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	2 gal.	8	3x3'
SBL	Syringa x 'SMSJBP7' 'Bloomerang'	Bloomerang Dark Purple Lilac	5 gal.	6	5x5'
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.



JEPPESON AUTO
EAGLE MOUNTAIN, UTAH
LANDSCAPE PLAN

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EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JUNE 8, 2021

TITLE:	PUBLIC HEARING - The District at Eagle Mountain Town Center (Rezone)		
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:

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.

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:

ATTACHMENTS:

[Vicinity Map](#)

[Rezoning Exhibit](#)

Vicinity Map

