



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

April 23, 2024, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. Discussion Items

- 1.A [DISCUSSION - Granite Credit Union Concept Plan](#)
[Granite Credit Union Concept Plan.pdf](#)

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 April 9, 2024 Planning Commission Minutes
[04.09.2024 PC DRAFT Minutes](#)

5. Status Report

6. Action and Advisory Items

- 6.A [City Code Cleanup](#)
Recommend approval of code amendment.
[EMMC Code Cleanup - City Manager - Land Use Regulation.rtf](#)
- 6.B [ACTION ITEM/PUBLIC HEARING - Code Amendment to EMMC 17.80 Regarding Electronic School Signs](#)
Planning Commission review of a request to amend EMMC 17.80 to allow schools to have electronic message centers/reader boards incorporated into wall signs, to adjust school monument sign allowances, and to allow athletic facility signs.
[EMMC 17.80 - Electronic Signs Code Amendment Draft](#)
- 6.C [ACTION ITEM - Oquirrh Mountain Stake Church - Preliminary Plat/Site Plan located off 7000 N Pony Express Parkway \(County Parcel #58:048:0077\) and the continuation of E Oquirrh Mountain Parkway \(County Parcel #58:048:0078\)](#)
[Oquirrh Mountain Ranch - Site Drawings Revision 02.pdf](#)
[Site Elevations updated.pdf](#)
- 6.D [ACTION ITEM - Firefly NPA 8 Phase A Plats 4 & 5 - Site Plan\(s\)](#)

Planning Commission public hearing review of a request by Candlelight Homes for (Master) Site Plan Approval for Firefly NPA 8 Phase A Plat areas 4 & 5; said plan(s) consisting of 49 total townhouse building lots on 5.1 total acres of land (9.60 du/a) within the Firefly Master Planned Community located in the southwest area of the City near SR-73 and Pole Canyon Blvd. on, and over, parcel number(s) 59:052:0021

[Site Plan_A4 & A5](#)

[Design Package_NPA 8 Phase A Plat 4 & 5](#)

[Updated Landscape Plans_NPA 8 Phase A Plat 4 & 5](#)

[Community Plan](#)

6.E [ACTION ITEM - Pinnacles Multi-Unit - Preliminary Plat](#)

The Applicant has asked for additional time to make additional revisions/corrections to the Pinnacles plat. Accordingly, this matter should be tabled to the Planning Commission's next available meeting of May 14th.

6.F [ACTION ITEM - Clearview Estates LDS Seminary - Rezone](#)

Planning Commission review of a Staff sponsored Rezone request pertaining to property at 1215 E Harmony Way. It is proposed that the property be rezoned from "Tier 1 Residential" to "R1", to facilitate construction of an LDS religious seminary building on the site.

[LDS Seminary Vicinity Map and Clearview Estates Plan Maps](#)

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.



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
APRIL 23, 2024

TITLE: DISCUSSION - Granite Credit Union Concept Plan

ITEM TYPE: Discussion

APPLICANT: Gerrit Timmerman

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Caden Lyon, Planning

BACKGROUND:

Lynn Davies with CORE Architecture, LLC is the Project Manager for a potential future Credit Union to be built in Lot 1 of the Allgood Subdivision, located west of the Maverick found at the intersection of SR-73 and Ranches Pkwy. The property is in a current commercial zone according to EMMC, which is Commercial Community (CC).

ITEMS FOR CONSIDERATION:

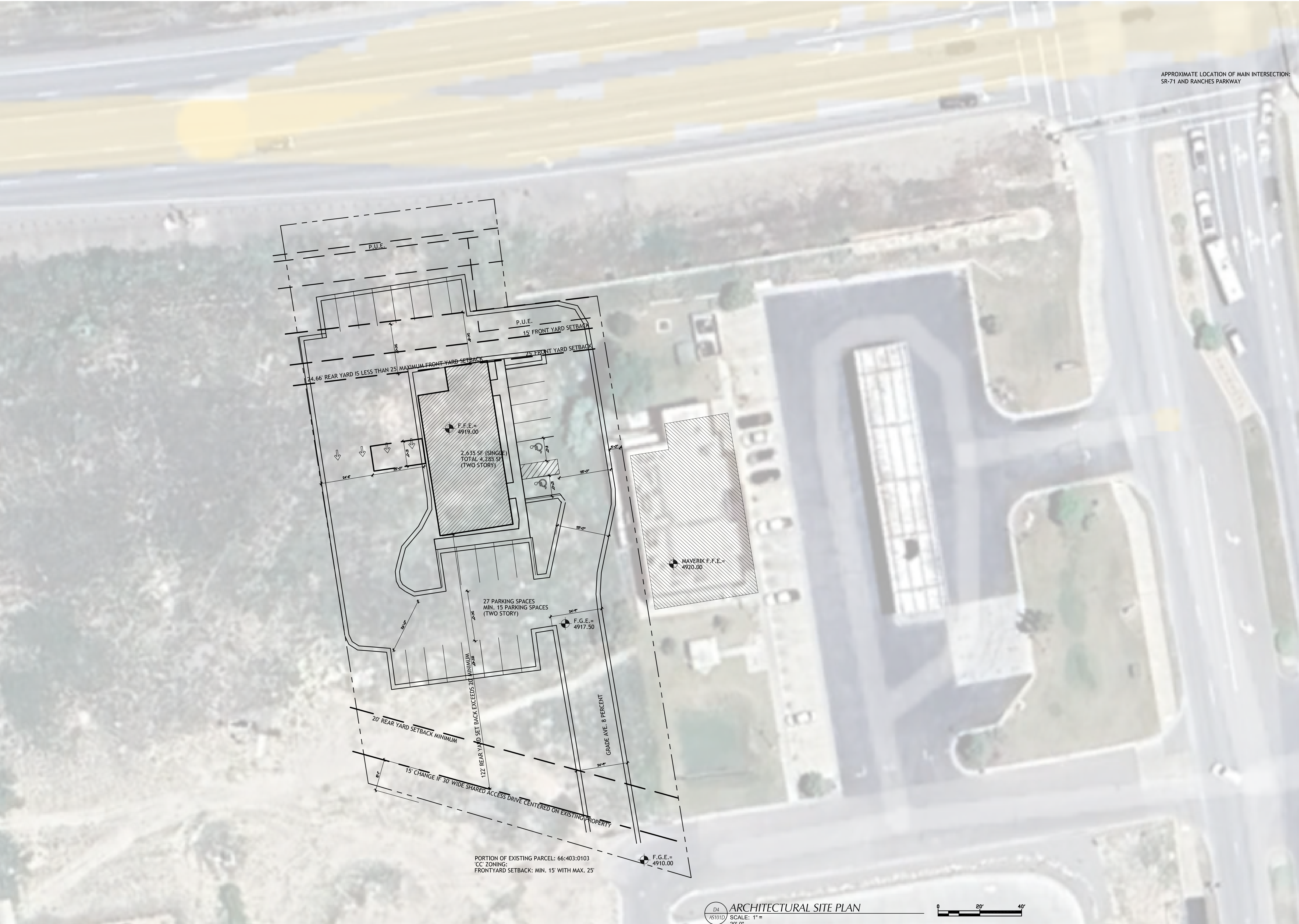
REQUIRED FINDINGS:

Access to the site requires turning onto Ranches Pkwy and then entering a private road south of Maverick to then turn right and access the site. The CC zone requires that buildings meet certain setback requirements, including a front setback requirement of 10' ft minimum and 25' maximum from the property line. The applicant is wanting to place a large amount of its parking on the south side of the site, and locate the building towards the north property line, making it the front of the site. This is for exposure purposes with the amount of vehicle traffic traveling on SR-73. If this is allowed, then the current site plan the applicant has proposed meets setback requirements of the CC zone.

RECOMMENDATION:

ATTACHMENTS:

[Granite Credit Union Concept Plan.pdf](#)



NOT FOR
CONSTRUCTION

PROJECT NAME AND ADDRESS

GRANITE CREDIT UNION
EAGLE MOUNTAIN, UT

TBD VERIFIED
EAGLE MOUNTAIN - UTAH - 84005

REVISIONS	
DESCRIPTION	DATE

PROJECT INFORMATION	
DATE:	04/08/24
PROJECT #:	22-026
PA / PM:	LKD
PIC:	GWT

SHEET TITLE

SITE FIT

THIS DRAWING SET IS INTENDED
TO BE PRINTED IN COLOR

SHEET TITLE

ARCHITECTURAL
SITE PLAN

SHEET NUMBER

AS101



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

April 9, 2024, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Rod Hess, Robert Fox, Brent Strong, and Craig Whiting; and Alternate Commissioner Bryan Free.

CITY STAFF PRESENT: Brandon Larsen, Planning Director; Marcus Draper, City Attorney; Chris Trusty, City Engineer; Todd Black, Wildlife Biologist/Environmental Planner; David Stroud, Senior Planner; and Elizabeth Fewkes, Recording Secretary.

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

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

1. Discussion Items

1.A. DISCUSSION – ACEC (AREAS OF CRITICAL ENVIRONMENTAL CONCERN)

Wildlife Biologist/Environmental Planner Todd Black presented the item and explained that given recent attempts with the Bureau of Land Management (BLM) and School and Institutional Trust Lands Administration (SITLA) to trade parcels in Eagle Mountain, staff is considering options to add additional layers of protection on certain parcels within the City. An Areas of Critical Environmental Concern (ACEC) designation would help to accomplish this goal. The lands under consideration fall outside of the Army Compatible Use Buffer (ACUB) area surrounding Camp Williams. ACECs are public land units that require special management to safeguard important and relevant values. ACECs can protect important resources, unique scenic landscapes, and people and property from hazards on public lands. ACECs are proposed and evaluated through land use planning utilizing the best available information and extensive public involvement to determine how the ACECs are managed. The program would only apply to BLM land.

A map illustrating the City boundaries and areas of environmental concern on BLM land within City limits was presented and discussed during the meeting.

Discussion ensued regarding the protections provided by and the process for application and qualification for an ACEC designation.

Commissioner Allen adjourned the work session at 5:45 p.m.

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

Commissioner Allen called the policy session to order at 6:30 p.m.

2. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. March 26, 2024 Planning Commission Minutes

MOTION: *Commissioner Hess moved to approve the March 26, 2024 minutes. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

5. Status Report

Planning Director Brandon Larsen reviewed the planning items discussed and voted upon during the April 2, 2024 City Council meeting.

6. Action and Advisory Items

6.A. ACTION ITEM – Election of a Planning Commission Chair and Vice-Chair

MOTION: *Commissioner Fox moved to appoint Jason Allen as the Planning Commission Chairman for 2024. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

MOTION: *Commissioner Hess volunteered to serve as the Planning Commission Vice Chairman for 2024. Commissioner Allen seconded the appointment.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

6.B. ACTION ITEM/PUBLIC HEARING – Pinnacles Multi-Family Preliminary Plat

This item was removed from the agenda at the request of the applicant.

Commissioner Allen opened the public hearing at 6:36 p.m.

MOTION: *Commissioner Allen moved to table the Pinnacles Multifamily Preliminary Plat, place the item on the April 23, 2024 Planning Commission agenda, and continue the public hearing. Commissioner Whiting seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

6.C. ACTION ITEM/PUBLIC HEARING – Mountainland Supply Site Plan at 800 E. Split Rock Drive

Senior Planner David Stroud presented the item. The General Plan designation for the property is Employment Center/Campus and the zoning is Light Manufacturing/Distribution. The north elevation will face the road. Since the previous review by the Planning Commission during the March 12, 2024 work session, the applicant has added two cement siding elements to the south and west sides of the building increasing the number of panels from one to three on each elevation.

Staff recommends the Planning Commission discuss the site plan and forward a recommendation to the City Council of approval or denial.

Applicant representative, Matt Cook the project manager for the site plan, explained that in addition to the extra panels, they've added more articulation with popouts and trim. They estimate that the metal paneling will be less than 30% of the material which they believe meets the Municipal Code requirement for metal to only be used as an accent. He showed the Commissioners a Hardie plank panel sample planned to be used as one of the materials on the building. He said that the metal panels would look similar to shiplap rather than standard corrugated metal panels; unfortunately, he was unable to obtain a sample of that material to show the Commission. Stone wainscoting has been added along the frontage of the building. The reason for the use of metal is due to cost. The building has two entrances, one for patrons and one for suppliers.

Commissioner Allen opened the public hearing at 6:49 p.m. As there were no comments, he closed the hearing.

Mr. Stroud noted that Eagle Mountain Municipal Code 17.35.050(B) includes the provision, "It is recognized that the function and use of buildings used for light manufacturing or unique uses may dictate the style and other appearance of the structure. In these cases strict adherence to the provisions of this chapter may not be advisable or possible, at the discretion of the approval authority."

Discussion considered the longevity, appearance, and value of a building with the materials as proposed.

Commissioner Allen expressed concern that the amount of metal on the elevations exceeds the allowance of the material to be used as an accent and that allowing the proposal would set a precedence that would impact the tone of other development in the area.

MOTION: *Commissioner Strong moved to recommend denial to the City Council of the site plan for Mountainland Supply. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Robert Fox	No
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a vote of 4:1.

Discussion considered the percentage of metal used on the building and whether cement tilt-up buildings are allowed in Municipal Code. Staff will research whether tilt-up buildings are permitted and will report back to the Commission.

Commissioner Fox clarified that he voted against denial because the applicant has made efforts to meet the aesthetic desired by the City. He feels the building does not look like an industrial building and the appearance of the building can be preserved through proper care and maintenance and Municipal Code allows for discretion in approvals for buildings used for light manufacturing.

6.D. ORDINANCE/PUBLIC HEARING – CODE AMENDMENTS TO EMMC TITLE 15 CONSTRUCTION STANDARDS

City Engineer Chris Trusty presented the item and reviewed proposed amendments to Eagle Mountain Municipal Code to revert streetlight spacing to previous standards that had unintentionally been altered during a recent amendment and to make additional changes as detailed below:

- 15.10 Street Light Spacing
 - o Local street minimum spacing 250 feet; maximum spacing 350 feet
 - o Arterial and collector 150 feet; maximum 250 feet
- 15.35 Water
 - o Change details to reference current Eagle Mountain standards to prevent those sections from needing to be updated in association with future code amendments
 - o Fire hydrant maximum spacing 500 feet
- 15.45 Sewer
 - o Changes remove the option to install a concrete sewer pipe and will only allow for polyvinyl chloride (PVC) or high-density polyethylene (HDPE) materials unless approved otherwise
 - o Sewer manholes maximum spacing 400 feet to facilitate maintenance
 - o Removes the option for wet well sewer lift station design and restricts construction of lift station if gravity flow can be provided
 - o Clarifies that septic waste cannot be disposed of at the City wastewater treatment facility
- Standard Details
 - o Eagle Mountain has adopted American Public Works Association (APWA) construction standards and details unless otherwise modified
 - o Details are intended to provide a visual of standards already adopted in Municipal Code

Mr. Trusty stated that to his knowledge, septic waste has not been disposed of at the City's sewer facility in the past and the inclusion is to clarify that it is prohibited.

Commissioner Allen opened the public hearing at 7:13 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Strong moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code Title 15 Construction Standards. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

7. Discussion Items

None.

8. Next Scheduled Meeting

Commissioner Allen stated that he will not be in attendance at the April 23, 2024 meeting.

9. Adjournment

MOTION: *Commissioner Fox moved to adjourn at 7:19 p.m. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

The meeting was adjourned at 7:19 p.m.

Approved by the Planning Commission on April 23, 2024.

Brandon Larsen
Planning Director

DRAFT



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
APRIL 23, 2024

TITLE: City Code Cleanup

ITEM TYPE: Ordinance

APPLICANT: Staff

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Marcus Draper, Admin

BACKGROUND:

On April 2nd, the City Council repealed and replaced Eagle Mountain Municipal Code Chapter 2.16. In doing so, the City Council changed the title of the City Administrator to City Manager. This code amendment would replace City Administrator with City Manager in the definitions section of EMMC Title 17.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

Approve code amendment.

ATTACHMENTS:

[EMMC Code Cleanup - City Manager - Land Use Regulation.rtf](#)

17.10.030 Definitions.

“Abandonment” means to cease or discontinue a use or activity for one year without intent to resume, but excluding temporary or short-term interruptions to a use or activity during periods of remodeling, maintaining, or otherwise improving or rearranging a facility, or during normal periods of vacation or seasonal closure.

“Accessory dwelling unit (ADU)” is an independent habitable living unit, with a kitchen, bath facilities, and its own entryway, which is (1) within or attached to an owner-occupied single-family residential dwelling, or (2) within a separate detached accessory structure, or above a detached garage, on a single-family lot. Does not include motor homes, fifth-wheels, travel trailers, campers, or other housing units on wheels.

“Accessory structure or building” means a subordinate structure detached from but located on the same lot as the principal structure, the use of which is incidental and accessory to that of the principal structure.

“Accessory use” means a use that (1) is clearly incidental to and customarily found in connection with a principal or main use; (2) is subordinate to and serves a principal or main use; (3) is subordinate in extent, area, or purpose to the principal or main use; (4) is located on the same lot as the principal or main use; and (5) contributes to the comfort, convenience, or necessity of occupants, business, or industry of the principal or main use. Home businesses shall be considered an accessory use. Accessory uses may occur within a principal structure and shall not necessarily take place in an accessory structure.

“Active recreation areas” means areas of the landscape dedicated to active recreation where lawn may be used as the playing surface (e.g., sports fields and play areas).

“Adjacent” or “adjoining” includes all lots or parcels that directly border the lot or parcel on which a development is proposed, and all lots or parcels separated from that lot or parcel by only a public or private easement or right-of-way, including streets and irrigation canals.

“Affected entity” means a county, municipality, independent special district under Title 17A, Chapter 2, Utah Code Annotated 1953, Independent Special Districts; local districts under Title 17B, Chapter 2, Utah Code Annotated 1953, Local Districts; school districts, interlocal cooperation entities established under Title 11, Chapter 13, Utah Code Annotated 1953, Interlocal Cooperation Act; specified public utilities, or the Utah Department of Transportation if: (1) the entity’s services or facilities are likely to require expansion or significant modification because of an intended use of land; (2) the entity has filed with the municipality a copy of the entity’s general or long-range plan; or (3) the entity’s boundaries or facilities are within one mile of land which is the subject of a general plan amendment or land use ordinance change.

“Agricultural use” means the use of a tract of land for growing crops in the open, dairying, pasturage, horticulture, floriculture, general farming uses and necessary accessory uses, including the structures necessary for carrying out farming and ranching operations and the residence of the person who owns or operates the farm, and the family thereof; provided, however, such agricultural use shall not include: the raising or keeping of fur-bearing animals, or the operation of commercial stockyards, or feed yards, slaughterhouses, rendering facilities, or concentrated animal production operations such as hog or poultry farms.

“Alley(way)” means a publicly dedicated and platted public thoroughfare not classified as a street, typically used to provide access to the rear or side yards of a property. The allowed or required dimension(s) for an alley is provided in this code.

“Alluvial fan” means an outward spreading, gently sloping mass of alluvium deposited by a stream, especially in an arid or semiarid region where a stream issues from a narrow canyon onto a plain or valley floor. Viewed from above it has the shape of an open fan, the apex being at the canyon mouth.

“Animal care service” means a commercial or nonprofit facility providing medical or surgical treatment, clipping, bathing or other services, including incidental boarding to dogs, cats, and other animals. Typical uses do not include kennels, short-term pet sitting, or hobby breeding; these uses shall comply with Chapter 6.05 EMMC.

“Appeal authority” means a person, board, commission, agency, or other body designated by ordinance to decide an appeal of a decision of a land use application or variance.

“Application” means an application required by this title or EMMC Title 16.

“Art gallery” means an establishment engaged in the sale, loan or display of paintings, sculpture or other works of art. This term does not include libraries or museums.

“Asphalt and concrete production” means the production of asphalt and/or concrete in one or more plants, including, but not limited to, batch plants, together with the excavation and storage of rock, sand, gravel, and other materials used in the production of asphalt and/or concrete. This term shall include the presence and operation of rock crushers, screens, shredders and other earth and plant sorting, moving, processing, and grading equipment and buildings, facilities and storage yards used to mix asphalt and concrete products.

“Assisted living facility” means a residential facility, licensed by the state of Utah, with a home-like setting that provides an array of coordinated supportive personal and healthcare services, available 24 hours per day, to residents who have been assessed under Utah Department of Health or the Utah Department of Human Services rules to need any of these services and who have a service plan based on the assessment, which may include: specified services of intermittent nursing care; administration of medication; and support services promoting residents’ independence and self-sufficiency. An assisted living facility does not include a residential facility for persons with a disability or an adult day care provided in conjunction with a residential facility for elderly persons or a residential facility for persons with a disability.

“Auditorium” means a multi-purpose assembly facility that is designed to accommodate conventions, live performances, trade shows, sports events and other similar public events.

“Auto service, major” means an establishment engaged primarily in the repair or maintenance of motor vehicles, trailers and similar large mechanical equipment, including paint, body and fender, and major engine and engine part overhaul, provided it is conducted within a completely enclosed building.

“Auto service, minor” means an establishment engaged primarily in the repair or maintenance of motor vehicles, trailers and similar large mechanical equipment, including brake, muffler, upholstery work, tire repair and change, lubrication, tune-ups and transmission work, provided it is conducted within a completely enclosed building.

“Automobile gas station” means an establishment for the retail sale of automotive fuels and lubricants and at which no vehicle repair or maintenance service is offered. Such an establishment may offer for retail sale other convenience items such as food, and may also include a car wash.

“Automobile, truck, recreational vehicle and equipment sales or rental” means sales or rental of both new or used motor vehicles and equipment from indoor or outdoor areas, but not to include nonserviceable or junk vehicles or equipment.

“Bank” means a business principally involved in the lending, borrowing, exchanging, issuing or safeguarding of money, under charter from an agency of the state of Utah or the United States.

“Bar” or “tavern” means a business principally involved in the sale of alcoholic beverages under license from the city and the state of Utah.

“Bed and breakfast facility” means a limited commercial activity conducted within a structure, which includes dining and bathroom facilities with sleeping rooms, on a residential scale for short-term guest rental. This definition will typically involve overnight accommodations, limited food services, parking facilities and open space in a natural setting.

“Berm” means a wall or landscaped bank of raised earth or stone that creates a ridge or embankment.

“Block” means the distance along any given road frontage between two intersections with three or more connecting links.

“Buildable land” means any land suitable for development or construction of any building or structure, and all other land not classified as unbuildable land. For the purposes of calculating improved open space acreage requirements, buildable land shall include all land incorporated within the boundaries of any lot.

“Buildable lot area” means that portion of a building lot not included within any required yard setbacks, public utility easement, or open space within which a main building may be located.

“Building” means any structure used or intended for supporting or sheltering of any use or occupancy.

“Building official, city” means the employee, contractor, individual or firm responsible for all building construction plan reviews, inspection of all building construction, enforcement of the city’s adopted building codes and policies and any other responsibilities required by the city relating to the construction of buildings.

“Car wash” means a facility engaged in cleaning or detailing motor vehicles, including cars, passenger trucks, and recreational vehicles, whether self-service, automatic or by hand. A car wash may be an accessory use to an automobile gas station or convenience store, or it may be a principal use on the lot.

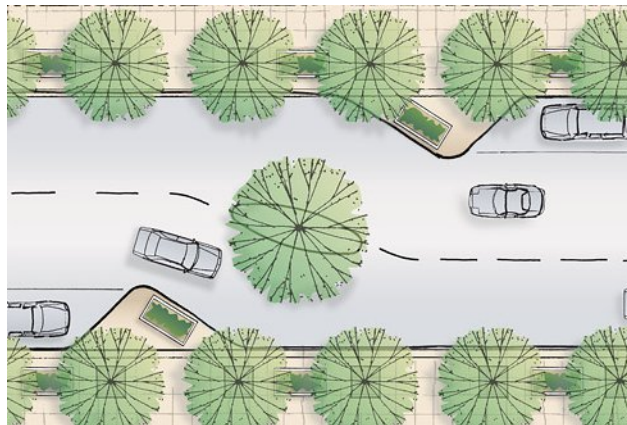
“Caretaker dwelling” shall mean an accessory use where a caretaker is permitted to reside on site at the place of business for which they are charged to look after. The caretaker dwelling shall include cooking, sleeping, and sanitation facilities.

Certificate of Occupancy. A certificate of occupancy is issued upon the completion of a building and any accompanying improvements required by the city and its ordinances.

“Character” means the aggregate of all features and traits that form the individual nature of a person or thing.

“Check cashing and deferred deposit lender” means an organization involved in the providing of loans or consideration to customers in exchange for personal property, such as property titles or personal checks. Such services shall include check cashing businesses licensed and/or defined by the state pursuant to the Check Cashing Registration Act, car title loan businesses, deferred deposit loan businesses, and businesses of a similar nature offering such services as a primary function. The term “financial service” shall not include fully automated standalone services, such as automated teller machines, nor those used and defined herein as “bank.”

“Chicane” means a series of narrowings or curb extensions that alternate from one side of a street to the other forming S-shaped curves.



“Church” means a place of worship, synagogue, temple, mosque or other place of religious worship, including any accessory use or structure used for religious observances.

“City” means Eagle Mountain City, Utah.

“City council” means Eagle Mountain’s elected and governing body.

“Clear vision triangle” means a clear line of sight provided at intersections by delineating triangular areas adjacent to all intersections, within which no parking, building, structure, berm, or landscaping over three feet in height above the street shall be permitted. Single-trunk trees may be planted within such areas, but only where the tree will be pruned to eliminate all branches and foliage below eight feet. Driveways are prohibited within the clear vision

triangle of local streets unless there is no other feasible placement of a driveway on a lot. Clear vision triangles may not be required if an approved chain link or other non-sight-obscuring fence is used. See Chapter 17.60 EMMC for more information.

“Cluster home” means a detached home that is generally located on a small lot or clustered near other detached homes with common open space between the homes. A cluster homes development will generally include a park, courtyard, or additional improved open space within the development. These are sometimes referred to as patio homes.

“Commercial riding arena” means commercial roping or other equestrian events and riding arenas (unlighted), as well as commercial roping and riding arenas and other equestrian events (lighted) which may or may not be totally enclosed within a structure.

“Communication facility” means a tower or structure used for transmitting a broadcast signal or for receiving a broadcast signal (or other signal) for retransmission.

“Community recreation center” means a place, structure, area or other facility used to provide social and recreational programs generally open to the public and designed to accommodate and serve some segment of the community.

“Compatible” or “compatibility” means consistent with, harmonious with, similar and complementary to the use and/or function of natural systems and/or existing land uses in an area.

“Concept plan” means a pre-application opportunity for the city manager and the planning commission to be made aware of an impending development proposal and for the developer to be made aware of possible issues and questions, as well as the applicable requirements of this title. Concept plans are not approved or denied, but are intended to only identify and raise relevant issues related to the proposed development.

Conditional Use. A conditional use allows certain structures in zones which may be acceptable under special conditions and in specific locations within the zoning district. Conditional uses require a special permit that is approved subject to the use meeting standards contained in this title.

“Conditional use permit” means a permit granted by the city that allows a use identified as requiring conditional use approval in the zoning district regulations or elsewhere in this title.

“Condominium” means a single unit in a multi-unit project or structure which is separately owned, which may be combined with an undivided interest in common areas and facilities of the property, and subject to the Utah Condominium Ownership Act.

“Conference center” means a facility designed for conventions, conferences, seminars, product displays, recreation activities, and entertainment functions, along with accessory functions including temporary outdoor displays, and food and beverage preparation and service for on-premises consumption.

“Connectivity index” means a ratio of roadway links and nodes that serve as a metric for measuring the level of connectivity.

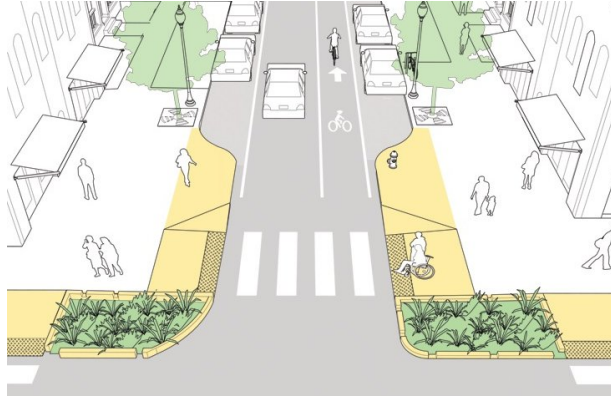
“Constrained land” means all land with a slope greater than 25 percent or encumbered by floodplains.

“Construction office trailer” means a mobile home, travel trailer, truck trailer, or other temporary structure used as an office in conjunction with a construction project.

“Corner lot” means any lot that is bordered by more than one street where such streets are not parallel.

“Culinary water authority” means the person, department, agency, or public entity with responsibility to review and approve the feasibility of the culinary water system and sources for the subject property.

“Curb extension” means a traffic calming measure, primarily used to extend a sidewalk, reducing the crossing distance for pedestrians.



“Day care center, adult” means a nonmedical facility for the daytime care of adults who, due to advanced age, disability or impairment, require assistance and/or supervision during the day.

“Day care center – child, large” means an establishment providing care and maintenance to 50 or more children separate from their parents or guardians, and as licensed by the Office of Licensing of the Utah State Department of Human Services.

“Day care center – child, small” means an establishment providing care and maintenance to more than 12, but fewer than 50, children separate from their parents or guardians, and as licensed by the Office of Licensing of the Utah State Department of Human Services.

“Day care establishment – family, child” means an establishment providing care and maintenance to four or more, but fewer than 12, children separate from their parents or guardians, and as licensed by the Office of Licensing of the Utah State Department of Human Services to be provided within a single-family residence.

“Degree of nonconformity” means the measured extent to which an existing use or building fails to comply with a requirement of this title. For example, the degree of nonconformity of a parking lot that has four spaces, but serves a commercial use requiring nine, is five parking spaces. No change in the nonconforming use that would reduce the number of parking spaces could be permitted, because that would increase the degree of nonconformity.

“Density” means the gross number of dwelling units per acre. Gross acreage includes the entire development (roads, neighborhood parks and squares, neighborhood commercial centers, etc.). “Density” is not synonymous with “lot size.”

“Development” means any activity or construction, excluding normal agricultural activities, that changes the basic character or use of the land, including the division of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any regulated mining, excavation, landfill, or substantial land disturbance; and any use or extension of the use of land. The following operations or uses shall not be taken to be development for the purposes of this title:

1. Work by a highway or road agency for the maintenance of a road, if the work is carried out on land within the boundaries of the right-of-way;
2. Utility installations;
3. Landscaping for residential uses; and
4. Work involving the maintenance of existing landscaped areas and existing rights-of-way such as setbacks and other planted areas.

“Development agreement” means a form of contract between city and developer that establishes in detail the specific improvements required for some development approvals and which may contain other requirements on which the approval is conditioned. They may also vest certain additional rights with the developer or the city.

“Development density area acreage” means the total (gross) acreage of the development density area and approved project improvements.

“Drive-through service” means a feature or characteristic of a use involving sales or products or provision of services to occupants in vehicles, including drive-in or drive-up windows, that allows customers to transact business or receive services or goods while remaining in their motor vehicles.

“Drought-resistant grasses” means grasses that, once established, will require limited or no regular irrigation for adequate appearance, growth, and disease resistance.

“Earth products extraction” means the extraction and removal of sand, gravel, topsoil, and other earth products from underground mines or open pits. This term shall include the presence and operation of rock crushers, screens, shredders and other earth and plant sorting, moving, processing, and grading equipment and stockpiles, waste dumps, buildings, facilities and storage yards used in and relating to the extraction and removal of earth products.

“Electronics repair shop” means a use engaged in repair of household electronic items and appliances.

“Engineer, city” means the employee, contractor, individual or firm responsible for all municipal engineering activities including, but not limited to, design of public infrastructure, construction inspection of public infrastructure, long-range capital infrastructure planning, design and construction review services and any other responsibilities required by the city.

“Equestrian center” means (1) an establishment engaged in the boarding, feeding, or general care of horses or other large animals for personal or commercial purposes, and (2) includes uses such as agriculturally oriented gatherings, assemblies and shows, and the sale of feed, tack and other agricultural products.

“Equine assisted therapy center” means an outpatient facility that offers therapeutic equestrian riding, equine-assisted services, and equine-facilitated therapeutic services, and may offer licensed clinical therapy services.

Existing. The term “existing” is used to indicate a parcel of land, use, or building that was in existence on the effective date of the ordinance codified in this title.

“Family” is defined as follows:

1. One or more persons related by blood, marriage, adoption or legal guardianship, including foster children, living together as a single housekeeping unit in a dwelling unit; or
2. A group of not more than four persons not related by blood, marriage, adoption, or legal guardianship living together as a single housekeeping unit in a dwelling unit; or
3. Two unrelated persons and their children living together as a single housekeeping unit in a dwelling unit.

The term “family” shall not be construed to mean a club, group home, lodge, fraternity/sorority house or shelter.

“Fence” means a type of upright linear structure that serves as a barrier and/or boundary and is customarily used to mark a property boundary and/or to control access to/from a property, serve as a sight or protective screen or as a decorative element. Fences are made of varying materials and in varying styles. Common subtypes (with sample pictorial representations) include as follows:

“Board” means a fence that is mainly or wholly comprised of vertically arranged boards (often cedar wood) abutted together in a row.



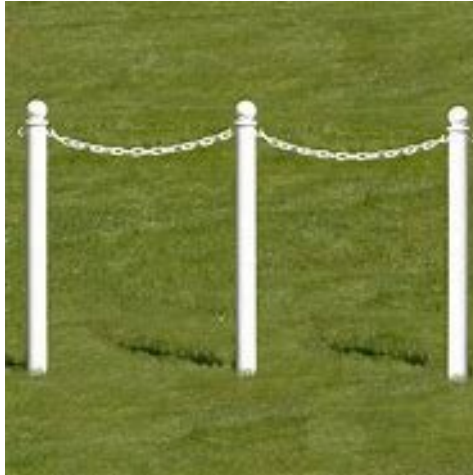
“Board-on-board” (aka “shadowbox”) means a fence with alternating vertical boards over horizontal structures that give the fence a finished look on both sides.



“Chain-link” or “cyclone” means any fence that is constructed out of some type of woven wire fence, typically with a minimum gauge ranging from nine to 11.



“Chained fencing” means lengths of chain (usually heavy gauge) suspended between support poles/bollard or columns.



“Decorative” means any fence not specifically established to curtail access through or past the same. Decorative fences shall not include any form of chain link material.



“Gabion basket” means a wire mesh wrapped column of rock, usually river rock or similar materials to form an effectual basket.



“Lattice” means an open framework made of strips of wood or similar material overlapped or overlaid in a regular crisscross or decorative pattern.



“Non-site-obscuring” means a fence (e.g., picket, chain-link, solid fence with partial wire or lattice composition) that allows some view through the same.



“Ornamental” means wrought iron, tubular aluminum, or other decorative metal fence.



“Picket” means a fence with in-line boards with gaps between the same. Typically, the gaps are the same width as the boards and the boards are usually arranged vertically.



“Privacy screen, residential” means a type of fence or curtain wall placed on a property (typically along a patio, deck, courtyard, or swimming pool) not as a fence but rather a barrier to facilitate enhanced privacy or view screening on a property. Screens in this title are treated as a form of accessory structure instead of a fence, and are subject to accessory structure code standards.



“Site-obscuring” means a fence (e.g., board or vinyl) or wall that by its construct inhibits viewing through or past the same.

“Split-rail” means a fence typically featuring two or three cross-members between posts or supports.



“Vinyl” means a fence that is mainly or wholly comprised (typically) of vertically arranged vinyl panels abutted together in a row.



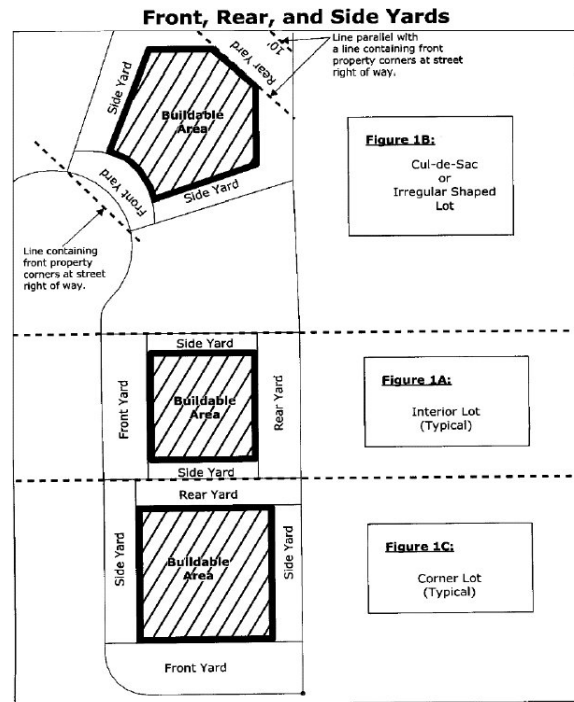
“Wire fencing” (aside from chain-link) means a fence comprised of strands of wire laced in varying ways. Such definition includes the following subtypes: barbed, chicken, hog, welded, hardware cloth, poultry netting, garden fence mesh or similar. Wire fencing may also include types of electric fencing. When a type of wire fencing is noted in this code, it shall refer to the common type available for sale commercially.



“Final plat” means a drawing recordable under the provisions of the Utah Code.

“Floor area ratio” means the total floor area of a building, including all floors, divided by the total lot size.

“Front yard” means any property extending across the full width of a lot from the front line of the lot to the nearest wall of the main building situated on the lot including but not limited to landscaping and driveway(s).



“Garden center” means an establishment for the growing, cultivation, storage, or sale of plants, flowers, trees, shrubs, garden plants, bushes, landscaping materials, or similar plantings, including materials, tools, implements, equipment, and packaged substances for the maintenance and care of such plantings intended for ornamental, garden, or landscaping purposes. Typical uses include greenhouses, plant and tree nursery, permanent tree lots, and garden supply stores. Typical uses do not include sod farms, storage sites for landscaping materials or cannabis production facilities.

“Garden court” means a detached housing development consisting of a courtyard or park surrounded on two or three sides by homes. These homes are generally facing/fronting the courtyard, are located on small lots or areas of common open space, and are accessed from a residential alley behind the homes.

“General plan” means the comprehensive, long-range strategic future development plan for the city, which includes elements such as future land uses, transportation, housing, parks and open space.

“Group home” means a residential facility established as a single housekeeping unit and shared by no more than eight unrelated persons, exclusive of staff, who require assistance and supervision. A group home is licensed by the state of Utah and provides counseling, therapy and specialized treatment through this temporary living arrangement, along with habilitation or rehabilitation services for physically or mentally disabled persons. See Chapter 17.75 EMMC for regulations concerning group homes.

“Hardscape” means durable landscape materials, such as concrete, wood, pavers, stone, or compacted inorganic mulch.

“Home business” means a nonresidential or business activity conducted in a dwelling or a building accessory to a dwelling. Home businesses, by definition, comply with the detailed performance standards of the city’s land development code.

“Hotel” or “motel” means a building or group of buildings containing individual sleeping units designed and used primarily for the accommodation of short-term guests, and with automobile parking or storage available. This definition includes restaurant, food service and group meeting facilities.

“Impact” means the direct or indirect effect or consequence resulting from a development upon land, the environment, the community or any part or segment thereof. The term shall include, but not be limited to, physical, environmental, economic, visual, or auditory effects.

“Improved open space” means park area that is improved as part of a residential development. Improved open space may include, but need not be limited to, lawns, landscape areas, paved trails, active recreation areas, children’s playgrounds, swimming pools, ball fields, multi-purpose courts, tennis courts, and other approved park improvements. The design and included elements in required improved open space are approved at the discretion of the planning commission and city council in accordance with Chapter 16.35 EMMC.

“Indoor shooting range” means a target range used for shooting, or for any other use involving the discharge of handguns, rifles, shotguns, or archery bows, which is open to the general public upon payment of a fee and which is located within the confines of a building.

“Interior lot” means any lot that is bordered by only one street.

“Kitchen” means any room and/or other place used, or intended or designed to be used, for cooking or the preparation of food that is at a minimum comprised of a set of fixed cooking facilities other than hot plates or other portable cooking units; includes kitchenettes. Second kitchens in a single-family dwelling are only allowed with a recorded deed restriction, or an approved accessory dwelling unit permit. Outdoor cooking facilities shall be excluded from second kitchen restrictions.

Land Use Application. See “Application.”

“Land use authority” means a person, board, commission, agency, or other body designated by the city council to act upon an application or land use application.

“Land use ordinance” means a planning, zoning, development, or subdivision ordinance of Eagle Mountain City, but not including the general plan.

“Landscaping” means the improvement of a lot, parcel or tract of land with rock material, grass, ground cover, shrubs and/or trees. Landscaping may include pedestrian walks, flower beds, ornamental objects such as fountains, statuary and other similar natural or artificial objects designed and arranged to produce an aesthetically pleasing effect.

“Lawn” means ground that is covered with grass or turf that is regularly mowed.

“Lot” means a parcel of land legally approved by the city for building purposes.

“Lot coverage” means the ratio of the portion of the lot covered by buildings, including accessory buildings, sidewalks, driveways, and other impervious surfaces, to the total lot area.

“Lot frontage” means that portion of a lot extending along a public or private street.

“Lot line adjustment” means the adjustment of a property lot line that meets the requirements of this title for the adjustment of lot lines.

“Lot split” means the division of a single lot or parcel of land from an existing lot of record as of the date of the incorporation of Eagle Mountain City for immediate or future offer, sale, lease, or development that is not exempted by the city’s land development code and where both parcels will have access to a public street.

“Main entrance” means the entranceway of a residence or other building closest to the public street or sidewalk or one which would be reasonably perceived to be the entrance to the structure.

“Major development” means any proposed development process that requires a public hearing and review by the planning commission and city council; these processes generally include, but are not limited to, master development plans, rezoning of property, preliminary and final subdivision plats, site plans, conditional uses, and plat amendments.

“Manufactured home or dwelling” means a single-family dwelling complying with the National Manufactured Home Construction and Safety Standards Act (4 U.S.C. Section 5401), the International Building Code or the International Residential Code. Mobile homes, travel trailers, houses mounted on self-propelled or drawn vehicles, shipping containers and tents or other forms of temporary housing or portable housing are not included within this definition.

“Manufacturing, heavy” means the assembly, fabrication or processing of goods and materials using processes that ordinarily have greater than average effects on the environment, or that ordinarily have significant effects on the use and enjoyment of adjacent property through noise, dust, smoke, fumes, odors, glare or health or safety hazards or that otherwise do not constitute “light manufacturing.” This term includes processing and fabrication of large or bulky products, products made from raw or extracted materials, or products involving flammable or explosive materials and processes which require land area for fabrication or storage of products. This term shall include refineries and chemical manufacturing.

“Manufacturing, light” means the assembly, fabrication or processing of goods and materials using processes that ordinarily do not create noise, dust, smoke, fumes, odors, glare or health or safety hazards outside of the building or lot where such activities take place, where such uses are housed entirely within a building or where the area occupied by outdoor storage of goods and materials used in such processes does not exceed 25 percent of the floor area of all buildings on the property. Light manufacturing generally includes processing and fabrication of finished products, predominantly from previously prepared materials. This term shall include uses such as electronic equipment production and printing plants.

“Master development plan” means a plan that indicates, among other things, density ceilings, how property will be developed, phasing, utility service, financial feasibility, vehicular and pedestrian circulation, open space, parks and recreation, trails and all other requirements of master development plans found in the city’s land development code.

“Medical and health care offices” means offices or clinics which provide services for the prevention, treatment and care of illness or injury; medical, dental and chiropractic offices; offices devoted to the healing arts such as licensed, accredited massage therapists; licensed physical therapists; and psychotherapists; and which may include a pharmacy, drug store or laboratory intended to serve patients of the medical or dental professions as an accessory use.

“Meeting center” refers to the definition of “conference center.”

“Minor development” means any proposed development process that may be reviewed and approved by the planning director upon compliance with the provisions of this title and EMMC Title 16. A minor development may also be an element of a major development application for which the planning commission or city council has performed a previous review and delegated final approval to the planning director upon compliance with the conditions of approval.

“Mixed-use” means a land use accommodating two or more compatible land uses, typically residential and commercial uses.

Motel. See “Hotel.”

“Moving and storage facilities and businesses” means a facility or business engaged in the moving of household or office furniture, appliances, and equipment from one location to another, including the parking of moving vehicles.

“Mulch” means any materials left loose and applied to soil such as rock, bark, compost, wood chips, or other materials.

“Multifamily dwelling” means all attached housing products and types, including condominiums, apartments, townhomes, and twinhomes. Multifamily dwellings may include dwelling units intended to be rented and maintained under central ownership or management, or cooperative apartments, condominiums and the like. Any multifamily dwelling in which dwelling units are available for rental or lease for periods of less than one month shall be considered a short-term rental. See also “Family.”

“Museum” means an institution for the acquisition, preservation, study and exhibition of works of artistic, historical or scientific value and for which any sales relating to such exhibits are incidental and accessory to the exhibits presented.

“Nonconforming lot” means a separate parcel of land that existed on the effective date of the ordinance codified in this title but is too small to serve as a site for building in compliance with the requirements of this title.

“Nonconforming structure” means a structure that: (1) legally existed before its current land use designation; and (2) because of one or more subsequent land use ordinance changes does not conform to setback, height, restrictions, or other regulations, excluding those regulations that govern the use of land.

“Nonconforming use” means a use of land that: (1) legally existed before its current land use designation; (2) has been maintained continuously since the time the land use ordinance regulation governing the land changed; and (3) because of one or more subsequent land use ordinance changes does not conform to the regulations that now govern the use of the land.

“Nuisance” refers to the definitions as established in Sections 76-10-801, 76-10-803, and 78B-6-1101, Utah State Code.

“Off-street parking” means parking provided on public or private property, excluding public rights-of-way.

“Office use” means a type of business use, which may or may not offer services to the public, that is engaged in the processing, manipulation or application of business information or professional expertise. An office use is not materially involved in fabrication, assembly or warehousing of physical products for the retail or wholesale market, nor is an office engaged in the repair of products or retail services. Examples include accounting, investment services, architecture, engineering, legal services and real estate services.

“Open space” means an area which is completely free and unobstructed from any structure or parking areas. Landscaping, walkways, covered patio areas, light poles and other ornamental features shall not be considered as obstructions for the purposes of this definition.

“Outdoor sales and display” means a permanent outdoor area used for permanent display of merchandise or goods available for purchase from the business located within a permanent structure.

“Outdoor shooting range” means a target range used for shooting, or for any other use involving the discharge of handguns, rifles, shotguns, or archery bows, which is open to the general public upon payment of a fee and which is located outside the confines of a building.

“Outdoor storage” means the storing of materials, products, and equipment incidental to an allowed use in an outdoor setting that is not accessible to the public.

“Park, community” means one that is typically intended to serve a specific segment of the community, and is generally medium-sized. Park improvements are generally intended to provide a full range of passive and active recreational events. However, extensive lighting or parking will not be utilized in these parks.

“Park, neighborhood” is a smaller park that provides for the immediate family and neighborhood recreational needs of a residential area.

“Park, regional” is a park with a large area, or it can be constructed in the form of a community recreation facility. It is intended to serve large segments of the population.

“Parking garage” means a communal parking structure used primarily for parking and storage of multiple motor vehicles that is either attached to, incorporated into, or detached from the primary structure. This definition does not apply to single-family residential garages.

“Patio home” means a detached home that is generally located on a small lot or clustered near other detached homes with common open space between the homes. Patio homes may also be attached to one or more other patio homes,

each with a small private patio or yard area. A patio home development will generally include a park, courtyard, or additional improved open space within the development. These are sometimes referred to as cluster homes.

“Permitted use” means a use which is authorized by definition in the zone.

“Phasing plan” means a plan that identifies the order and timing of the construction or completion of a development, subdivision, master development plan, site plan or other project.

“Planning director” means the employee, contractor, individual or firm responsible for coordination of all municipal planning activities including, but not limited to, long-range land use planning, ordinance preparation, administration and enforcement of the land development code, land use interpretation, major development review, coordination with the city planning commission and any other responsibilities required by the city relating to planning and development.

“Plant and tree nursery” refers to the definition of “garden center.”

“Planting beds” are areas of landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.

“Plat amendment” means any change in the lot arrangement or routing of rights-of-way or easements within a recorded plat.

“Portable storage” means a container that is either rented or purchased that is specifically designed and manufactured for use as a temporary storage device, not exceeding eight feet in width by 40 feet in length or a total enclosed area of 320 square feet. This definition does not include truck trailers, used semi boxes, or other similar containers that have been modified from a previous use.

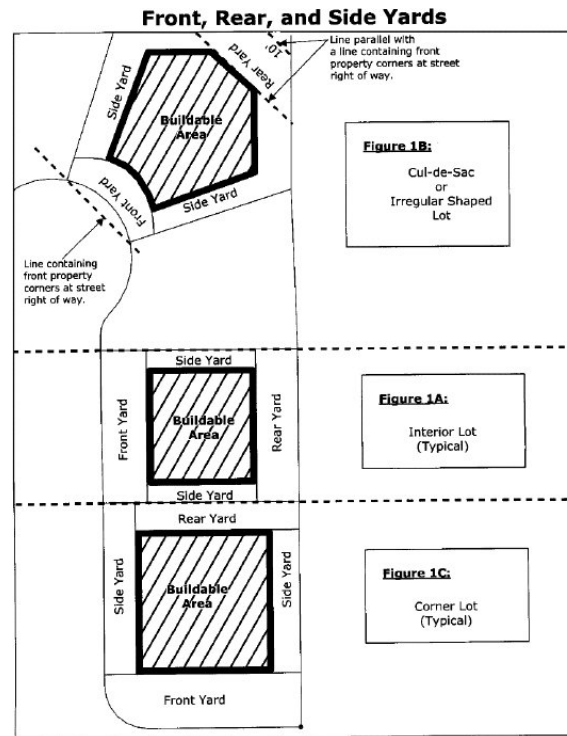
“Preliminary plat” means a map indicating the proposed layout of a development and related information that is submitted for preliminary plat approval.

“Private and public schools” means accredited schools for residential and nonresidential classroom instruction with state-approved curriculum.

“Public hearing” means a hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing.

“Public meeting” means a meeting that is required to be open to the public under Title 52, Chapter 4, Utah Code Annotated 1953, Open and Public Meetings.

“Rear yard” means any property extending across the full width of a lot and is more or less opposite to the front lot line. The depth of the rear yard is the shortest distance from the rear line of the lot to the nearest wall of the main building situated on the lot.



“Reception center” means a facility which is rented by individuals or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries and other similar celebrations or gatherings. Such a use may or may not include on-site kitchen/catering facilities.

“Recreational water facility” means a permanent or temporary above-ground or in-ground swimming pool, hot tub, spa or other similar structure that is capable of holding water that is more than 24 inches deep.

“Religious or cultural meeting hall” means a building or buildings owned or maintained by organized religious organizations and nonprofit associations for social, civil or philanthropic purposes, or as a place of worship. Uses also include public nonprofit displays of art, historic or cultural artifacts or other inanimate exhibits, a building used as a lending library or reading room, seminaries (associated with schools), monasteries and convents. This definition shall not include tents or temporary structures.

“Residential, base density” means the residential zone category that consists of projects with gross densities less than or equal to 0.8 dwelling units per acre. All residential projects are allowed to develop at this density.

“Residential facility for persons with a disability” means a residence in which more than one person with a disability resides and which is licensed or certified by: the Utah Department of Human Services under Utah Code Annotated Title 62A, Chapter 2, Licensure of Programs and Facilities; or the Utah Department of Health under Utah Code Annotated Title 26, Chapter 21, Health Care Facility Licensing and Inspection Act.

“Residential juvenile group home” means a 24-hour-per-day group living environment for adolescents under the age of 18, unrelated to an owner or operator, that helps individuals who have emotional, psychological, developmental, or behavioral dysfunctions or impairments to acquire and strengthen the social and behavioral skills necessary to live independently in the community.

“Residential rehabilitation and treatment facility” means a facility licensed by or contracted by the state of Utah to provide temporary occupancy and supervision of adults or juveniles in order to provide rehabilitation, treatment, counseling, or educational services. Without limitation, such services may include rehabilitation, treatment, counseling, or assessment and evaluation services related to delinquent behavior, alcohol and drug abuse, sex offenders, sexual abuse, or mental health.

“Restaurant” means a building, property, or location where the primary purpose is to serve as an eating establishment with facilities in which food is prepared for either on- or off-site consumption. This definition also includes specialty food stores, such as ice cream parlors or delicatessens.

“Retail goods establishment” means a building, property, or activity, the principal use or purpose of which is the sale of physical goods, products, or merchandise directly to the consumer.

“Retail services establishment” means a building, property, or activity where the principal use or purpose is the provision of personal services directly to the consumer. This term shall include barber shops, beauty parlors, laundry and dry cleaning establishments (with off-plant premises), tailoring shops, shoe repair shops, and the like.

“Sanitary sewer authority” means the person, department, agency, or public entity with responsibility to review and approve the feasibility of sanitary sewer service or on-site wastewater systems.

“Service drive” means a nondedicated privately owned and maintained thoroughfare that functions like a driveway by providing an improved vehicular circulation path on a site as well as access to a parking area(s) and public rights-of-way. The allowed or required dimension(s) for a service drive (one-way or two-way) shall be as per requirements in EMMC 17.55.120.

“Setback” means the minimum required distance between the property line and the building, excluding porches, window wells, verandas, uncovered decks, and other similar structures. Currently recorded or approved subdivisions at the time of enactment of the ordinance codified in this title by the city council shall continue to be subject to side setback requirements of the development code of Eagle Mountain City adopted on September 28, 1999.

1. For interior lots:

- a. Front. The front setback is the distance, at the nearest point, from the street right-of-way to the outer foundation wall of the principal building, or to any projection that extends more than two feet beyond the outer foundation wall, including basement stairwells.
- b. Rear. The rear setback is the distance, at the nearest point, from the alley right-of-way or the property line that is parallel, or more or less parallel, to the street, to the outer foundation wall of the principal building, or to any projection that extends more than two feet beyond the outer foundation wall, including basement stairwells.
- c. Side. The side setback is the distance, at the nearest point, from a property line that is perpendicular, or more or less perpendicular, to the street, to the outer foundation wall of the principal building, or to any projection that extends more than two feet beyond the outer foundation wall, including basement stairwells.

2. For corner lots:

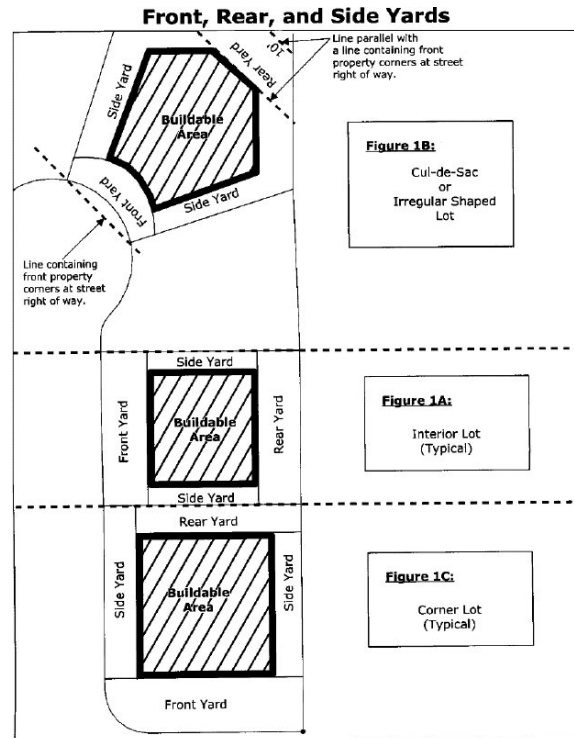
- a. Front. The front setback is the distance, at the nearest point, from the street right-of-way on which the principal building has its address to the outer foundation wall of the principal building, or to any projection that extends more than two feet beyond the outer foundation wall, including basement stairwells.
- b. Rear. The rear setback is the distance, at the nearest point, from the property line opposite the street on which the principal building has its address to the outer foundation wall of the principal building, or to any projection that extends more than two feet beyond the outer foundation wall, including basement stairwells.
- c. Side. The side setback is the distance, at the nearest point, from a property line that is perpendicular, or more or less perpendicular, to the street on which the building has its address, or to any projection that extends more than two feet beyond the outer foundation wall, including basement stairwells.

“Sexually oriented business” refers to the definition as provided in Chapter 5.20 EMMC.

“Shipping container” refers to the definition of “portable storage.”

“Shopping center” means a concentration of related commercial establishments with one or more major anchor tenants, shared parking, and unified architectural and site design. A shopping center normally has single or coordinated ownerships/operations/management control and may include separate stand-alone sites as well as architecturally connected units.

“Side yard” means any property between a building and the adjacent side lot line, encompassing any area not considered to be front or rear yard. On corner lots, the side yard adjacent to a street shall extend from the back line of the front yard to the rear lot line. The width of the required side setback shall be the shortest distance between the side of the main building and the side lot line. See “Front yard.”



“Sign” means any object or structure used to identify, advertise, or in any way attract or direct attention to any use, building, person, or product by any means, including, but not limited to, the use of lettering, words, pictures, and other graphic depictions or symbols.

“Single-family detached dwelling” means any detached single-family residence that averages 20 or more feet in width as measured across the front of the foundation, is attached to a permanent foundation, is permanently connected to the municipal utilities (where available), and is clearly designed, with one front door entrance, for occupancy by one family related by blood or marriage. This specifically includes manufactured homes that meet the foregoing definition and comply with the National Manufactured Home Construction and Safety Standards Act (40 U.S.C. Section 1504) and the International Building Code or the International Residential Code. Manufactured homes that do not comply with the standards set forth above, such as recreational vehicles and travel trailers, are multifamily dwellings. See also “Family.”

“Site plan review” means an approval process for commercial, industrial, institutional and multifamily dwelling development plans, proposed on property that has been previously zoned for that purpose. Locations of improvements, buildings, parking areas, landscaping, access points, open space, trails, signage, lighting or other site considerations and requirements are part of a site plan review process.

Slope. Slope shall be determined before any site clearing, excavation, or grading, and expressed as a percentage (rise/run x 100). Measurement shall be made perpendicular to the contours of the land, between natural (changes in slope as landforms change) or manmade (road cuts and similar breakpoints) breakpoints.

“Special district” means an entity established under the authority of Title 17A, Utah Code Annotated 1953, Special District, and any other governmental or quasi-governmental entity that is not a county, municipality, school district, or unit of the state.

“Stables” means a building in which horses are sheltered, which may be accessory to a residence or other use or a freestanding principal use.

“Story” means that portion of a building included between the upper surface of any floor and the upper surface of the next floor above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

“Subdivision” means any land that is divided, re-subdivided or proposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms and conditions for the purposes of sale or development. The following are not considered subdivisions where no new streets or public infrastructure is created or is required to be created: (1) divisions of land for agricultural purposes where the resulting parcels are in excess of 160 acres in size; (2) divisions of property by testamentary provisions; (3) divisions of property by court order; (4) consolidation of existing properties by deed or other recorded instrument; (5) a legally approved lot split as defined in this title.

“Subdivision sales office” means a temporary or permanent structure used in a temporary fashion for the sales activity of properties within an under-construction or recently completed subdivision.

“Temporary use” means a land use that is less than 30 days in duration and is most commonly related to specific events such as Pony Express Days, festivals, special sales or other activities.

“Theater, concert hall” means a building used principally to present live performances of plays, operas, concerts and the like to the public.

“Theater, movie” means a building used principally to present showings of cinematic films to the public.

“Tiny home on wheels” means a detached self-contained unit which shall include permanent provisions for living, sleeping, eating, cooking and sanitation. A tiny home on wheels must have at least 140 square feet of first floor interior living space.

“Tobacco specialty business” means a retail establishment that derives 35 percent or more of its gross revenue from the sale of loose tobacco, plants, or herbs and cigars, cigarettes, pipes, and other smoking devices for burning tobacco and related smoking accessories, including e-cigarettes and vapor cigarettes, as defined by the Utah State Code Section 76-10-101.3, as may be amended from time to time, and in which the sale of other products is merely incidental.

“Total landscaped area” is the improved areas of the property that incorporate all the completed features of the landscape. The landscape area does not include footprints of buildings or structures.

“Towing yard” means an establishment engaged in the temporary storage of vehicles that have been towed, carried, hauled or otherwise moved from public or private property for impoundment in a public or private impound yard. This use includes vehicle transport companies engaged in similar activities. This use does not include vehicle rental or sales of new or used vehicles or parts (except for necessary sales of unclaimed impounded vehicles), vehicle repair, automobile wrecking yard, junk or salvage yard, or a freight terminal.

“Unbuildable land” means land with slopes in excess of 25 percent, land restricted by power lines, utility corridors, canyons and washes, streams, alluvial discharge areas, storm drain retention/detention areas, floodplains and floodways, geologically sensitive areas that require special engineering considerations for safe habitation, and

wetlands. For the purpose of determining what land may qualify as improved open space only, unbuildable land is any land with slopes in excess of 15 percent.

“Uplighting” means where a landscape feature, sign, building, or architectural feature is illuminated by a luminary that is directed upward at an angle of more than 50 degrees.

“Use” means the activities occurring on a lot or parcel for which land or a building is arranged, designed or intended, for which land or a building is or may be occupied, including all accessory uses.

“Utilities” includes culinary water lines and systems, pressure and gravity irrigation lines and/or ditches, sanitary sewer lines, storm drain lines, subdrains, electric power, natural gas facilities, cable television, telephone transmission lines, data transmission lines, underground conduits and junction boxes.

Variance. Variances provide relief for landowners who, because of some unique physical characteristic of their property, would have no beneficial use of that property if the provisions of this title are strictly enforced. A variance is a deviation from the basic land use requirements that apply to the property and its structures.

“Vehicle storage” refers to the definition of “towing yard.”

“Warehouse” means a structure, or part thereof, or area used primarily for the storage of goods, inventory and merchandise.

“Wet bar” means a bar or serving counter, as in a recreation room, equipped with running water and sink.



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
APRIL 23, 2024

TITLE:	ACTION ITEM/PUBLIC HEARING - Code Amendment to EMMC 17.80 Regarding Electronic School Signs
ITEM TYPE:	Development Code Amendment
APPLICANT:	City-initiated

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Steven Lehmitz, Planning

BACKGROUND:

Our office was contacted by Creative Signs & Graphics to ascertain how Black Ridge Elementary School might get permission to have an electronic, wall mounted LED sign. Review of the matter revealed that such signs were currently not allowed by code, that about one-half of elementary schools in the City already have them (which are likely unpermitted), and that exemptions in state law that allow schools to not comply with certain local zoning laws do not provide means to circumvent complying with a community's sign code.

In light of the foregoing, it was determined that the course left to the school to get their desired sign would be to apply to amend City code. The draft amendment language, if passed, will affect all schools (including charter and private) in the City, formalizing their ability to have electronic wall signs and perhaps sanctioning some of the existing signs already on their walls.

ITEMS FOR CONSIDERATION:

Significant changes made since the March 26, 2024 Planning Commission meeting:

- Only one electronic message center or reader board is permitted per property; and
- Electronic message centers will have to be off from 11:00 p.m. to the following sunrise or 6:00 a.m., whichever is earlier; and
- Electronic message centers as part of monument signs are permitted to face adjacent residential property if they are at least 100 feet away; and
- Electronic message centers as part of wall signs are permitted to face adjacent residential property if they are at least 200 feet away; and
- The addition of flashing signs as a prohibited sign; and
- Removal of the example school monument sign.

REQUIRED FINDINGS:

Ordinances pertaining to development Code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation of the proposed code amendment to the City Council.

ATTACHMENTS:

[EMMC 17.80 - Electronic Signs Code Amendment Draft](#)

EMMC 17.80.060 General provisions.

...

D. Sign Illumination. All temporary signs must be nonilluminated. Allowed permanent signs may be nonilluminated, or illuminated by a constant, indirect source of illumination focused on the sign's copy or be internally illuminated, halo illuminated, or externally indirectly illuminated, unless otherwise specified. All illuminated signs shall comply with the time limitations of EMMC [17.56.050\(G\)](#). No animated, flashing, blinking, or moving signs shall be permitted, except that animated public service message signs displaying the time of day, temperature, and/or announcements of community events and school electronic message centers/reader boards may be permitted by the planning ~~commission~~ director. No sign illumination is permitted within ~~the residential zones~~ of the city unless approved by the planning director, or approved as part of a conditional use permit or master development plan. Electrical signs and spotlights or other fixtures used for the indirect illumination of signs shall be installed only in compliance with the city's adopted International Electrical Code, International Building Code and Chapter [17.56](#) EMMC, Outdoor Lighting Standards.

EMMC 17.80.070 Permitted signs.

...

D. Wall, Canopy, or Awning Signs. Wall, canopy, or awning signs are allowed in commercial and industrial zones, as well as in approved mixed-use projects for commercial, industrial and airport uses. Wall signs shall not take up more than 10 percent of any wall area on which the signs ~~is~~ are located. Canopy or awning signs shall not be included in the calculation of the wall sign area, although the sign copy for canopy signs shall not exceed 50 percent of the canopy area.

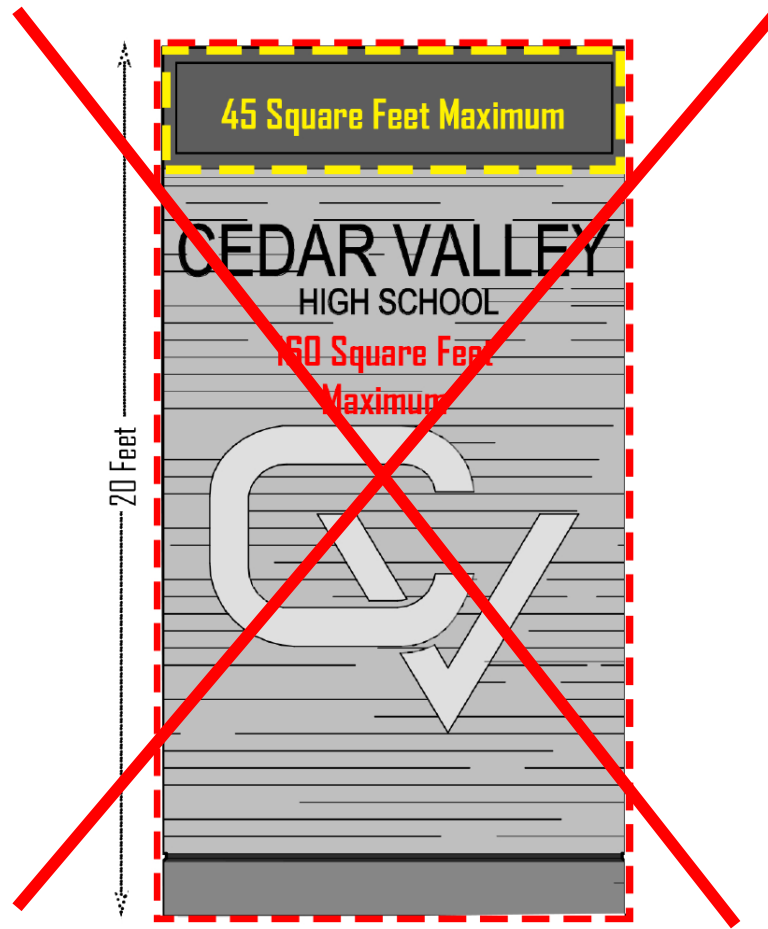
E. Changeable Copy Signs. Changeable copy signs on a marquee, reader board, or other replaceable copy area are allowed in commercial and industrial zones, as well as in approved mixed-use projects for commercial, industrial and airport uses. The changeable wording area shall not exceed 50 percent of the total sign face. Animated signs, with the exception of city-controlled public announcement signs and school electronic message centers/reader boards, are not permitted in the city. All lettering, background, and other aspects of changeable copy signs shall be maintained and repaired consistently to ensure that no discoloring or bleaching occurs. Gas station advertising signage is exempt from the 50 percent size restriction and is reviewed as a standalone commercial monument sign.

F. School Monument Signs. Monument signs for public schools, charter schools, and private schools must be used primarily for informational or civic purposes, and may include electronic message centers, reader boards, or other replaceable copy signs. Only one electronic message center or reader board is permitted per property. These signs must comply with the following standards:

1. Height. The maximum height of a school monument sign shall be ~~20~~ 16 feet.
2. Sign Copy. The maximum sign area shall be 160 square feet.
3. Design. All signs on a site shall have consistent materials and design elements.
4. Setbacks. Signs must follow the clear vision triangle standard and may not cause a traffic/visibility concern. The specific sign location shall be approved by the planning director or his/her designee.
5. Electronic message centers/reader boards shall also meet these criteria:
 - a. Electronic message boards or reader boards shall not exceed ~~45~~ 32 square feet.
 - b. Electronic message boards or reader boards may not exceed 50 percent of the total sign area.
 - c. Electronic message centers shall be equipped with a sensor or other device that automatically determines the ambient illumination and must be programmed to automatically dim according to ambient light conditions and comply with maximum nighttime brightness and illumination standards found in EMMC 17.80.060(D), Sign Illumination.
 - d. Electronic message centers shall be turned off by 11:00 p.m. and may be turned on at sunrise or 6:00 a.m., whichever is earlier. Signs subject to time limitations are required to have functioning and properly adjusted automatic shut-off timers.
 - e. No electronic message centers shall directly face adjacent residentially developed or zoned property, including property across a street.

Exception:

- i. Electronic message centers may face adjacent residentially developed or zoned property if the signage is at least 100 feet from the nearest residentially developed or zoned property.



G. School Wall Signs. Wall signs are permitted for public schools, charter schools, and private schools and must be used primarily for informational or civic purposes, and may include electronic message centers, reader boards, or other replaceable copy signs. Only one electronic message center or reader board is permitted per property. These signs must comply with the following standards:

1. Wall signs shall not take up more than 10 percent of any wall area on which the signs are located.

2. Electronic message centers/reader boards shall also meet these criteria:

a. Electronic message boards or reader boards shall not exceed 45 square feet.

b. Electronic message centers shall be equipped with a sensor or other device that automatically determines the ambient illumination and must be programmed to automatically dim according to ambient light conditions and comply with maximum nighttime brightness and illumination standards found in EMMC 17.80.060(D), Sign Illumination.

c. Electronic message centers shall be turned off by 11:00 p.m. and may be turned on at sunrise or 6:00 a.m., whichever is earlier. Signs subject to time limitations are required to have functioning and properly adjusted automatic shut-off timers.

d. No electronic message centers shall directly face adjacent residentially developed or zoned property, including property across a street.

Exception:

ii. Electronic message centers may face adjacent residentially developed or zoned property if the signage is at least 200 feet from the nearest residentially developed or zoned property.

H. City approved athletic facility signs shall be permitted for athletic facilities as defined in “Athletic Facility Sign” and subject to compliance with the following standards:

1. Shall not face outward from the athletic facility but may only face inward toward the interior of the athletic facility, toward the participants and spectators at the athletic facility. No athletic facility sign may be located in such a way or be of such a size or design that it is clearly and readily readable to motorists traveling on a public right-of-way.

2. May contain off-premise advertising that is not obscene.

3. May contain electronic messaging capabilities.

4. Shall not extend beyond the dimensions of the fence or scoreboard.

5. Shall be maintained and repaired or replaced as necessary.

EMMC 17.80.130 Prohibited signs.

The following signs as defined in EMMC [17.80.160](#) shall be prohibited: visible moving, revolving, or rotating parts signs, sign twisters signs, snipe/bootleg signs, vehicular signs including unlicensed, inoperable or immovable vehicles or trailer signs (but not including actively used construction trailers not functioning solely as signs), pole signs, [flashing signs](#), inflated signs (except as permitted in EMMC [17.80.090](#)), ribbons, balloons and billboards. In addition, any signs that emit sound, smoke or steam are prohibited. Staff may make an exception for memorial and honorarium ribbons.

EMMC 17.80.160 Definitions.

“Athletic Facility Sign” A sign attached to a fence surrounding and immediately adjacent to an athletic facility and facing only the interior of an athletic facility or a sign included as part of a scoreboard that is an integral part of an athletic facility. For purposes of this Chapter, an athletic facility is defined as a regulation size soccer, football, baseball, or softball field contained within a public park or school facility.

“Electronic Message Sign” means a changeable copy sign, excluding scoreboards for sports fields, consisting of electronically controlled light sources which change the sign copy or graphics, where the copy changes more frequently than once per 24 hour period.

“Scoreboard” means a board on which the score in a game or match is displayed which may include product or team logos.



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
APRIL 23, 2024

TITLE:	ACTION ITEM - Oquirrh Mountain Stake Church - Preliminary Plat/Site Plan located off 7000 N Pony Express Parkway (County Parcel #58:048:0077) and the continuation of E Oquirrh Mountain Parkway (County Parcel #58:048:0078)
ITEM TYPE:	Preliminary Plat & Site Plan
APPLICANT:	Evans and Associates

ACTION ITEM:

Yes

PUBLIC HEARING:

No

PREPARED BY:

Caden Lyon, Planning

BACKGROUND:

Chad Spencer with EA Architects requests the Planning Commission review and forward a positive recommendation to the City Council regarding a site plan/preliminary plat application for the continuation of Oquirrh Mountain Ranch Parkway and the Eagle Mountain UT Central Stake Center of the Church of Jesus Christ of Latter-day Saints. The lot is located at the parcel number listed above and contains 4.85 acres. The Church has owned the property since 2009. The site is flanked by a major road on the west, namely Pony Express Parkway, with the Oquirrh Mountain Ranch subdivision on the west side of the road. Surrounding uses are single-family residences, and Religious or Cultural Meeting Halls are Special Uses in a residential zone. The site plan contains the main building, a storage building, and a pavilion.

ITEMS FOR CONSIDERATION:

Originally, staff found that the height of the building is 71.5 ft, which exceeded the maximum 70 ft height standard for this use according to EMMC 17.75.052B. But this item was corrected and now reflects a 70 ft height for the structure.

REQUIRED FINDINGS:

As a Special Use, Religious or Cultural Meeting Halls are to meet the following use-specific standards in addition to the general standards regarding lighting, parking, landscaping, etc.: 17.75.052 Religious or Cultural Meeting Hall. Main structure height shall not exceed 35 feet. Non-habitable ancillary structures such as steeples or other similar structures that are generally located on the roof of a religious or cultural meeting hall may extend to a maximum overall height of 70 feet. The proposed site plan meets all EMMC site development standards.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of the Oquirrh Mountain Ranch and Eagle Mountain, UT, Central Stake Church Site Plan/Preliminary Plat located off of 7000 N Pony Express Parkway (County Parcel #58:048:0077) and the continuation of E Oquirrh Mountain Parkway (County Parcel #58:048:0078).

ATTACHMENTS:

[Oquirrh Mountain Ranch - Site Drawings Revision 02.pdf](#)

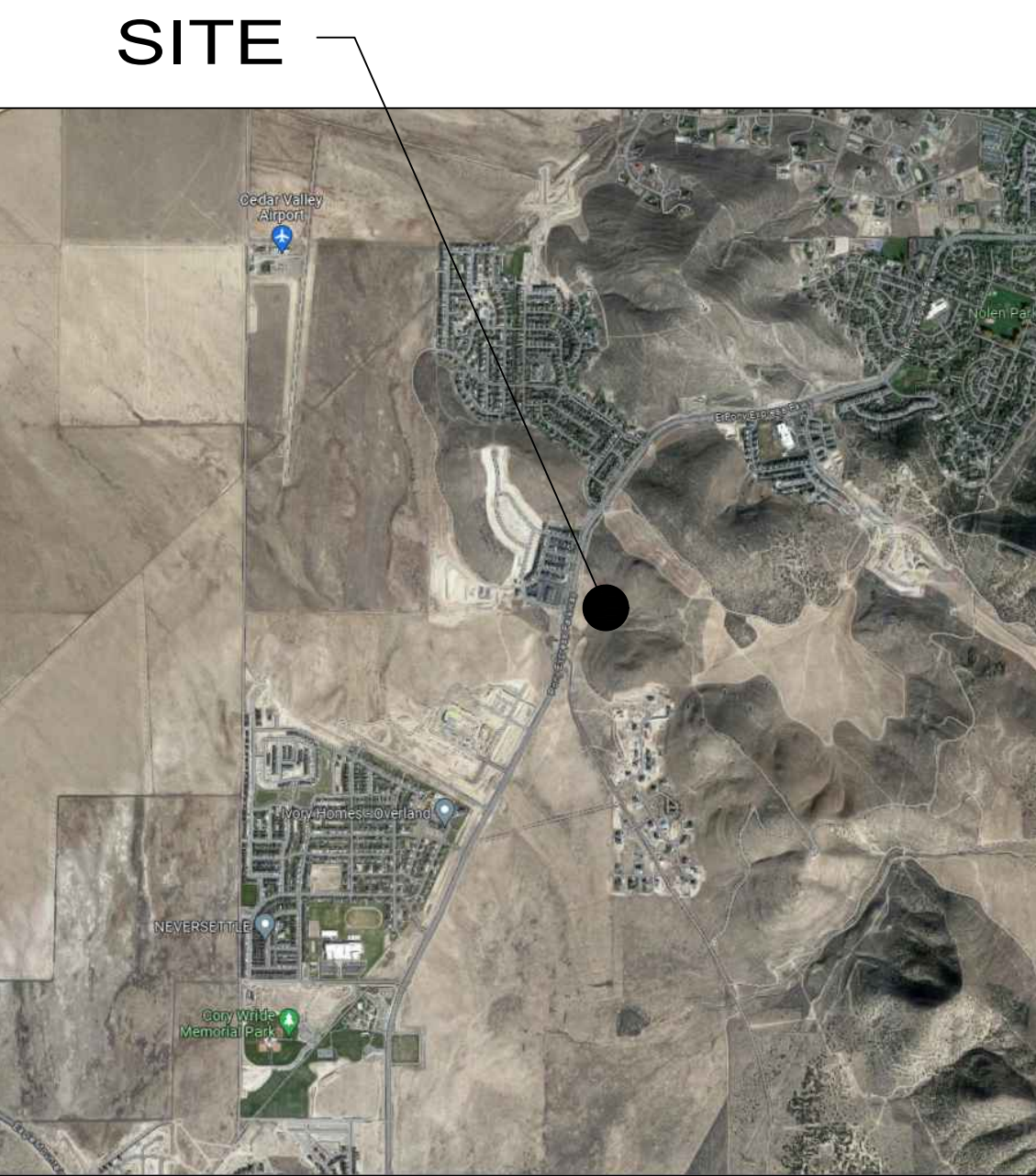
[Site Elevations updated.pdf](#)

A New Meetinghouse for:

Oquirrh Mountain Ranch & Eagle Mountain UT Central Stake

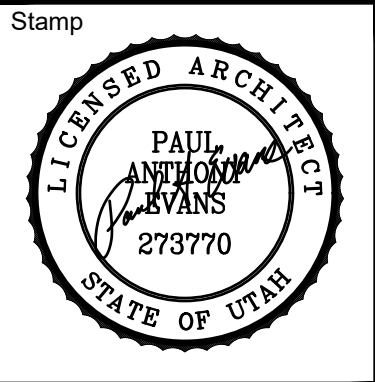
Consultant	Consultant Name	Address	Contact	Phone	Fax	E-mail
ARCHITECT:	Evans & Associates Architecture	11576 South State Street #103B Draper, Utah 84020	Chad Spencer	(801) 553-8272	(801) 553-8273	<i>chad@studio-ea.com</i>
CIVIL ENGINEER:	Excel Engineering, Inc.	12 West 100 North #201 American Fork, Utah 84003	David Peterson	(801) 756-4504	(801) 756-4511	<i>david@excelcivil.com</i>
LANDSCAPE ARCHITECT:	In Site Design Group	17 North 470 West American Fork, Utah 84003	Darren Wilson	(801) 756-5043	(801) 756-5279	<i>darren@isdgllc.com</i>
ELECTRICAL ENGINEER:	Envision Engineering	240 East Morris Avenue, Suite 200 Salt Lake City, Utah 84115	Scott Kingery	(801) 534-1130	(801) 534-1080	<i>skingery@envisioneng.com</i>

Vicinity Map

A New Building for
Oquirrh Mountain Ranch &
Eagle Mountain UT Central Stake7062 North Pony Express Parkway
Eagle Mountain, Utah 84005

DRAWING INDEX			
General		Landscaping	
G101	Cover Sheet	LS100	Dimension Plan
Site Development		LS101	Dimension Plan
1 of 1	Survey	LS200	Planting Plan
C001	Context Site Plan	LS201	Planting Plan
C201	Grading and Drainage Plan North	LS202	Landscape Legend and Notes
C202	Grading and Drainage Plan South	LS300	Irrigation Design
C203	Utility Plan	LS301	Irrigation Plan
C203	Erosion Control Plan	LS400	Planting Details
C204	Oquirrh Ranch Parkway Plan/Profile	LS500	Irrigation Details
C205	Oquirrh Ranch Parkway Plan/Profile	LS501	Irrigation Details
C206	Erosion Control Plan	Architectural	
C207	Stormtech Details	A201	Building Elevations
C301	Electrical Site Plan	A202	Building Elevations
C302	Electrical Site Illumination Plan		
C303	Electrical Site Plan Details		
C401	Architectural Site Plan		
C411	Enlarged Architectural Site Plans		
C412	Enlarged Architectural Site Plans		
C413	Enlarged Architectural Site Plans		
C414	Enlarged Architectural Site Plans		
C415	Enlarged Architectural Site Plans		
C501	Site Details		
C502	Site Details		
C503	Site Details		
C504	Site Details		
C511	Stair Sections		
C811	Pavilion Plans Views		
C812	Pavilion Plan Views		
C813	Pavilion Section and Detail Views		
C814	Pavilion Roof Views and Details		
ST101	Storage Building		

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
Phone (801) 553-8272 fax (801) 553-8273



A New Building for
Oquirrh Mountain Ranch &
Eagle Mountain UT Central Stake

7062 North Pony Express Parkway
Eagle Mountain, Utah 84005

Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Revisions		
	Mark	Date
Description		

Project Number 23-84
Plan Series Heritage 23-2
Property Number 500-3627-22010101
Date August 30, 2023

Sheet Title

COVER SHEET

Sheet

G101



A New Building for
Oquirrh Mountain Ranch &
Eagle Mountain UT Central Stake

7000 North Pony Express Parkway
Eagle Mountain, Utah 84002

Project for:

**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Revisions		
Mark	Date	Description

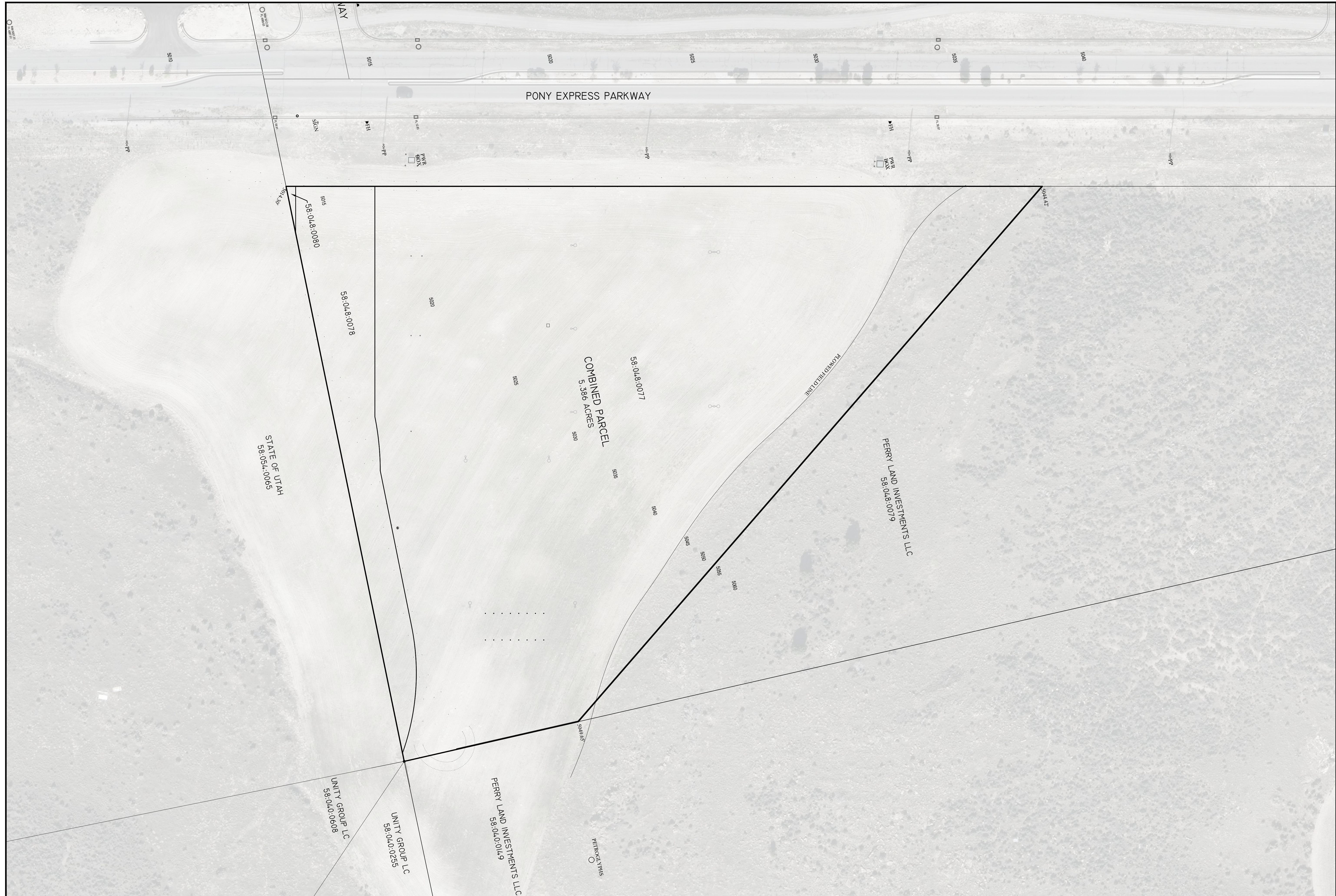
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Plan Series Heritage 23-2
Property Number 500-3627-22010101
Date August 30, 2023

Sheet Title

CONTEXT SITE PLAN

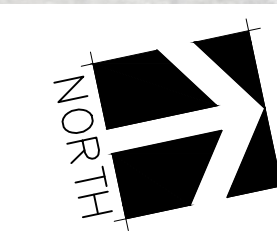
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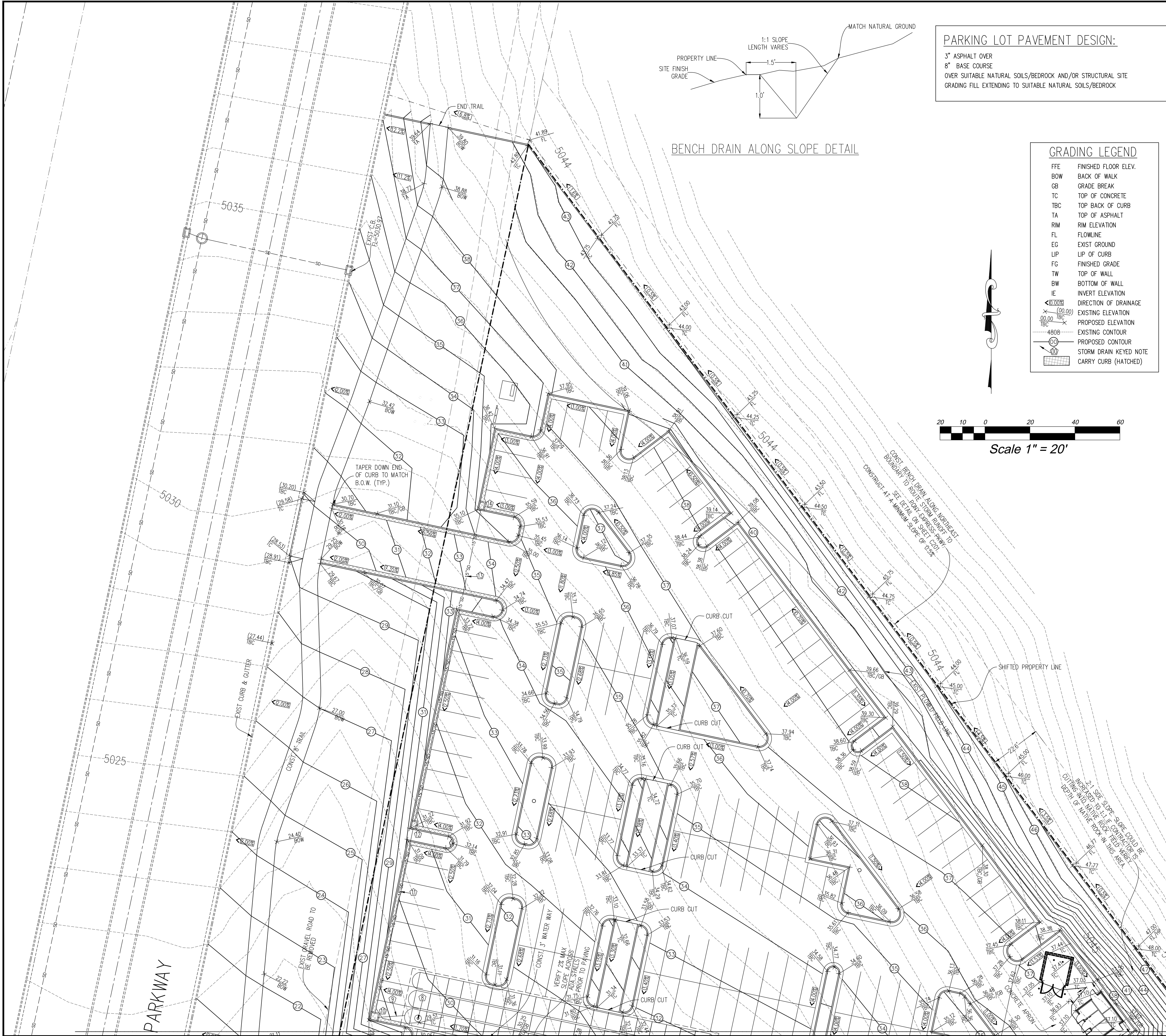
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CONTEXT SITE PLAN

SCALE: 1" = 40'-0"

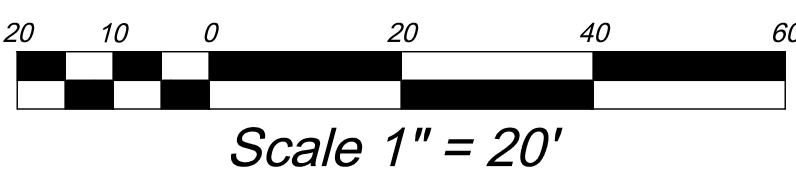




PARKING LOT PAVEMENT DESIGN:

3" ASPHALT OVER
8" BASE COURSE
OVER SUITABLE NATURAL SOILS/BEDROCK AND/OR STRUCTURAL SITE
GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS/BEDROCK

GRADING LEGEND	
FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
LIP	LIP OF CURB
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
IE	INVERT ELEVATION
◀0.00%	DIRECTION OF DRAINAGE
× (00.00)	EXISTING ELEVATION
00.00 TBC	PROPOSED ELEVATION
-4809	EXISTING CONTOUR
①0	PROPOSED CONTOUR
10	STORM DRAIN KEYED NOTE
10	CARRY CURB (HATCHED)



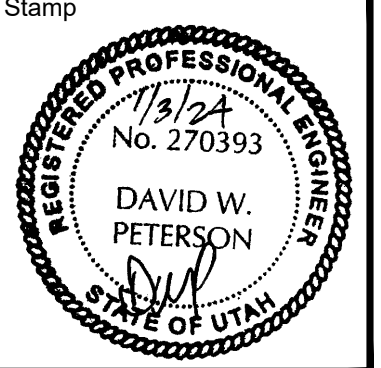
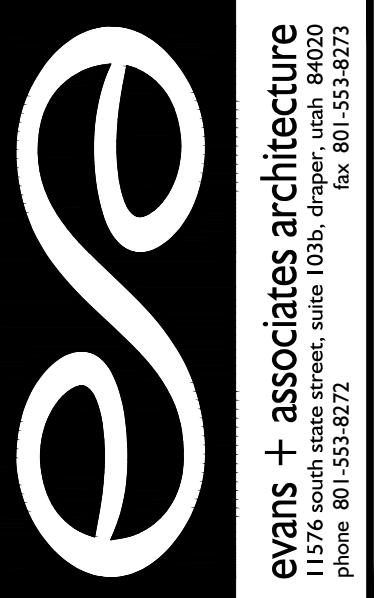
BENCH MARK

SOUTHEAST CORNER,
SEC 25, T5S, R2W,
SLB&M, (FOUND BRASS CAP)
BENCHMARK ELEV = 5047.71

- STORM DRAIN KEYED NOTES**
1. CONNECT TO EXIST CATCH BASIN, EXIST GRATE=5012.59, PROPOSED 15" IE IN=5009.91, EXIST 15" IE OUT=5009.91
 2. CONST. 43.4 L.F. 15" RCP @ S=0.5%
 3. CONST. DOUBLE 2'X3' CATCH BASIN (NO FACE INLET) PLACED FOR FUTURE ROAD WIDENING, TBC=5013.65, GRATE=5013.15, 15" IE THRU=5010.13
 4. CONST. 40.0 L.F. 15" RCP @ S=0.4%
 5. CONST. DOUBLE 2'X3' CATCH BASIN (NO FACE INLET), TBC=5013.65, GRATE=5013.15, 15" IE OUT=5010.29
 6. CONST. STORMTECH UNDERGROUND STORAGE SYSTEM WITH (60) MC-7200 CHAMBERS W/ (6) END CAPS. INSTALL 9" OF STONE BETWEEN CHAMBERS, 12" ABOVE CHAMBERS AND 9" OF STONE UNDER SYSTEM. SYSTEM STORES 16,730 CUBIC FEET. TOP OF GRAVEL=5028.00, TOP OF CHAMBERS=5027.00, 15" IE INTO CHAMBERS=5024.73, BOTTOM OF CHAMBERS=5022.00, BOTTOM OF GRAVEL=5021.25. INSTALL PER STORMTECH STANDARD DETAILS AND SPECIFICATIONS. OTHER STORM WATER CHAMBERS ARE ALLOWED; HOWEVER, THEY ARE TO BE SUBMITTED TO EXCEL ENGINEERING TO BE REVIEWED, AND FOUND TO COMPLY WITH ALL PERTINENT DESIGN PARAMETERS PRIOR TO APPROVAL AND INSTALLATION.
 7. CONST. ISOLATOR ROW
 8. CONST. INSPECTION PORT
 9. CONST. 12.1 L.F. 15" ADS HP STORM PIPE @ S=4.6%
 10. CONST. 3'X3' CATCH BASIN (NO FACE INLET) W/ SNOOT TYP 18" OVER OUTLET, TBC=5029.04, GRATE=5028.54, 15" IE THRU=5025.29, BOTTOM OF BOX=5022.16
 11. CONST. 84.0 L.F. 15" ADS HP STORM PIPE @ S=2.6%
 12. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5031.22, GRATE=5030.72, 15" IE THRU=5027.47
 13. CONST. 142.0 L.F. 15" ADS HP STORM PIPE @ S=2.1%
 14. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5035.10, GRATE=5034.60, 15" IE OUT=5030.45
 15. CONST. 48.3 L.F. 15" ADS HP STORM PIPE @ S=2.1%
 16. CONST. 3'X3' CATCH BASIN W/ SNOOT TYPE 18" OVER OUTLET, RIM=5031.73, 15" IE THRU=5025.74, BOTTOM OF BOX=5022.61
 17. CONST. 20.8 L.F. 15" ADS HP STORM PIPE @ S=0.7%
 18. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5031.18, GRATE=5030.68, 15" IE THRU=5025.89
 19. CONST. 84.0 L.F. 15" ADS HP STORM PIPE @ S=0.8%
 20. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5030.74, GRATE=5030.24, 8" IE IN=5026.60, 15" IE OUT=5026.60
 21. CONST. 48.0 L.F. 15" ADS HP STORM PIPE @ S=0.2%
 22. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5032.83, GRATE=5032.33, 15" IE THRU=5025.99
 23. CONST. 51.6 L.F. 15" ADS HP STORM PIPE @ S=0.2%
 24. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5031.39, GRATE=5030.89, 15" IE THRU=5026.09
 25. CONST. 102.9 L.F. 15" ADS HP STORM PIPE @ S=0.2%
 26. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5029.55, GRATE=5029.05, 8" IE IN=5026.30, 15" IE OUT=5026.30
 27. CONST. 42.9 L.F. 8" ADS N-12 PIPE @ S=0.7%
 28. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5029.75, BASE OF GRATE=5029.50, 8" IE THRU=5026.59
 29. CONST. 63.0 L.F. 8" ADS N-12 PIPE @ S=0.7%
 30. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5027.02
 31. CONST. 80.2 L.F. 8" ADS N-12 PIPE @ S=0.7%
 32. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5027.56
 33. CONST. 64.6 L.F. 8" ADS N-12 PIPE @ S=0.7%
 34. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE OUT=5028.00
 35. CONST. 46.3 L.F. 8" ADS N-12 PIPE @ S=2.5%
 36. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE OUT=5027.75
 37. CONST. 15.5 L.F. 8" ADS N-12 PIPE @ S=1.0%
 38. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE OUT=5028.25
 39. CONST. 37.5 L.F. 8" ADS N-12 PIPE @ S=0.9%
 40. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5027.90
 41. CONST. 69.7 L.F. 8" ADS N-12 PIPE @ S=0.9%
 42. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5027.25
 43. CONST. 53.9 L.F. 8" ADS N-12 PIPE @ S=0.9%
 44. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5026.75
 45. CONST. 22.9 L.F. 8" ADS N-12 PIPE @ S=2.8%
 46. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5027.38
 47. CONST. 62.1 L.F. 8" ADS N-12 PIPE @ S=1.0%
 48. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.25, BASE OF GRATE=5030.00, 8" IE OUT=5028.00
 49. CONST. 6" ADS @ S=1% MIN. CONNECT TO DRAIN BASIN OR INTO PIPE WITH INSERTA TEE (SEE PLAN VIEW)
 50. CONST. DOWNSPOUT COLLECTION BOX, SEE DETAIL A/C503
 51. CONST. 4" PERFORATED ADS PIPE PLACED AT THE BOTTOM & BEHIND LOWEST ROW OF BLOCK (SEE KEYSTONE BLOCK WALL DESIGN REPORT)
 52. 4" PERFORATED PIPE TO CROSS UNDER WALL & TRANSITION TO A SOLD 4" PIPE
 53. CONST. 4" SOLID ADS PIPE THAT CONNECTS INTO 2'X2' SUMP BOX
 54. 4" PERFORATED PIPE TO CROSS UNDER UPPER WALL AND CONNECT INTO 4" PERFORATED PIPE FOR LOWER WALL
 55. CONST. 2'X2' SUMP BOX W/ NO CONCRETE BOTTOM (BOTTOM OF BOX TO DRAIN DIRECTLY INTO GRAVEL), 2" OF GRAVEL TO BE INSTALLED AROUND AND UNDER SUMP BOX. WRAP ENTIRE IN FILTER FABRIC, VOLUME OF GRAVEL IN FILTER FABRIC, GRATE=5018.00, TOP OF GRAVEL=5016.00, 4" IE IN=5015.00, BOTTOM OF BOX SIDES=5014.00, BOTTOM OF GRAVEL=5012.00
 56. CONST. 8.7 L.F. 15" ADS HP STORM PIPE @ S=33%
 57. CONST. FLARED-END SECTION, FL=5013.0, INSTALL COBBLE RIP-RAP AROUND FLARED-END SECTION.
- *YARD DRAIN INLET PROTECTION NOTE: SEE DETAIL B/C503



MATCHLINE - SEE SHEET C202



A New Building for
Oquirrh Mountain Ranch & Eagle Mountain UT Central Stake
7002 North Pony Express Parkway
Eagle Mountain, Utah 84005

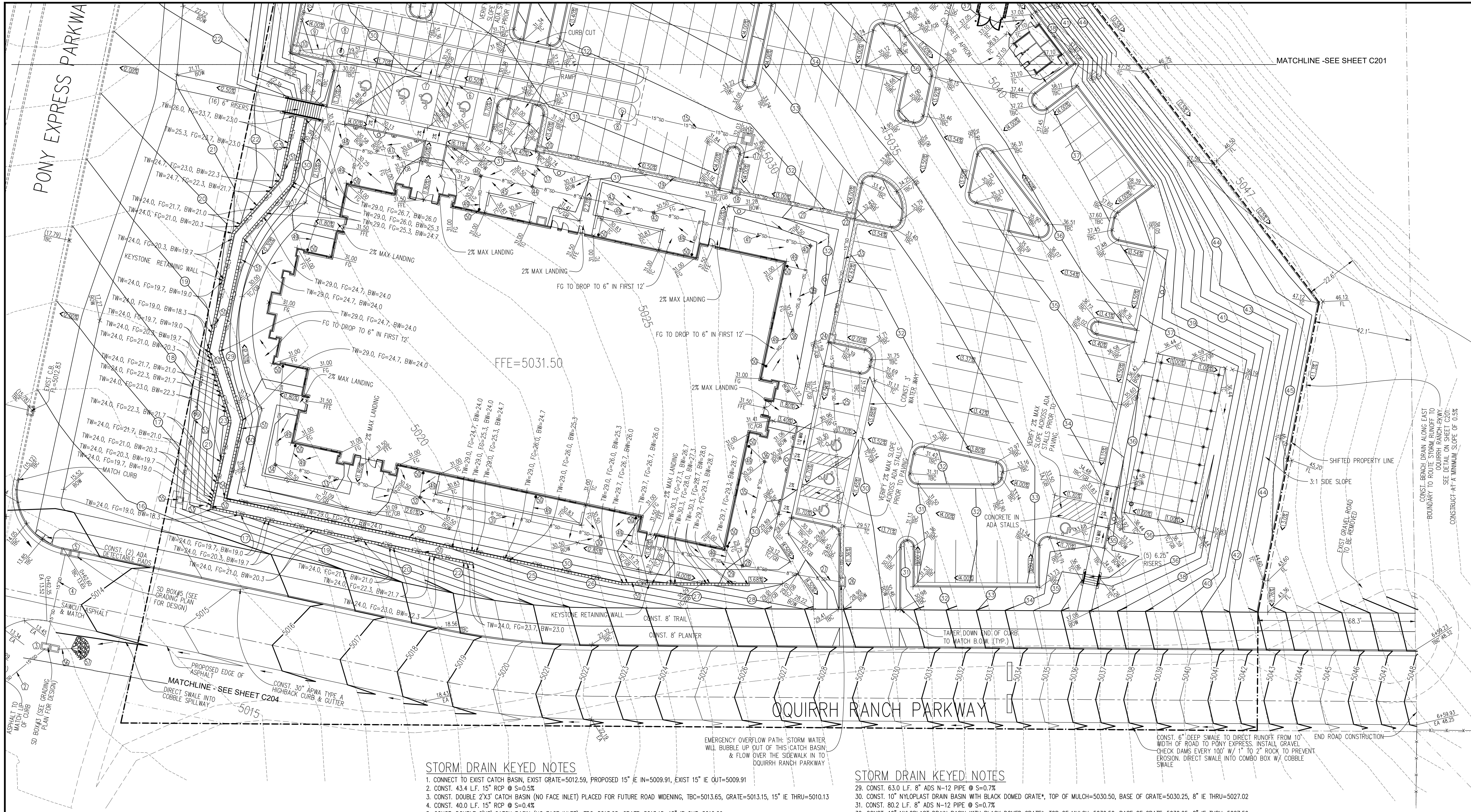
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Description
Mark	Date

Project Number
23-84
Plan Series
Heritage 23-2
Property Number
500-3627-22010101
Date
August 30, 2023

Sheet Title
GRADING & DRAINAGE PLAN NORTH

Sheet
C201



STORM DRAIN KEYED NOTES

1. CONNECT TO EXIST CATCH BASIN, EXIST GRATE=5012.59, PROPOSED 15" IE IN=5009.91, EXIST 15" IE OUT=5009.91
2. CONST. 43.4 L.F. 15" RCP @ S=0.5%
3. CONST. DOUBLE 2'X3' CATCH BASIN (NO FACE INLET) PLACED FOR FUTURE ROAD WIDENING, TBC=5013.65, GRATE=5013.15, 15" IE THRU=5010.13
4. CONST. 40.0 L.F. 15" RCP @ S=0.4%
5. CONST. DOUBLE 2'X3' CATCH BASIN (NO FACE INLET), TBC=5013.65, GRATE=5013.15, 15" IE OUT=5010.29
6. CONST. STORMTECH UNDERGROUND STORAGE SYSTEM WITH (60) MC-7200 CHAMBERS W/ (6) END CAPS. INSTALL 9" OF STONE BETWEEN CHAMBERS, 12" ABOVE CHAMBERS AND 9" OF STONE UNDER SYSTEM. SYSTEM STORES 16,730 CUBIC FEET. TOP OF GRAVEL=5028.00, TOP OF CHAMBERS=5027.00, 15" IE INTO CHAMBERS=5024.73, BOTTOM OF CHAMBERS=5022.00, BOTTOM OF GRAVEL=5021.25. INSTALL PER STORMTECH STANDARD DETAILS AND SPECIFICATIONS. OTHER STORM WATER CHAMBERS ARE ALLOWED; HOWEVER, THEY ARE TO BE SUBMITTED TO EXCEL ENGINEERING TO BE REVIEWED, AND FOUND TO COMPLY WITH ALL PERTINENT DESIGN PARAMETERS PRIOR TO APPROVAL AND INSTALLATION.
7. CONST. ISOLATOR ROW
8. CONST. INSPECTION PORT
9. CONST. 12.1 L.F. 15" ADS HP STORM PIPE @ S=4.6%
10. CONST. 3'X3' CATCH BASIN (NO FACE INLET) W/ SNOOT TYP 18" OVER OUTLET, TBC=5029.04, GRATE=5028.54, 15" IE THRU=5025.29, BOTTOM OF BOX=5022.16
11. CONST. 84.0 L.F. 15" ADS HP STORM PIPE @ S=2.6%
12. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5031.22, GRATE=5030.72, 15" IE THRU=5027.47
13. CONST. 142.0 L.F. 15" ADS HP STORM PIPE @ S=2.1%
14. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5035.10, GRATE=5034.60, 15" IE OUT=5030.45
15. CONST. 48.3 L.F. 15" ADS HP STORM PIPE @ S=2.1%
16. CONST. 3'X3' CATCH BASIN W/ SNOOT TYPE 18" OVER OUTLET, RIM=5031.73, 15" IE THRU=5025.74, BOTTOM OF BOX=5022.61
17. CONST. 20.8 L.F. 15" ADS HP STORM PIPE @ S=0.7%
18. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5031.18, GRATE=5030.68, 15" IE THRU=5025.89
19. CONST. 84.0 L.F. 15" ADS HP STORM PIPE @ S=0.8%
20. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5030.74, GRATE=5030.24, 8" IE IN=5026.60, 15" IE OUT=5026.60
21. CONST. 48.3 L.F. 15" ADS HP STORM PIPE @ S=0.2%
22. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5032.83, GRATE=5032.33, 15" IE THRU=5025.99
23. CONST. 51.6 L.F. 15" ADS HP STORM PIPE @ S=0.2%
24. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5031.39, GRATE=5030.89, 15" IE THRU=5026.09
25. CONST. 102.9 L.F. 15" ADS HP STORM PIPE @ S=0.2%
26. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5029.55, GRATE=5029.05, 8" IE IN=5026.30, 15" IE OUT=5026.30
27. CONST. 42.9 L.F. 8" ADS N-12 PIPE @ S=0.7%
28. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5029.75, BASE OF GRATE=5029.50, 8" IE THRU=5026.59

STORM DRAIN KEYED NOTES

29. CONST. 63.0 L.F. 8" ADS N-12 PIPE @ S=0.7%
 30. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5027.02
 31. CONST. 80.2 L.F. 8" ADS N-12 PIPE @ S=0.7%
 32. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5027.56
 33. CONST. 64.6 L.F. 8" ADS N-12 PIPE @ S=0.7%
 34. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE OUT=5028.00
 35. CONST. 46.3 L.F. 8" ADS N-12 PIPE @ S=2.5%
 36. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE OUT=5027.75
 37. CONST. 15.5 L.F. 8" ADS N-12 PIPE @ S=1.0%
 38. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE OUT=5028.25
 39. CONST. 37.5 L.F. 8" ADS N-12 PIPE @ S=0.9%
 40. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5027.90
 41. CONST. 69.7 L.F. 8" ADS N-12 PIPE @ S=0.9%
 42. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5027.25
 43. CONST. 53.9 L.F. 8" ADS N-12 PIPE @ S=0.9%
 44. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5026.75
 45. CONST. 22.9 L.F. 8" ADS N-12 PIPE @ S=2.8%
 46. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5027.38
 47. CONST. 62.1 L.F. 8" ADS N-12 PIPE @ S=1.0%
 48. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.25, BASE OF GRATE=5030.00, 8" IE OUT=5028.00
 49. CONST. 6" ADS @ S=1% MIN. CONNECT TO DRAIN BASIN OR INTO PIPE WITH INSERTA TEE (SEE PLAN VIEW)
 50. CONST. DOWNSPOUT COLLECTION BOX, SEE DETAIL A/C503
 51. CONST. 4" PERFORATED ADS PIPE PLACED AT THE BOTTOM & BEHIND LOWEST ROW OF BLOCK (SEE KEYSTONE BLOCK WALL DESIGN REPORT)
 52. 4" PERFORATED PIPE TO CROSS UNDER WALL & TRANSITION TO A SOLID 4" PIPE
 53. CONST. 4" SOLID ADS PIPE THAT CONNECTS INTO 2'X2' SUMP BOX
 54. 4" PERFORATED PIPE TO CROSS UNDER UPPER WALL AND CONNECT INTO 4" PERFORATED PIPE FOR LOWER WALL
 55. CONST. 2'X2' SUMP BOX W/ NO CONCRETE BOTTOM (BOTTOM OF BOX TO DRAIN DIRECTLY INTO GRAVEL), 2" OF GRAVEL TO BE INSTALLED AROUND AND UNDER SUMP BOX. WRAP ENTIRE VOLUME OF GRAVEL IN FILTER FABRIC, GRATE=5018.00, TOP OF GRAVEL=5016.00, 4" IE IN=5015.00, BOTTOM OF BOX SIDES=5014.00, BOTTOM OF GRAVEL=5012.00
 56. CONST. 8.7 L.F. 15" ADS HP STORM PIPE @ S=33%
 57. CONST. FLARED-END SECTION, FL=5013.0, INSTALL COBBLE RIP-RAP AROUND FLARED-END SECTION.
- *YARD INLET PROTECTION NOTE: SEE DETAIL B/C503

GRADING LEGEND

- FFE FINISHED FLOOR ELEV.
- BOW BACK OF WALK
- GB GRADE BREAK
- TC TOP OF CONCRETE
- TBC TOP BACK OF CURB
- TA TOP OF ASPHALT
- RIM RIM ELEVATION
- FL FLOWLINE
- EG EXIST GROUND
- LIP LIP OF CURB
- FG FINISHED GRADE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- IE INVERT ELEVATION
- Direction of DRAINAGE
- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STORM DRAIN KEYED NOTE
- CARRY CURB (HATCHED)

PARKING LOT PAVEMENT DESIGN:

- 3" ASPHALT OVER
- 8" BASE COURSE
- OVER SUITABLE NATURAL SOILS/BEDROCK AND/OR STRUCTURAL SITE
- GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS/BEDROCK

MATCHLINE -SEE SHEET C201

CONST. BENCH DRAIN ALONG EAST BOUNDARY TO ROUTE STORM RUNOFF TO QUIRRH RANCH PARKWAY
SEE DETAIL ON SHEET C201
CONSTRUCT AT A MINIMUM SLOPE OF 0.5%

SHIFTED PROPERTY LINE

3:1 SIDE SLOPE

EXIST GRAVEL ROAD TO BE REMOVED

EMERGENCY OVERFLOW PATH: STORM WATER WILL BUBBLE UP OUT OF THIS CATCH BASIN & FLOW OVER THE SIDEWALK IN TO QUIRRH RANCH PARKWAY

CONST. 6" DEEP SWALE TO DIRECT RUNOFF FROM 10' WIDTH OF ROAD TO PONY EXPRESS. INSTALL GRAVEL CHECK DAMS EVERY 100' W/ 1" TO 2" ROCK TO PREVENT EROSION. DIRECT SWALE INTO COMBO BOX W/ COBBLE SWALE

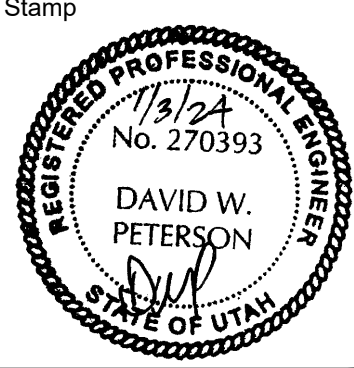
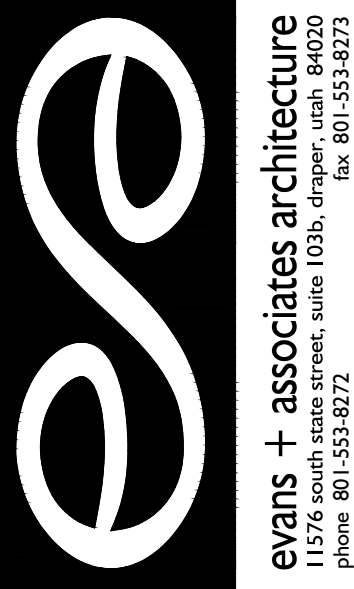


Scale 1" = 20'



BENCH MARK

SOUTHEAST CORNER, SEC 25, T5S, R2W, SL&BM, (FOUND BRASS CAP) BENCHMARK ELEV = 5047.71



A New Building for
Oquirrh Mountain Ranch &
Eagle Mountain UT Central Stake

7062 North Pony Express Parkway
Eagle Mountain, Utah 84005

Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

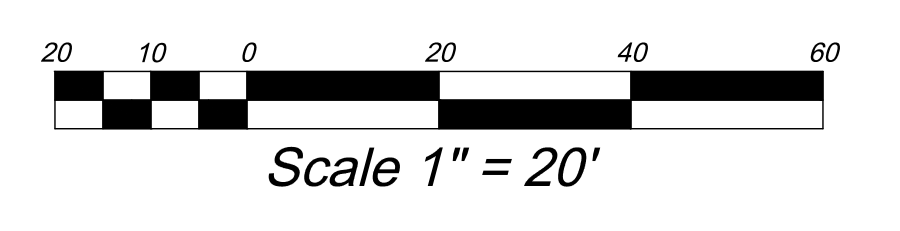
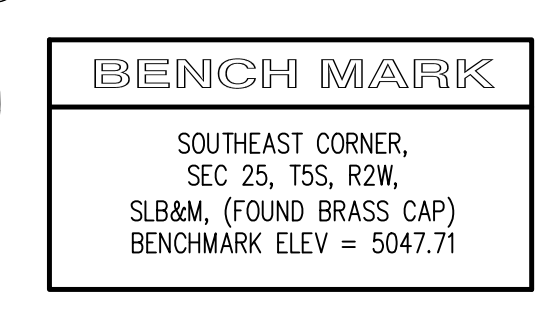
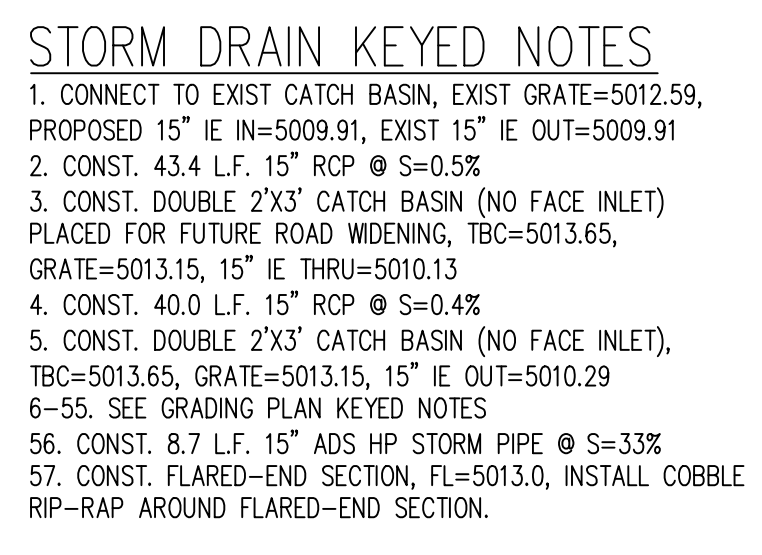
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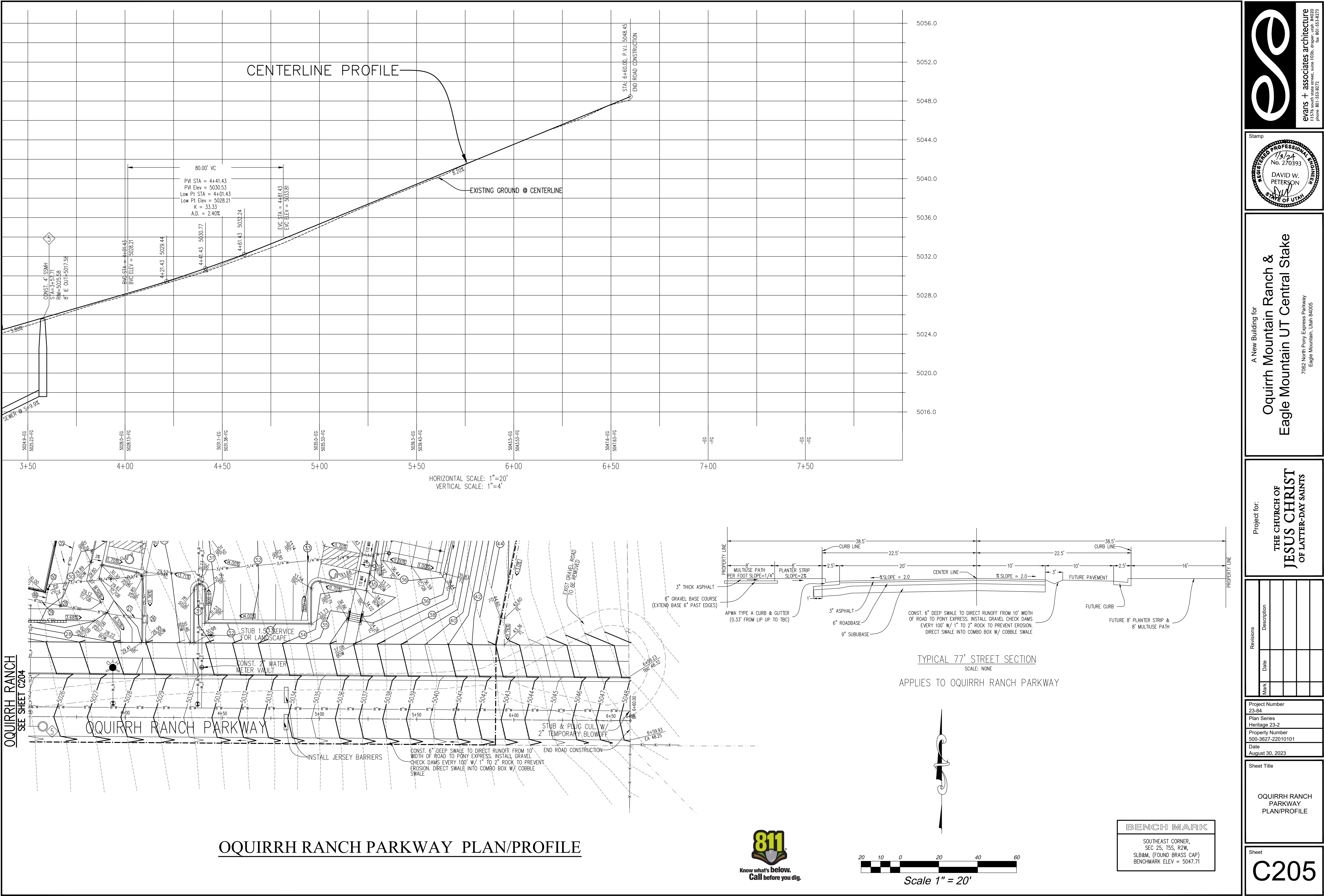
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Sheet Title
GRADING &
DRAINAGE PLAN
SOUTH

Sheet
C202



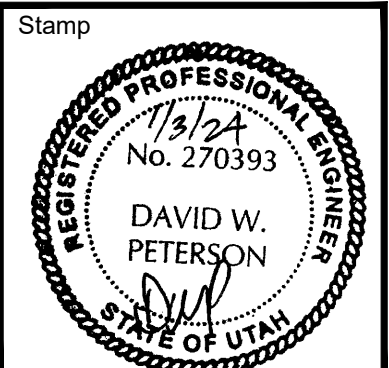






evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
Phone 801-933-9212 fax 801-933-9213

Stamp



A New Building for

Oquirrh Mountain Ranch & Eagle Mountain UT Central Stake

7062 North Pony Express Parkway
Eagle Mountain, Utah 84005

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

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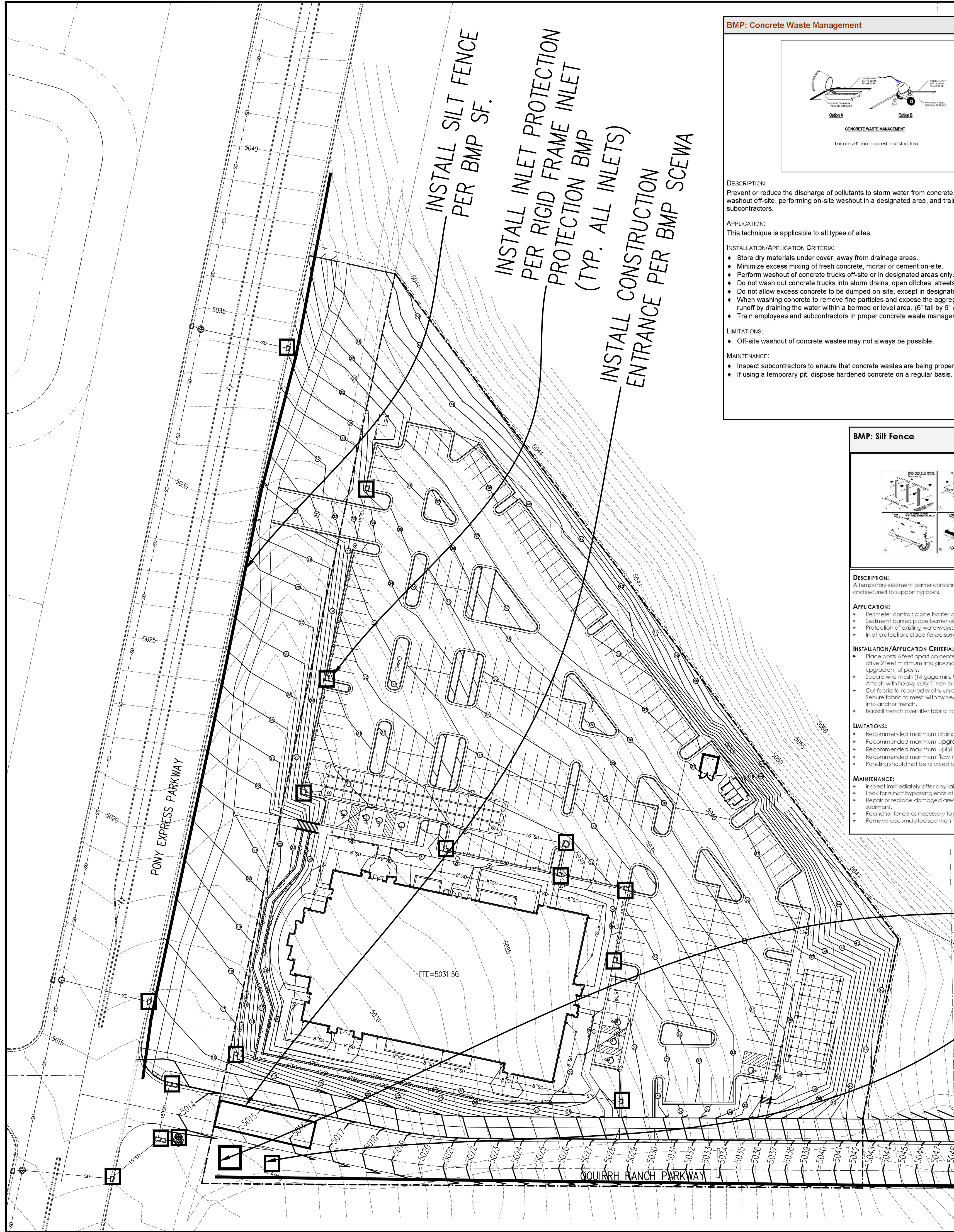
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Sheet Title

OQUIRRH RANCH PARKWAY PLAN/PROFILE

Sheet

C205



BMP: Concrete Waste Management
CWM
Construction

DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATION:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

- ◆ Store dry materials under cover, away from drainage areas.
- ◆ Minimize excess mixing of fresh concrete, mortar, or cement on-site.
- ◆ Perform washout of concrete trucks off-site or in designated areas only.
- ◆ Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- ◆ Do not allow excess concrete to be dumped on-site, except in designated areas.
- ◆ When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (8' tall by 6' wide).
- ◆ Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:

- ◆ Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:

- ◆ Inspect subcontractors to ensure that concrete wastes are being properly managed.
- ◆ If using a temporary pit, dispose hardened concrete on a regular basis.

BMP: Stabilized Construction Entrance and Wash Area
SCEWA

OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. The area can be used to spray off vehicles before they leave the site.

APPLICATIONS:
At any point of ingress or egress of a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:

- ◆ Clear and grub area and grade to provide maximum slope of 2%.
- ◆ Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months).
- ◆ Place coarse aggregate, 1 to 2 1/2 inches in size, to a minimum depth of 8 inches.
- ◆ Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off of the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions.
- ◆ Provide berming as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site.

LIMITATIONS:

- ◆ Requires periodic top dressing with additional stones.
- ◆ Should be used in conjunction with street sweeping on adjacent public right-of-way.
- ◆ Must be situated such that waste water does not run off site.

MAINTENANCE:

- ◆ Inspect daily for loss of gravel or sediment buildup.
- ◆ Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping.
- ◆ Repair entrance and replace gravel as required to maintain control in good working condition.
- ◆ Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Pesticide Materials
- Other Waste

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

High Medium Low

BMP: Portable Toilets
PT

OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:

- ◆ Locate portable toilets in convenient locations throughout the site.
- ◆ Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- ◆ Construct earth berm perimeter (See Earth Berm Barrier Information Sheet).
- ◆ Control spill/protection leaks.
- ◆ Stake toilets to prevent them from tipping.

LIMITATIONS:
No limitations.

MAINTENANCE:

- ◆ Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- ◆ Regular waste collection should be arranged with licensed service.
- ◆ All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Pesticide Materials
- Other Waste

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

High Medium Low

BMP: Silt Fence
SF

OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

APPLICATION:

- ◆ Perimeter control: place barrier at downgradient limits of disturbance
- ◆ Sediment barrier: place barrier at toe of slope or soil stockpile
- ◆ Protection of existing waterways: place barrier near top of stream bank
- ◆ Inlet protection: place fence surrounding catch basins

INSTALLATION/APPLICATION CRITERIA:

- ◆ Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- ◆ Secure wire mesh (1/4 gauge min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- ◆ Cut fabric to required width, unroll along length of barrier and drape over barrier.
- ◆ Secure fabric to mesh with twine, staples, or similar with trailing edge extending into anchor trench.
- ◆ Backfill trench over filter fabric to anchor.

LIMITATIONS:

- ◆ Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- ◆ Recommended maximum upgradient slope length of 150 feet
- ◆ Recommended maximum uphill grade of 2:1 (50%)
- ◆ Recommended maximum flow rate of 0.5 cfs
- ◆ Ponding should not be allowed behind fence

MAINTENANCE:

- ◆ Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- ◆ Look for runoff bypassing ends of barriers or undercutting barriers.
- ◆ Repair or replace damaged areas of the barrier and remove accumulated sediment.
- ◆ Re-anchor fence as necessary to prevent shortcutting.
- ◆ Remove accumulated sediment when it reaches 1/2 the height of the fence.

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Pesticide Materials
- Other Waste

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

High Medium Low

ASTM D8057 Requirements

- > Filter system consists of rigid frame and removable geosynthetic bag
- > Filter bag sized to meet treatment flow rate of the drainage location
- > Bag maintains shape to be extracted when completely filled with sediment
- > Rigid frame capable of supporting full load of sediment with grate removed
- > Frame does not interfere or elevate grate by more than 1/8"
- > Bypass flow exceeds design flow of drainage location
- > Filter bag achieves >80% filtration efficiency per ASTM D7351 OR ASTM D5141

Installation Instructions:

1. Remove grate from drainage structure
2. Clean stone and dirt from ledge (lip) of drainage structure
3. Drop the inlet filter through the clear opening such that the hangers rest firmly on the lip of the structure
4. Replace the grate and confirm it is not elevated more than 1/8"

Maintenance Guidelines:

1. Empty the sediment bag if more than half filled with sediment and debris
2. Remove the grate, engage the lifting points, and lift filter from the drainage structure
3. Dispose of sediment and debris as directed by the Engineer or Maintenance Contract
4. Alternatively, an industrial vacuum can be used to collect sediment from filter bag

STANDARD DETAIL DRAWING

Eagle Mountain City
RIGID FRAME
INLET
PROTECTION
2020

INSTALL LINED CONCRETE WASHOUT AREA PER BMP CWM. CONTRACTOR TO ENSURE THAT ALL EXCESS CONCRETE HAS BEEN REMOVED FROM THE SITE & NOT BURIED IN THE SOIL.

INSTALL PORTABLE TOILET PER BMP PT

EROSION CONTROL NOTES:

1. CONTRACTOR IS TO READ AND UNDERSTAND ALL BMP PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS.
2. CONSTRUCT A SILT FENCE AS SHOWN ON PLAN. SEE BMP SF.
3. INSTALL A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN PRIOR TO ANY GRADING ON THE SITE. SEE BMP SCEWA.
4. INSTALL CONCRETE WASHOUT AREA AS PER BMP CWM.
5. INSTALL INLET PROTECTION ON INLETS ON-SITE. SEE RIGID FRAME INLET PROTECTION DETAIL.
6. THE SITE IS TO BE WATERED AT LEAST TWICE A WEEK TO CONTROL DUST OR MORE FREQUENT AS DETERMINED BY THE CONTRACTOR.
7. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE.
8. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
9. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED & MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
10. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

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EROSION CONTROL
PLAN

Sheet

C206



MC-7200 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH MC-7200.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-18a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESSIONS.
- 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.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/IN. THE ASC IS DEFINED IN SECTION 6.2 OF ASTM F2418 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.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL, BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.50 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-7200 CHAMBER SYSTEM

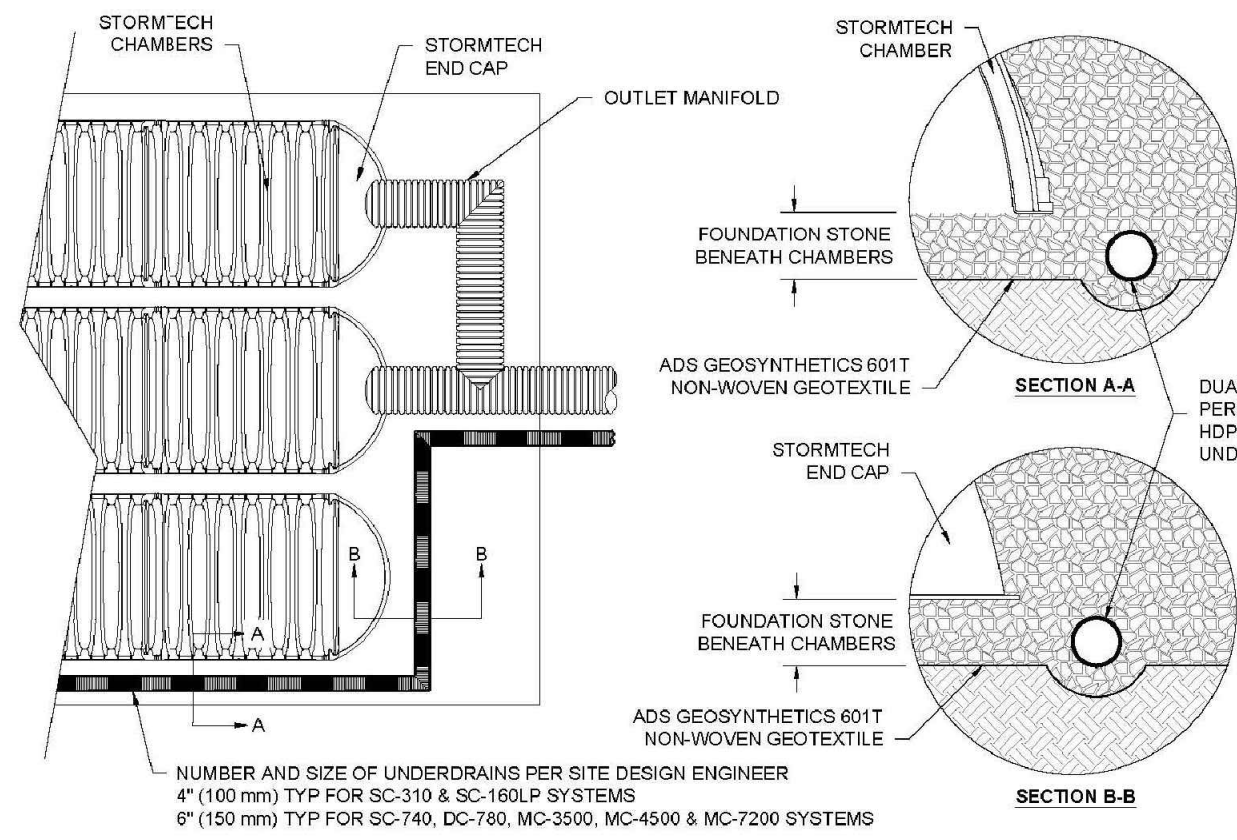
- STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE 'STORMTECH MC-7200 CONSTRUCTION GUIDE'.
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR 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.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM .9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
- INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
- STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
- STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF 'FLEXSTORM CATCH IT' INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

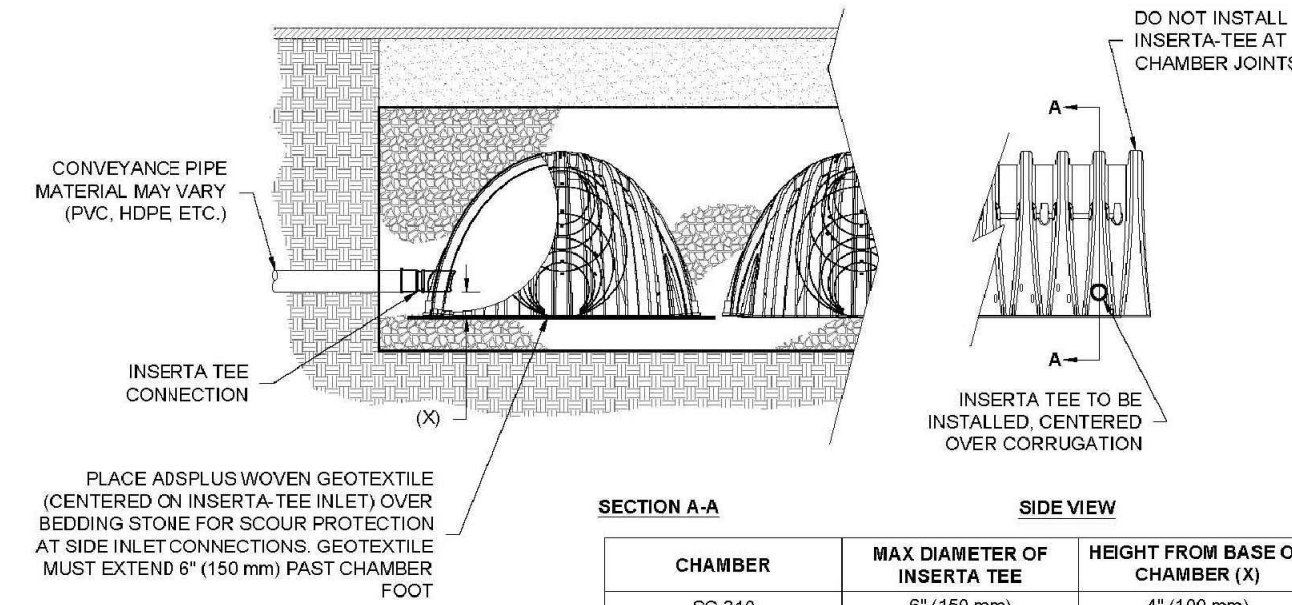
- STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE 'STORMTECH MC-7200 CONSTRUCTION GUIDE'.
- THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRE LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE 'STORMTECH MC-7200 CONSTRUCTION GUIDE'.
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE 'STORMTECH MC-7200 CONSTRUCTION GUIDE'.
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZEN 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 1-888-892-2684 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

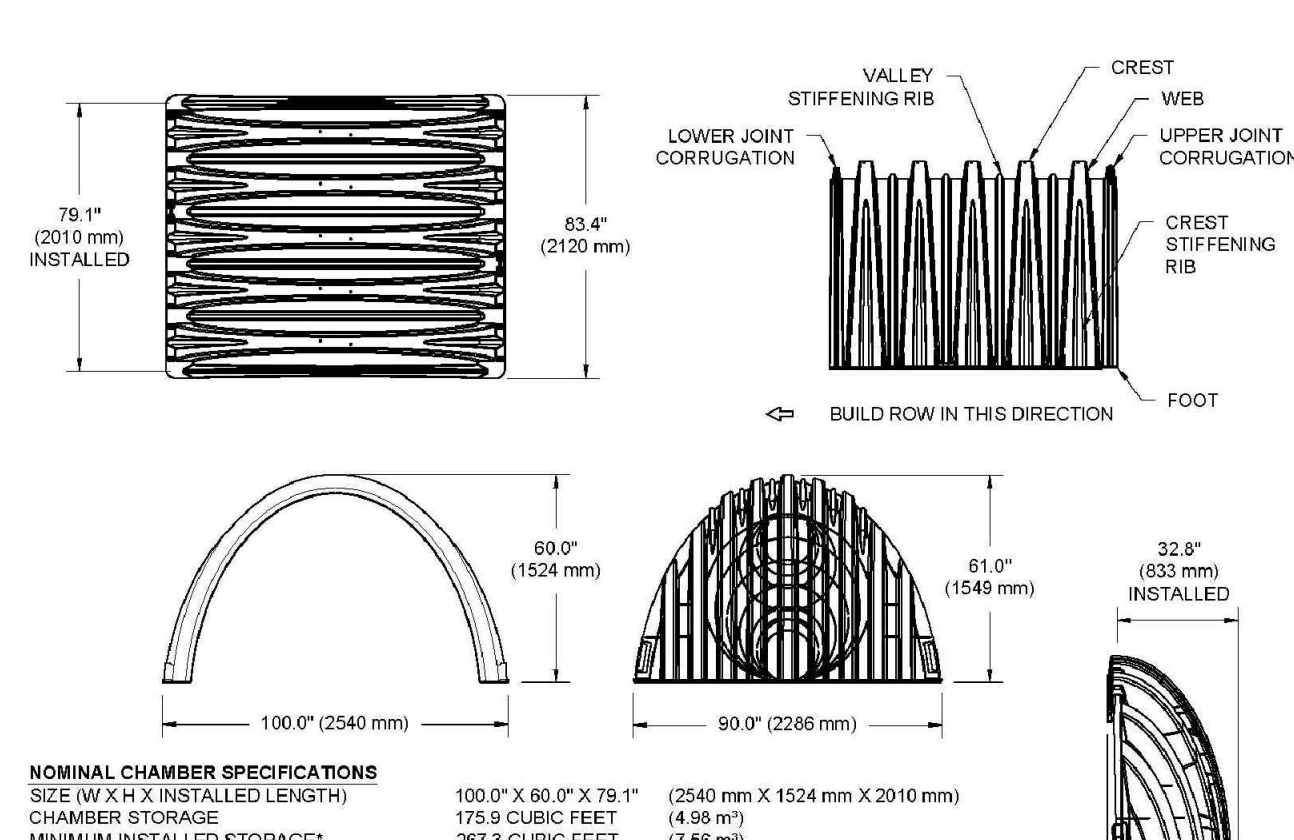


5 UNDERDRAIN DETAIL



NOTE: PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

6 INSERTA-TEE SIDE INLET DETAIL



NOMINAL CHAMBER SPECIFICATIONS
SIZE (W X H X INSTALLED LENGTH)
CHAMBER STORAGE
MINIMUM INSTALLED STORAGE¹
WEIGHT (NOMINAL)

NOMINAL END CAP SPECIFICATIONS
SIZE (W X H X INSTALLED LENGTH)
END CAP STORAGE
MINIMUM INSTALLED STORAGE¹
WEIGHT (NOMINAL)

*ASSUMES 12" (305 mm) STONE ABOVE 'B' (228 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "M"

PART #	STUB	B	C
MC7200IEPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC7200IEPP06B	---	---	0.86" (22 mm)
MC7200IEPP06T	6" (150 mm)	40.50" (1029 mm)	---
MC7200IEPP06B	---	---	1.01" (26 mm)
MC7200IEPP10T	10" (250 mm)	36.37" (925 mm)	---
MC7200IEPP10B	---	---	1.33" (34 mm)
MC7200IEPP12T	12" (300 mm)	35.69" (907 mm)	---
MC7200IEPP12B	---	---	1.55" (39 mm)
MC7200IEPP15T	15" (375 mm)	32.72" (831 mm)	---
MC7200IEPP15B	---	---	1.70" (43 mm)
MC7200IEPP18T	---	29.38" (746 mm)	---
MC7200IEPP18B	---	---	1.97" (50 mm)
MC7200IEPP24T	24" (600 mm)	23.05" (585 mm)	---
MC7200IEPP24B	---	---	2.28" (57 mm)
MC7200IEPP24BW	---	---	2.35" (59 mm)
MC7200IEPP36BW	---	---	3.25" (83 mm)
MC7200IEPP42BW	---	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL.

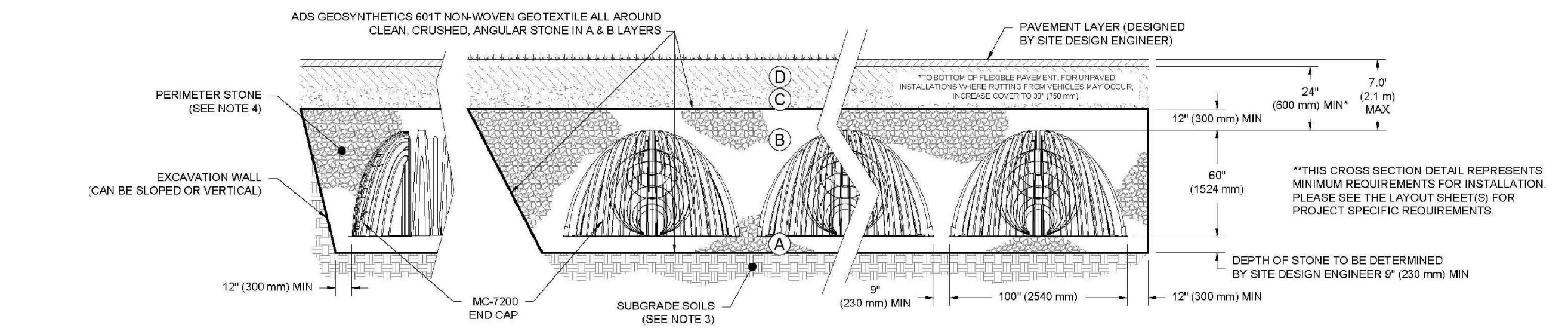
CUSTOM PREFABRICATED INVERTS ARE AVAILABLE UPON REQUEST. INVERTED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-7200 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 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.	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.	AASHTO M145 ¹ A-1, A-2, A-3 OR AASHTO M43 ¹ 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 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M34 ¹ 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE ^{2,3}

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTOR.
- 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.
- ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
- MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- 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.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT² 7% 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.

MC-7200 CROSS SECTION DETAIL

MC-7200 STANDARD DETAILS

StormTech[®]
Chamber System
888-892-2684 | WWW.STORMTECH.COM

4840 TRUEMAN BLVD
HILLIARD, OH 43026

ADS
Advanced Drainage Systems, Inc.

SHEET

DRAWN: DATE: PROJECT NO: NOT TO SCALE
REVIEWED: REV:

ADVANCED DRAINAGE SYSTEMS, INC. (ADS) HAS PREPARED THIS DETAIL BASED ON REFERENCED STANDARDS. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. UNLESS THE PLANS ARE SIGNED AND SEALED BY THE SITE DESIGN ENGINEER, THE SITE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION AND SEALING THE DOCUMENT. IT IS THE SITE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEET IS ON EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

A New Building for
Oquirrh Mountain Ranch &
Eagle Mountain UT Central Stake

7002 North Pony Express Parkway
Eagle Mountain, Utah 84005

Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Revisions	Mark	Date	Description

Project Number
23-84
Plan Series
Heritage 23-2
Property Number
500-3627-22010101
Date
August 30, 2023

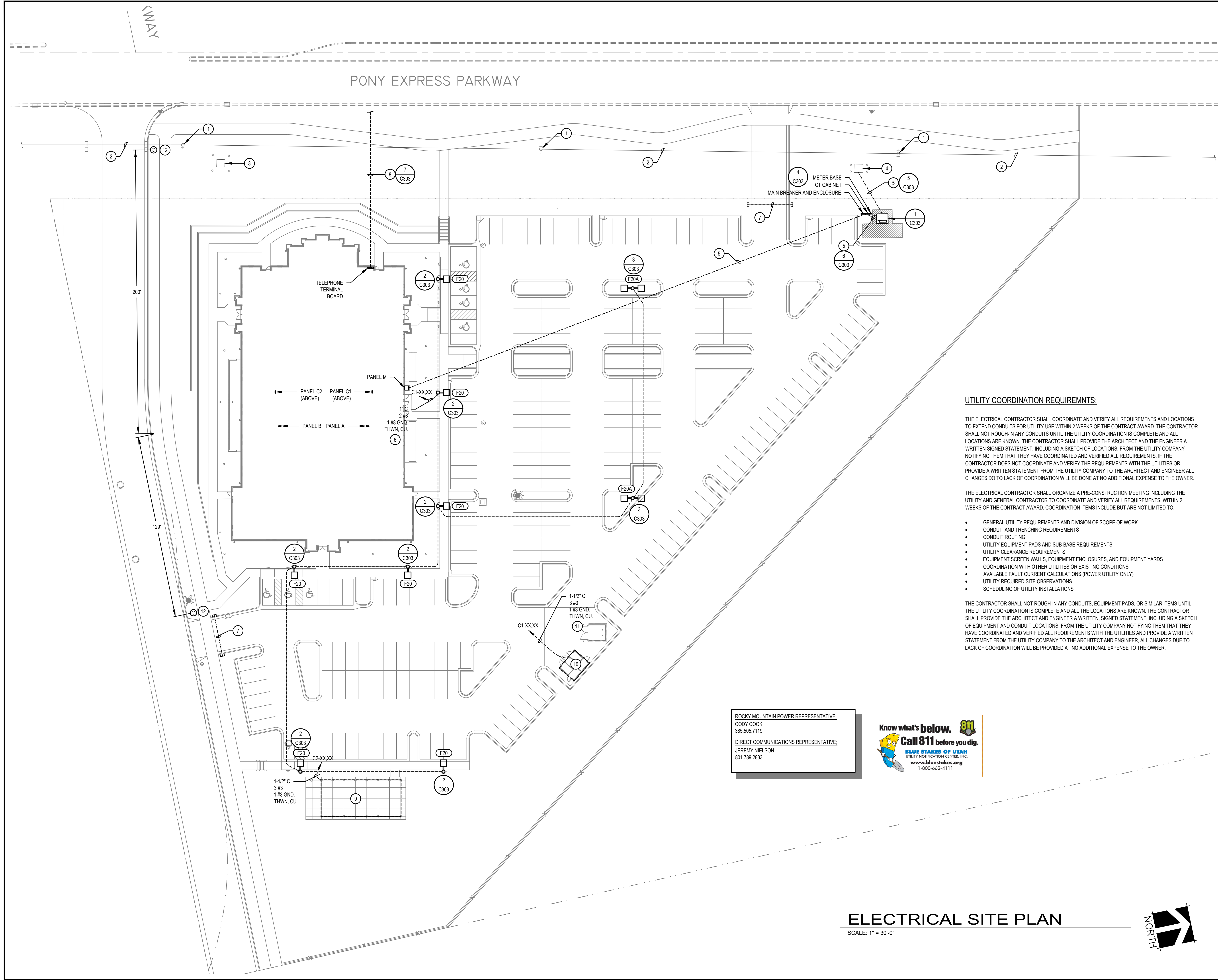
Sheet Title

STORMTECH DETAILS

Sheet

C207

* SEE KEYED NOTES ON C201 FOR STORMTECH SYSTEM DESIGN.



GENERAL NOTES

1.

ALL CONDUITS THAT ARE ROUGHED-IN UNDER THE SLAB SHALL BE PLACED UNDER THE VAPOR BARRIER.

2.

ALL BELOW GRADE CONDUITS AND LIGHT POLE CONDUITS SHALL BE PLACED BELOW THE GRAVEL BASE. DO NOT INSTALL CONDUIT ON TOP OF GRAVEL, DIRECTLY BELOW THE SIDEWALK / BUILDING SLAB OR WITHIN THE GRAVEL BASE.

UTILITY REQUIREMENTS

1.

BURY CONDUITS PER UTILITY REQUIREMENTS. REFER TO SHEET C303 FOR TYPICAL TRENCHING REQUIREMENTS.

2.

VERIFY AND COMPLY WITH ALL ROCKY MOUNTAIN POWER, AND DIRECT COMMUNICATIONS REQUIREMENTS.

3.

INCLUDE IN BID ALL LINE EXTENSION FEES, UNDERGROUND FEES, AND ALL MISC. FEES CHARGED BY ROCKY MOUNTAIN POWER AND DIRECT COMMUNICATIONS.

EXTERIOR LIGHTING CONTROLS

ALL NONESSENTIAL EXTERIOR LIGHTING SHALL ONLY CONTINUE IN OPERATION UNTIL 11:00 P.M. OR FOR AS LONG AS OPEN OR AREA IS IN ACTIVE USE AND SHALL REMAIN OFF UNTIL DAYLIGHT THE FOLLOWING DAY.

KEYED NOTES

1.

EXISTING ROCKY MOUNTAIN POWER POLE TO REMAIN IN PLACE. PROTECT FROM DAMAGE DURING ALL PHASES OF THE CONSTRUCTION.

2.

EXISTING ROCKY MOUNTAIN POWER OVERHEAD LINE TO REMAIN IN PLACE. PROTECT FROM DAMAGE DURING ALL PHASES OF THE CONSTRUCTION.

3.

EXISTING ROCKY MOUNTAIN POWER GROUND SLEEVE TO REMAIN IN PLACE. PROTECT FROM DAMAGE DURING ALL PHASES OF THE CONSTRUCTION.

4.

EXISTING ROCKY MOUNTAIN POWER SWITCHGEAR TO REMAIN IN PLACE. COORDINATE ALL REQUIREMENTS WITH ROCKY MOUNTAIN POWER PRIOR TO ANY WORK BEING DONE.

5.

REFER TO SINGLE LINE DIAGRAM FOR CONDUIT AND CONDUCTOR REQUIREMENTS.

6.

ROUTE THROUGH LIGHTING CONTROL PANEL. SEE DIAGRAM ON SHEET E607 FOR ADDITIONAL INFORMATION.

7.

TWO (2) 4" CONDUIT SLEEVES.

8.

EXTEND ONE (1) 4" CONDUITS WITH TRUE TAPES FROM THE TELEPHONE TERMINAL BOARD TO THE LOCATION SHOWN. UTILIZE LONG SWEEP ELBOWS. COORDINATE EXACT STUB LOCATION AND ALL REQUIREMENTS WITH DIRECT COMMUNICATIONS PRIOR TO ANY ROUGH-IN.

9.

PROVIDE ALL REQUIRED CONDUIT, BRANCH CIRCUITS, EIGHT (8) LIGHT FIXTURES (F28), FOUR (4) RECEPTACLES WITH WEATHERPROOF COVERS, LOCKABLE NON-FUSED, NEMA 3R, 30A, 2 POLE DISCONNECT AND 0-60 MINUTE TIMER SWITCH WITH WEATHERPROOF FOR LIGHTING CONTROLS FOR PAVILION. REFER TO THE PAVILION DRAWINGS FOR LOCATIONS, QUANTITIES AND OTHER REQUIREMENTS. SEE E601 FOR FIXTURE REQUIREMENTS.

10.

REFER TO ELECTRICAL DRAWINGS FOR STORAGE BUILDING ELECTRICAL REQUIREMENTS.

11.

SEAL CONDUITS AS REQUIRED SO WATER DOES NOT RUN BACK INTO THE BUILDING FROM THE STORAGE BUILDING.

12.

NEW EAGLE MOUNTAIN CITY STREET LIGHT TO BE FURNISHED AND INSTALLED BY BLACK AND MCDONALD. ALL ASSOCIATED COSTS OF THE STREET LIGHT INSTALLATION TO BE INCLUDED IN THE CONTRACTOR BID. CONFIRM ALL REQUIREMENTS WITH BLACK AND MCDONALD PRIOR TO THE BID.

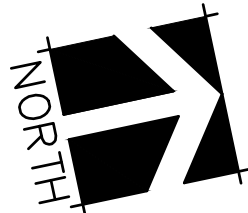
ROCKY MOUNTAIN POWER REPRESENTATIVE:
CODY COOK
385.505.7119

DIRECT COMMUNICATIONS REPRESENTATIVE:
JEREMY NIELSON
801.789.2833



ELECTRICAL SITE PLAN

SCALE: 1" = 30'-0"



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240 East Morris Ave, Suite 200
South Salt Lake City, UT 84115

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• (801) 534-1080

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evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
Phone 801-933-9212 fax 801-933-9213

Stamp
REGISTERED PROFESSIONAL ENGINEER
DAVID P. WHITTON
No. 264397
STATE OF UTAH
2023/12/14

A New Building for

Oquirrh Mountain Ranch &
Eagle Mountain UT Central Stake

7000 North Pony Express Parkway
Eagle Mountain, Utah 84005

Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Revisions	Mark	Date	Description

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Plan Series
Heritage 23-2

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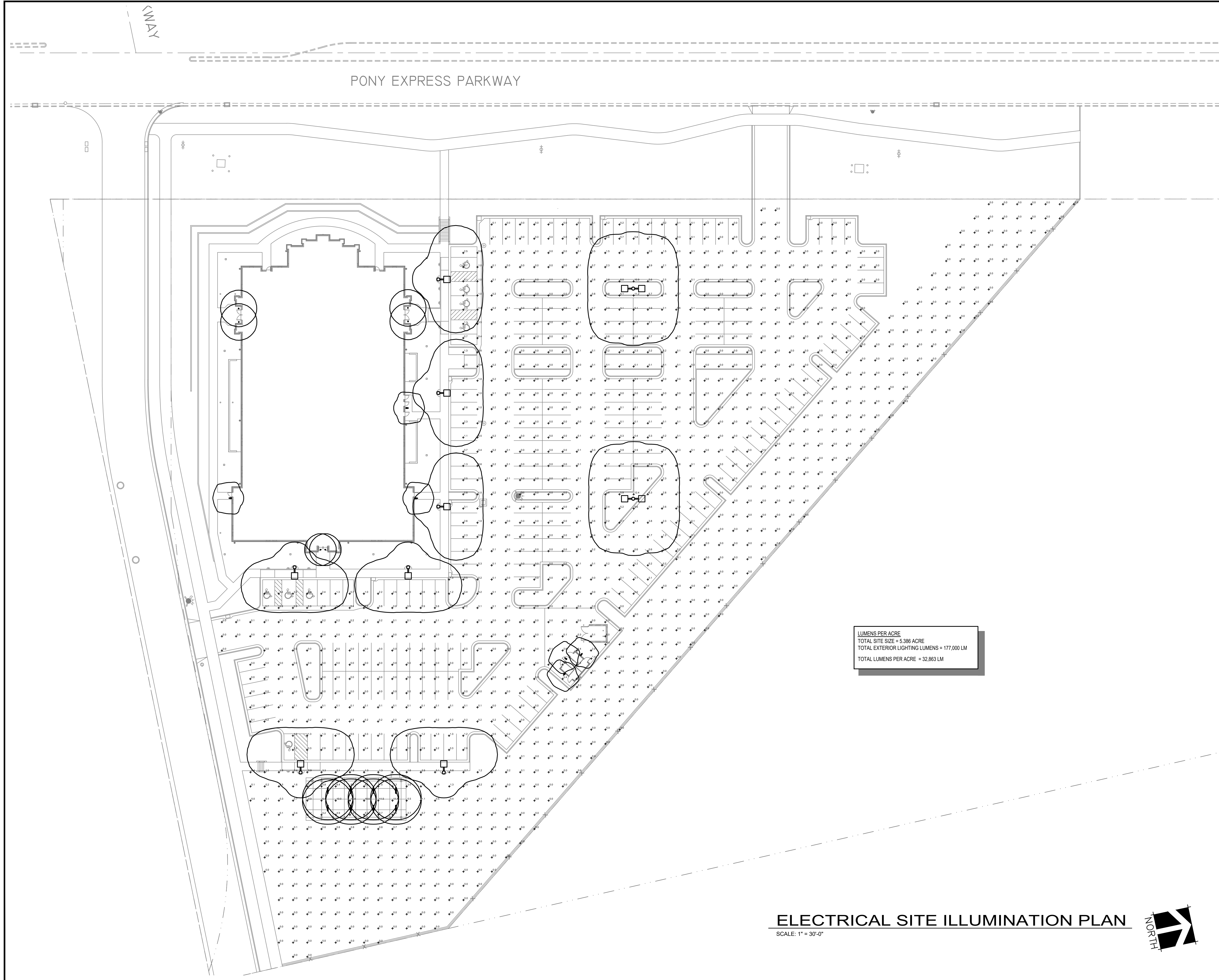
Date
August 30, 2023

Sheet Title

ELECTRICAL SITE PLAN

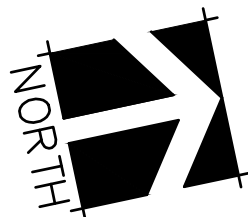
Sheet

C301



LUMENS PER ACRE
TOTAL SITE SIZE = 5.386 ACRE
TOTAL EXTERIOR LIGHTING LUMENS = 177,000 LM
TOTAL LUMENS PER ACRE = 32,863 LM

ELECTRICAL SITE ILLUMINATION PLAN
SCALE: 1" = 30'-0"



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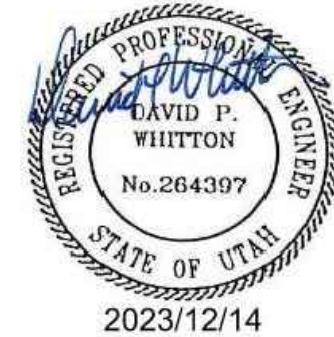
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Stamp



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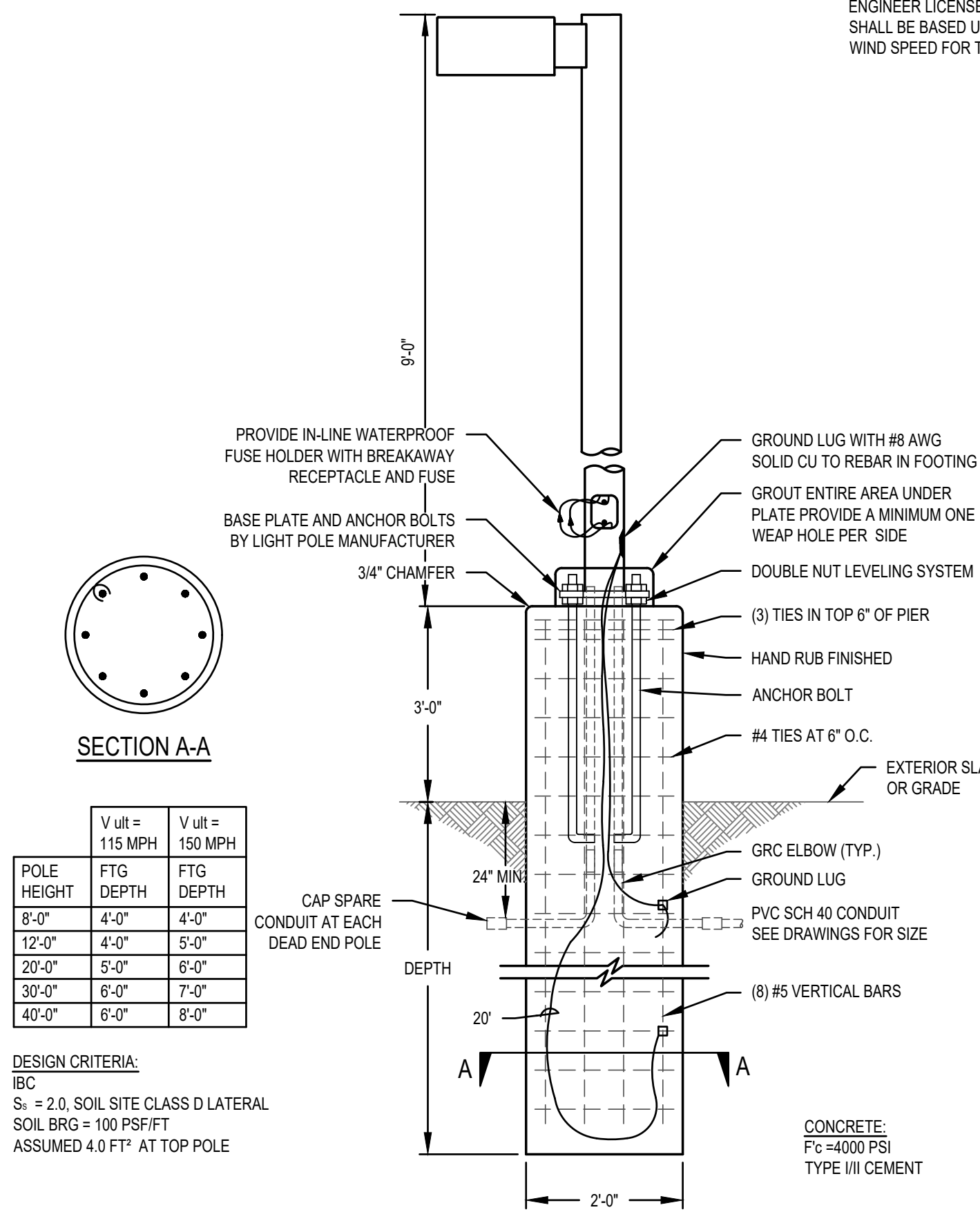
Sheet Title

ELECTRICAL SITE
ILLUMINATION PLAN

Sheet

C302

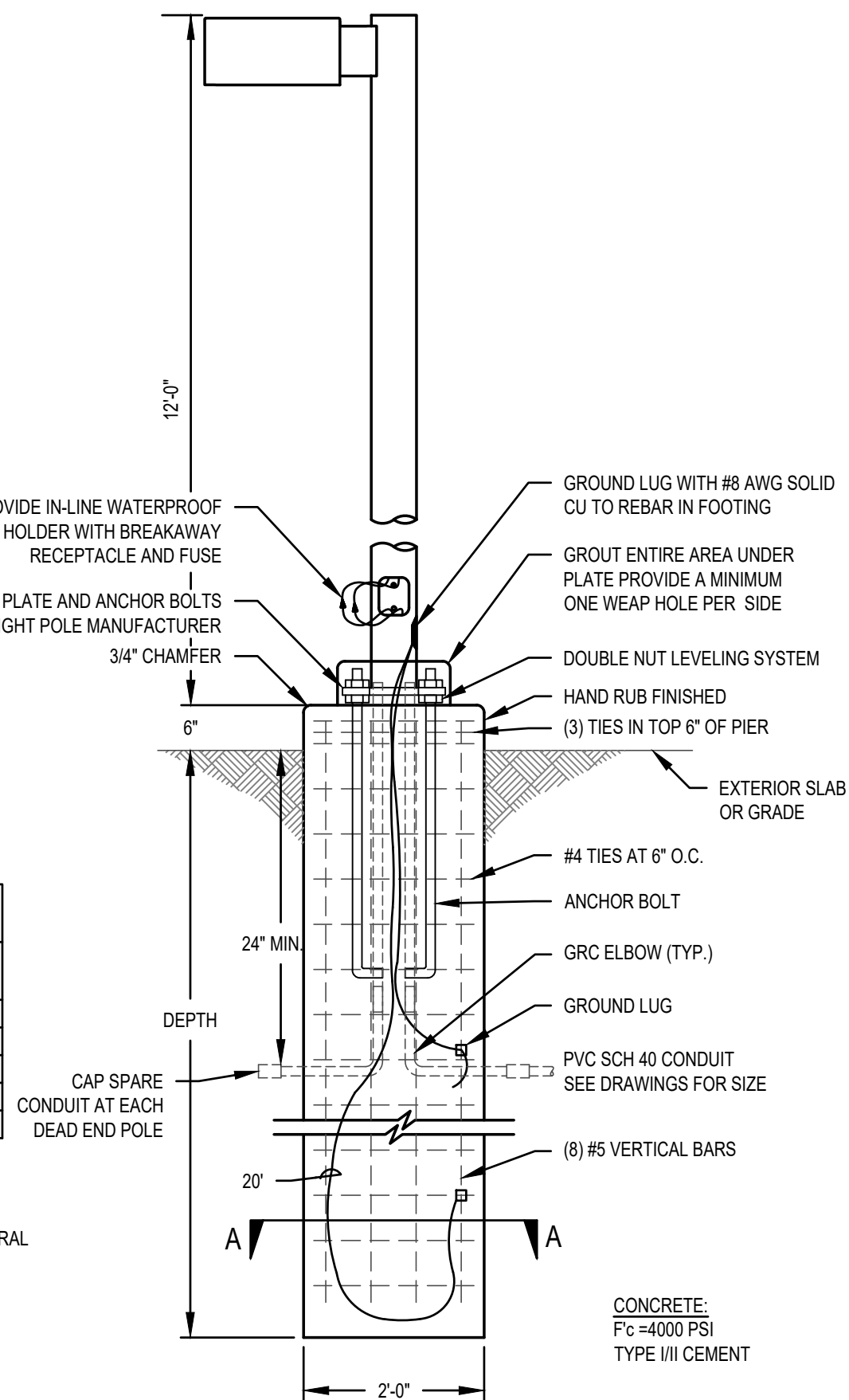
NOTE:
DESIGN SHOWN FOR CONCRETE POLE BASES IS FOR INFORMATIONAL PURPOSES ONLY TO CONVEY THE NECESSARY REQUIREMENTS. ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO PROVIDE A POLE BASE DESIGN AND ASSOCIATED STRUCTURAL CALCULATIONS AND SUBMIT THEM TO THE ENGINEER AS A DEFERRED SUBMITTAL FOR REVIEW. THE POLE BASE DESIGN SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF UTAH. THE POLE BASE DESIGN SHALL BE BASED UPON THE ACTUAL POLE, FIXTURE, SOIL CONDITIONS, WIND SPEED FOR THE AREA INSTALLED, ETC.



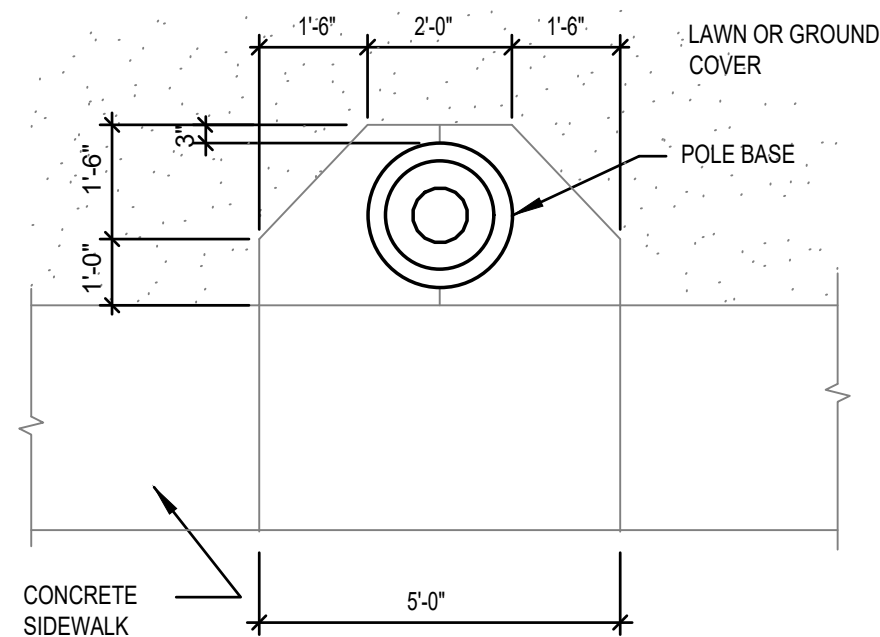
SECTION A-A

	V ult = 115 MPH	V ult = 150 MPH
POLE HEIGHT	FTG DEPTH	FTG DEPTH
8'-0"	4'-0"	4'-0"
12'-0"	4'-0"	5'-0"
20'-0"	5'-0"	6'-0"
30'-0"	6'-0"	7'-0"
40'-0"	6'-0"	8'-0"

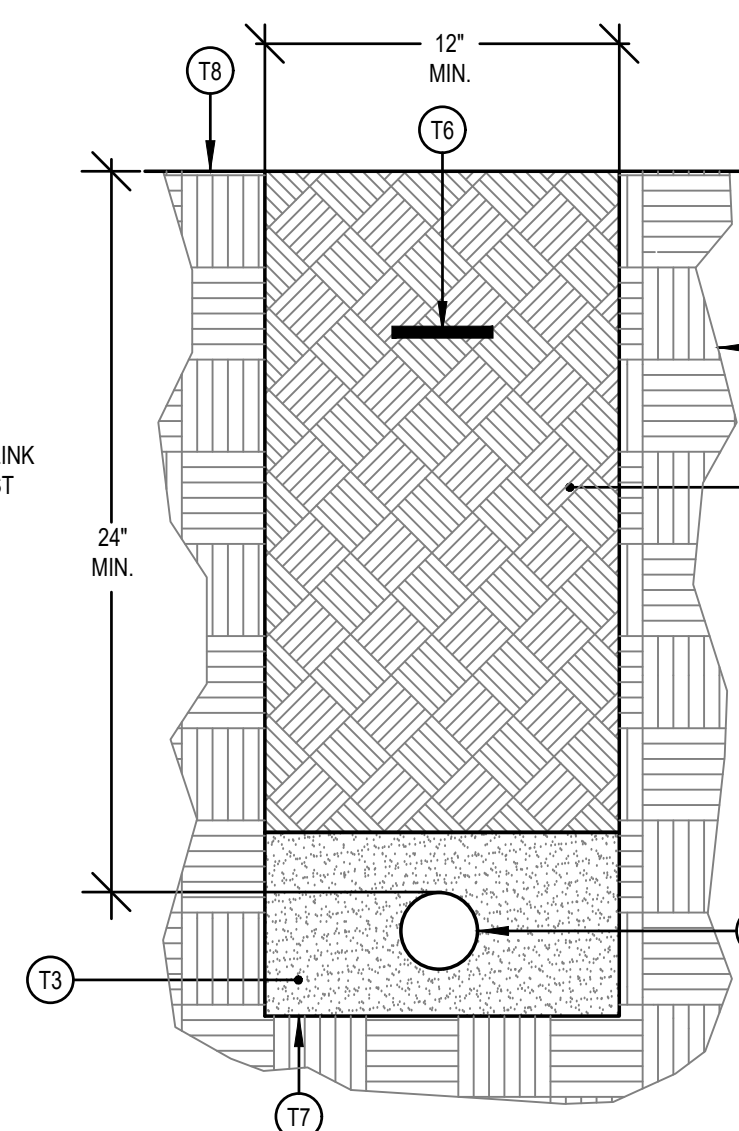
DESIGN CRITERIA:
IBC
S_s = 2.0, SOIL SITE CLASS D LATERAL
SOIL BRG = 100 PSF/FT
ASSUMED 4.0 FT² AT TOP POLE



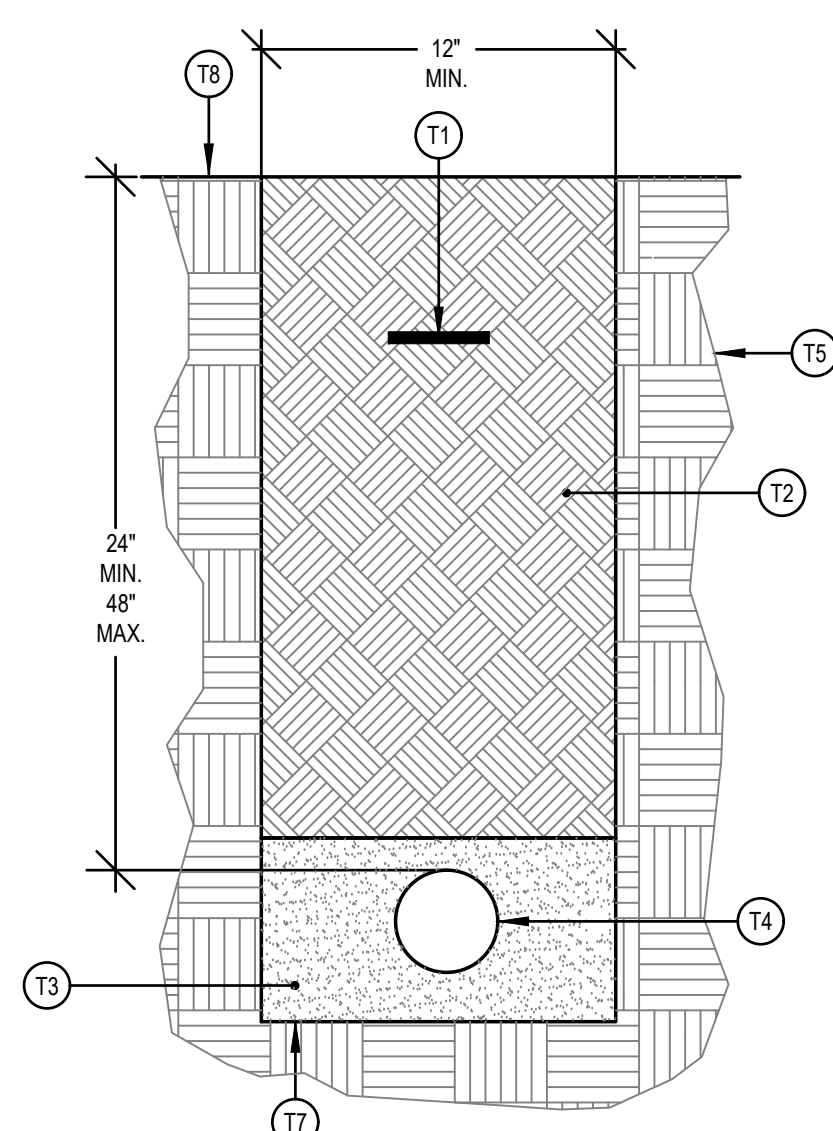
2 TYPICAL POLE BASE DETAIL
SCALE: NONE



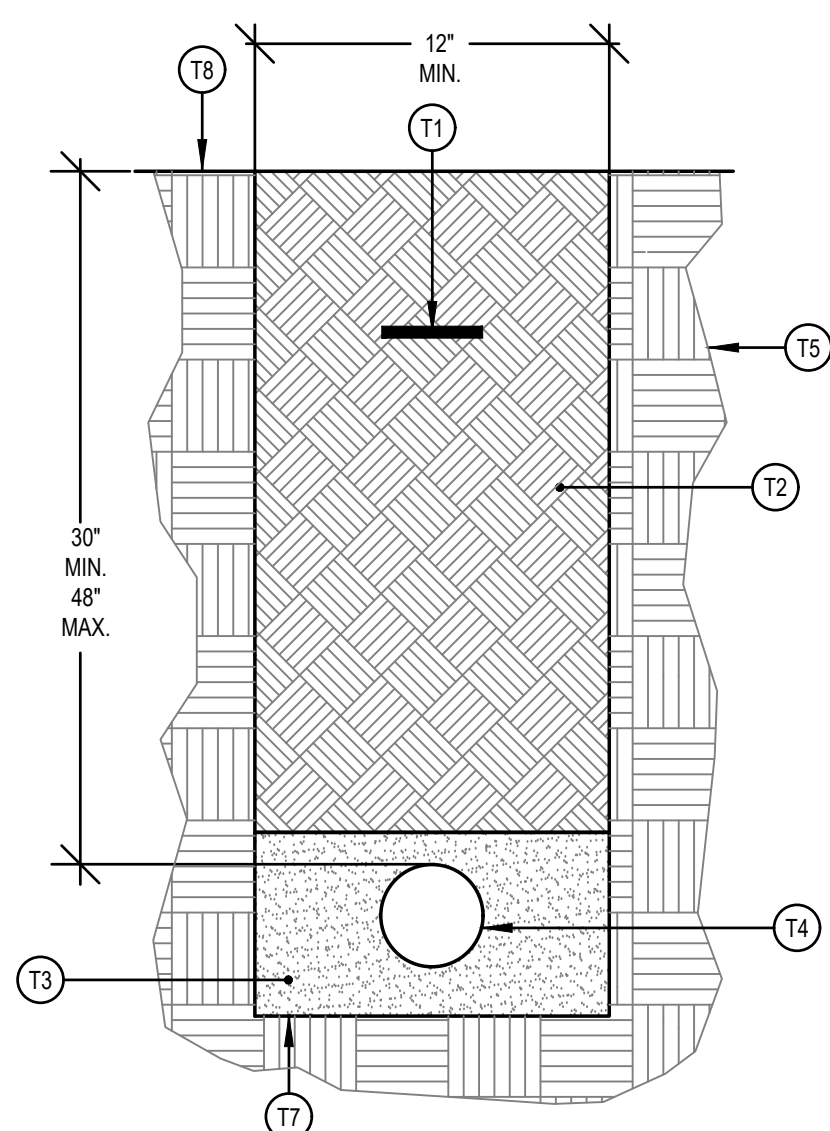
PLAN VIEW
REFER TO ARCHITECTURAL
SITE PLAN FOR EXACT LOCATIONS



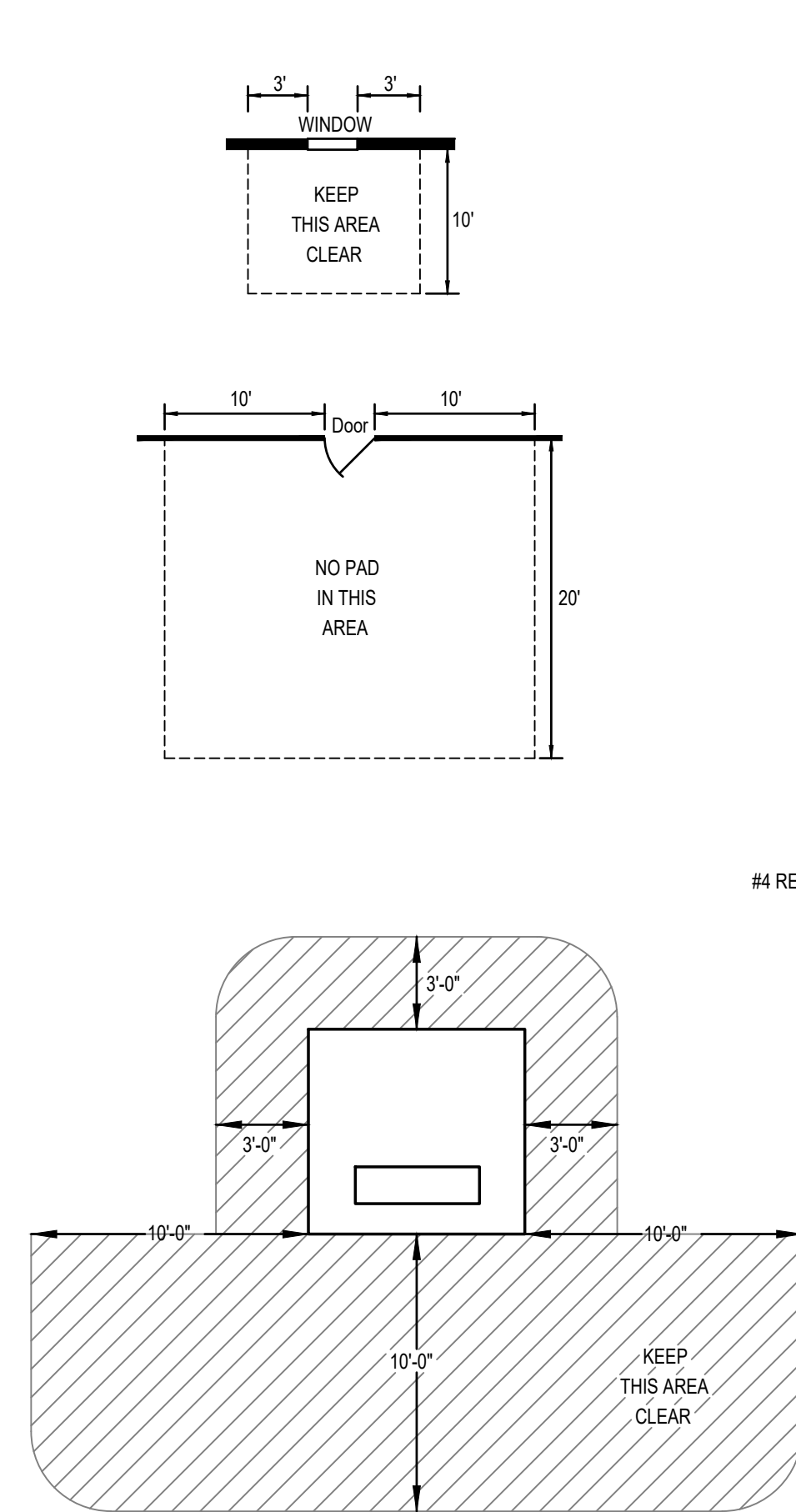
7 TRENCH DETAIL
SCALE: NONE DIRECT COMMUNICATIONS



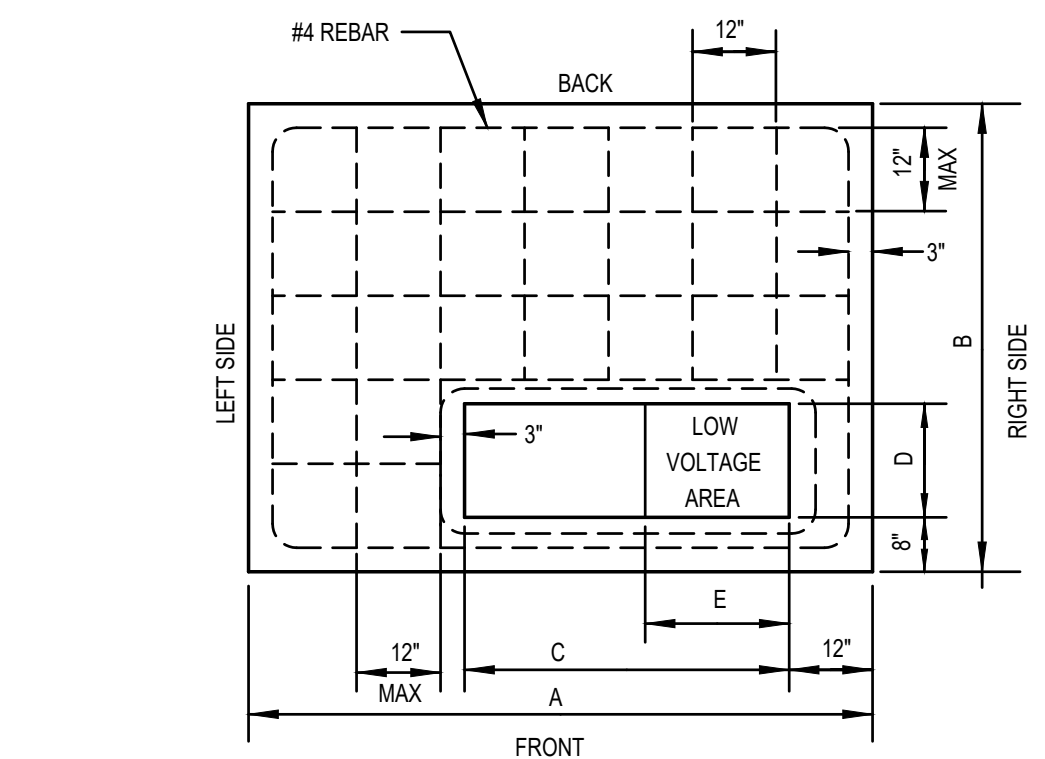
6 TRENCH DETAIL
SCALE: NONE ROCKY MOUNTAIN POWER (SECONDARY POWER)



5 TRENCH DETAIL
SCALE: NONE ROCKY MOUNTAIN POWER (PRIMARY POWER)

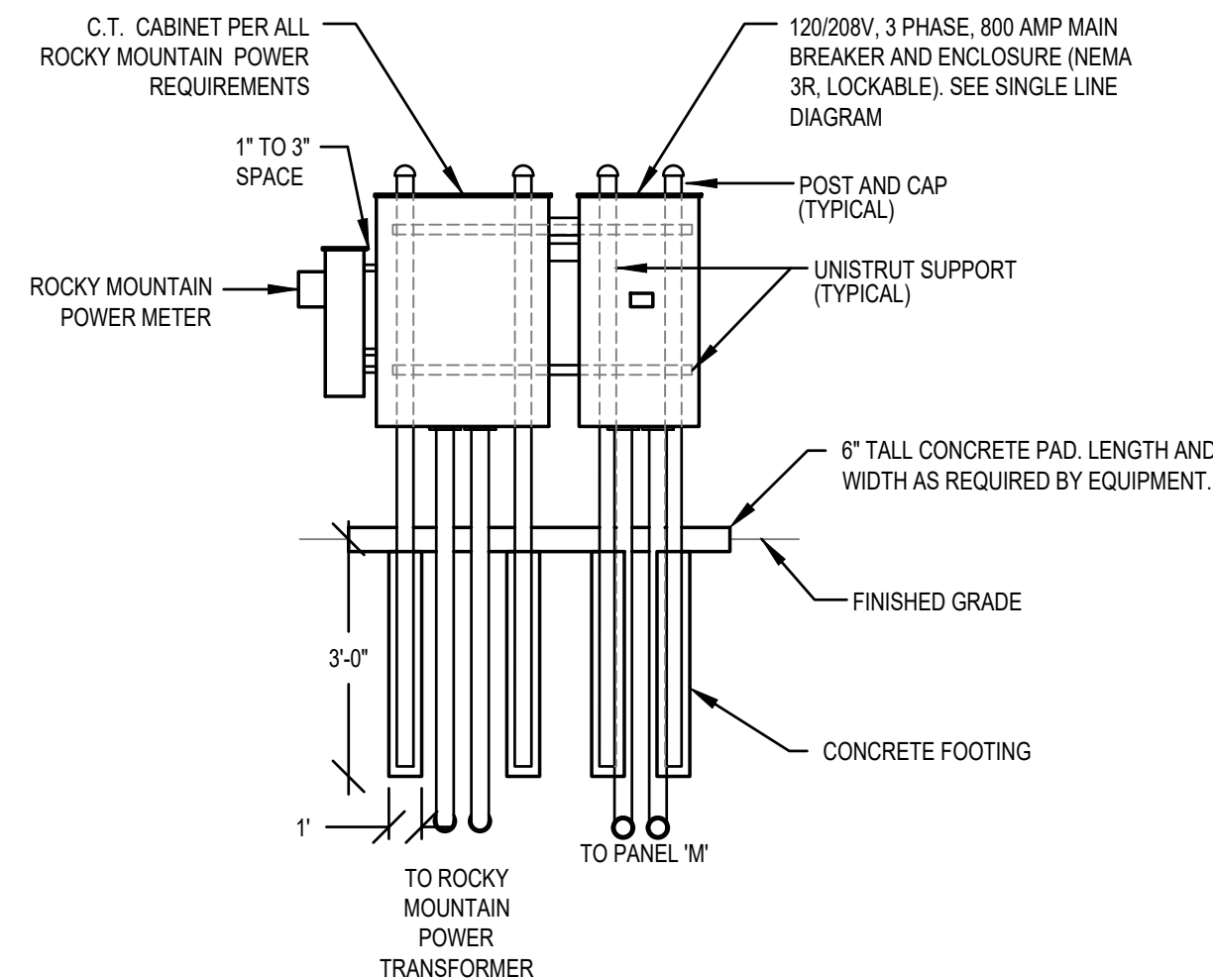


1 ROCKY MOUNTAIN POWER TRANSFORMER PAD DETAIL
SCALE: NONE



TRANSFORMER	DIMENSIONS				
RATING	A	B	C	D	E
75-500 KVA	84"	78"	48"	15"	20"
750-2500 KVA	96"	82"	60"	16"	30"

COORDINATE ALL REQUIREMENTS WITH ROCKY MOUNTAIN POWER.
REFER TO THE CURRENT ESR MANUAL FOR ALL PAD AND CLEARANCE REQUIREMENTS.



4 CT CABINET/METER AND MAIN BREAKER MOUNTING DETAIL
SCALE: none

NOTE:
DESIGN SHOWN FOR CONCRETE CONCRETE PAD AND FOOTING ARE FOR INFORMATIONAL PURPOSES ONLY TO CONVEY THE NECESSARY REQUIREMENTS. ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO PROVIDE A CONCRETE PAD / FOOTING DESIGN AND ASSOCIATED STRUCTURAL CALCULATIONS AND SUBMIT THEM TO THE ENGINEER AS A DEFERRED SUBMITTAL FOR REVIEW. THE CONCRETE PAD / FOOTING DESIGN SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF UTAH. THE CONCRETE PAD / FOOTING DESIGN SHALL BE BASED UPON THE PANELBOARD SIZE / WEIGHT, SOIL CONDITIONS, ETC.



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DETAILS

Sheet

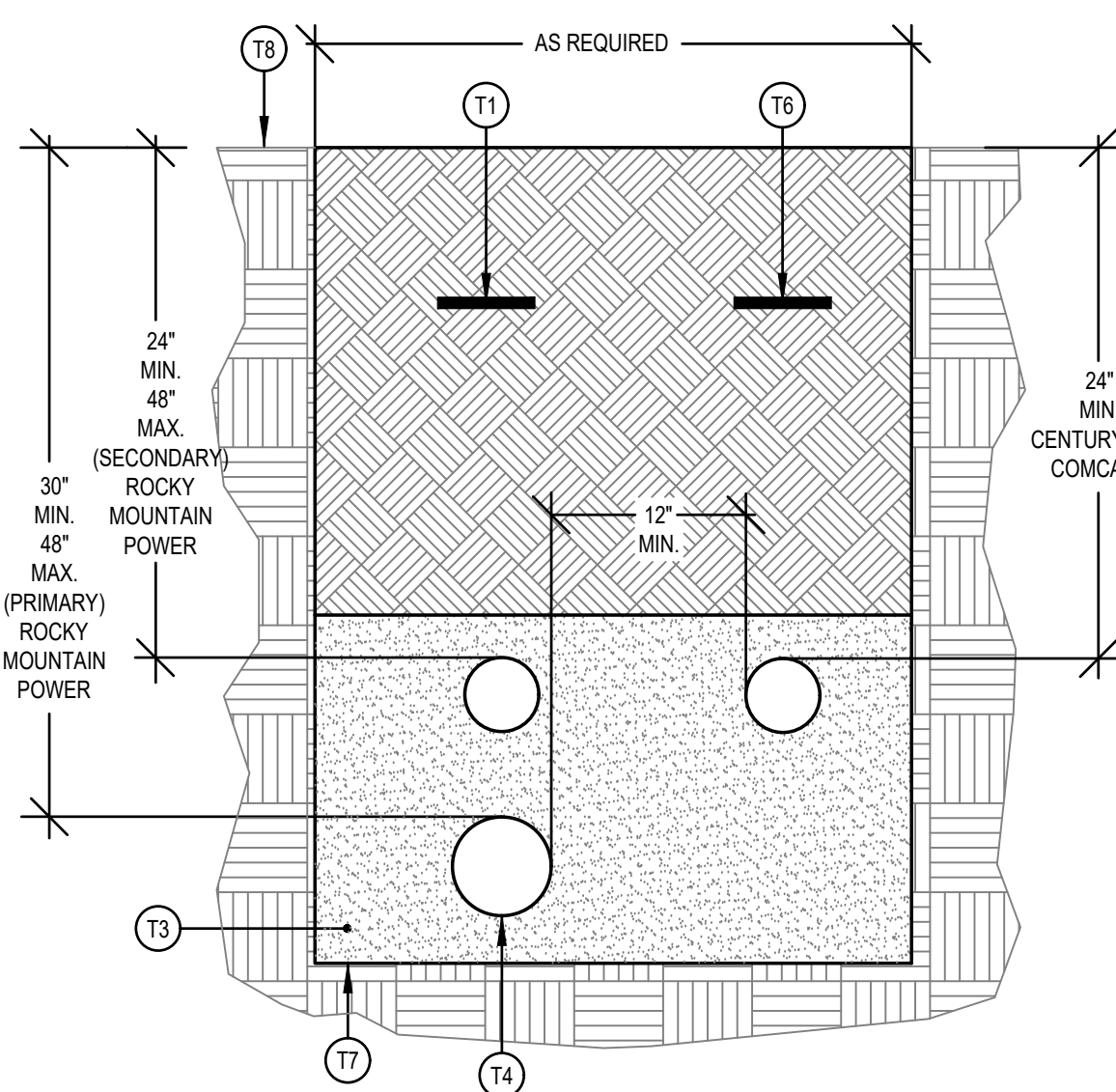
C303

TRENCH KEYED NOTES: T#

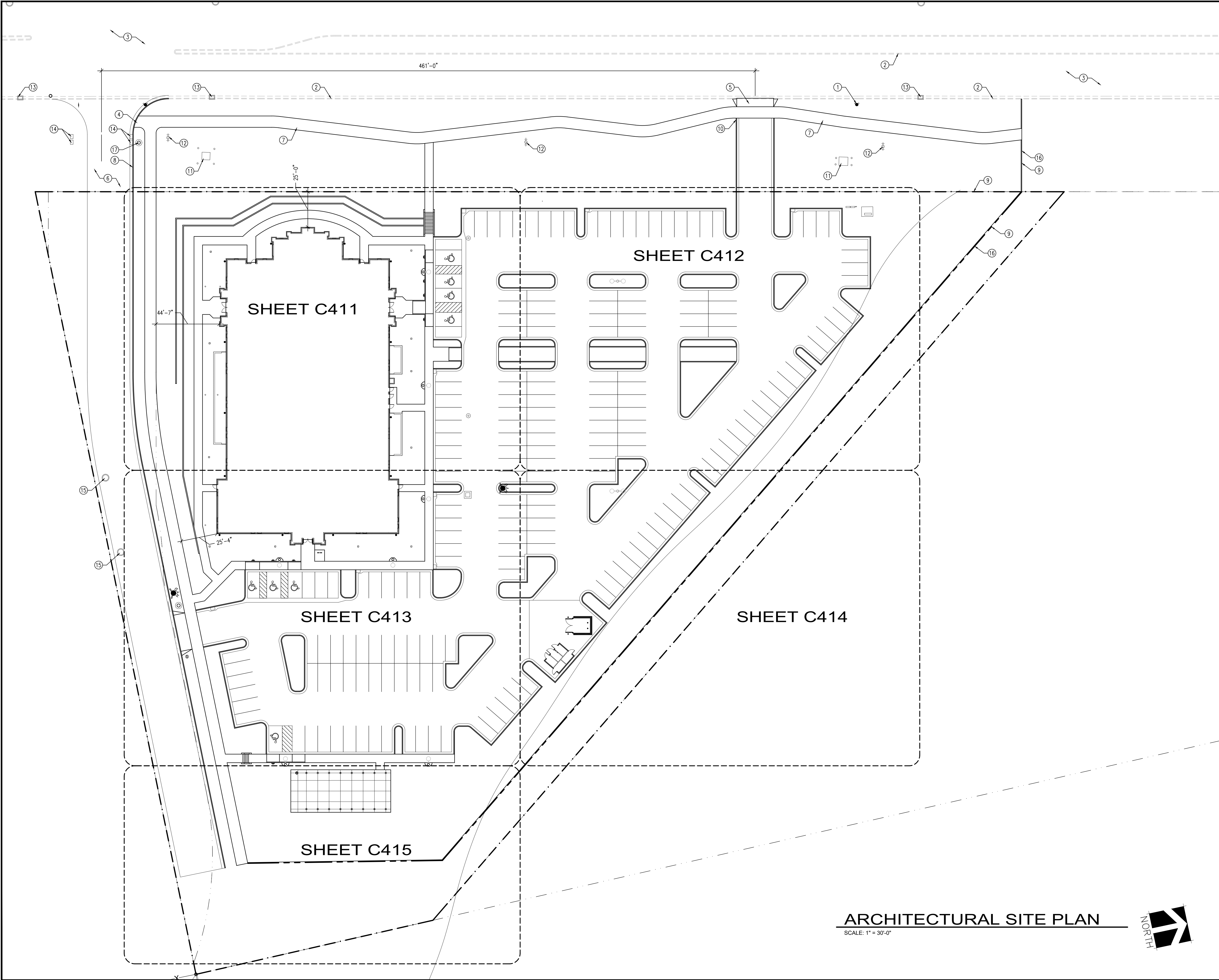
- MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED ELECTRIC CONDUITS BELOW" DIRECTLY OVER POWER CONDUITS 6" MINIMUM BELOW GRADE.
- CLEAN BACKFILL CONTAINING NO ROCKS LARGER THAN 4" DIA.
- BACKFILL MATERIAL WITHIN 4" TO 6" OF CONDUIT SHALL PASS THROUGH A 3/4" SIEVE FRAME OR SAND WITHOUT ANY SHARP OR FOREIGN OBJECTS.
- ALL CONDUITS SHOWN SHALL BE SCHEDULE 40 PVC.
- UNDISTURBED EARTH.
- MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED DATA/COMMUNICATION CONDUIT BELOW" DIRECTLY OVER DATA/COMM CONDUITS.
- TRENCHES SHALL BE A UNIFORM DEPTH FOR ENTIRE LENGTH OF TRENCH SO CONDUITS CAN SIT FLAT (HORIZONTAL) WITH THE GROUND.
- FINISHED GRADE.

TRENCHING GENERAL NOTES:

- PROVIDE PULL 1/4" NYLON ROPES IN ALL CONDUITS.
- HORIZONTAL AND VERTICAL SEPARATION BETWEEN CONDUIT SHALL BE MAINTAINED BY INSTALLING HIGH IMPACT SPACERS WITH HORIZONTAL INTERVALS OF EIGHT FEET.
- ALL MARKER TAPE SHALL CONTAIN #10 TRACER WIRE.
- REFER TO THE ROCKY MOUNTAIN POWER SIX STATE ESR MANUAL FOR ADDITIONAL INFORMATION.
- VERIFY ALL REQUIREMENTS WITH DIRECT COMMUNICATIONS PRIOR TO TRENCHING.

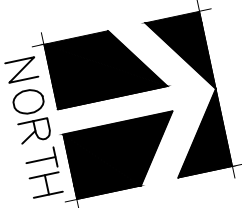


8 TRENCH DETAIL - JOINT USE
SCALE: NONE ROCKY MOUNTAIN POWER / DIRECT COMMUNICATIONS (JOINT USE)



ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"



GENERAL NOTES

1. CONCRETE RADII ARE 4'-0" UNLESS NOTED OTHERWISE.
2. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS.
3. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
4. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.
5. ALL CONSTRUCTION IS TO BE DONE PER THE LATEST EDITION OF THE EAGLE MOUNTAIN CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
6. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
7. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE EAGLE MOUNTAIN CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
8. ANY DISTURBED AREA OUTSIDE OF CONSTRUCTION LIMITS/PROPERTY LINE ON ADJACENT LANDOWNERS IN UNDEVELOPED LOTS, WILL NEED TO BE RE-VEGETATED WITH EAGLE MOUNTAIN CITY SEED MIX.

SITE INFORMATION

TOTAL PARCEL AREA: 203,275 sf / 4.667 AC

BUILDING AREAS

- CHAPEL: 24,076 sf
- PAVILION: 1,462 sf
- STORAGE BUILDING: 236 sf

IMPERVIOUS AREAS (ON-SITE)

- WALKS, PADS, APRONS: 15,842 sf
- CURB AND GUTTER (LF): 3,499 lf
- ASPHALT: 74,436 sf

LANDSCAPE AREA: SEE LANDSCAPE PLAN

TOTAL PARKING SPACES REQUIRED

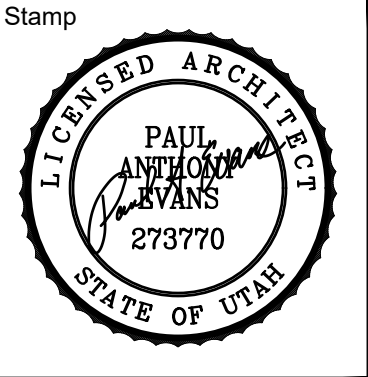
- 1 STALL PER 20 S.F. CHAPEL
- 3,067 sf / 20 sf = 154 REQUIRED SPACES

TOTAL PARKING SPACES PROVIDED

- REGULAR: 200
- ACCESSIBLE: 7
- VAN ACCESSIBLE: 1
- TOTAL SPACES PROVIDED: 208

KEYED NOTES

1. EXISTING FIRE HYDRANT TO REMAIN; PROTECT DURING CONSTRUCTION
2. EXISTING CONCRETE CURB AND GUTTER TO REMAIN; PROTECT DURING CONSTRUCTION
3. EXISTING ASPHALT PAVING TO REMAIN; PROTECT DURING CONSTRUCTION
4. CONCRETE ADA RAMP, LANDING, TRUNCATED DOME PER EAGLE MOUNTAIN CITY STANDARDS
5. DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS; SAWCUT AND REMOVE EXISTING CONCRETE CURB AND GUTTER AS NECESSARY
6. ASPHALT PAVING; INSTALL PER EAGLE MOUNTAIN CITY STANDARDS
7. 8'-0" WIDE MEANDERING ASPHALT TRAIL; INSTALL PER EAGLE MOUNTAIN CITY STANDARDS
8. CONCRETE CURB AND GUTTER; INSTALL PER EAGLE MOUNTAIN CITY STANDARDS
9. PROPERTY LINE
10. TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
11. EXISTING ELECTRICAL EQUIPMENT TO REMAIN; PROTECT DURING CONSTRUCTION
12. EXISTING POWER POLE TO REMAIN; PROTECT DURING CONSTRUCTION
13. EXISTING STORM DRAIN CATCH BASIN TO REMAIN; PROTECT DURING CONSTRUCTION
14. STORM DRAIN CATCH BASIN; SEE C201 AND C503
15. SANITARY SEWER MANHOLE; SEE UTILITY PLAN
16. 6" CONCRETE MOW STRIP
17. LIGHT POLE; SEE ELECTRICAL



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Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

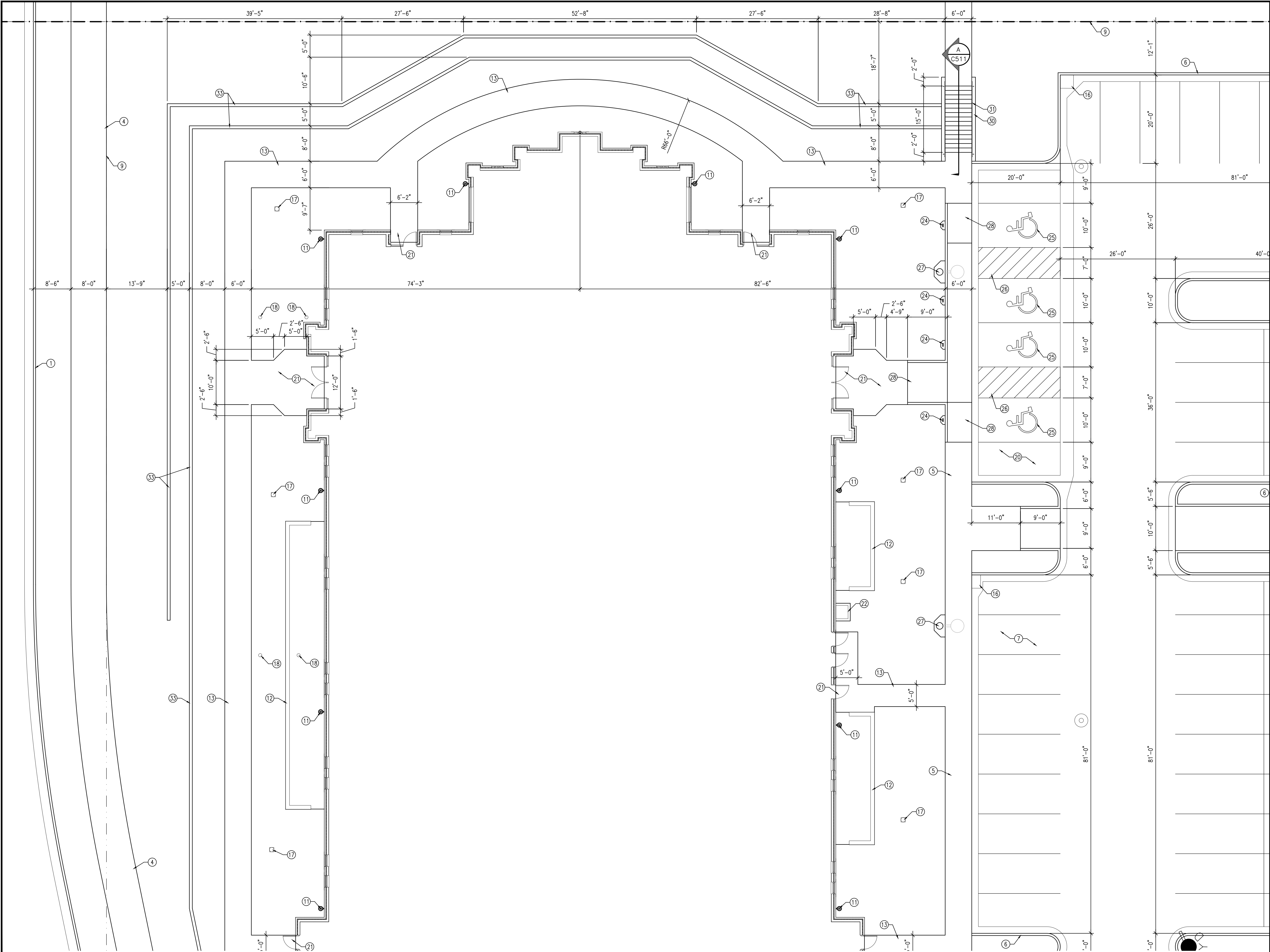
Revisions	Description	
	Mark	Date

Project Number
23-84
Plan Series
Heritage 23-2
Property Number
500-3627-22010101
Date
August 30, 2023

Sheet Title

ARCHITECTURAL SITE PLAN

Sheet
C401



- KEYED NOTES
1.

CONCRETE CURB AND GUTTER PER EAGLE MOUNTAIN CITY STANDARDS
2.

DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS
3.

ASPHALT PAVING; INSTALL PER EAGLE MOUNTAIN CITY STANDARDS
4.

CONCRETE WALK PER EAGLE MOUNTAIN CITY STANDARDS
5.

COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
6.

CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
7.

ASPHALT PAVEMENT; SEE A/C502
8.

4" WIDE PAINTED PARKING STRIPS; TYPICAL
9.

PROPERTY LINE
10.

TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
11.

DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
12.

MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
13.

CONCRETE WALK; SEE A/C501
14.

TRANSFORMER; SEE ELECTRICAL
15.

METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
16.

STORM DRAIN CATCH BASIN; SEE C201 AND C503
17.

STORM DRAIN NYLOPLAST YARD DRAIN WITH DOMED GRATE; SEE C201 AND C503
18.

CLEAN OUT TO GRADE; SEE C203 AND K/C502
19.

WATER METER; SEE C202
20.

CONCRETE PAVEMENT; SEE D/C502
21.

CONCRETE ENTRY; TYPICAL; SEE H/C501
22.

MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
23.

ACCESSIBLE STALL SIGNAGE; SEE B/C502
24.

VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
25.

PAINTED ACCESSIBLE SIGN
26.

PAINTED ACCESSIBLE AISLE
27.

LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
28.

CONCRETE ACCESSIBLE RAMP; K/C501
29.

BIKE RACK WITH CONCRETE PAD; SEE J/C502
30.

10" CONCRETE MOW STRIP; TYPICAL BOTH SIDES
31.

1 1/2" STAINLESS STEEL HANDRAIL; TYPICAL BOTH SIDES
32.

6'-0" HIGH VINYL FENCE; SEE G/C502
33.

KEYSTONE RETAINING WALL; SEE -/-
34.

STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
35.

DUMPSTER ENCLOSURE; SEE C/C504
36.

BOLLARD; C/C502
37.

PAVILION WITH CONCRETE PAD; SEE PAVILION DRAWINGS
38.

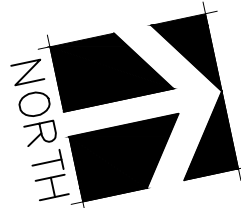
DRINKING FOUNTAIN; SEE UTILITY PLAN
39.

FIRE HYDRANT; SEE UTILITY PLAN

1

ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"



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LICENSED ARCHITECT

PAUL ANTHONY EVANS

273770

STATE OF UTAH

A New Building for

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7000 North Pony Express Parkway
Eagle Mountain, Utah 84005

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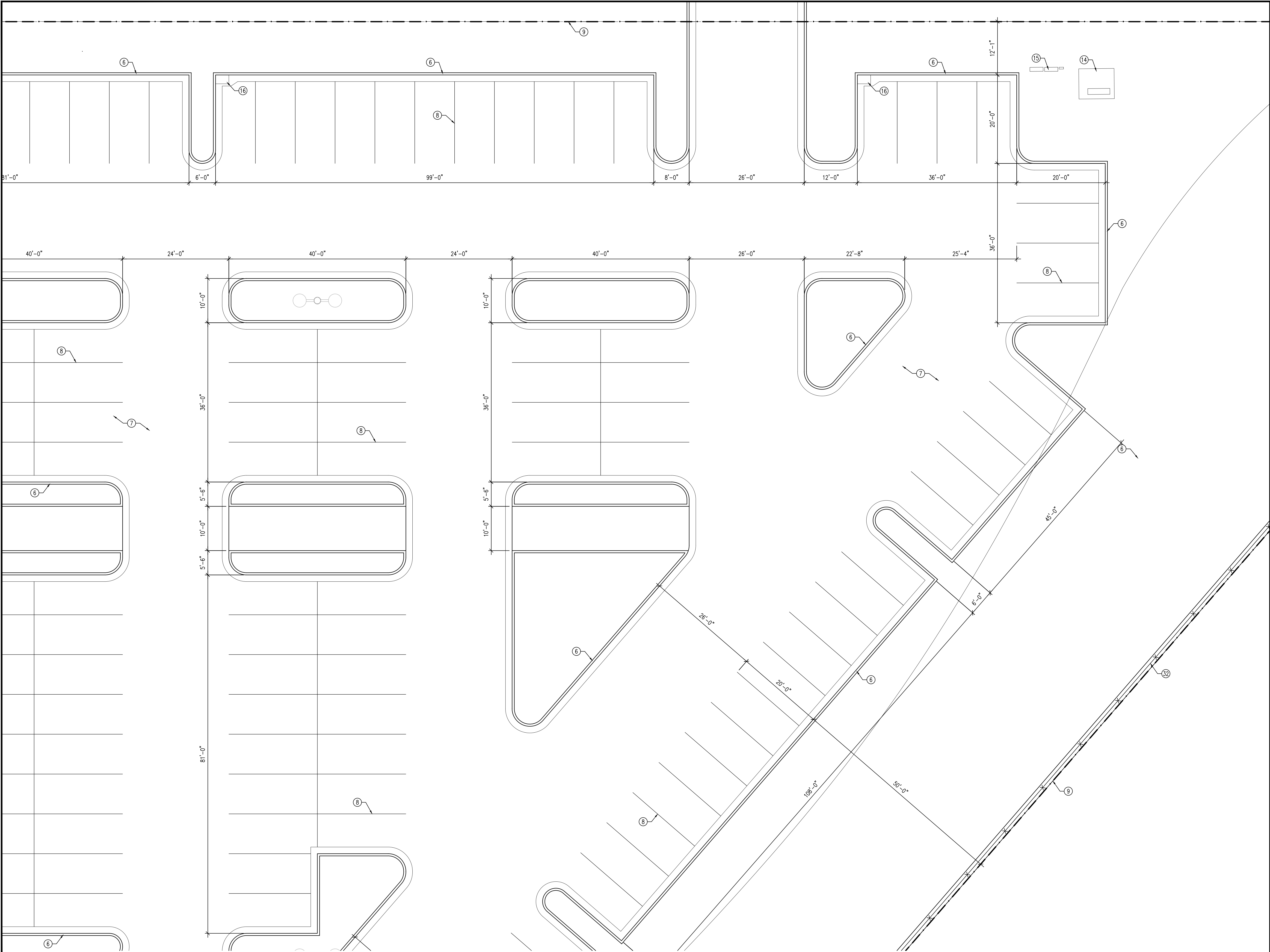
Revisions	Mark	Date	Description
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ENLARGED SITE PLAN

Sheet

C411



- KEYED NOTES
1.

CONCRETE CURB AND GUTTER PER EAGLE MOUNTAIN CITY STANDARDS
2.

DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS
3.

ASPHALT PAVING; INSTALL PER EAGLE MOUNTAIN CITY STANDARDS
4.

CONCRETE WALK PER EAGLE MOUNTAIN CITY STANDARDS
5.

COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
6.

CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
7.

ASPHALT PAVEMENT; SEE A/C502
8.

4" WIDE PAINTED PARKING STRIPS; TYPICAL
9.

PROPERTY LINE
10.

TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
11.

DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
12.

MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
13.

CONCRETE WALK; SEE A/C501
14.

TRANSFORMER; SEE ELECTRICAL
15.

METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
16.

STORM DRAIN CATCH BASIN; SEE C201 AND C503
17.

STORM DRAIN NYLOPLAST YARD DRAIN WITH DOMED GRATE; SEE C201 AND C503
18.

CLEAN OUT TO GRADE; SEE C203 AND K/C502
19.

WATER METER; SEE C202
20.

CONCRETE PAVEMENT; SEE D/C502
21.

CONCRETE ENTRY; TYPICAL; SEE H/C501
22.

MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
23.

ACCESSIBLE STALL SIGNAGE; SEE B/C502
24.

VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
25.

PAINTED ACCESSIBLE SIGN
26.

PAINTED ACCESSIBLE AISLE
27.

LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
28.

CONCRETE ACCESSIBLE RAMP; K/C501
29.

BIKE RACK WITH CONCRETE PAD; SEE J/C502
30.

10" CONCRETE MOW STRIP; TYPICAL BOTH SIDES
31.

1 1/2" STAINLESS STEEL HANDRAIL; TYPICAL BOTH SIDES
32.

6'-0" HIGH VINYL FENCE; SEE G/C502
33.

KEYSTONE RETAINING WALL; SEE -/-
34.

STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
35.

DUMPSTER ENCLOSURE; SEE C/C504
36.

BOLLARD; C/C502
37.

PAVILION WITH CONCRETE PAD; SEE PAVILION DRAWINGS
38.

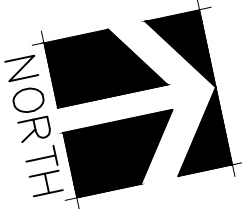
DRINKING FOUNTAIN; SEE UTILITY PLAN
39.

FIRE HYDRANT; SEE UTILITY PLAN

1

ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"



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A New Building for

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Eagle Mountain UT Central Stake

7000 North Pony Express Parkway
Eagle Mountain, Utah 84005

Project for:

THE CHURCH OF
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OF LATTER-DAY SAINTS

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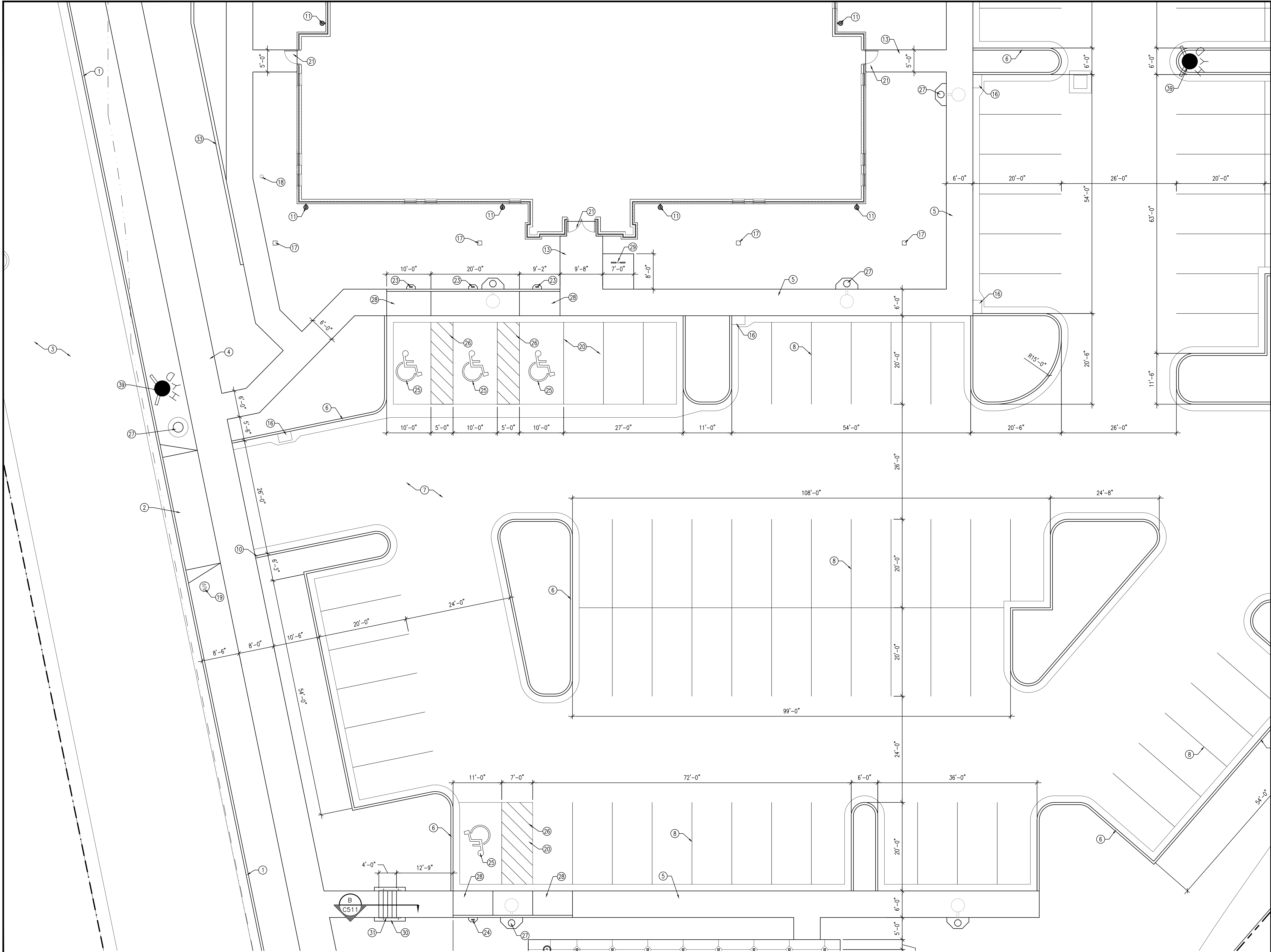
Date
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ENLARGED SITE PLAN

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C412



- KEYED NOTES
1.

CONCRETE CURB AND GUTTER PER EAGLE MOUNTAIN CITY STANDARDS
2.

DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS
3.

ASPHALT PAVING; INSTALL PER EAGLE MOUNTAIN CITY STANDARDS
4.

CONCRETE WALK PER EAGLE MOUNTAIN CITY STANDARDS
5.

COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
6.

CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
7.

ASPHALT PAVEMENT; SEE A/C502
8.

4" WIDE PAINTED PARKING STRIPS; TYPICAL
9.

PROPERTY LINE
10.

TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
11.

DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
12.

MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
13.

CONCRETE WALK; SEE A/C501
14.

TRANSFORMER; SEE ELECTRICAL
15.

METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
16.

STORM DRAIN CATCH BASIN; SEE C201 AND C503
17.

STORM DRAIN NYLOPLAST YARD DRAIN WITH DOMED GRATE; SEE C201 AND C503
18.

CLEAN OUT TO GRADE; SEE C203 AND K/C502
19.

WATER METER; SEE C202
20.

CONCRETE PAVEMENT; SEE D/C502
21.

CONCRETE ENTRY; TYPICAL; SEE H/C501
22.

MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
23.

ACCESSIBLE STALL SIGNAGE; SEE B/C502
24.

VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
25.

PAINTED ACCESSIBLE SIGN
26.

PAINTED ACCESSIBLE AISLE
27.

LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
28.

CONCRETE ACCESSIBLE RAMP; K/C501
29.

BIKE RACK WITH CONCRETE PAD; SEE J/C502
30.

10" CONCRETE MOW STRIP; TYPICAL BOTH SIDES
31.

1 1/2" STAINLESS STEEL HANDRAIL; TYPICAL BOTH SIDES
32.

6" CONCRETE MOW STRIP
33.

KEYSTONE RETAINING WALL; SEE -/-
34.

STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
35.

DUMPSTER ENCLOSURE; SEE C/C504
36.

BOLLARD; C/C502
37.

PAVILION WITH CONCRETE PAD; SEE PAVILION DRAWINGS
38.

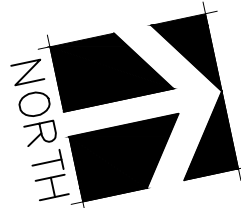
DRINKING FOUNTAIN; SEE UTILITY PLAN
39.

FIRE HYDRANT; SEE UTILITY PLAN

1

ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"



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STATE OF UTAH

A New Building for

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7062 North Pony Express Parkway

Eagle Mountain, Utah 84005

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

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23-84

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Heritage 23-2

Property Number

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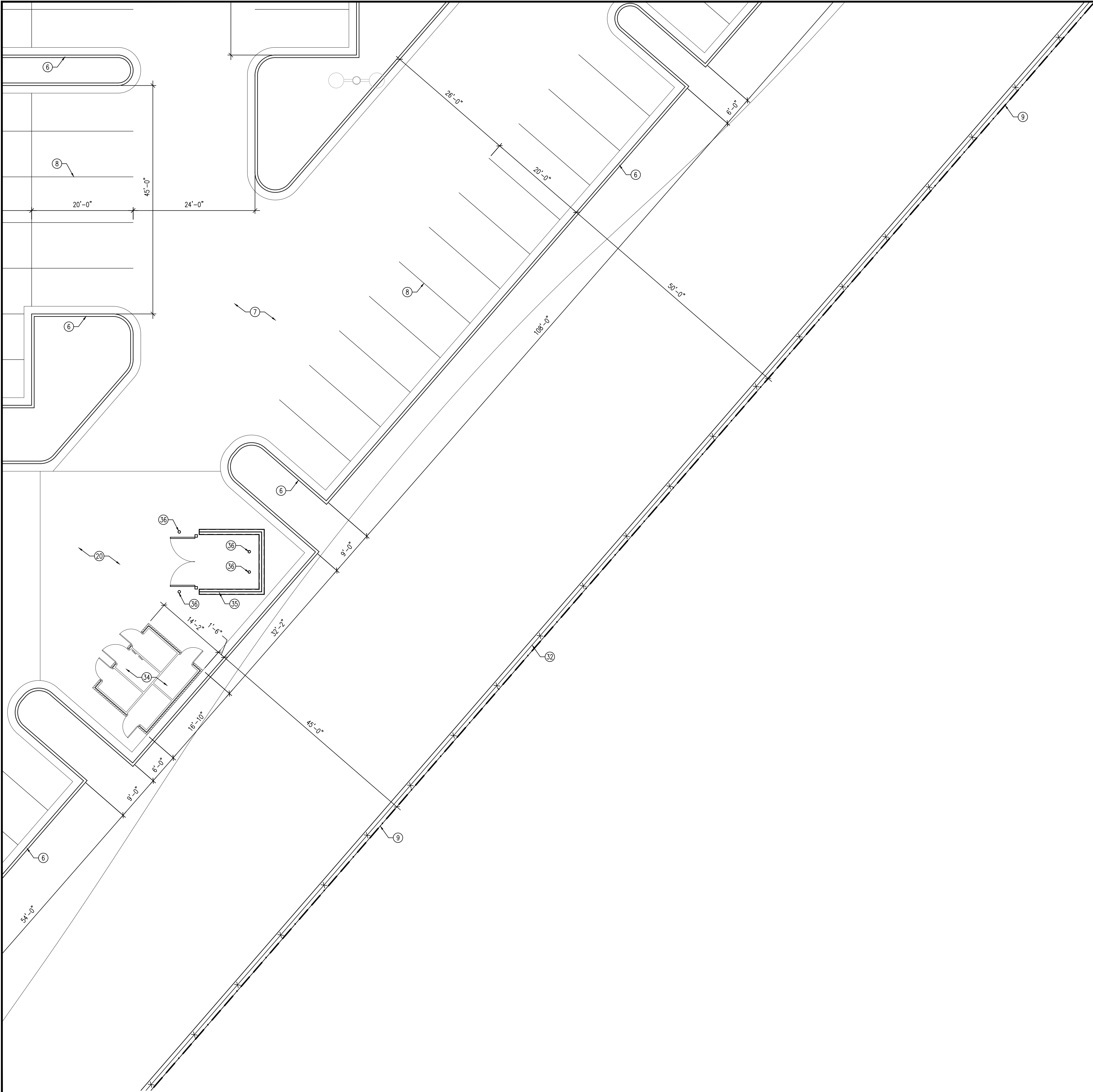
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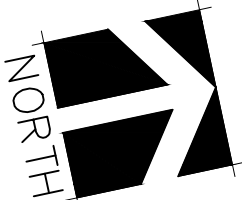
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1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"



KEYED NOTES

1. CONCRETE CURB AND GUTTER PER EAGLE MOUNTAIN CITY STANDARDS
2. DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS
3. ASPHALT PAVING; INSTALL PER EAGLE MOUNTAIN CITY STANDARDS
4. CONCRETE WALK PER EAGLE MOUNTAIN CITY STANDARDS
5. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
6. CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
7. ASPHALT PAVEMENT; SEE A/C502
8. 4" WIDE PAINTED PARKING STRIPS; TYPICAL
9. PROPERTY LINE
10. TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
11. DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
12. MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
13. CONCRETE WALK; SEE A/C501
14. TRANSFORMER; SEE ELECTRICAL
15. METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
16. STORM DRAIN CATCH BASIN; SEE C201 AND C503
17. STORM DRAIN NYLOPLAST YARD DRAIN WITH DOMED GRATE; SEE C201 AND C503
18. CLEAN OUT TO GRADE; SEE C203 AND K/C502
19. WATER METER; SEE C202
20. CONCRETE PAVEMENT; SEE D/C502
21. CONCRETE ENTRY; TYPICAL; SEE H/C501
22. MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
23. ACCESSIBLE STALL SIGNAGE; SEE B/C502
24. VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
25. PAINTED ACCESSIBLE SIGN
26. PAINTED ACCESSIBLE AISLE
27. LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
28. CONCRETE ACCESSIBLE RAMP; K/C501
29. BIKE RACK WITH CONCRETE PAD; SEE J/C502
30. 10" CONCRETE MOW STRIP; TYPICAL BOTH SIDES
31. 1 1/2" STAINLESS STEEL HANDRAIL; TYPICAL BOTH SIDES
32. 6'-0" HIGH VINYL FENCE; SEE G/C502
33. KEYSTONE RETAINING WALL; SEE -/-
34. STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
35. DUMPSTER ENCLOSURE; SEE C/C504
36. BOLLARD; C/C502
37. PAVILION WITH CONCRETE PAD; SEE PAVILION DRAWINGS
38. DRINKING FOUNTAIN; SEE UTILITY PLAN
39. FIRE HYDRANT; SEE UTILITY PLAN

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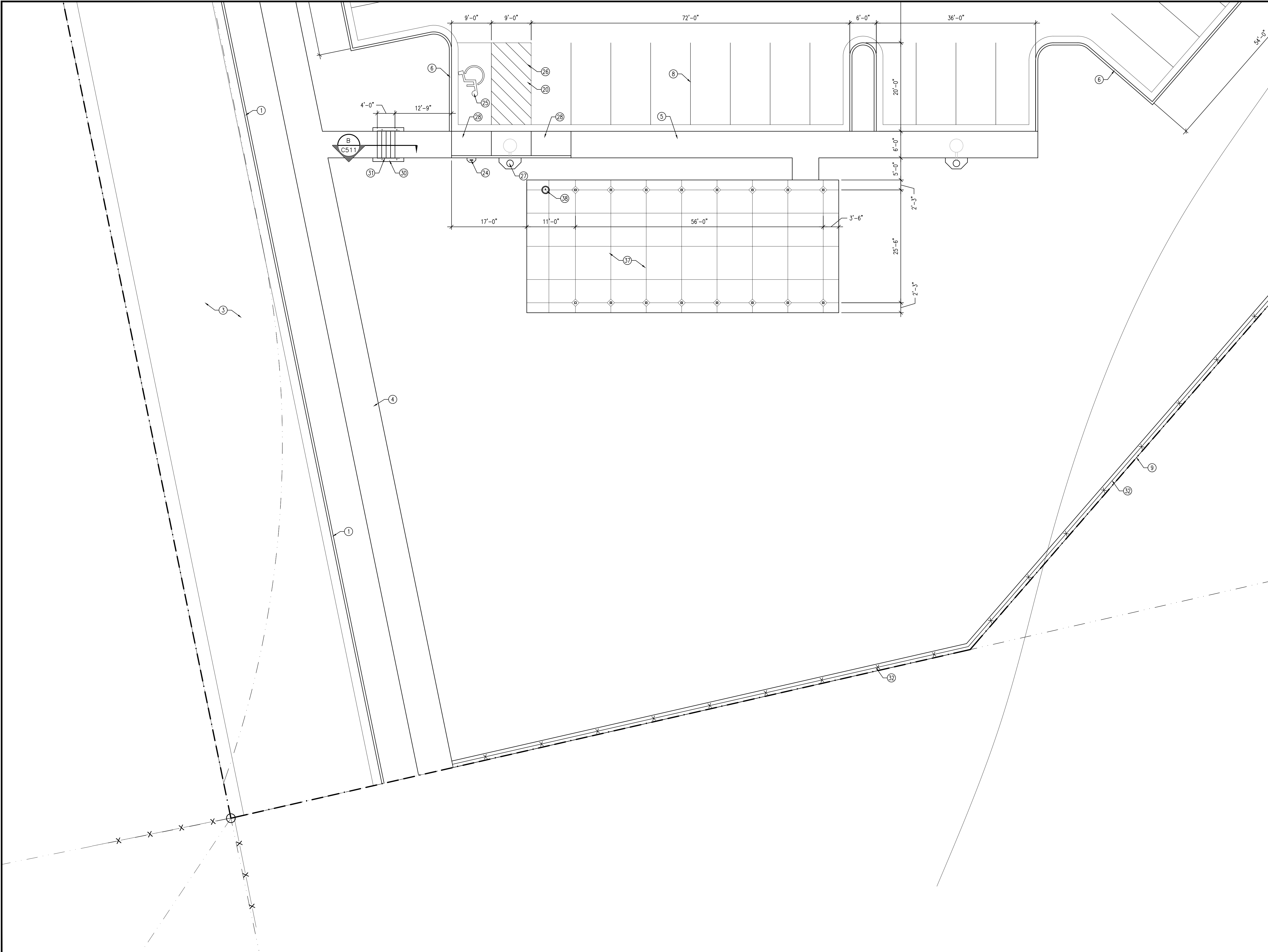
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ENLARGED SITE PLAN

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KEYED NOTES	
1.	CONCRETE CURB AND GUTTER PER EAGLE MOUNTAIN CITY STANDARDS
2.	DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS
3.	ASPHALT PAVING; INSTALL PER EAGLE MOUNTAIN CITY STANDARDS
4.	CONCRETE WALK PER EAGLE MOUNTAIN CITY STANDARDS
5.	COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
6.	CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
7.	ASPHALT PAVEMENT; SEE A/C502
8.	4" WIDE PAINTED PARKING STRIPS; TYPICAL
9.	PROPERTY LINE
10.	TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
11.	DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
12.	MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
13.	CONCRETE WALK; SEE A/C501
14.	TRANSFORMER; SEE ELECTRICAL
15.	METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
16.	STORM DRAIN CATCH BASIN; SEE C201 AND C503
17.	STORM DRAIN NYLOPLAST YARD DRAIN WITH DOMED GRATE; SEE C201 AND C503
18.	CLEAN OUT TO GRADE; SEE C203 AND K/C502
19.	WATER METER; SEE C202
20.	CONCRETE PAVEMENT; SEE D/C502
21.	CONCRETE ENTRY; TYPICAL; SEE H/C501
22.	MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
23.	ACCESSIBLE STALL SIGNAGE; SEE B/C502
24.	VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
25.	PAINTED ACCESSIBLE SIGN
26.	PAINTED ACCESSIBLE AISLE
27.	LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
28.	CONCRETE ACCESSIBLE RAMP; K/C501
29.	BIKE RACK WITH CONCRETE PAD; SEE J/C502
30.	10" CONCRETE MOW STRIP; TYPICAL BOTH SIDES
31.	1 1/2" STAINLESS STEEL HANDRAIL; TYPICAL BOTH SIDES
32.	6'-0" HIGH VINYL FENCE; SEE G/C502
33.	KEYSTONE RETAINING WALL; SEE -/-
34.	STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
35.	DUMPSTER ENCLOSURE; SEE C/C504
36.	BOLLARD; C/C502
37.	PAVILION WITH CONCRETE PAD; SEE PAVILION DRAWINGS
38.	DRINKING FOUNTAIN; SEE UTILITY PLAN
39.	FIRE HYDRANT; SEE UTILITY PLAN

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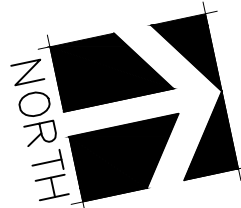
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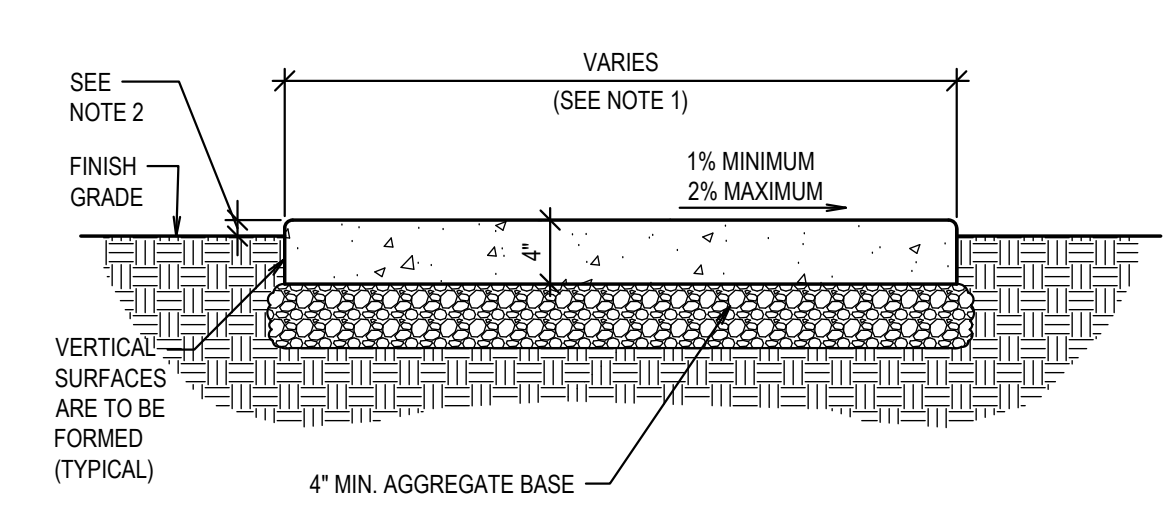
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ENLARGED SITE PLAN

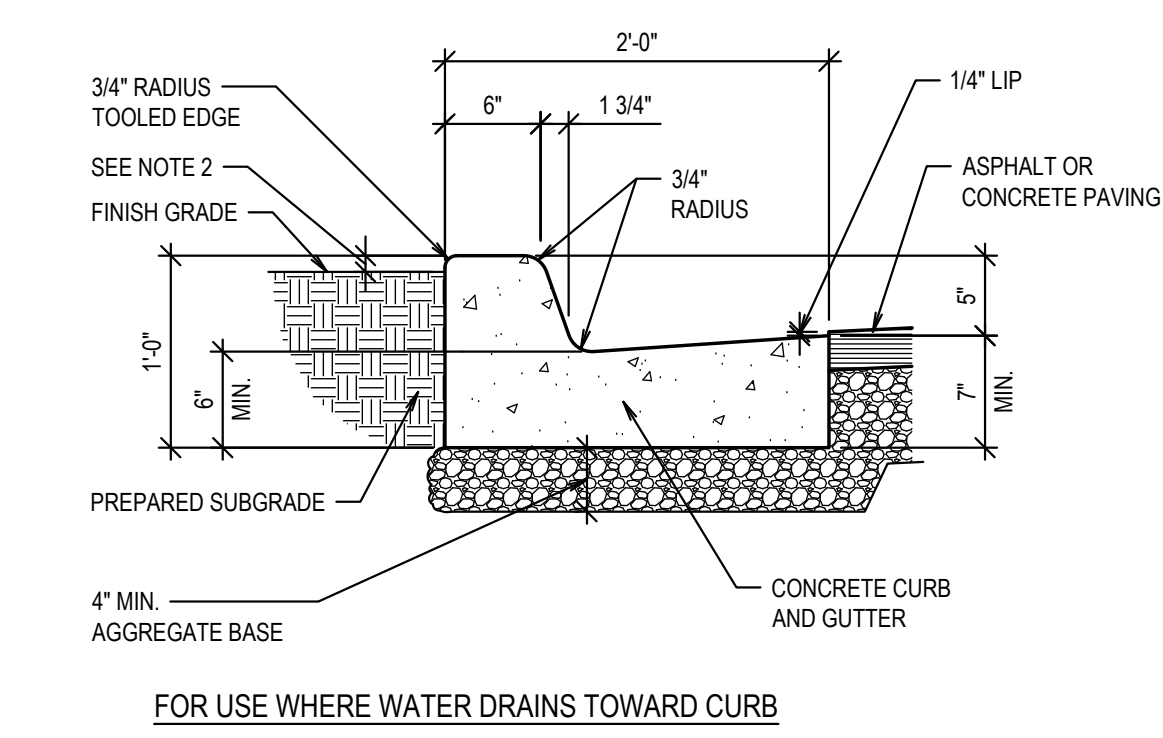
Sheet

C415

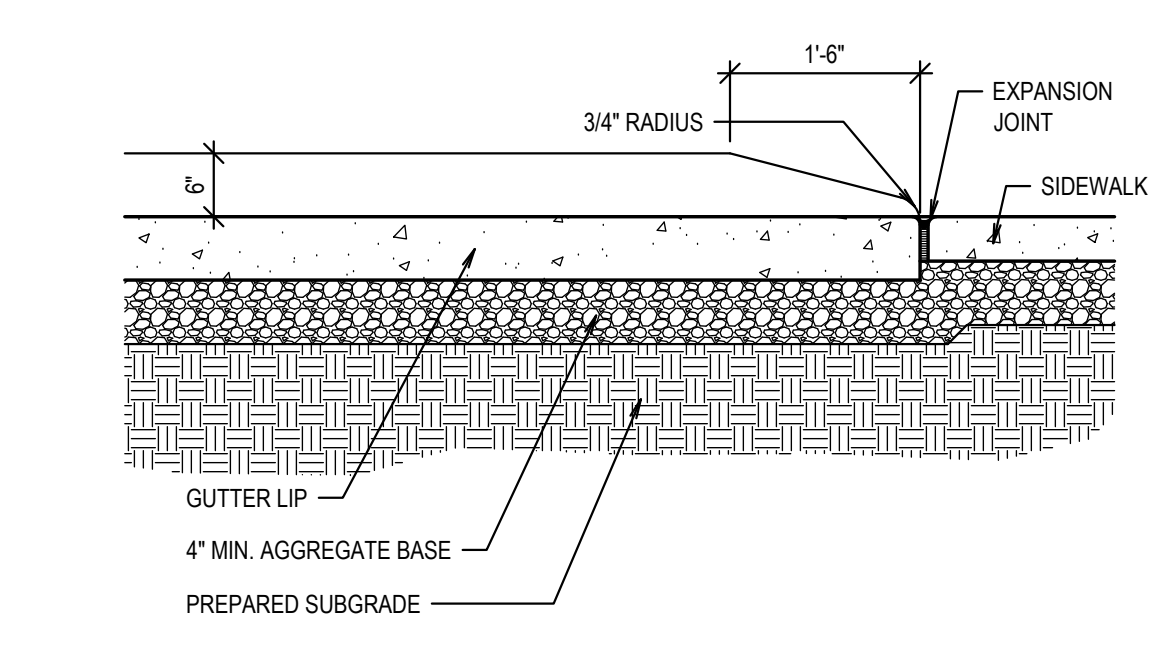




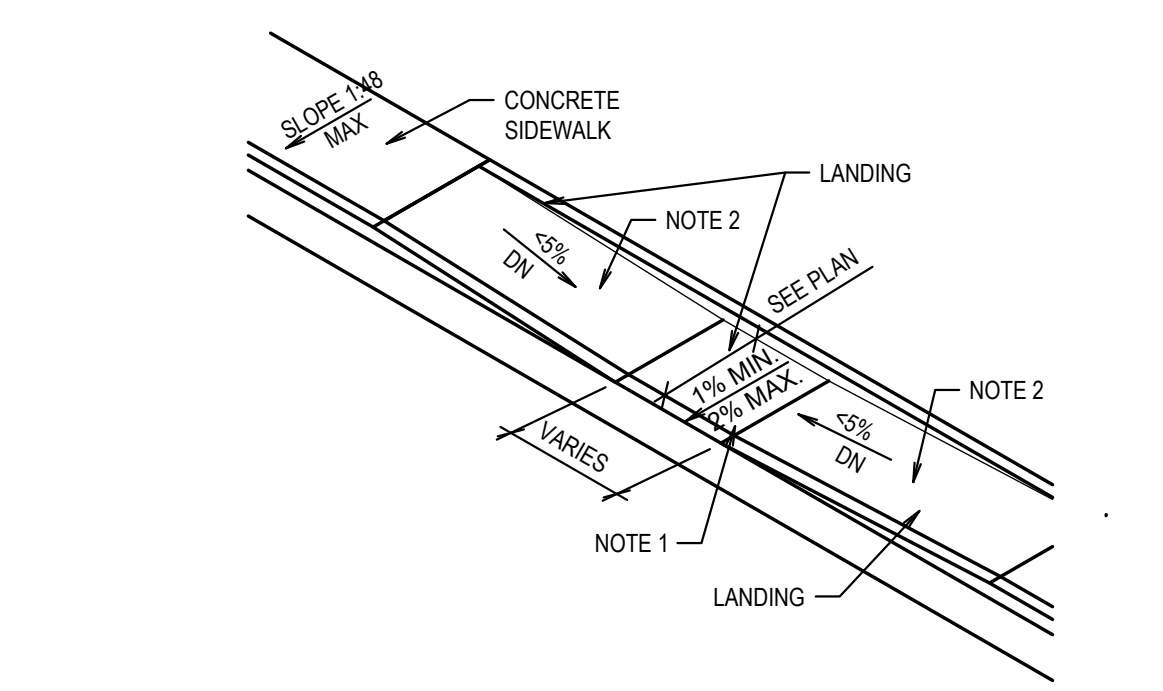
A SIDEWALK DETAIL
SCALE: N.T.S.



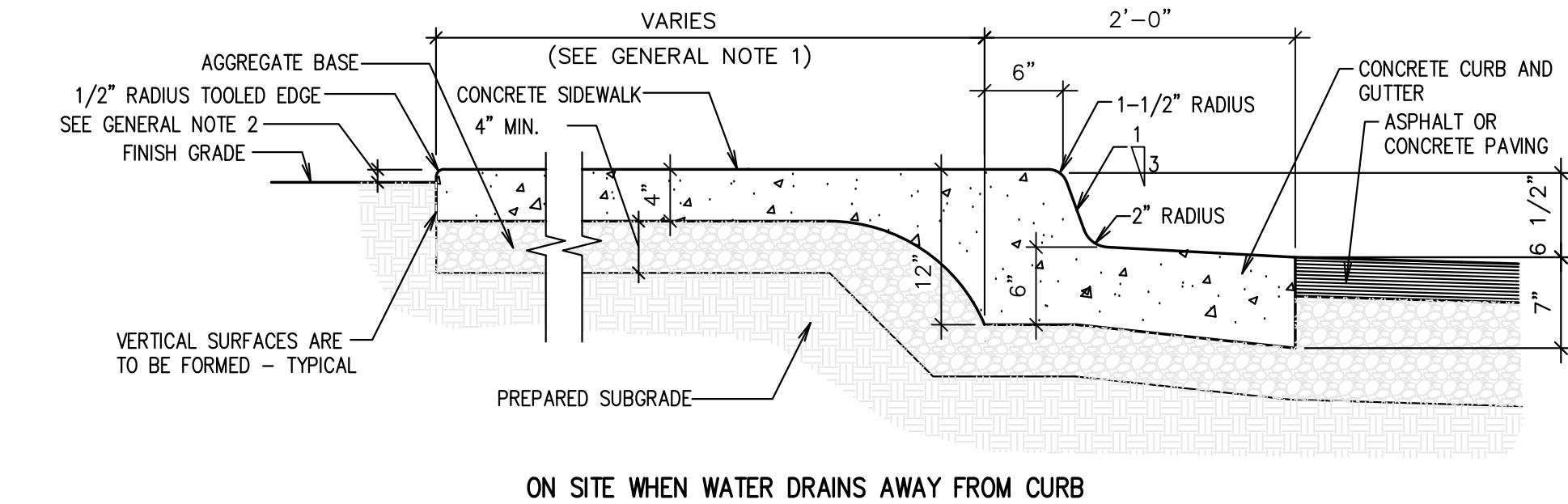
C CURB AND GUTTER - IN FLOW
SCALE: N.T.S.



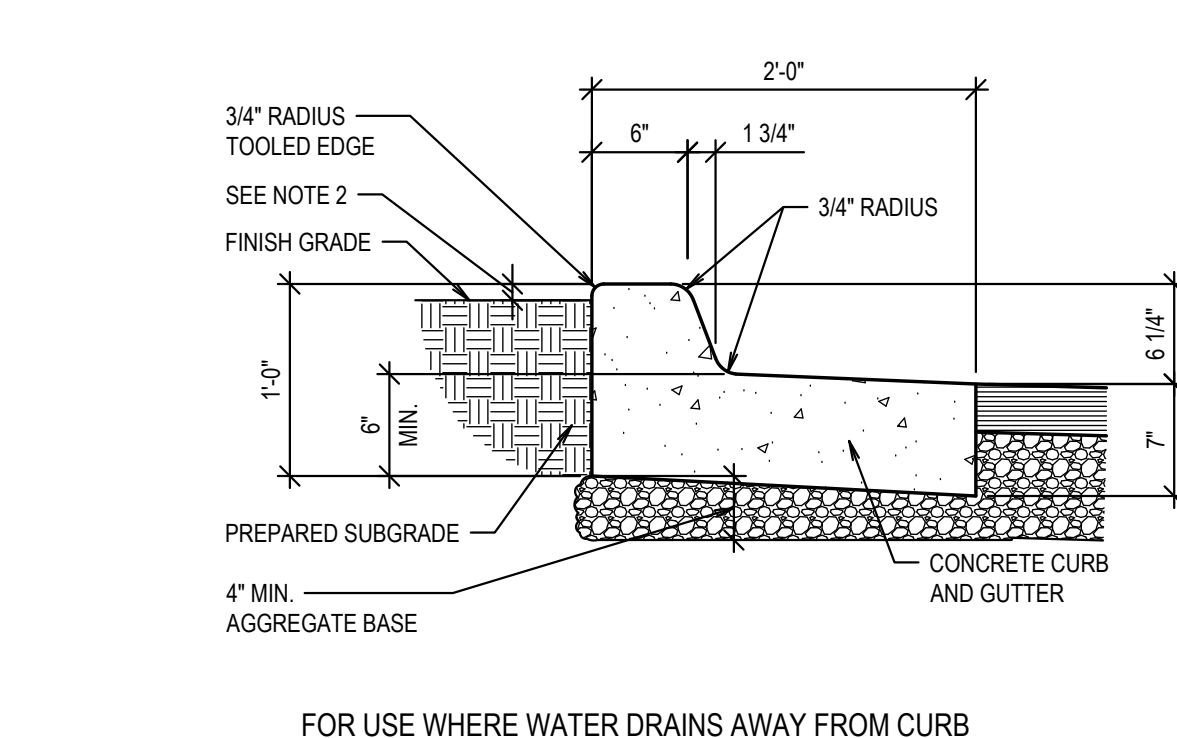
G CURB TRANSITION
SCALE: N.T.S.



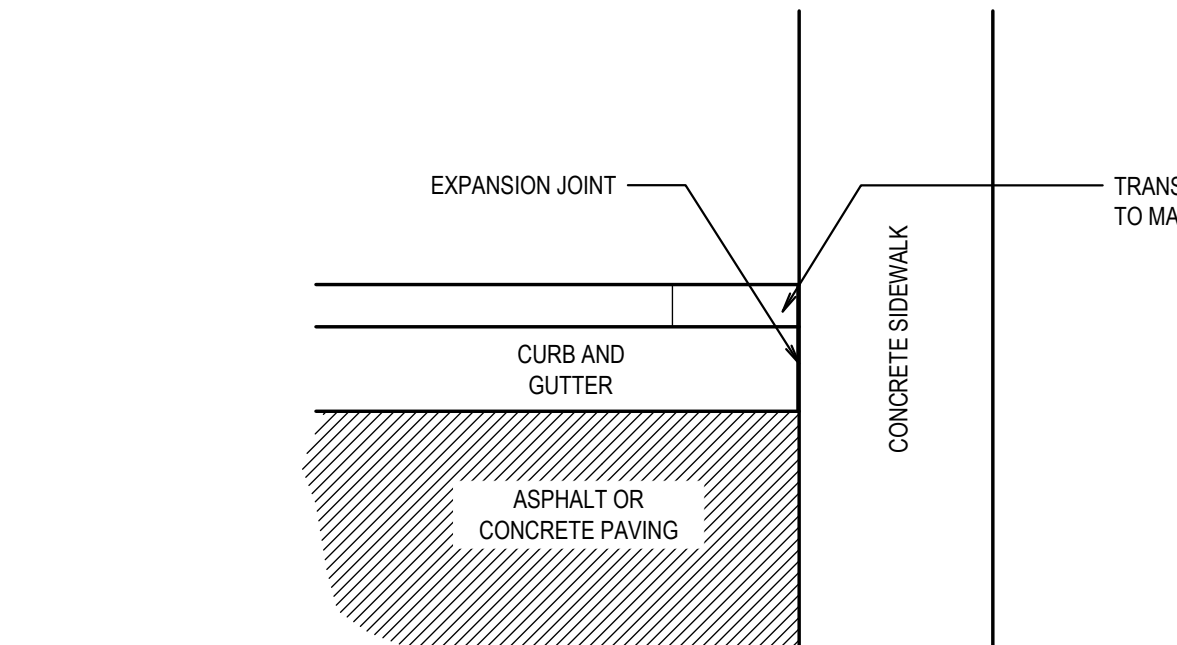
K ACCESSIBLE SLOPED WALK DETAILS
SCALE: N.T.S.



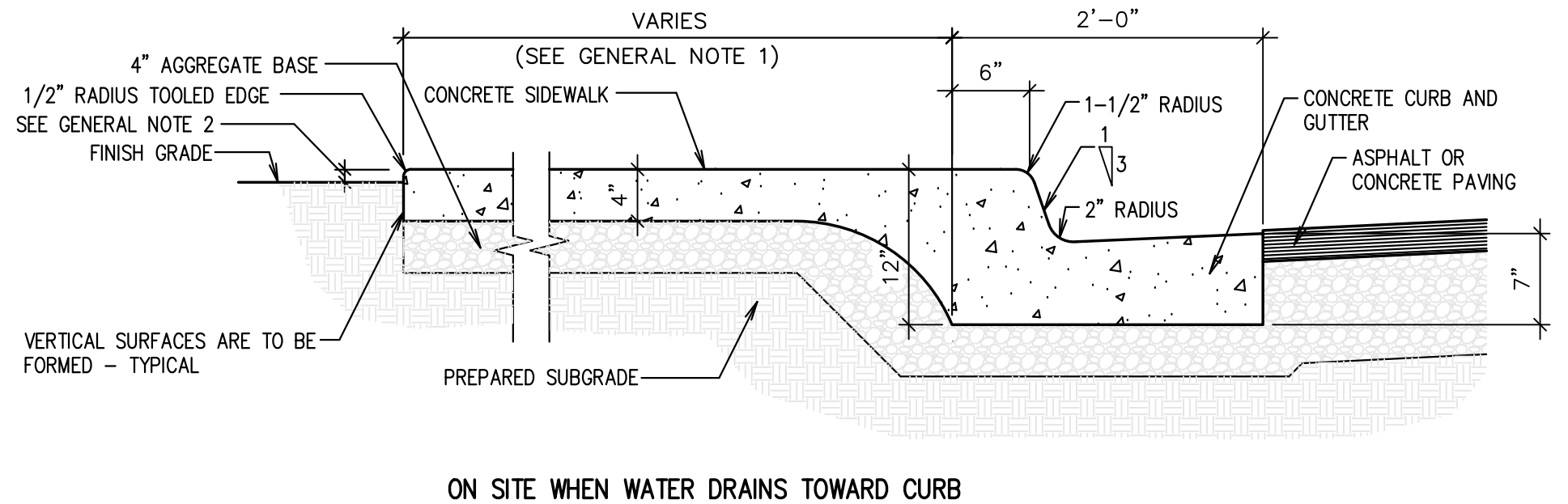
B INTEGRAL SIDEWALK, CURB AND GUTTER
SCALE: N.T.S.



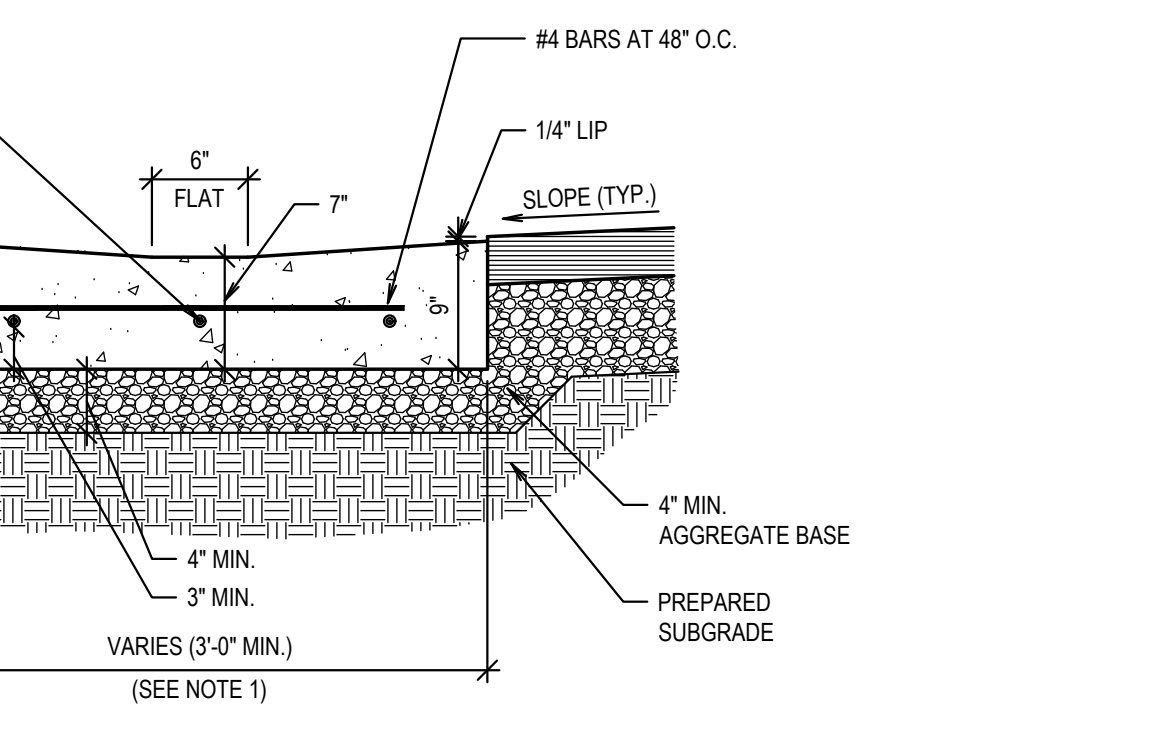
D CURB AND GUTTER - OUT FLOW
SCALE: N.T.S.



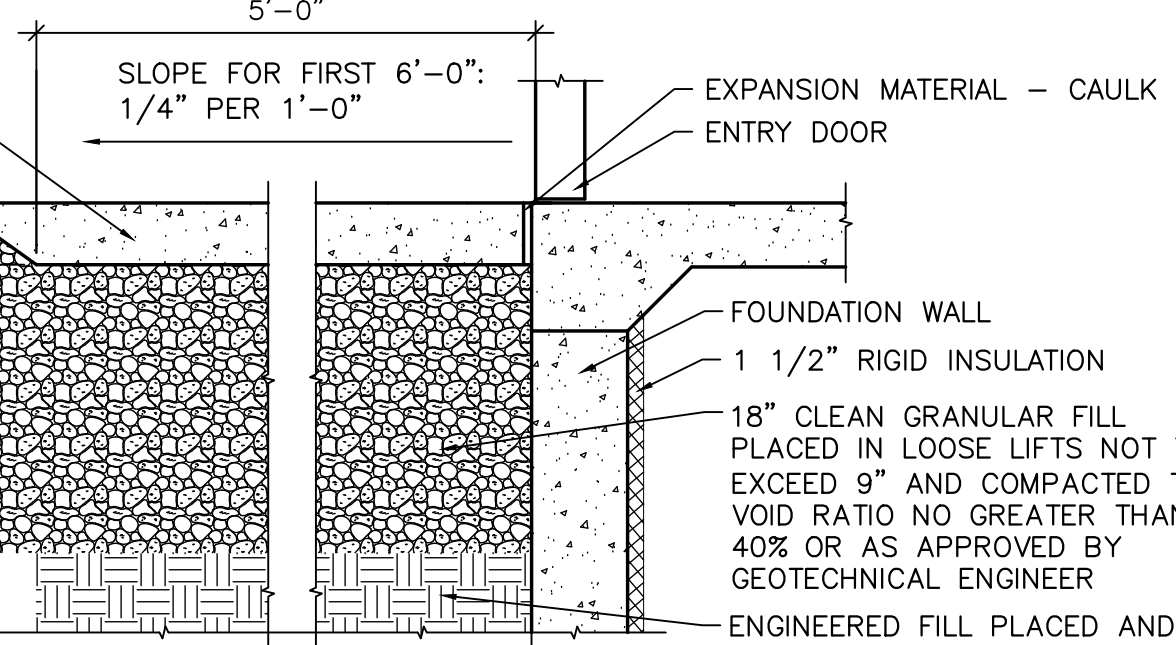
H ENTRY DETAIL
SCALE: N.T.S.



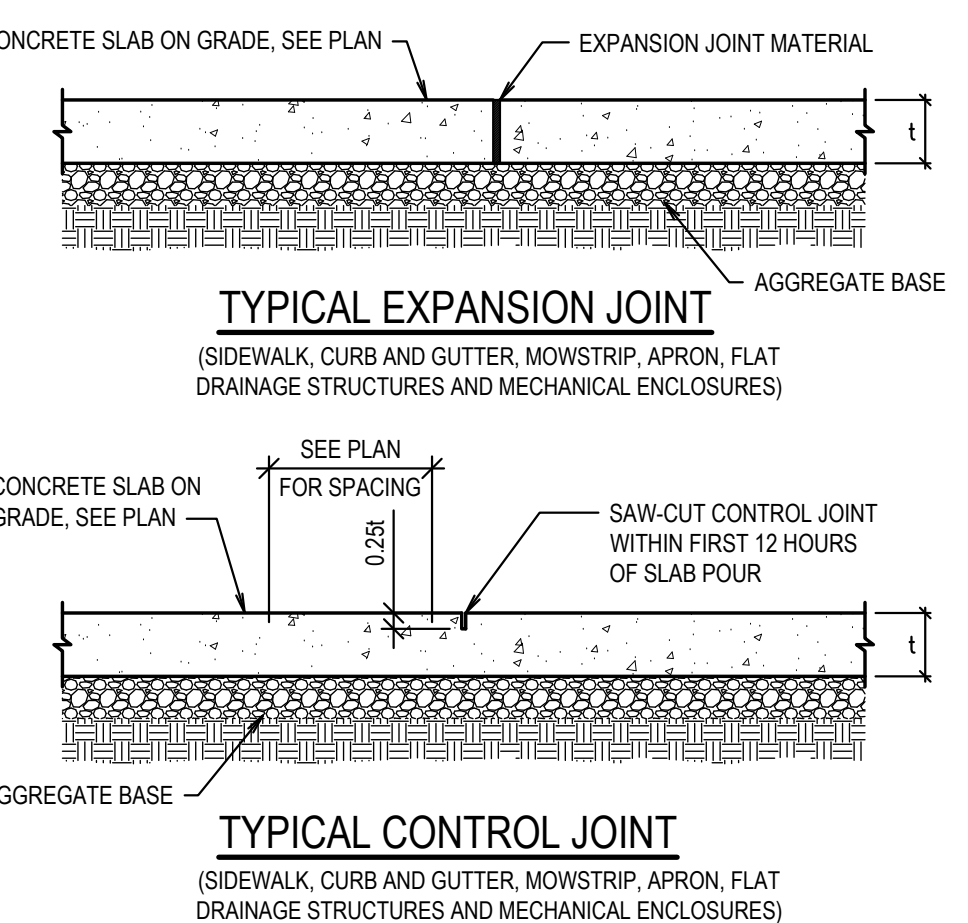
E CONCRETE WATERWAY -
FLAT DRAINAGE STRUCTURE
SCALE: N.T.S.



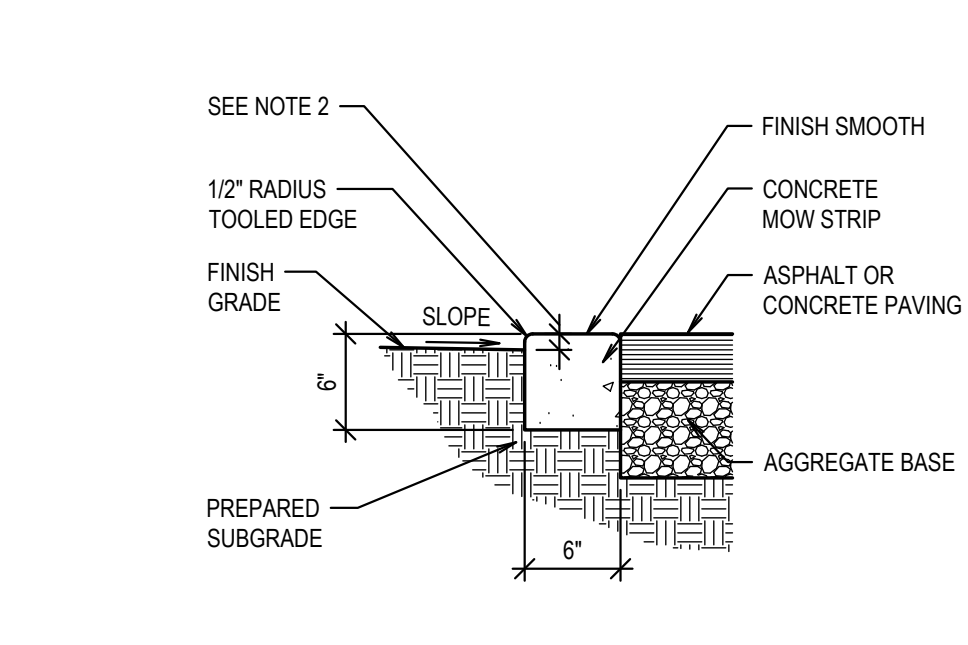
F EXPANSION AND CONTROL JOINT
SCALE: N.T.S.



J MOW STRIP
SCALE: N.T.S.



I TYPICAL EXPANSION JOINT
(SIDEWALK, CURB AND GUTTER, MOWSTRIP, APRON, FLAT DRAINAGE STRUCTURES AND MECHANICAL ENCLOSURES)



L TYPICAL CONTROL JOINT
(SIDEWALK, CURB AND GUTTER, MOWSTRIP, APRON, FLAT DRAINAGE STRUCTURES AND MECHANICAL ENCLOSURES)

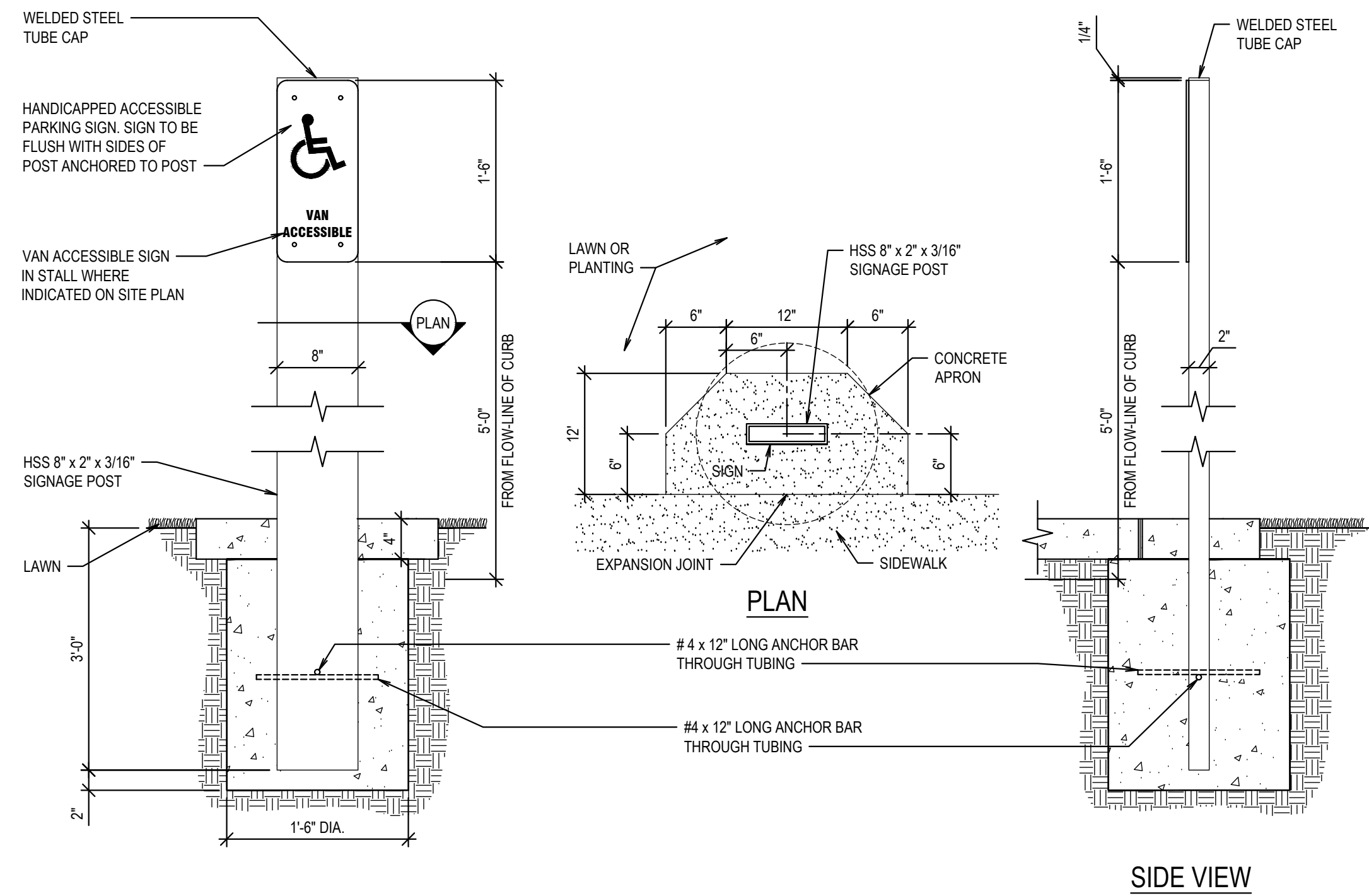
GENERAL NOTES

- SEE SITE PLAN FOR APRON, MOW STRIP AND SIDEWALK LOCATIONS AND WIDTHS.
- 1" PRIOR TO SEEDING, 2" PRIOR TO SODDING AND 4" IN PLANTING AREAS.
- EXPANSION JOINT MATERIAL SHALL BE RECESSED 1/4" WHERE SEALANT IS NOT APPLIED, AND 1/2" WHERE SEALANT IS APPLIED.
- EXTERIOR CONCRETE: USE 4,500 PSI MIN. IF EXPOSED TO FREEZE-THAW CYCLES AND/OR DE-ICER SALTS. USE 3,000 PSI MIN. OTHERWISE EXCEPT USE 4,000 PSI AT CONCRETE PAVING.
- CONTRACTOR TO INSTALL EXPANSION AND CONTROL JOINTS AS REQUIRED PER THE SPECIFICATIONS.
- ALL AGGREGATES SHALL SATISFY ASTM AND DEPARTMENT OF TRANSPORTATION STRENGTH AND DURABILITY REQUIREMENTS. GRANITE AGGREGATES ARE PREFERRED BUT HIGH QUALITY LIMESTONE AGGREGATES ARE ACCEPTABLE. SEE SPECIFICATION.
- ALL REINFORCING BARS ARE TO BE EPOXY COATED, IN CONCRETE CURBS, GUTTERS, SIDEWALKS, PAVING, BASINS.

Revisions	Description	Date	Mark

Project Number 23-84
Plan Series Heritage 23-2
Property Number 500-3627-22010101
Date August 30, 2023

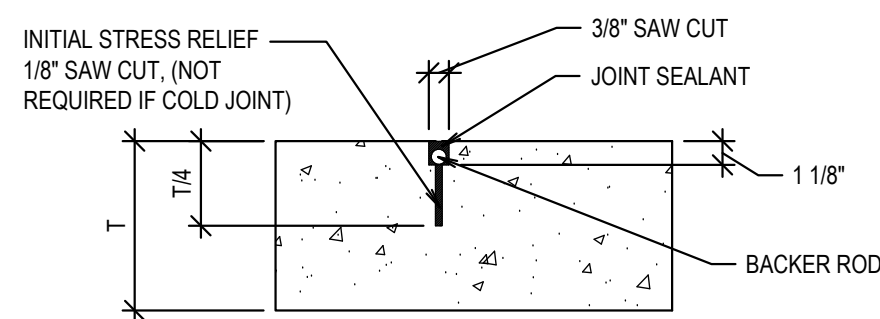
Sheet Title SITE DETAILS



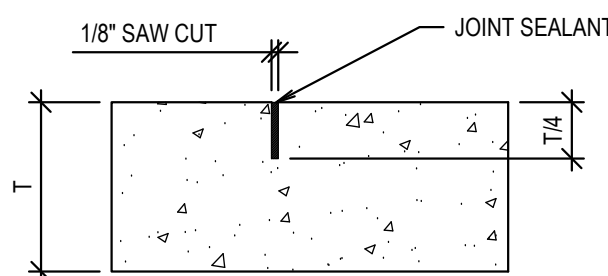
B ACCESSIBLE STALL SIGN (TRAFFIC SIGNAGE)

SCALE: N.T.S.

STEEL PER DIVISION 05
INSTALL PER DIVISION 03



TYPE A CONTROL JOINT IN CONCRETE PAVING



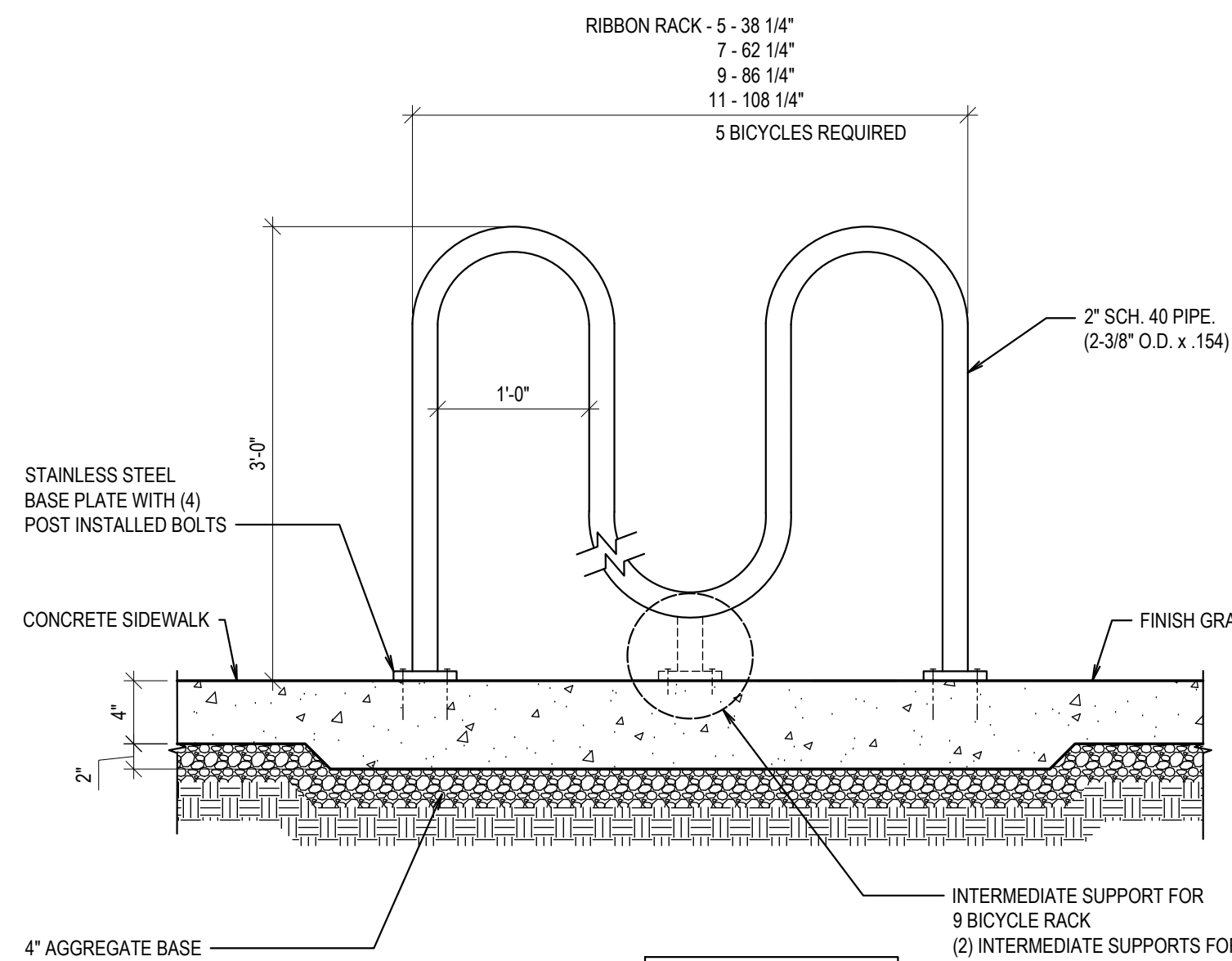
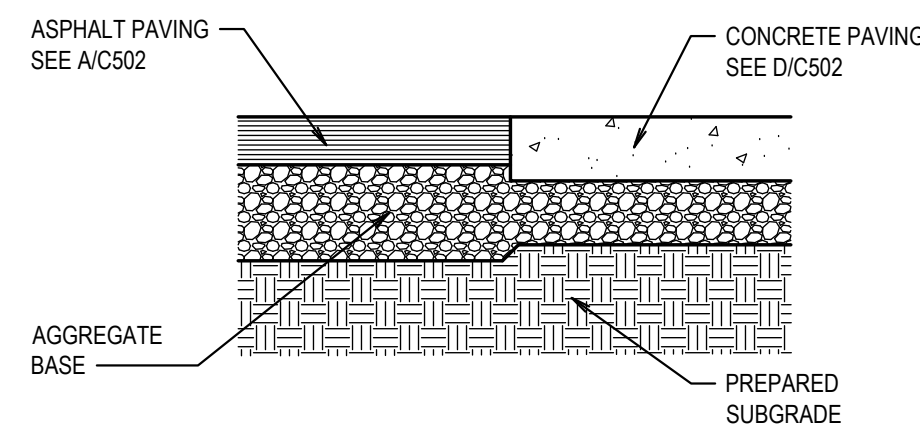
TYPE B CONTROL JOINT IN CONCRETE PAVING

E CONCRETE PAVING JOINT DETAILS

SCALE: N.T.S.

F JOINT BETWEEN ASPHALT AND CONCRETE PAVING

SCALE: N.T.S.



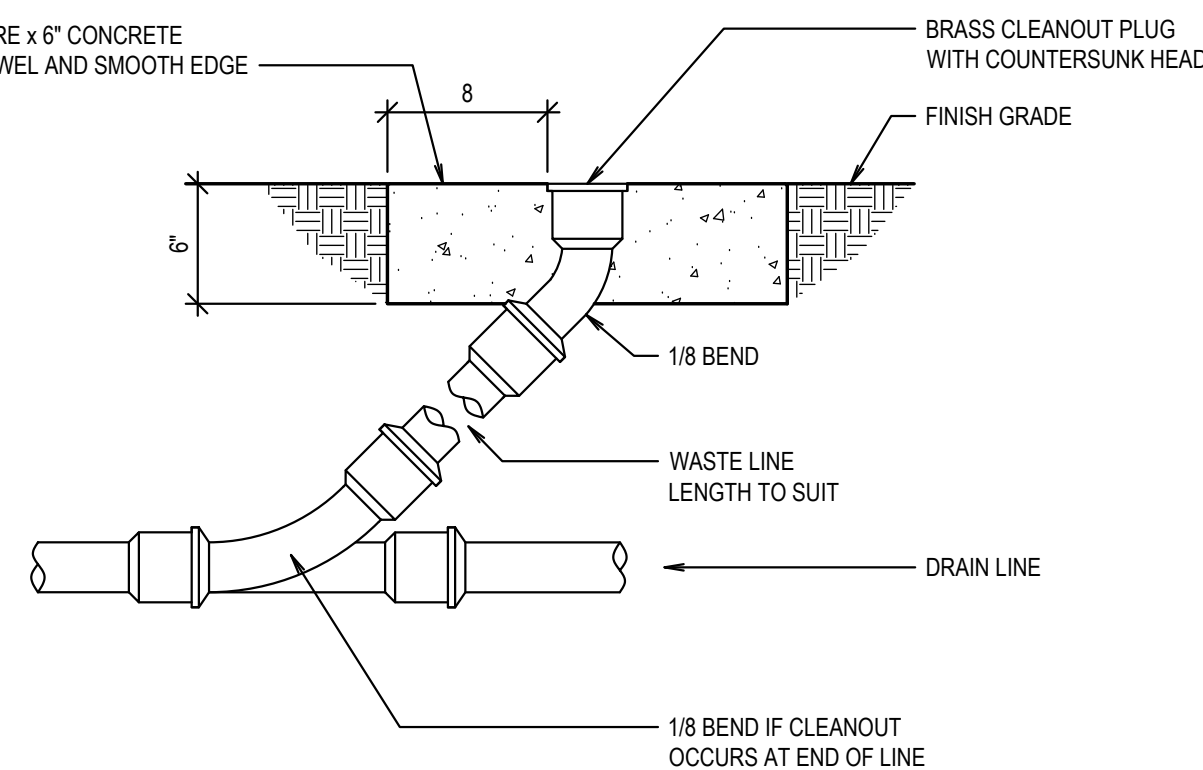
J BICYCLE RACK DETAIL

SCALE: N.T.S.

BID PER DIVISION 05
INSTALL PER DIVISION 03

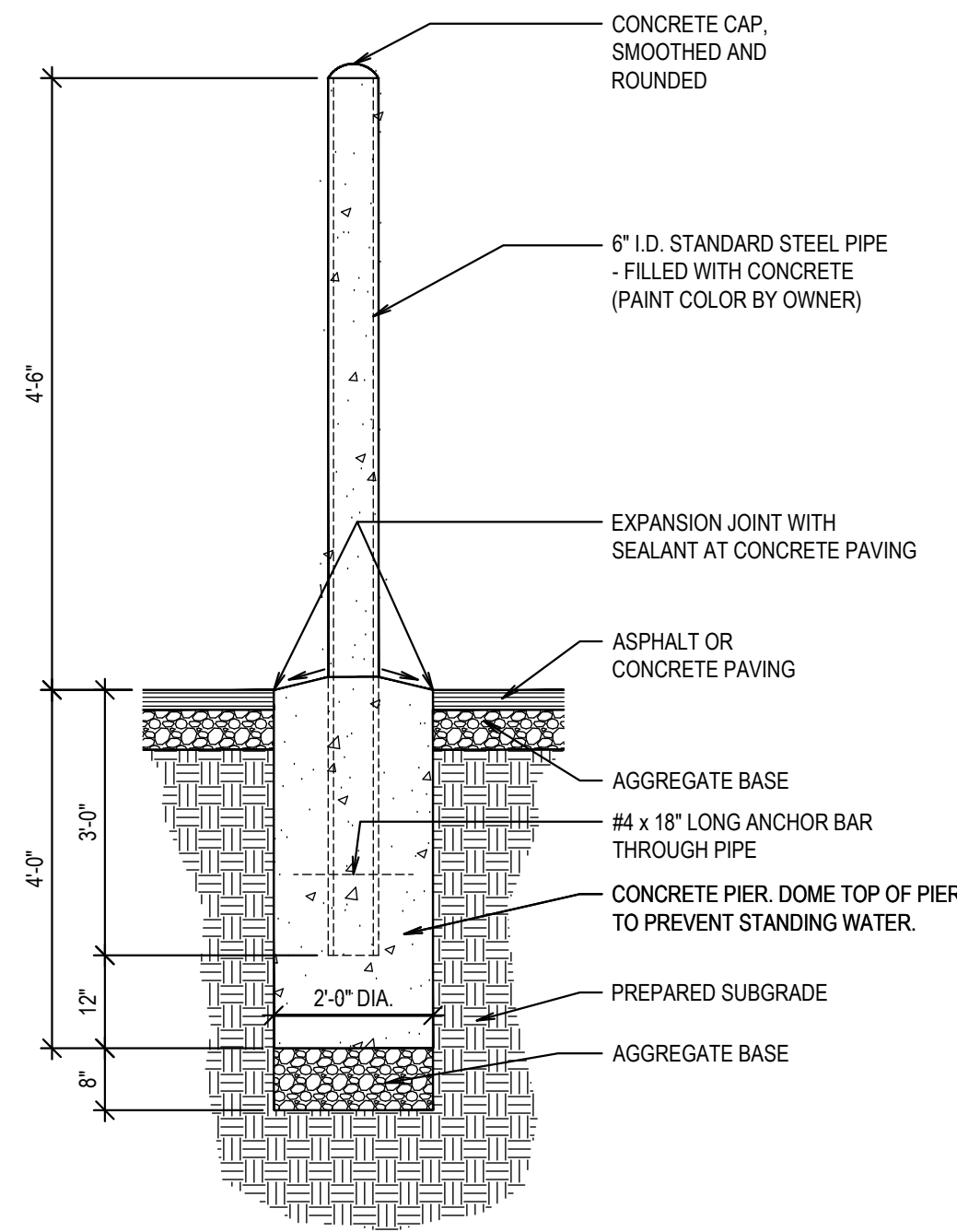
K CLEAN-OUT

SCALE: N.T.S.

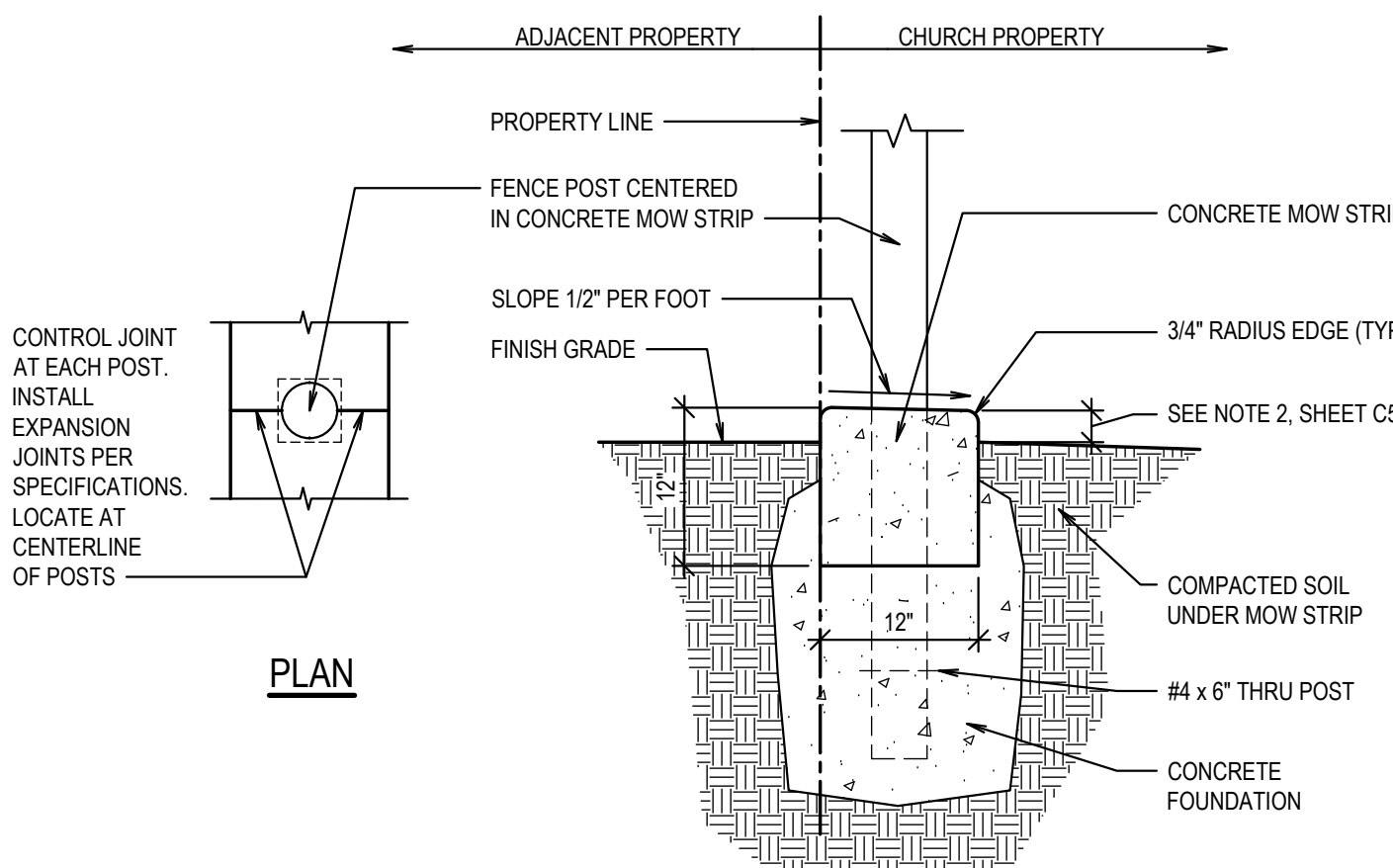


C CONCRETE BOLLARD

SCALE: N.T.S.



STEEL PER DIVISION 05
INSTALL PER DIVISION 03

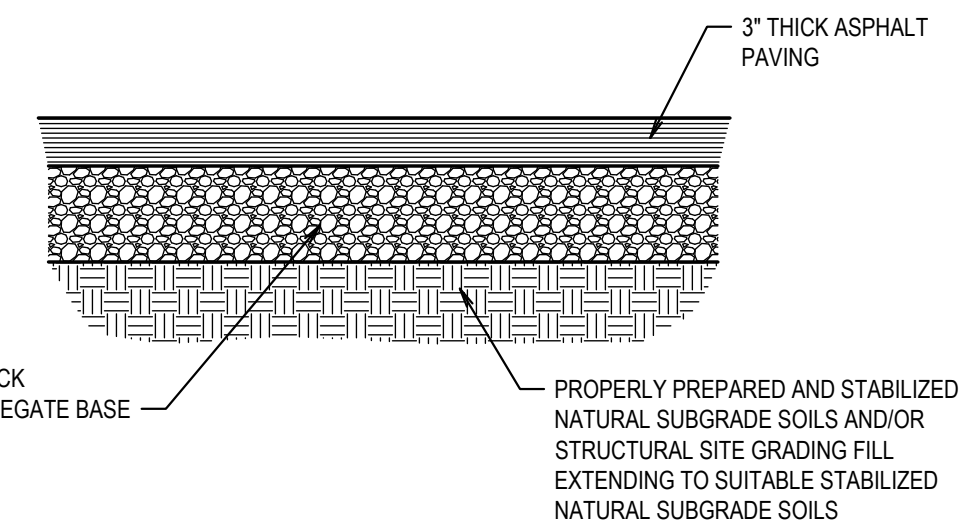


G MOW STRIP AT FENCE

SCALE: N.T.S.

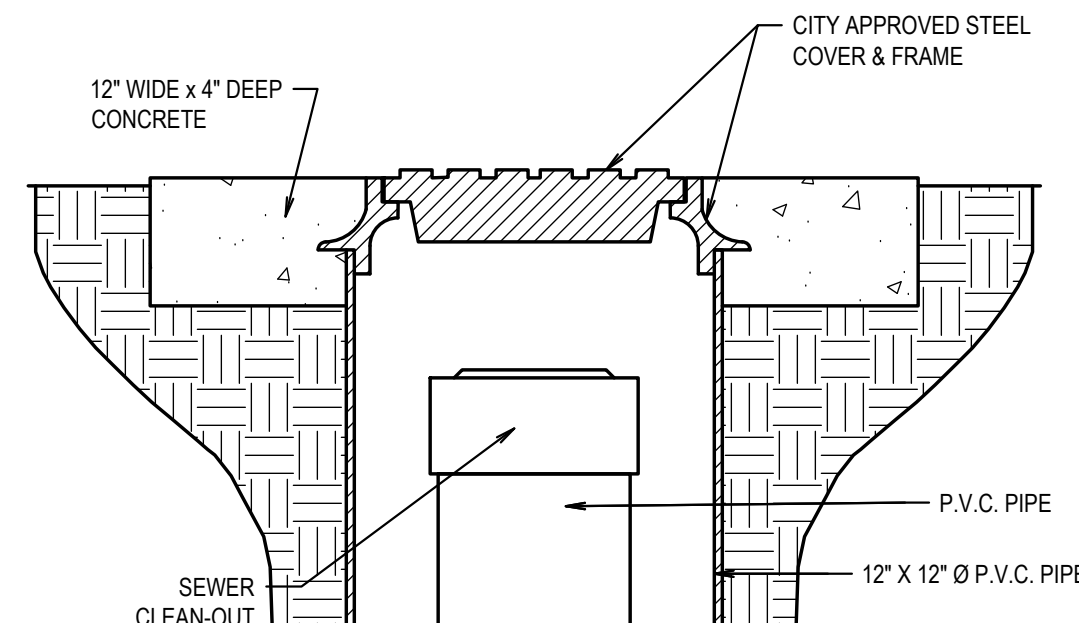
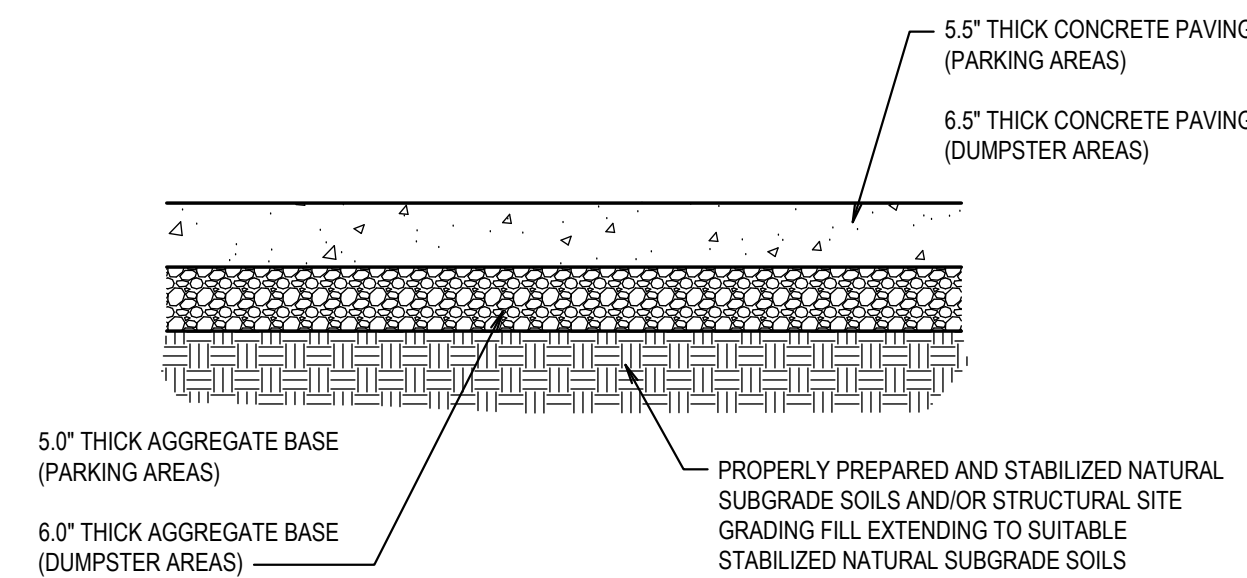
A ASPHALT PAVING

SCALE: N.T.S.



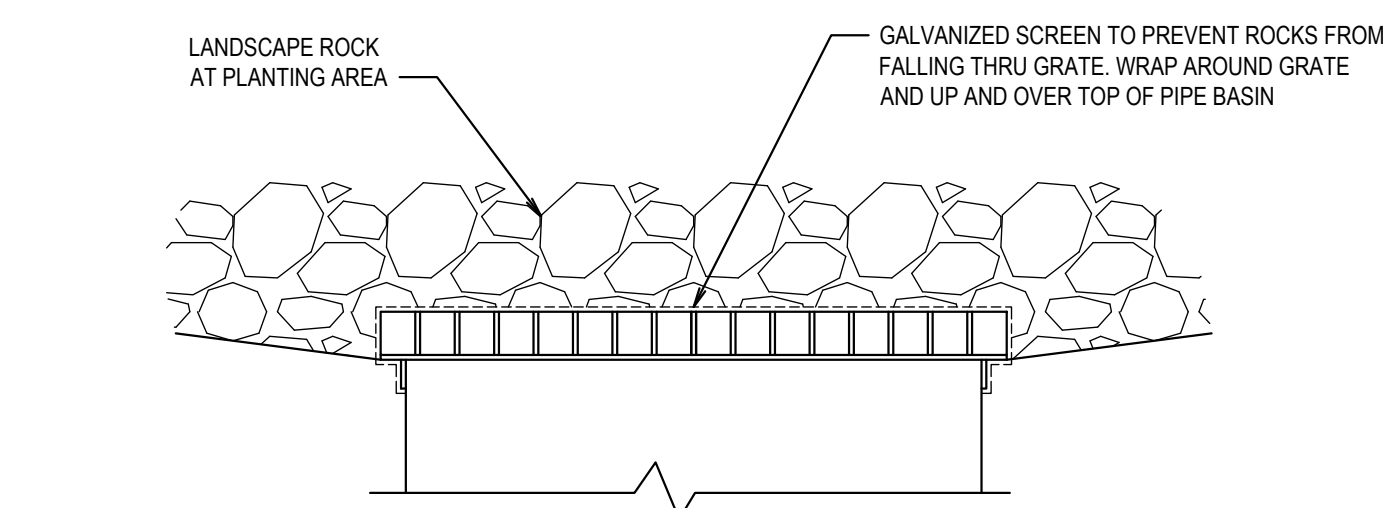
D CONCRETE PAVING

SCALE: N.T.S.



H SEWER CLEAN-OUT

SCALE: N.T.S.



L AREA DRAIN SCREEN AT ROCK MULCH

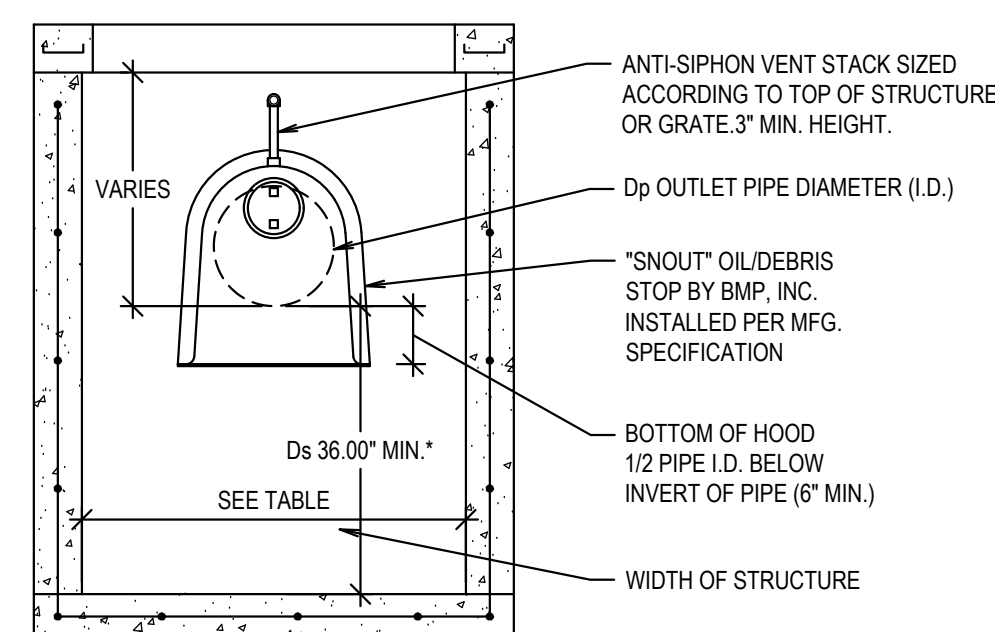
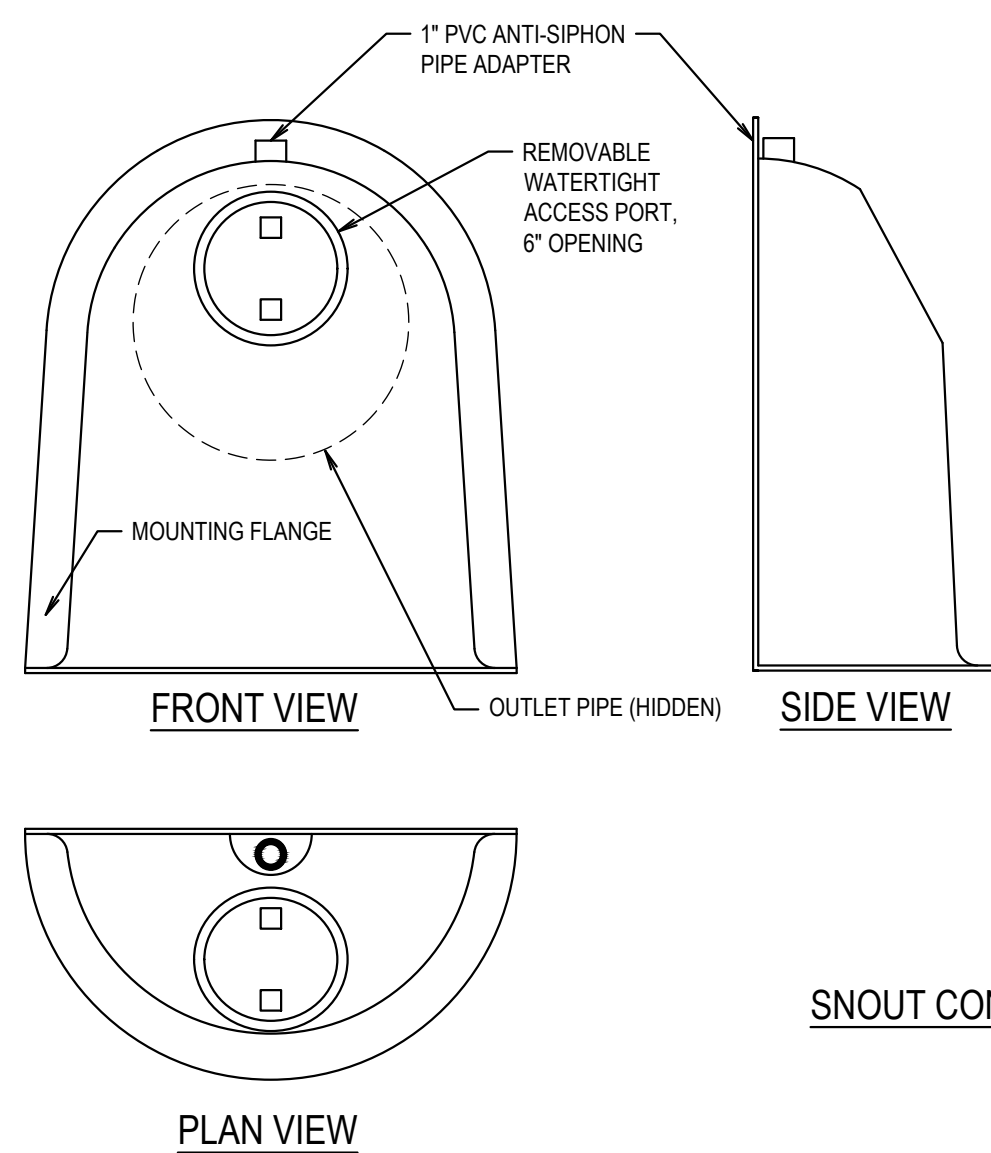
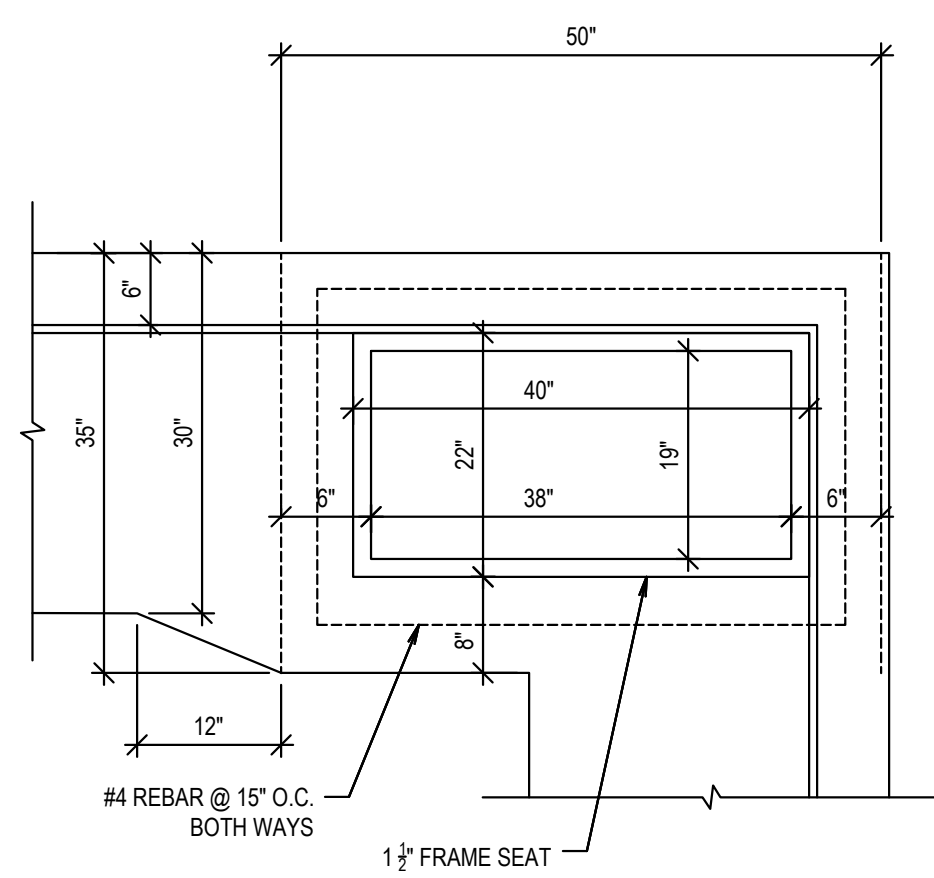
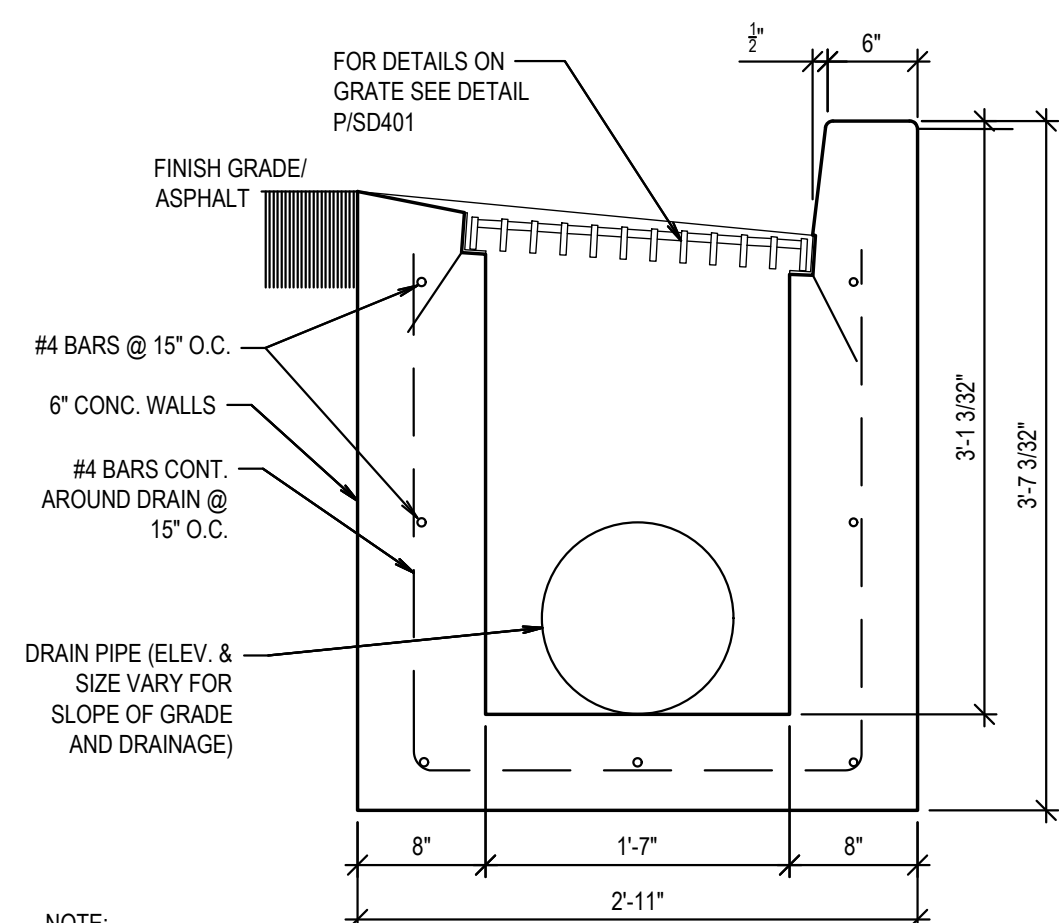
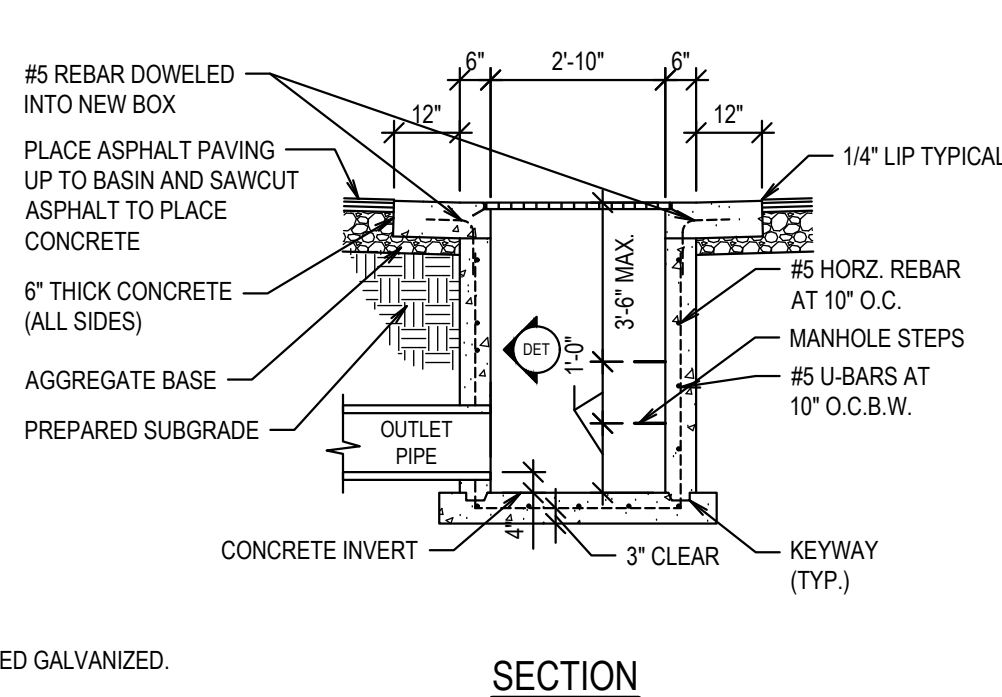
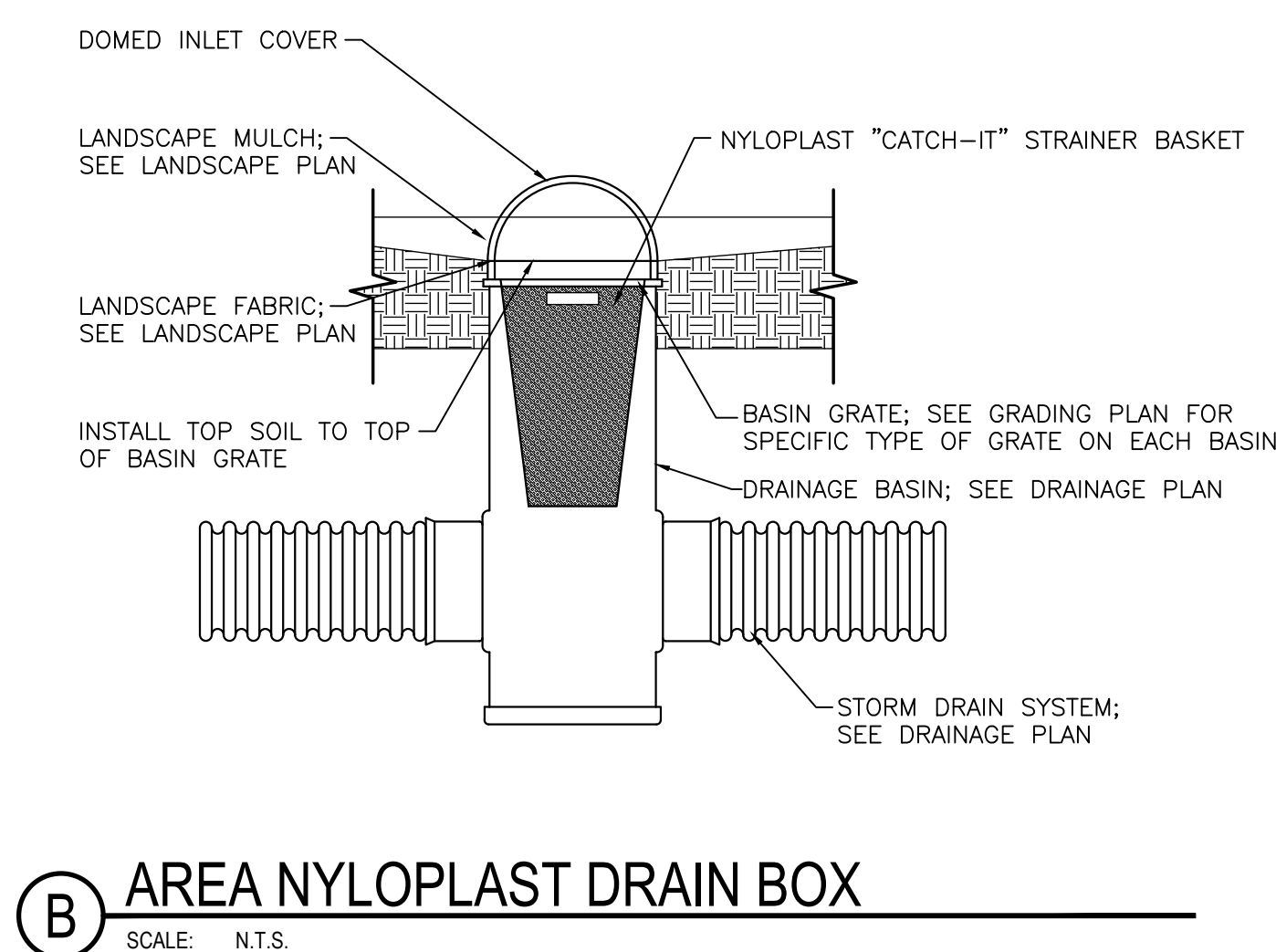
SCALE: N.T.S.

NOTE: (DIAMETER OF BASIN DETERMINED BY NUMBER OF PIPES IN AND OUT)

Revisions	Description	Date	Mark
23-84			

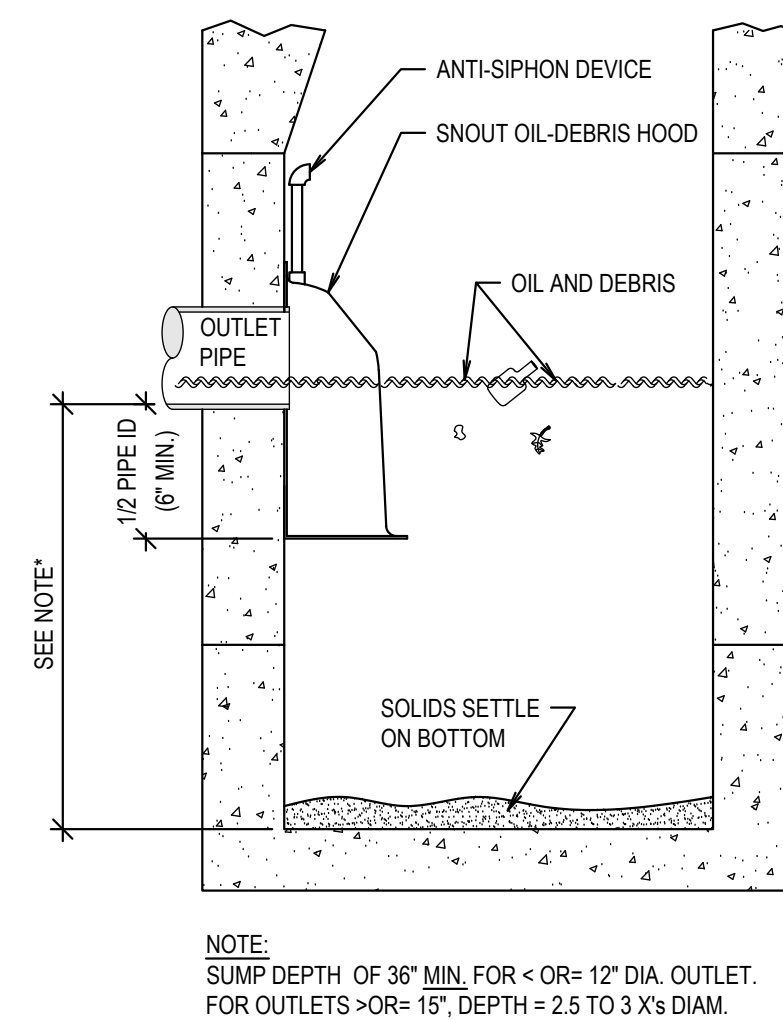
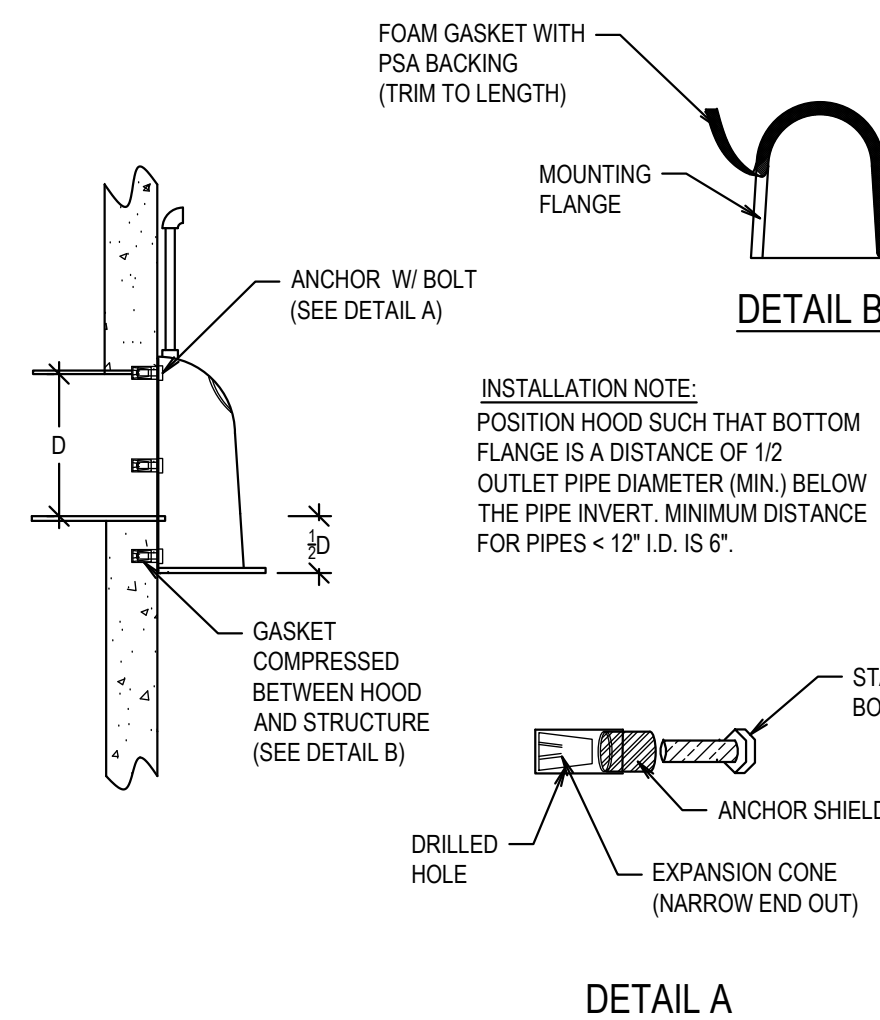
Project Number	23-84
Plan Series	Heritage 23-2
Property Number	500-3627-22010101
Date	August 30, 2023

Sheet Title	SITE DETAILS
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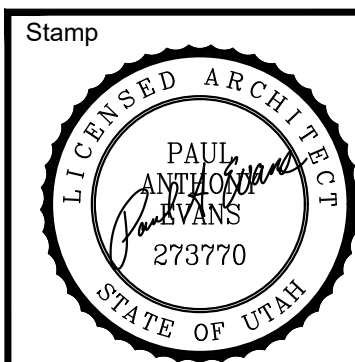
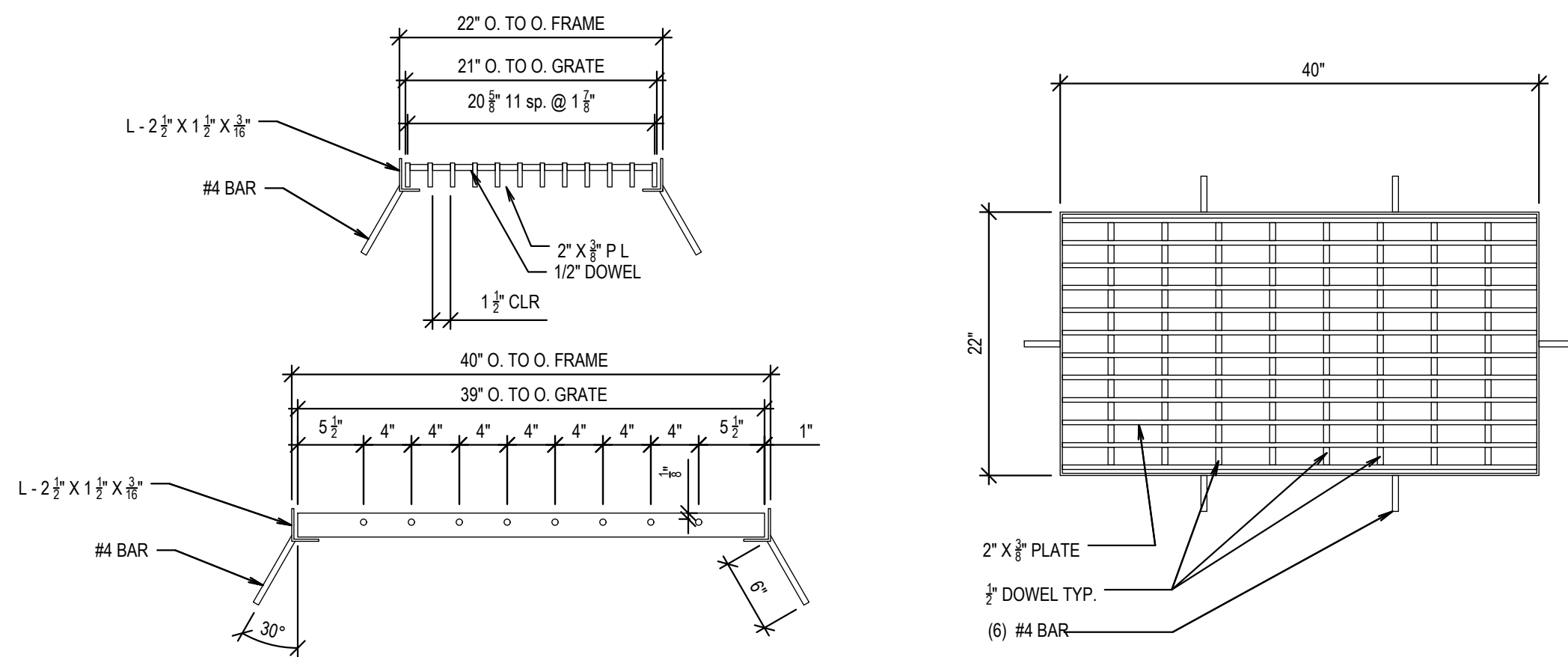


SIZING EXAMPLES:		
OUTLET HOLE SIZE	SNOUT SIZE	STRUCTURE SIZE
11.9° O.D. OR LESS	12 F OR R	R FITS 36°-48° DIAM STRUCTURE
12.0°-17.9° O.D.	18 F OR R	R FITS 48°-60° DIAM STRUCTURE
18.0°-23.9° O.D.	24 F OR R	R FITS 48°-60° DIAM STRUCTURE
24.0°-29.9° O.D.	30 F OR R	R FITS 60°-72° DIAM STRUCTURE
30.0°-47.9° O.D.	48 F	
30.0°-53.9° O.D.	54R/72	FITS 72° DIAM STRUCTURE ONLY
48.0°-95.9° O.D.	96 F	

NOTE: USE ONLY "F" SERIES SNOTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 48", AND 96" SIZES. USE ONLY "R" SERIES SNOTS FOR ROUND STRUCTURES. AVAILABLE IN 12", 18", 24", 30", AND 54" SIZES.



TYPICAL INSTALLATION			
US Patent # 6126817			
HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES			
DESCRIPTION	DATE	SCALE	
OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/00	NONE	
		DRAWING NUMBER	
		SP-SN	



A New Building for
Oquirrh Mountain Ranch &
Eagle Mountain UT Central Stake

Project for:

**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

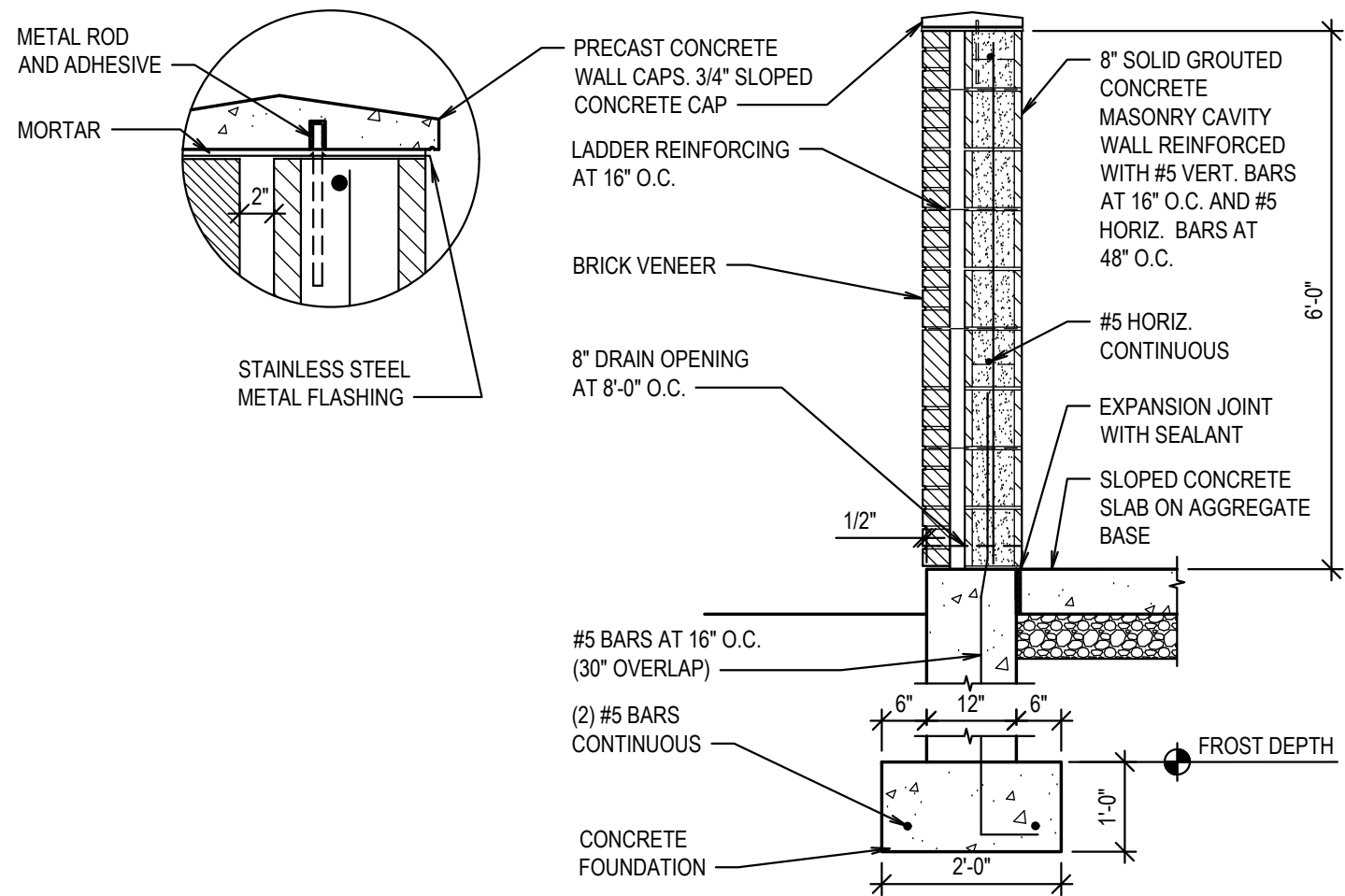
Revisions		
Mark	Date	Description

Project Number	23-84
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Property Number	500-3627-22010101
Date	August 30, 2023

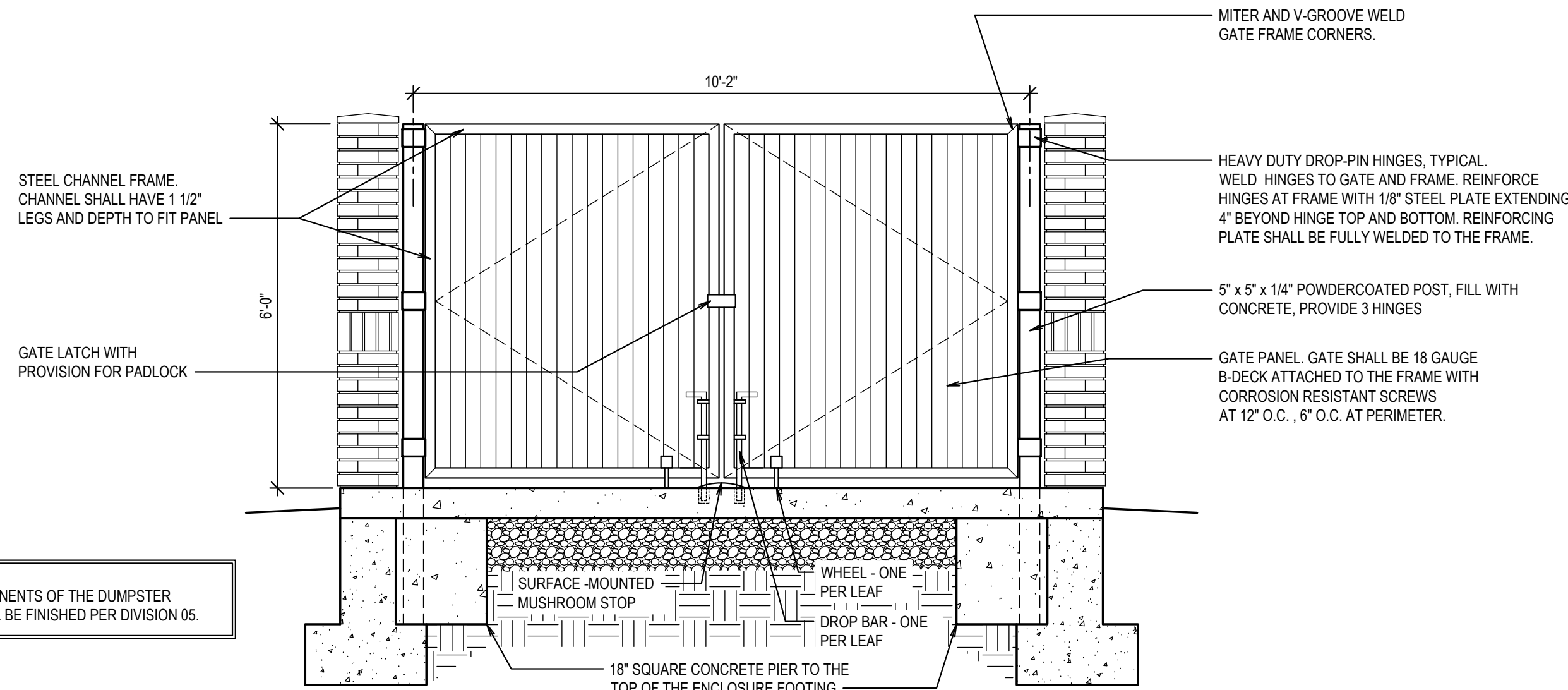
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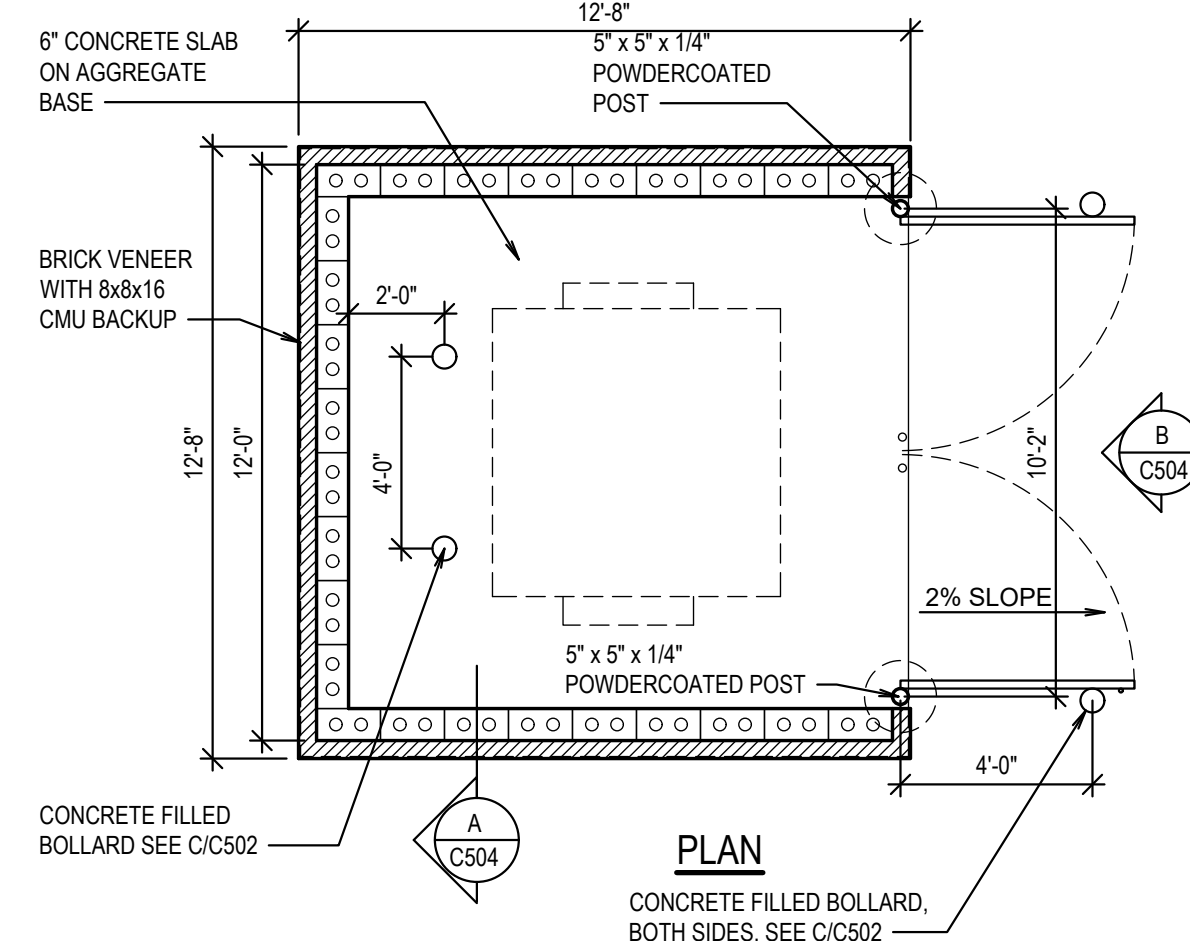
C503



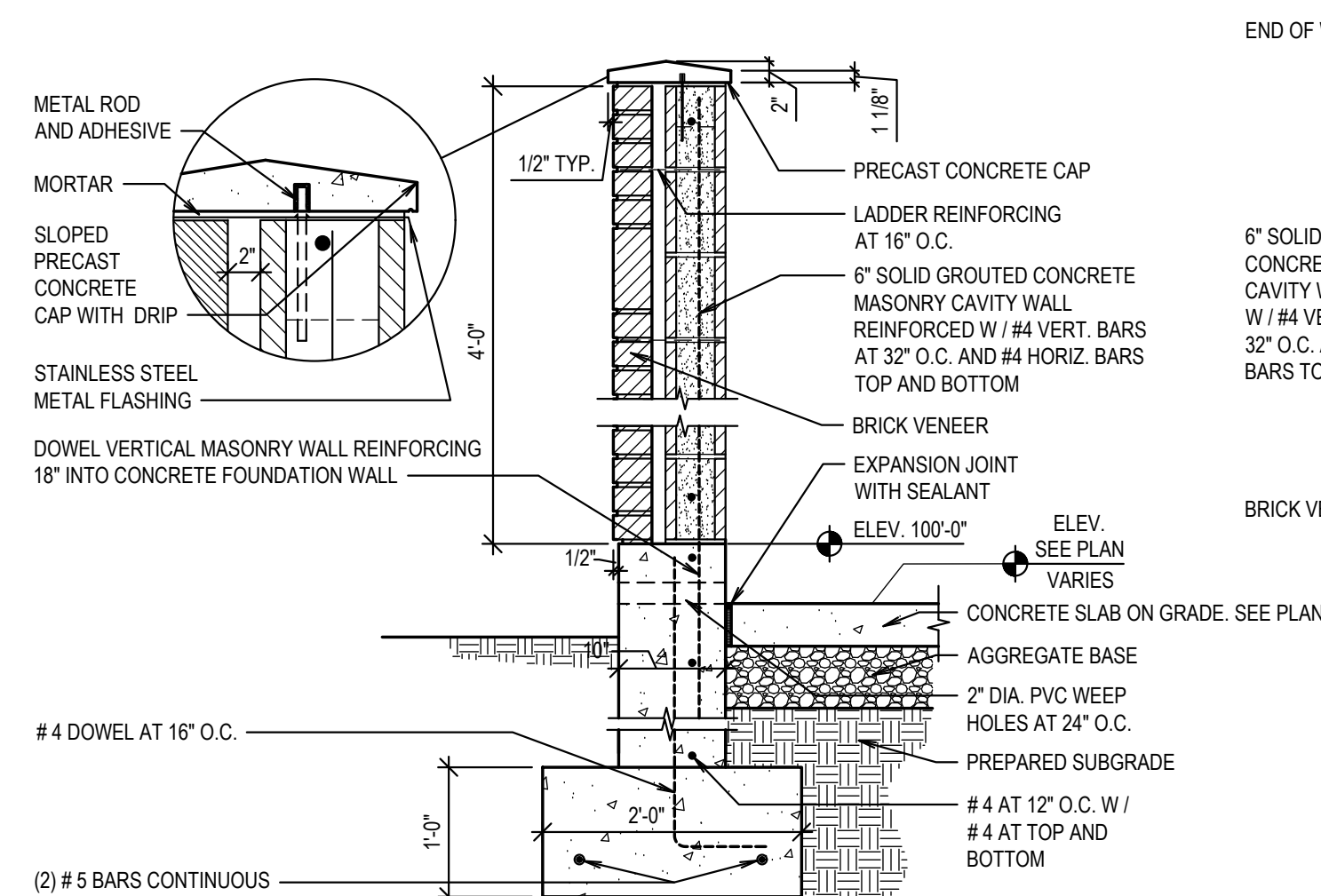
A MASONRY WALL DUMPSTER ENCLOSURE
SCALE: N.T.S.



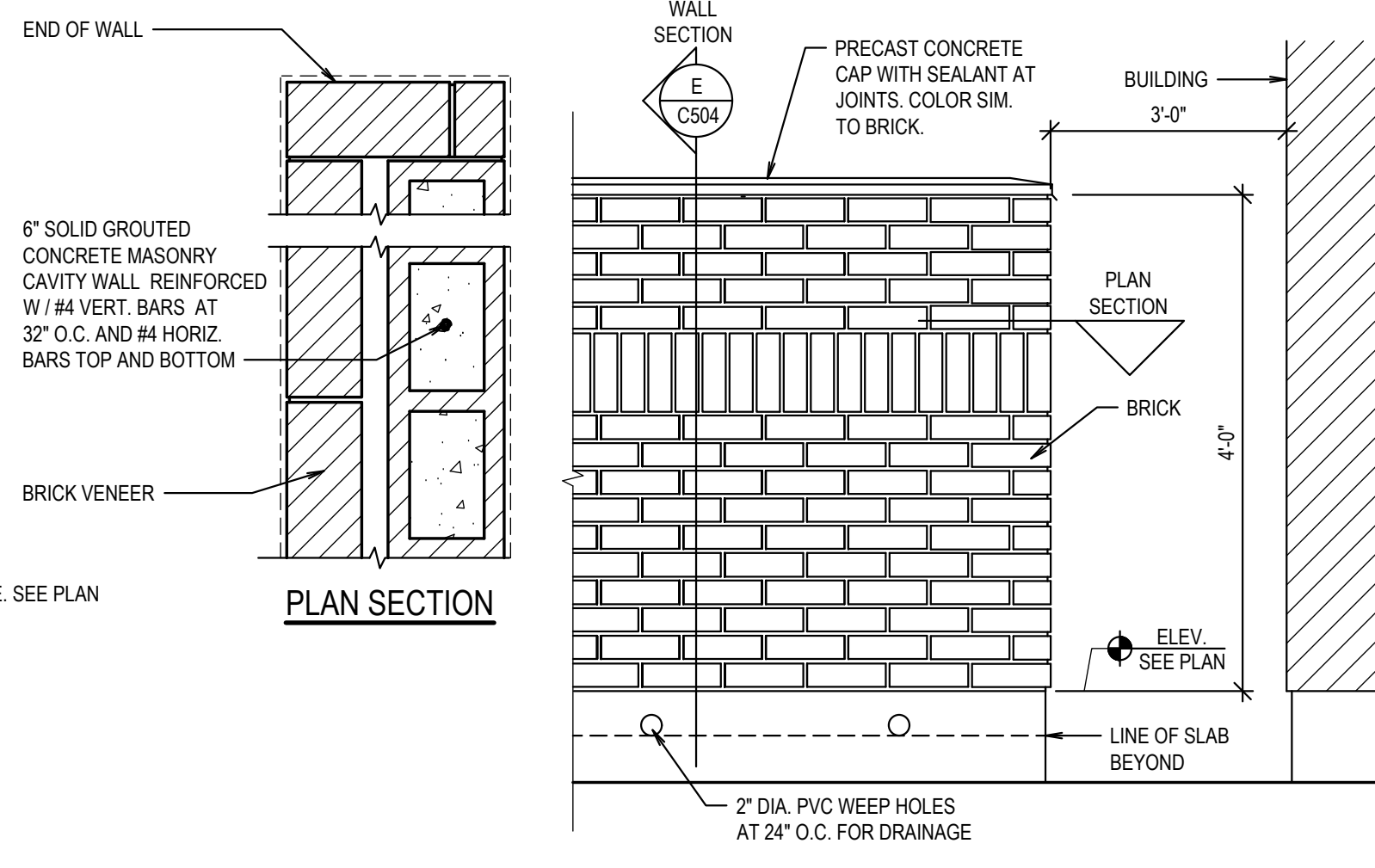
B MASONRY WALL DUMPSTER GATE
SCALE: N.T.S.



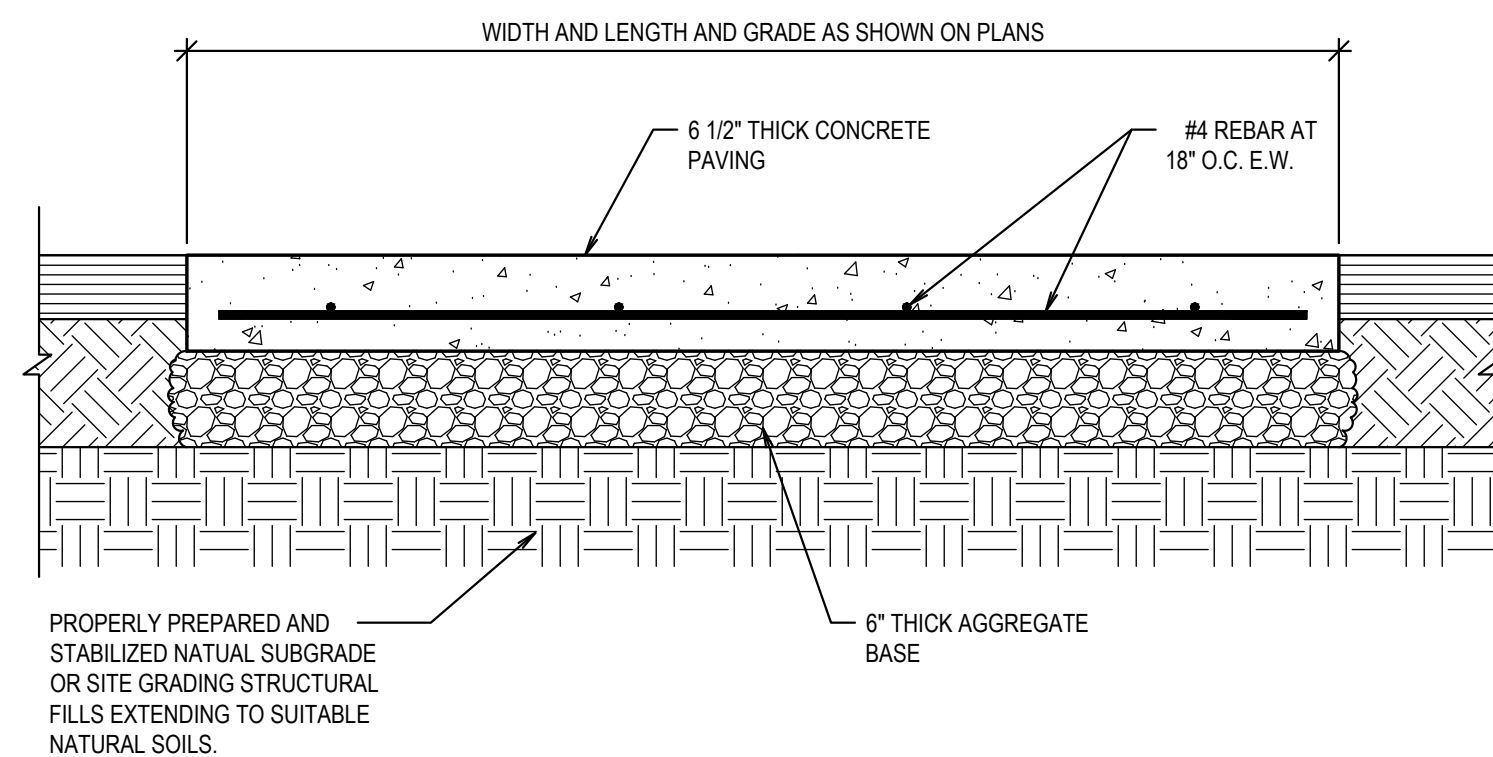
C MASONRY WALL DUMPSTER ENCLOSURE
SCALE: N.T.S.



E MASONRY WALL MECHANICAL ENCLOSURE
SCALE: N.T.S.



F MASONRY WALL MECH. ENCLOSURE ELEV.
SCALE: N.T.S.

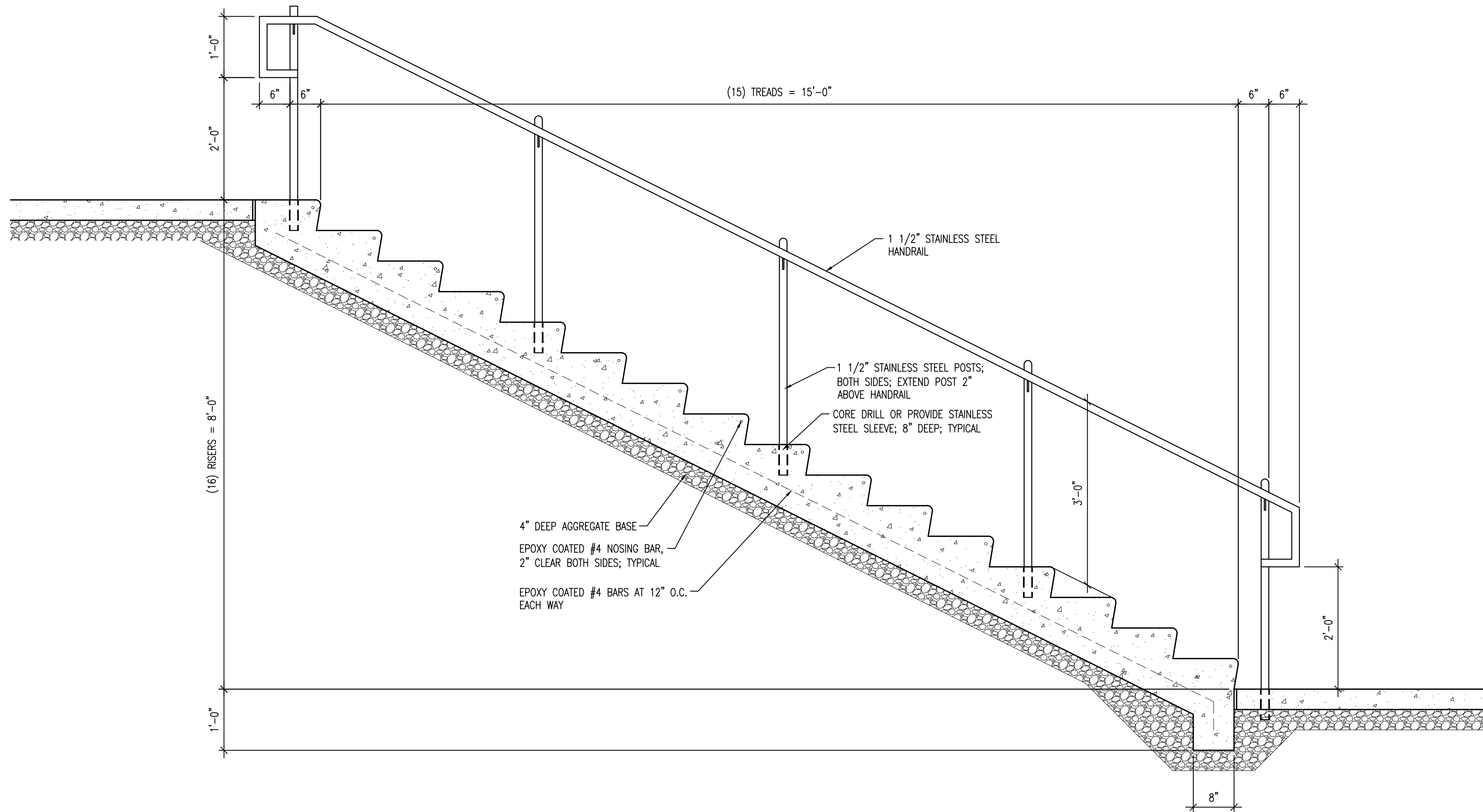


G DUMPSTER PAD SECTION
SCALE: N.T.S.

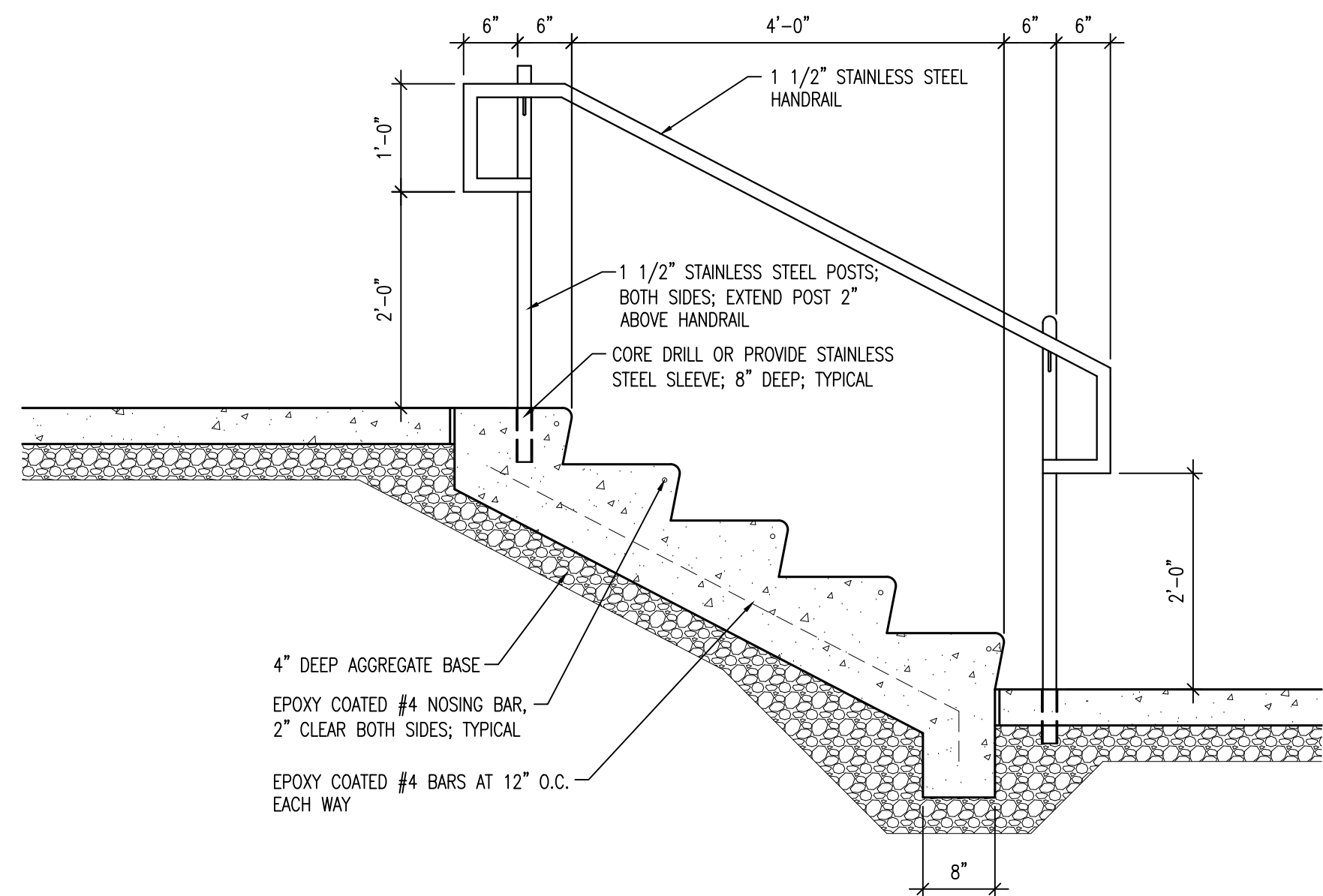
Revisions	Mark	Date	Description

Project Number	23-84
Plan Series	Heritage 23-2
Property Number	500-3627-22010101
Date	August 30, 2023

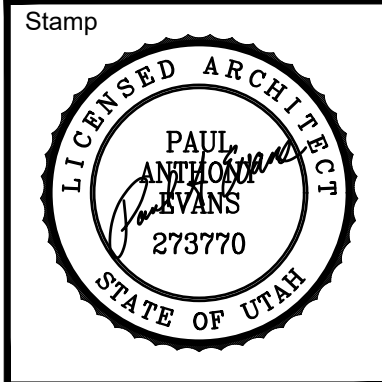
Sheet Title	SITE DETAILS
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A STAIR SECTION
SCALE: 3/4" = 1'-0"



B STAIR SECTION
SCALE: 3/4" = 1'-0"



A New Building for
**Oquirrh Mountain Ranch &
Eagle Mountain UT Central Stake**
7000 North Pony Express Parkway
Eagle Mountain, Utah 84005

Project for:
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Revisions		Date	Description
Mark			

Project Number 23-84
Plan Series Heritage 23-2
Property Number 500-3627-22010101
Date August 30, 2023

Sheet Title

STAIR SECTIONS

Sheet
C511

DESIGN CRITERIA:

- 2021 INTERNATIONAL BUILDING CODE WITH STATEWIDE AMENDMENTS
- TYPE OF CONSTRUCTION: TYPE II-B.
- BUILDING USE: ASSEMBLY A-3
- BUILDING OCCUPANCY CATEGORY: II
- BUILDING HEIGHT: PER PLANS
- BUILDING VOLUME: 19,800 CU. FT.
- NO. OF OCCUPANTS: 120
- ROOF DEAD LOAD - 11 PSF PLUS FRAMING WEIGHT
 - SHINGLES AND FELT: 3.5 PSF
 - DIAPHRAGM SHEATHING: 2.3 PSF
 - WOOD DECK: 4.0 PSF
 - MISCELLANEOUS: 1.2 PSF
- ROOF LIVE LOAD - 20 PSF
- SNOW LOAD
 - Pg: 35 PSF (GROUND SNOW LOAD)
 - $P_f = 0.7 * P_g * C_e * C_t * I_s = 27$ PSF (ROOF SNOW LOAD)
 - BUILDING ELEVATION: 4847 3FT
 - $P_s = P_f C_s$
 - Cs: 1.0 FOR A 4:12 PITCH
 - Ps: 27 PSF
- WIND LOAD (ULTIMATE)
 - V3s: 102 MPH
 - EXPOSURE: C
 - W: 1.00
- SEISMIC LOAD (ULTIMATE)
 - Ie: 1.00
 - Ss: 0.8
 - S1: 0.31
 - Sds: 0.7
 - Sd1: 0.37
 - Idc: 1.25
 - Cd: 2.5
 - SITE CLASS: D
 - SEISMIC DESIGN CATEGORY: D
 - R: 1.25 (CANTILEVERED STEEL COLUMNS)
 - EQUIVALENT LATERAL FORCE PROCEDURE
 - Cs = 0.56
- ALLOWABLE SOIL BEARING PRESSURE:
 - 2500 PSF
 - ALLOWABLE FOUNDATION AND LATERAL PRESSURE = 100 PSF/FT BELOW NATURAL GRADE (TABLE 1806.2 OF 2021 IBC).
 - USE CONSTRAINED CONDITIONS FOR CONCRETE PIERS
 - COORDINATE ALL SITE GRADING AND SOIL WORK WITH THE SOILS REPORT.

PAVILION CONSTRUCTION SEQUENCE NOTES:

- VERIFY PERMIT REQUIREMENTS BEFORE SIGNING CONTRACTS.
 - BUILDING PERMIT
 - PLANING OR CONDITIONAL USE PERMIT
 - OBTAIN REQUIRED USE PERMIT
- REMOVE ALL VEGETATION, ROCKS, OUTCROPPINGS, AND TREES FROM LOCATION OF PAVILION SLAB. STRIP 6" OF TOP SOIL.
- LEVEL PAVILION BUILDING AREA. AVOID GRADING THAT ALLOWS WATER TO DRAIN TOWARD PAVILION.
- DIG COLUMN CAISSONS.
- PLACE COLUMN CAISSON FORMS AND SET REINFORCING STEEL.
- SET COLUMN ANCHOR BOLTS USING PLYWOOD TEMPLATE OF APPROXIMATELY THE SAME SIZE AS COLUMN BASE PLATE TO INSURE BOLT LOCATION ACCURACY.
- PLACE CONCRETE IN CAISSON FORMS FROM BOTTOM OF PIER UP TO A LEVEL 1-1/2" BELOW BOTTOM OF COLUMN BASE PLATE. LET CONCRETE CURE 7 DAYS.
- SET HSS COLUMNS OVER PRE-SET ANCHOR BOLTS ALLOWING COLUMNS TO REST ON LEVELING NUTS AND 1/4"x 3" PLATE WASHERS. LEVELING NUTS ARE TO BE USED TO SET COLUMNS PLUMB AND TRUE AND AT CORRECT BEARING HEIGHT TO RECEIVE GLU-LAM BEAMS.
- AFTER COLUMNS ARE SET PLUMB AND TRUE, VERIFY ACCURACY OF DIMENSIONS BETWEEN COLUMNS AND SECURE COLUMNS IN PLACE USING 1/4"x 3" PLATE WASHERS UNDER NUTS, TIGHTEN NUTS WITH ADDITIONAL 1/4 TURN PAST SNUG.
- THE WEIGHT OF GLU-LAM BEAMS IS APPROXIMATELY 500 POUNDS EACH. SOME FORM OF MECHANICAL HOIST IS RECOMMENDED FOR SETTING BEAMS ON TOP OF STEEL TUBE COLUMNS.
- NOTCH A 1"x 1" HOLE AT TOP OF BEAMS NEAR CENTER PEAK FOR ELECTRICAL CONDUIT TO PASS THROUGH.
- LIFT GLU-LAM BEAMS AND SET EACH END IN THE COLUMN SADDLE PLATES.
- ANCHOR BEAMS IN SADDLES WITH (8) SIMPSON SDS25112 WOOD SCREWS.
- ONCE GLU-LAM BEAMS ARE SET AND SECURELY BOLTED, ADEQUATELY BRACE EACH BEAM USING 2x LUMBER TO PREVENT BEAMS FROM OVERTURNING UNTIL ROOF DECK AND ROOF SHEATHING ARE SECURELY ANCHORED IN PLACE.
- SET 2x8 TONGUE AND GROOVE ROOF DECK WITH COMMON OR RING SHANK NAILS IN ACCORDANCE WITH SUPPLIERS' RECOMMENDATIONS.
- INSTALL 2x6 FASCIA BOARD AROUND ENTIRE ROOF PERIMETER. ALIGN TOP OF FASCIA BOARD WITH TOP OF ROOF DECKING.
- INSTALL WOOD ROOF SHEATHING OVER 2x8 TONGUE AND GROOVE ROOF DECK AT 45 DEGREES AS SHOWN IN ROOF DIAPHRAGM DETAIL.
- LAY 30 POUND FELT UNDERLAYMENT OVER ENTIRE ROOF STARTING AT FASCIA DRIP EDGE, OVERLAP EACH ROLL 6" AS FELTS ARE LAID OVER RIDGE.
- INSTALL PRE-FINISHED METAL DRIP EDGING ON ALL PERIMETER EDGES OF ROOF.
- INSTALL FIBERGLASS SHINGLES OVER ROOF UNDERLAYMENT AND PRE-FINISHED METAL DRIP EDGING. FOLLOW MANUFACTURER'S INSTRUCTIONS.
- PLACE NON-SHRINK GROUT UNDER COLUMN BASE PLATES. FINISH NON-SHRINK GROUT EDGES TO 45 DEGREES.
- PLACE REMAINDER OF CONCRETE SLAB ANY TIME AFTER GLU-LAM BEAMS, ROOF DECKING, AND PLYWOOD ROOF SHEATHING ARE SECURELY IN PLACE.
- FINISH TOP SURFACE OF CONCRETE SLAB WITH A LIGHT BROOM FINISH.
- AS SOON AS CONCRETE HAS CURED ENOUGH TO SUPPORT AN EARLY ENTRY SAW (4-6 HOURS AFTER PLACEMENT), CUT CONTROL JOINTS IN SLAB TOP SURFACE. DEPTH OF CONTROL JOINTS IS TO BE 1" DEEP.
- INSTALL MEMBRANE CURING ON CONCRETE SLAB.
- PLACE NON-SHRINK GROUT UNDER COLUMN BASE PLATES. FINISH NON-SHRINK GROUT EDGES TO 45 DEGREES.
- ALL STEEL COLUMNS, SADDLES, BOLTS, AND BASE PLATES TO BE POWDER COATED TOUCH-UP FINISH PAINTING BY OTHERS.
- STAIN ALL EXPOSED WOOD.

SITE PREPARATION:

- REMOVE ALL ORGANIC MATERIAL AND TOPSOIL FROM PAVILION AREA. VERIFY SUITABILITY OF SUBGRADE. FOUNDATIONS ARE TO BE ON UNDISTURBED, NATURAL SOIL OR ENGINEERED FILL EXTENDING TO SUITABLE UNDISTURBED NATURAL SOILS
- PLACE FOOTINGS/CAISSONS IN FIRM UNDISTURBED NATURAL SUBGRADE (UNLESS NOTED OTHERWISE BY GEOTECHNICAL REPORT).
- COMPACT SUBGRADE AND FILL UNDER CONCRETE FLOOR SLAB TO 95 PERCENT OF ASTM D-1557 (UNLESS NOTED OTHERWISE BY GEOTECHNICAL REPORT).
- INSTALL AND COMPACT 6 INCH GRANULAR BASE BENEATH CONCRETE FLOOR SLAB TO 95 PERCENT OF ASTM D-1557.

UTILITIES:(BY OTHERS)

- INSTALL PLUMBING LINE FOR COLD WATER.
- INSTALL ELECTRICAL LIGHTS, BOXES, CONDUITS, AND SWITCHES.

SPECIFICATIONS:

SCOPE- ONE EACH 30 FOOT BY 60 FOOT PAVILION WITH MINIMUM 4 INCH THICK CONCRETE SLAB. PROVIDE SHINGLES, ROOFING FELTS, FASCIA, SHEATHING, ROOF FRAMING, BEAMS, SOFFIT, CONNECTION HARDWARE, COLUMNS, CONCRETE SLAB, CONCRETE CAISSONS AND FINISHES TO CONSTRUCT COMPLETE PAVILION.

PAVILION HAS BEEN DESIGNED AS A FREE STANDING, OPEN STRUCTURE. RE-ENGINEER PAVILION IF WALLS ARE ADDED, IF STRUCTURE IS TO ADJOIN ANOTHER STRUCTURE, OR IF OTHER SUCH MODIFICATIONS ARE MADE. PROPERLY BRACE WOOD BEAMS AND MEMBERS UNTIL COMPLETE STRUCTURAL SYSTEM HAS BEEN CONSTRUCTED.

CONCRETE:

- CONCRETE SLAB ON GRADE IS TO BE REINFORCED AND BE 4" MINIMUM THICK. INSTALL WITH CRACK CONTROL JOINTS AS SHOWN. SURFACE IS TO HAVE A BULL FLOAT FINISH AND BE LIGHTLY BROOMED.
- EDGE OF SLAB IS TO BE THICKENED TO 8" WIDE AND BE REINFORCED WITH (2) #4 CONTINUOUS BARS. LAP SPLICES 24"
- PROVIDE DEFORMED REINFORCING STEEL BARS CONFORMING TO ASTM A615 WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI. SECURELY ANCHOR REINFORCING STEEL, AND PROVIDE CLEARANCES, IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318.
- MINIMUM CONCRETE MIX DESIGN REQUIREMENTS:
 - COMPRESSIVE STRENGTH OF CONCRETE TO BE 4,500 PSI AT 28 DAYS.
 - MAX W/C: 0.45
 - 6% (+/-1.5%) AIR ENTRAINMENT.
 - CEMENT TYPE II/V
 - DESIGNED FOR THE FOLLOWING EXPOSURE CATEGORIES AND CLASSES:
 - F2, S1 (PER ACI 318 TABLE 4.2.1)
 - LIMIT SLUMP TO 4" (+/-1")
- VERIFY STRENGTH REQUIREMENTS AND CEMENT TYPE REQUIREMENTS WITH THE GEOTECHNICAL EVALUATION REPORT.
- ALL CONCRETE WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318.
- SLAB TO BE SEALED WITH WEATHERWORKER J-29A CONCRETE SEALER, BY DAYTON SUPERIOR CORPORATION. INSTALL AS PER MANUFACTURERS INSTRUCTIONS.
- MEMBRANE CONCRETE CURING: USE CLEAR CURE J7wb BY DAYTON SUPERIOR CORPORATION. FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS.

STRUCTURAL STEEL:

- ALL STEEL PLATES TO BE ASTM A36
- STEEL TUBES TO BE ASTM A500, GRADE B, Fy = 46,000 PSI
- ALL WELDING IS TO BE DONE IN ACCORDANCE WITH LATEST AWS STANDARDS. IF WELDS ARE NOT SPECIFIED, ALL WELDS ARE TO DEVELOP THE FULL STRENGTH OF ALL COMPONENT PARTS.
- ALL BOLTS ARE TO BE ASTM A325 EXCEPT THAT ANCHOR BOLTS ARE TO BE ASTM F1554 GRADE 55.
- ALL EXPOSED BOLTS ARE TO BE PAINTED TO MATCH STRUCTURE.
- ALL HOLES IN STEEL TO BE 1/16" LARGER THAN THE DIAMETER OF THE CONNECTING BOLT UNLESS NOTED OTHERWISE.
- ALL FABRICATED STEEL IS TO BE PRIMED AND FINISH POWDER COATED.

WOOD:

- GLU-LAM BEAMS:
 - SOUTHERN YELLOW PINE
 - 24F-V3 STRESS COMBINATION
 - 2-INCH NOMINAL THICK LAMINATIONS
 - 5" MINIMUM WIDTHS
 - RESORCINOL ADHESIVE
 - DOUBLE PITCHED AND TAPERED
 - ARCHITECTURAL APPEARANCE GRADE
 - STAIN AND SEAL FINISH
 - ROOF PITCH IS TO BE 4 VERTICAL TO 12 HORIZONTAL (4:12)
 - MATERIALS, MANUFACTURE AND QUALITY CONTROL OF GLUE LAMINATED BEAMS SHALL BE IN CONFORMANCE WITH "AMERICAN NATIONAL STANDARD FOR WOOD PRODUCTS - STRUCTURAL GLUED LAMINATED TIMBER" ANSI/AITC A190.1.
- MEMBERS SHALL BE MARKED WITH AN AITC OR APA/EWS QUALITY MARK AND, IN ADDITION, AN AITC OR APA/EWS CERTIFICATE OF CONFORMANCE SHALL BE PROVIDED TO INDICATE CONFORMANCE WITH ANSI/AITC A190.1.
- FACTORY SEAL BEAMS AND INDIVIDUALLY WRAP FOR PROTECTION IN TRANSIT, STORAGE, AND ERECTION.
- TEMPORARY STORAGE SHALL CONSIST OF LEVELED BLOCKS, WELL OFF GROUND, SEPARATION WITH WOOD STRIPS FOR AIR CIRCULATION AROUND EACH MEMBER, COVER TOP AND SIDES WITH MOISTURE RESISTANT PAPER.
- USE NON-MARRING SLINGS WHEN HANDLING, DRY-IN ROOF AS SOON AS ERECTED.
- PROTECTIVE WRAPPING SHALL REMAIN ON BEAMS UNTIL DECK HAS BEEN INSTALLED AND SHINGLES APPLIED.
- ROOF FRAMING
 - USE GALVANIZED NAILS.
 - 2x6 FASCIA: NO. 1 SOUTHERN YELLOW PINE, KILN DRIED, CHROMATED COPPER ARSENATE PRESSURE TREATED (0.4 PCF), SURFACED ON FOUR SIDES, AND STAINED. FASCIA IS TO BE FREE OF ANY GROOVES OR INCISIONS.
 - MITER ENDS OF FASCIA AT CORNERS
 - BUTT FASCIA ONLY AT BEAM ENDS
 - FASTEN FASCIA TO BEAM WITH NOT LESS THAN THREE 16d COMMON, GALVANIZED NAILS AT EACH BEAM JUNCTION AT EAVE AND TO OUTLOOKERS WITH TWO 16d COMMON, GALVANIZED NAILS AT EACH RAKE.
 - 2x8 ROOF DECK:
 - DOUGLAS FIR LARCH, SINGLE TONGUED AND GROOVED, SPECIFIED LENGTH, CENTER MATCHED, EDGE VEED TWO SIDES, KILN DRIED, AND STAINED - NO. 2 GRADE.
 - DECK FURNISHED IN SPECIFIED LENGTHS SO ALL JOINTS OCCUR OVER BEAMS - RANDOM LENGTH DECK IS UNACCEPTABLE. DECK SHALL BE INSTALLED WITH A 2 SPAN CONDITION, MINIMUM.
 - INSTALL IN ACCORDANCE WITH SUPPLIER'S SPECIFICATIONS USING 16d COMMON OR RING SHANK NAILS. MINIMUM. NAILING SHALL BE FACE NAILED USING (3) NAILS AT EACH BEARING POINT WITH A 4TH NAIL DIAGONALLY THROUGH THE TONGUE OF THE DECKING MEMBER. NAILS MUST PENETRATE 1-1/2 INCHES INTO SOLID WOOD.
 - INSTALL WITH TONGUES UP ON SLOPED ROOFS.
- ROOF SHEATHING:
 - 7/16" THICK PLYWOOD OR ORIENTED STRAND BOARD COMPLYING WITH STANDARD PS-1 OF THE AMERICAN PLYWOOD ASSOCIATION APA/ANSI A199.1. APPROPRIATE APA STAMP IDENTIFYING FOLLOWING REQUIREMENTS: 24/0 SPAN INDEX RATING, EXTERIOR EXPOSURE, 18 PERCENT MAXIMUM MOISTURE CONTENT WHEN FABRICATED.
 - INSTALL DIRECTLY OVER WOOD TONGUE AND GROOVE ROOF DECKING IN 4'x8' PANELS AT 45 DEGREES TO DECKING. STAGGER PANEL JOINTS APPROXIMATELY 4'-0" AND GAP JOINTS 1/4 INCH. STAPLE AROUND PERIMETER OF EACH PANEL WITH STAPLES AT 2" O.C. PER LINEAR FOOT. STAPLE WITHIN FIELD OF EACH PANEL WITH (2) ROWS OF STAPLES AT 8" O.C.
 - PROTECT SHEATHING WITH 30 POUND FELT IMMEDIATELY AFTER INSTALLATION

ROOF SYSTEM

- 50 YEAR ASPHALT SHINGLE by OWENS CORNING WITH A LIFETIME WARRANTY
- PROFILE NOMINAL SIZE: 13"x 39 3/8"
- EXPOSURE: 5 5/8"
- COLOR AS PER OWNER FROM MANUFACTURERS STANDARD COLOR SELECTION.
- INSTALL PER MANUFACTURER'S INSTRUCTIONS
- PROVIDE EDGE AND TERMINATION DETAIL COMPONENTS AS REQUIRED TO OBTAIN MANUFACTURER'S WARRANTY.

STAIN:

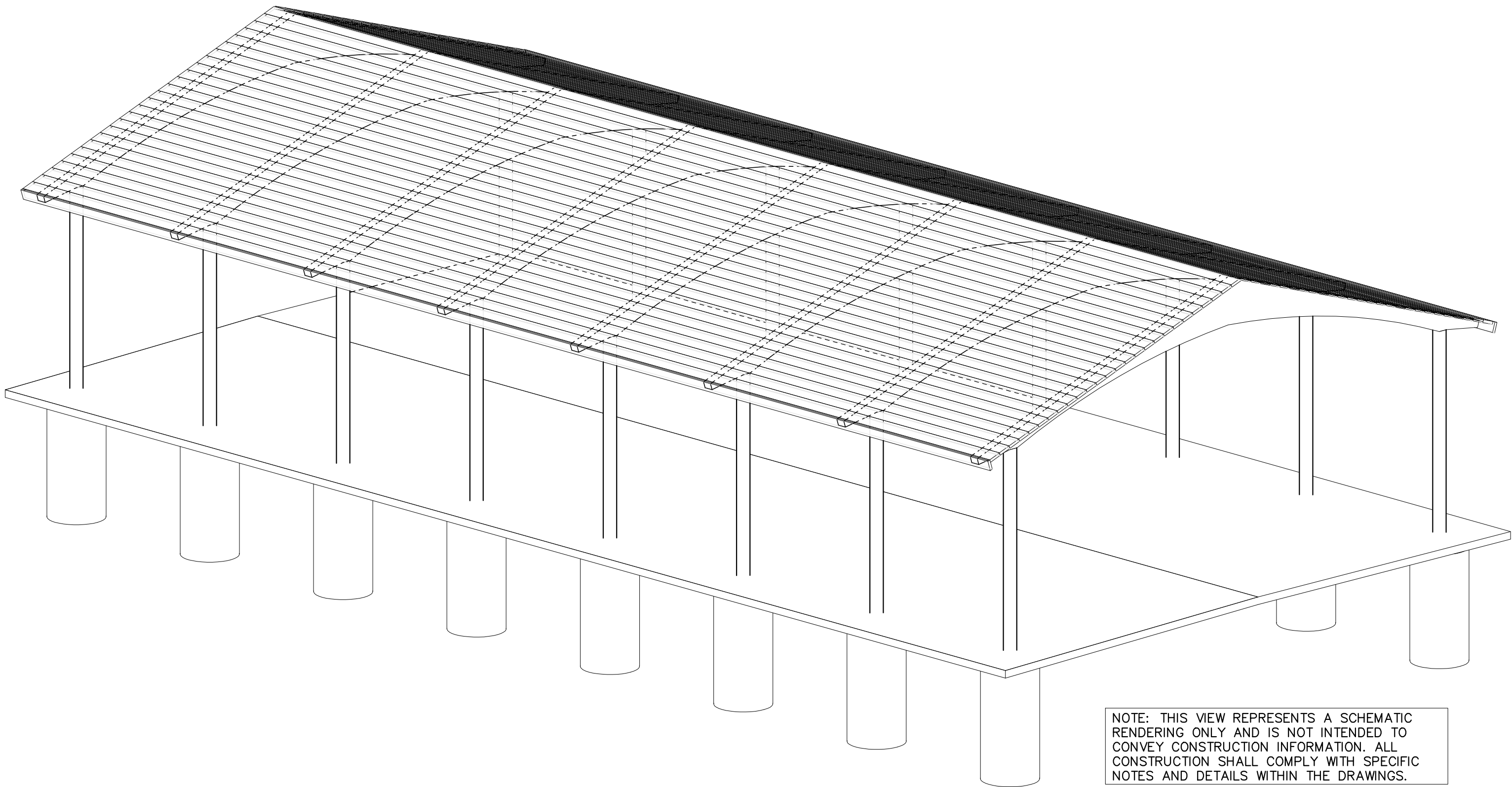
- BEAMS, DECK, AND FASCIA SHALL BE FACTORY STAINED WITH "OLYMPIC" SEMI-TRANSPARENT STAIN. BEAMS AND FASCIA TO BE STAINED NO. 708 WALNUT, DECK TO BE STAINED NO. 911 CAPE COD GRAY OR AS SELECTED BY OWNER.

ELASTOMERIC JOINT SEALANTS:

- PROVIDE SIKASIL-728 NS NON-SAG SILICONE SEALANT AT SAW CUT JOINTS AND COLD JOINTS.
- PROVIDE DOW CORNING 791 SILICONE WEATHERPROOFING SEALANT AT COLUMN/CONCRETE JOINT.
- CLEAN AND PREPARE SURFACES.
- USE PROPER PRIMER AND BACKING MATERIALS AS REQUIRED TO INSTALL SEALANTS.
- PROVIDE MASKING AND TEST STRIPS AS NEEDED.
- INSTALL ALL RELATED SEALANTS AND MATERIALS AS PER THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

PLUMBING AND ELECTRICAL:(BY OTHERS)

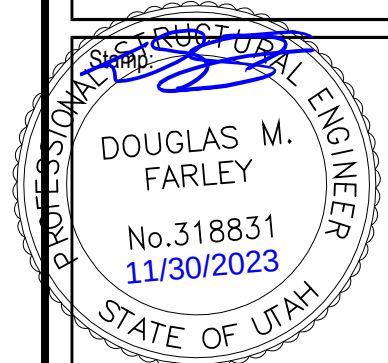
- COORDINATE PLUMBING AND ELECTRICAL REQUIREMENTS WITH ARCHITECTURAL AND CITE PLANS, BY OTHERS.



NOTE: THIS VIEW REPRESENTS A SCHEMATIC RENDERING ONLY AND IS NOT INTENDED TO CONVEY CONSTRUCTION INFORMATION. ALL CONSTRUCTION SHALL COMPLY WITH SPECIFIC NOTES AND DETAILS WITHIN THE DRAWINGS.

Supplier:

SMITH
STEELWORKS



30'x60' Glulam Pavilion
Kit 1 Option A

7020 North Pony Express Parkway
Eagle Mountain, Utah

Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Mark	Date (mm)	Description

Project Number:

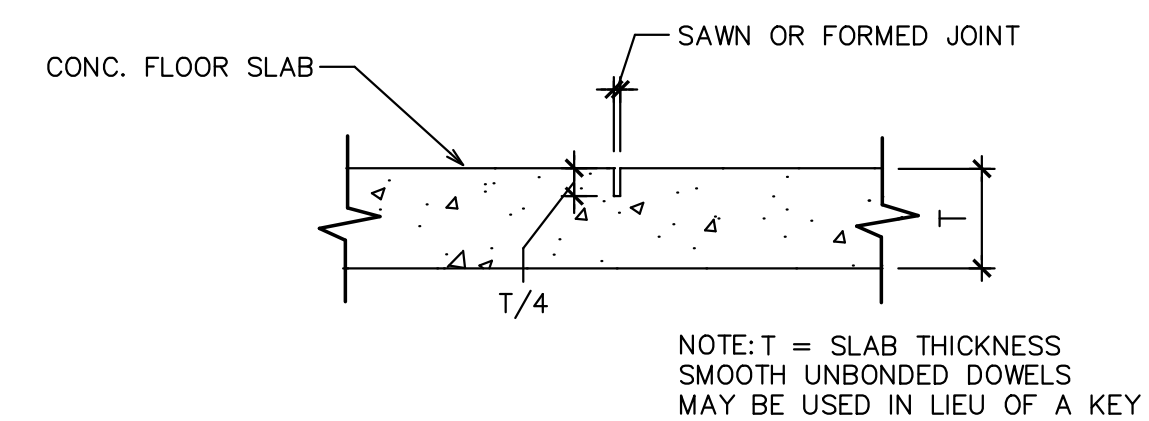
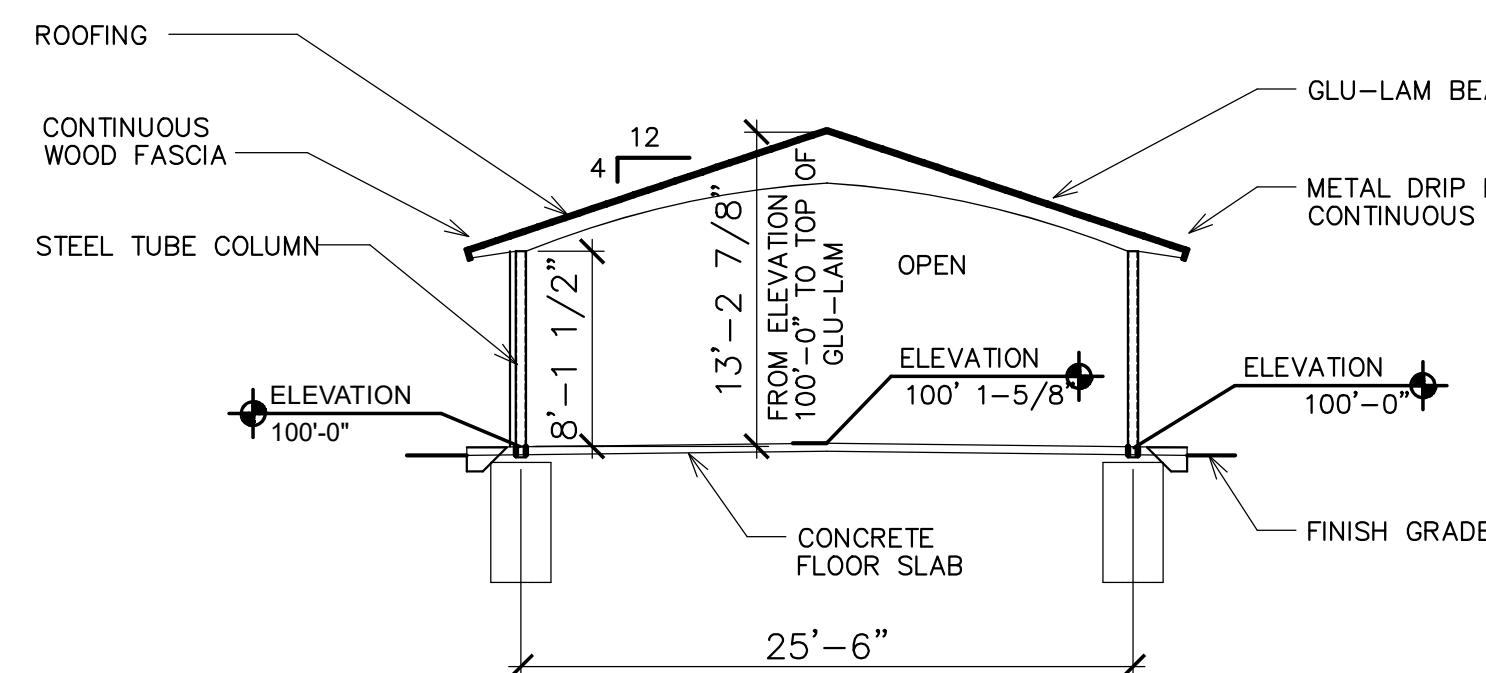
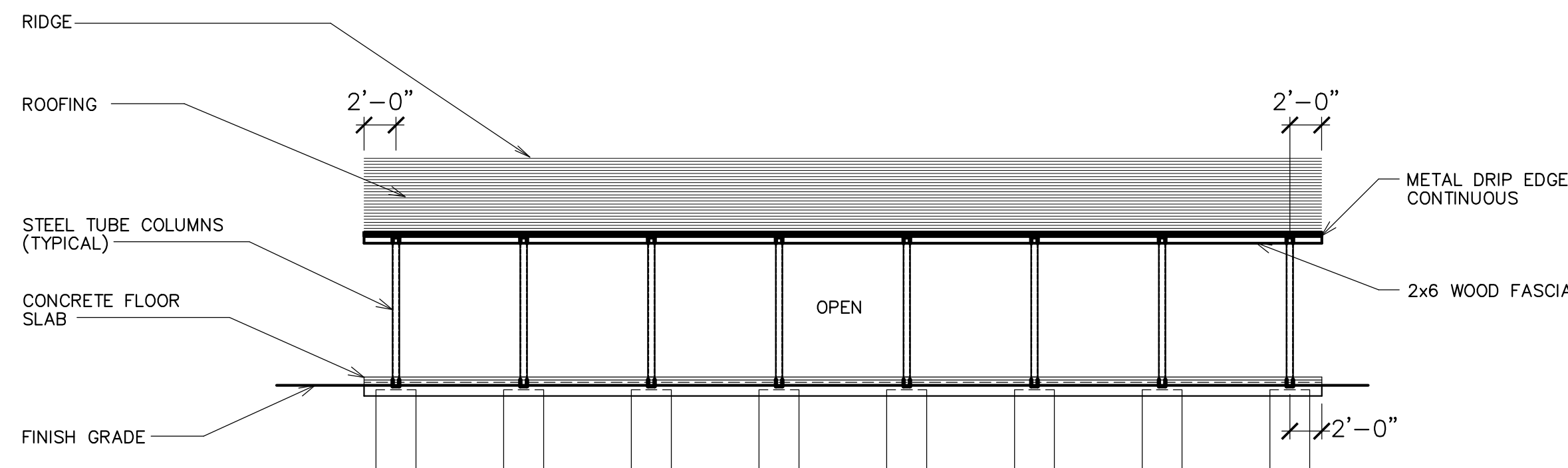
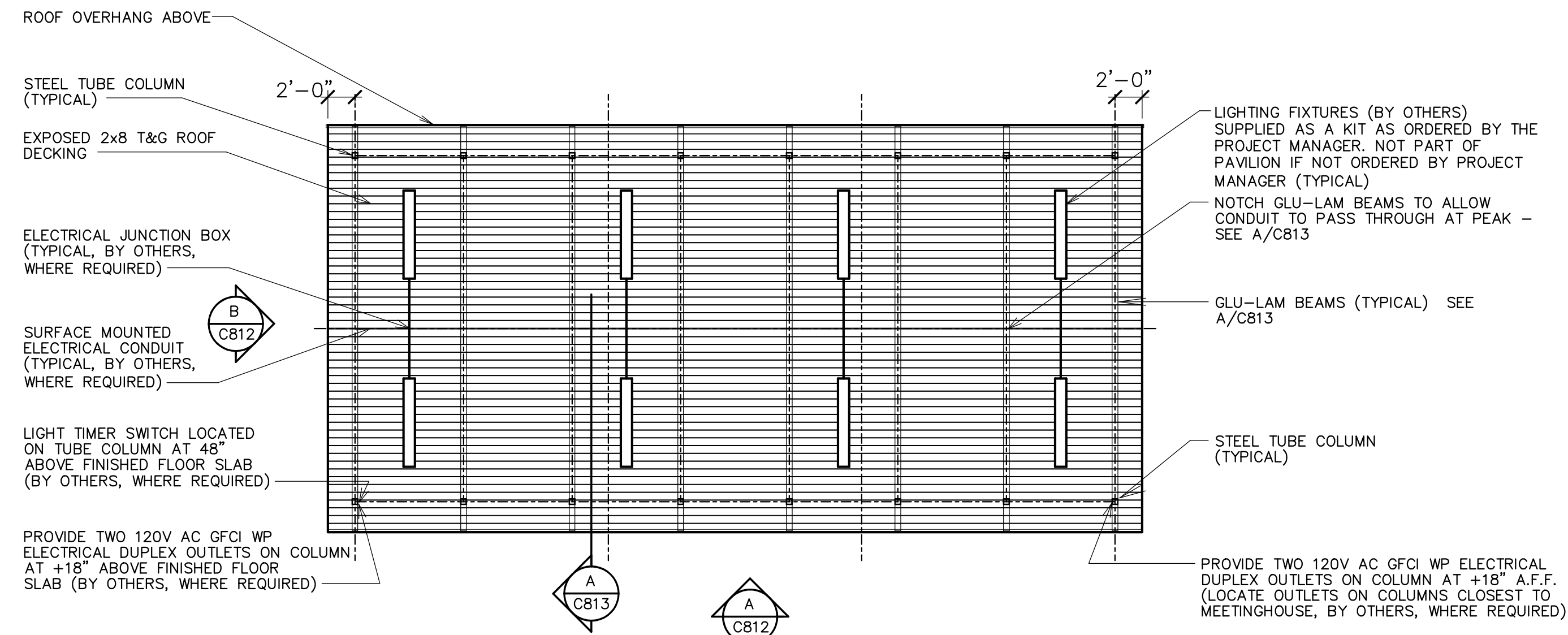
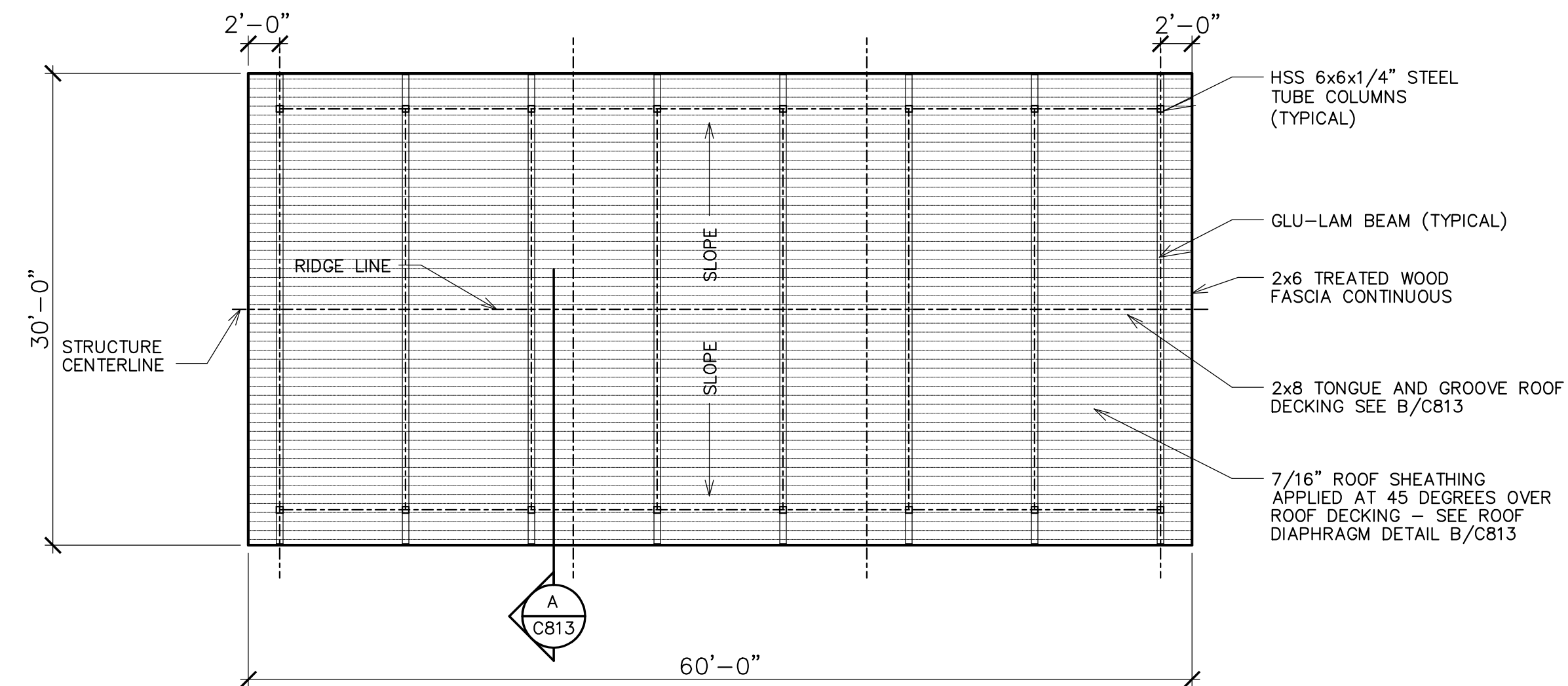
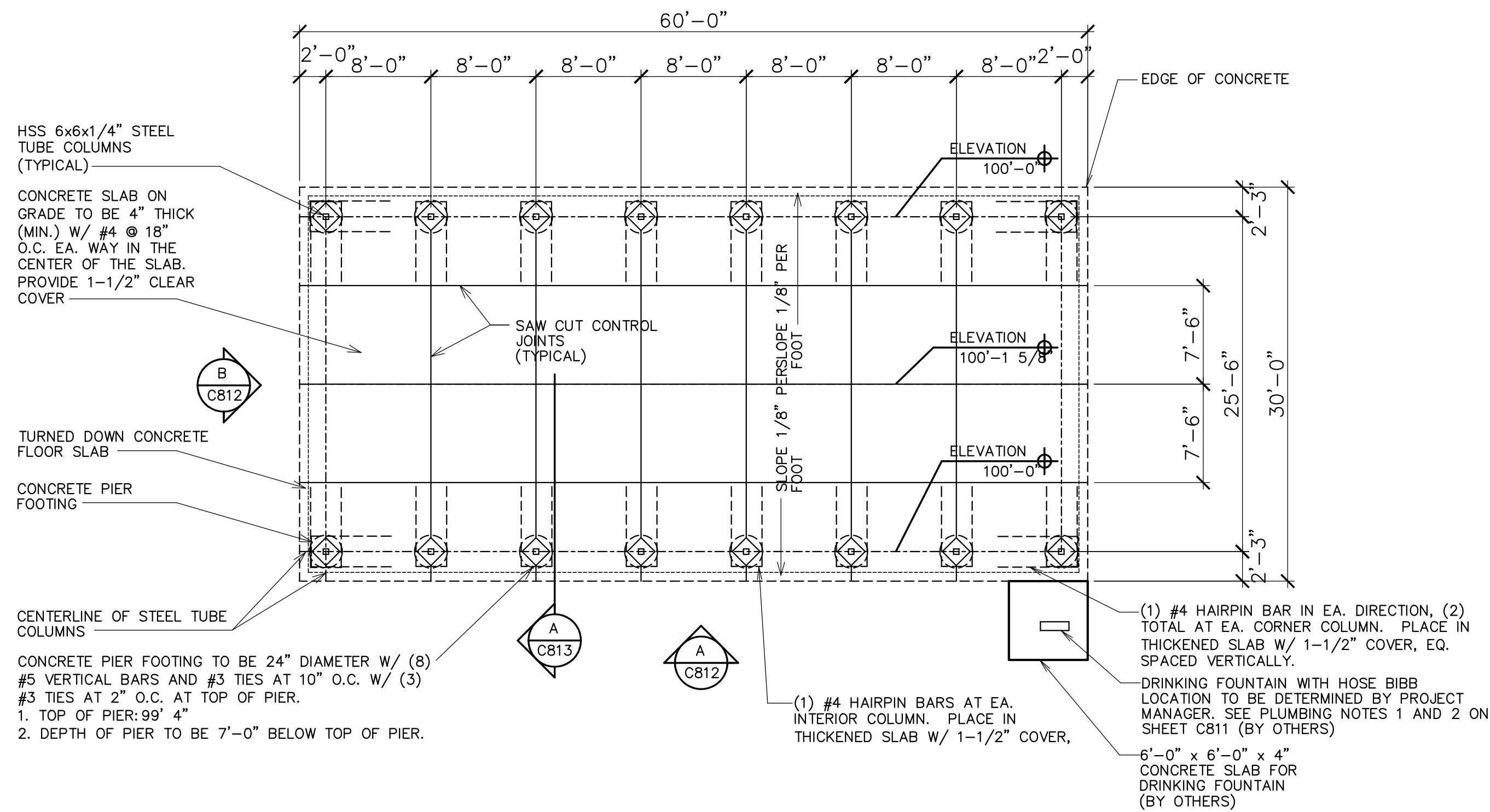
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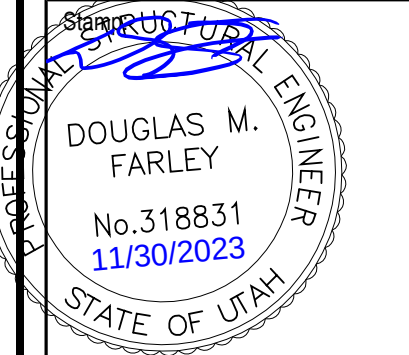
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SMITH
STEELWORKS



30'x60' Glulam Pavilion
Kit 1 Option A
7020 North Pony Express Parkway
Eagle Mountain, Utah

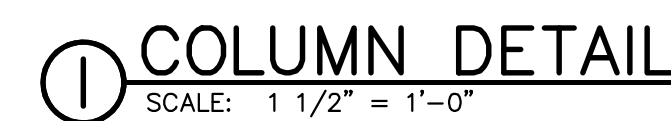
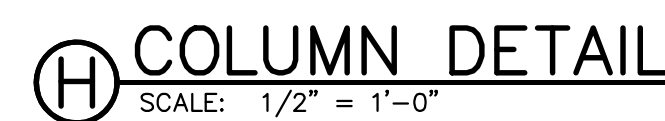
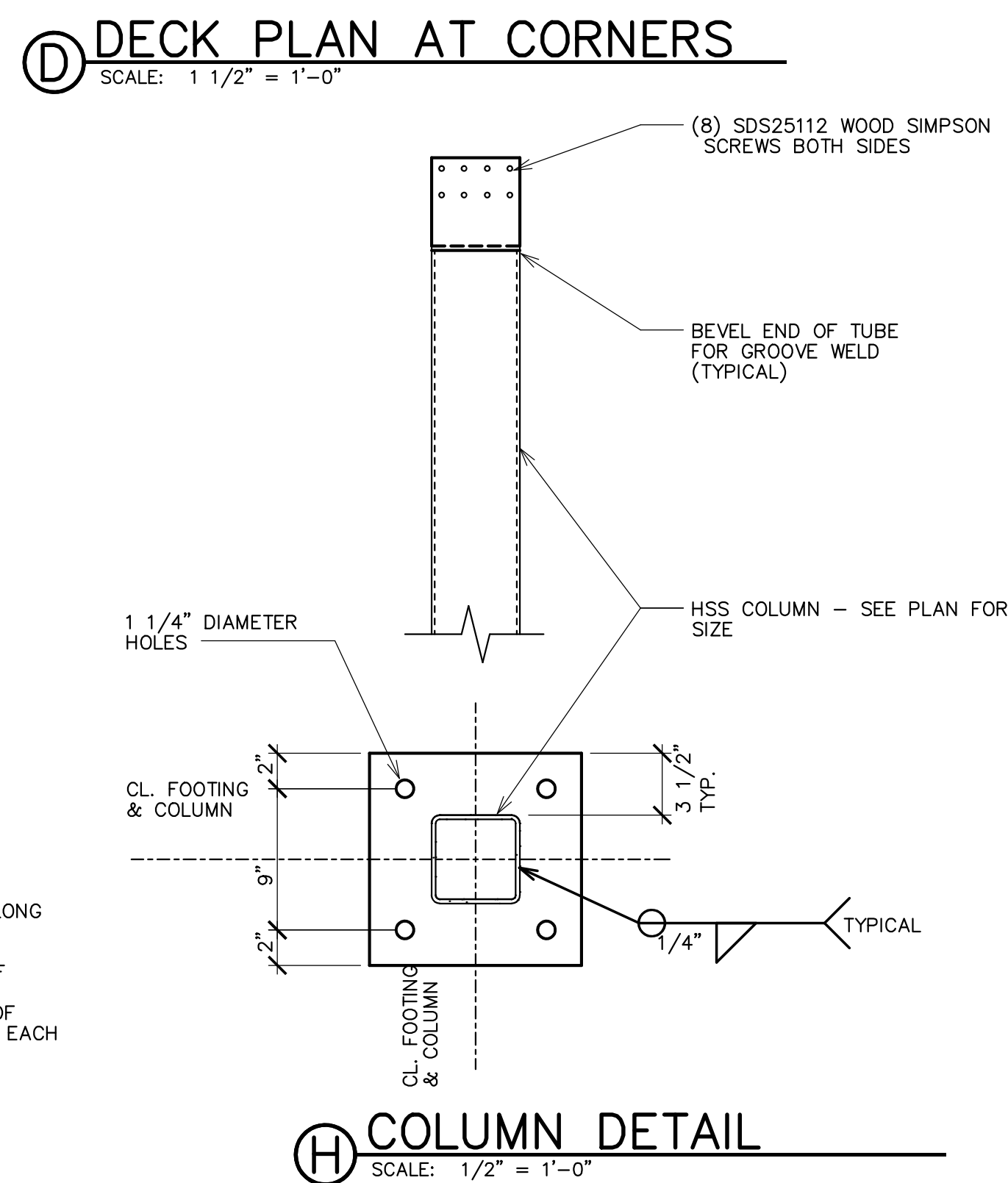
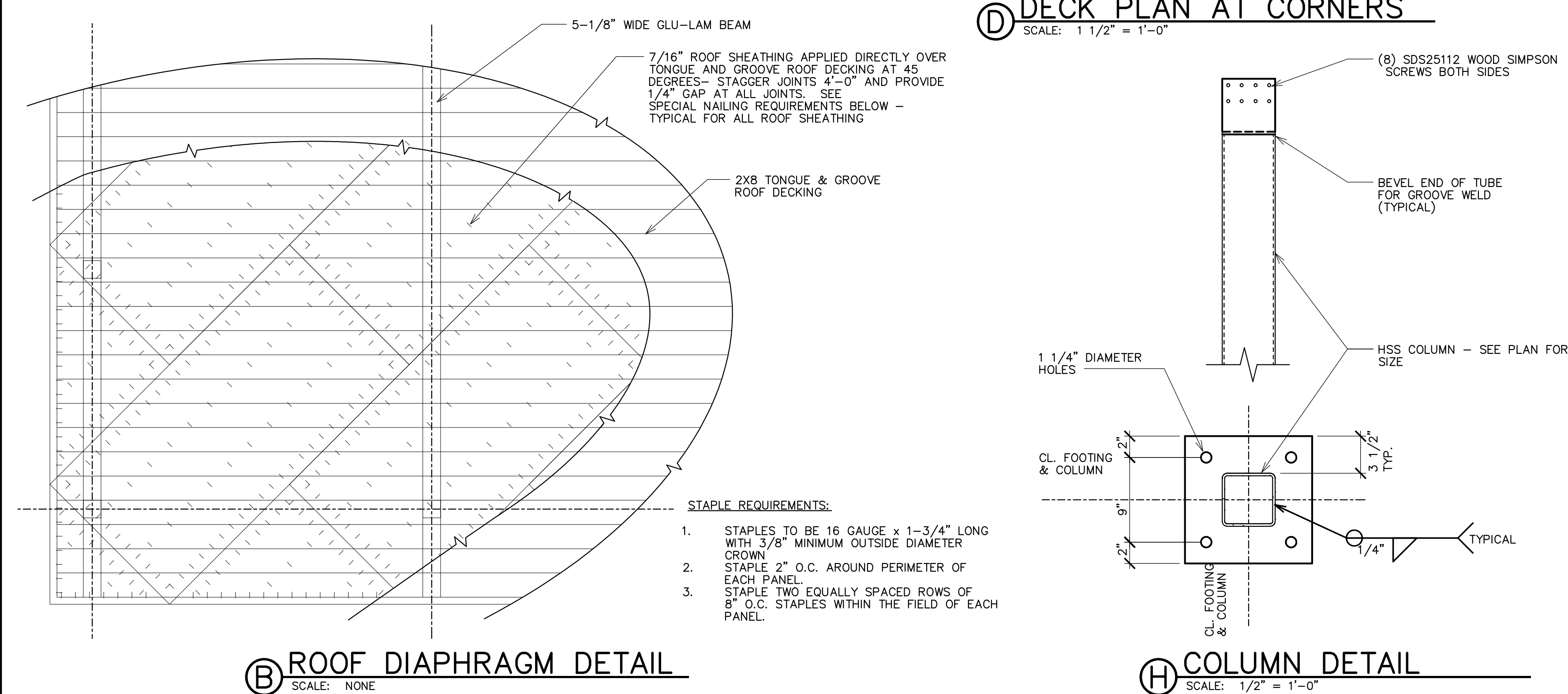
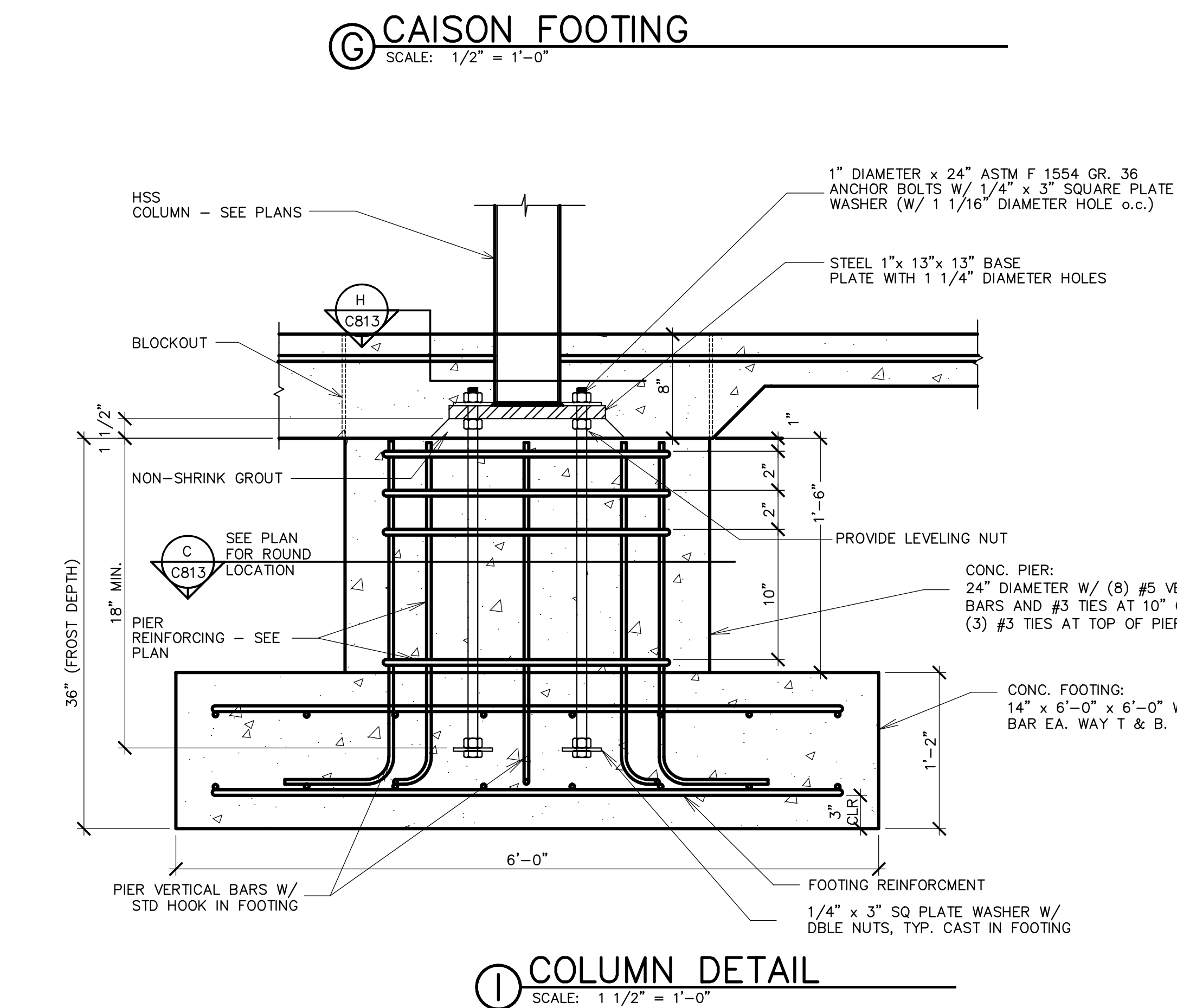
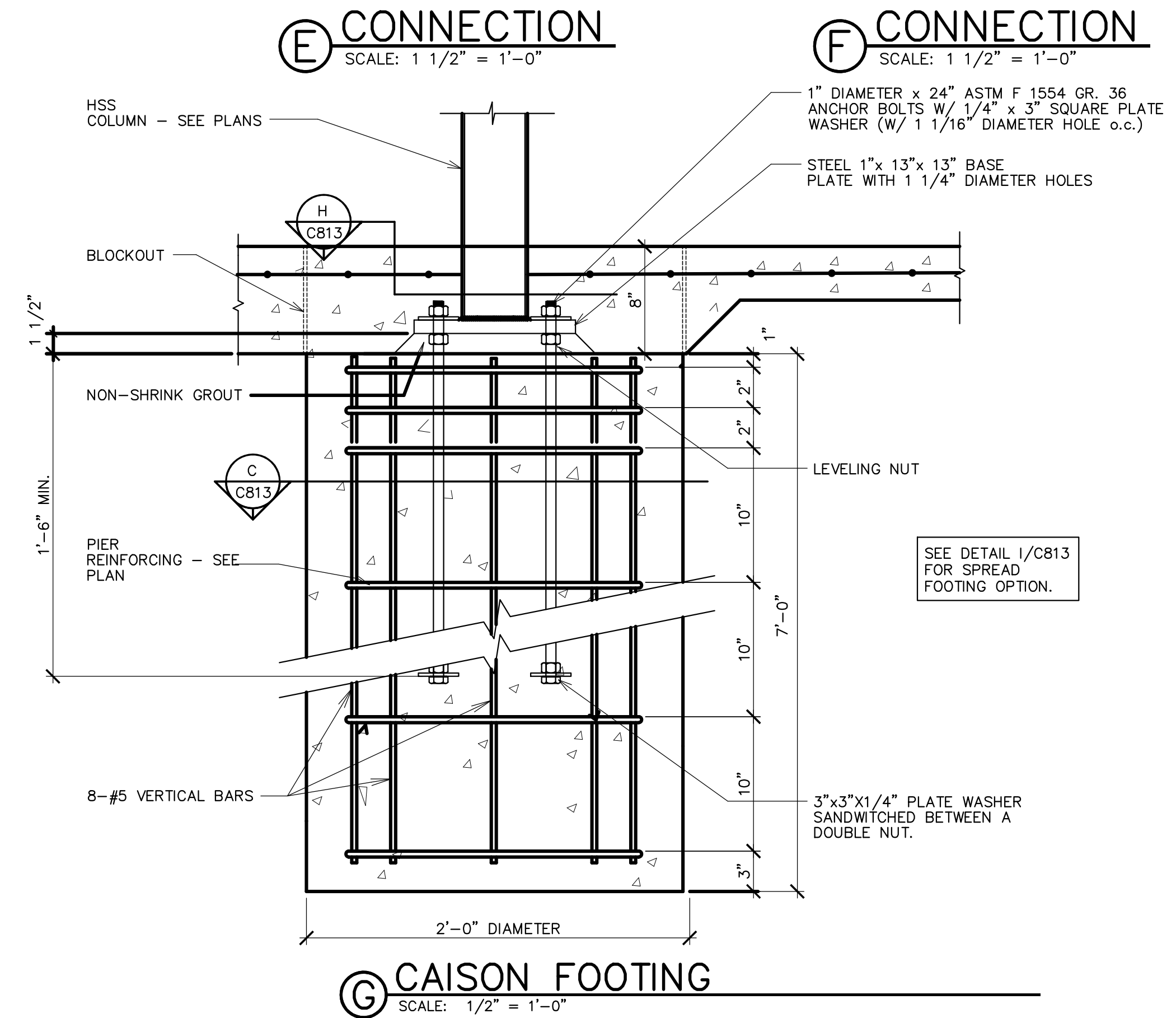
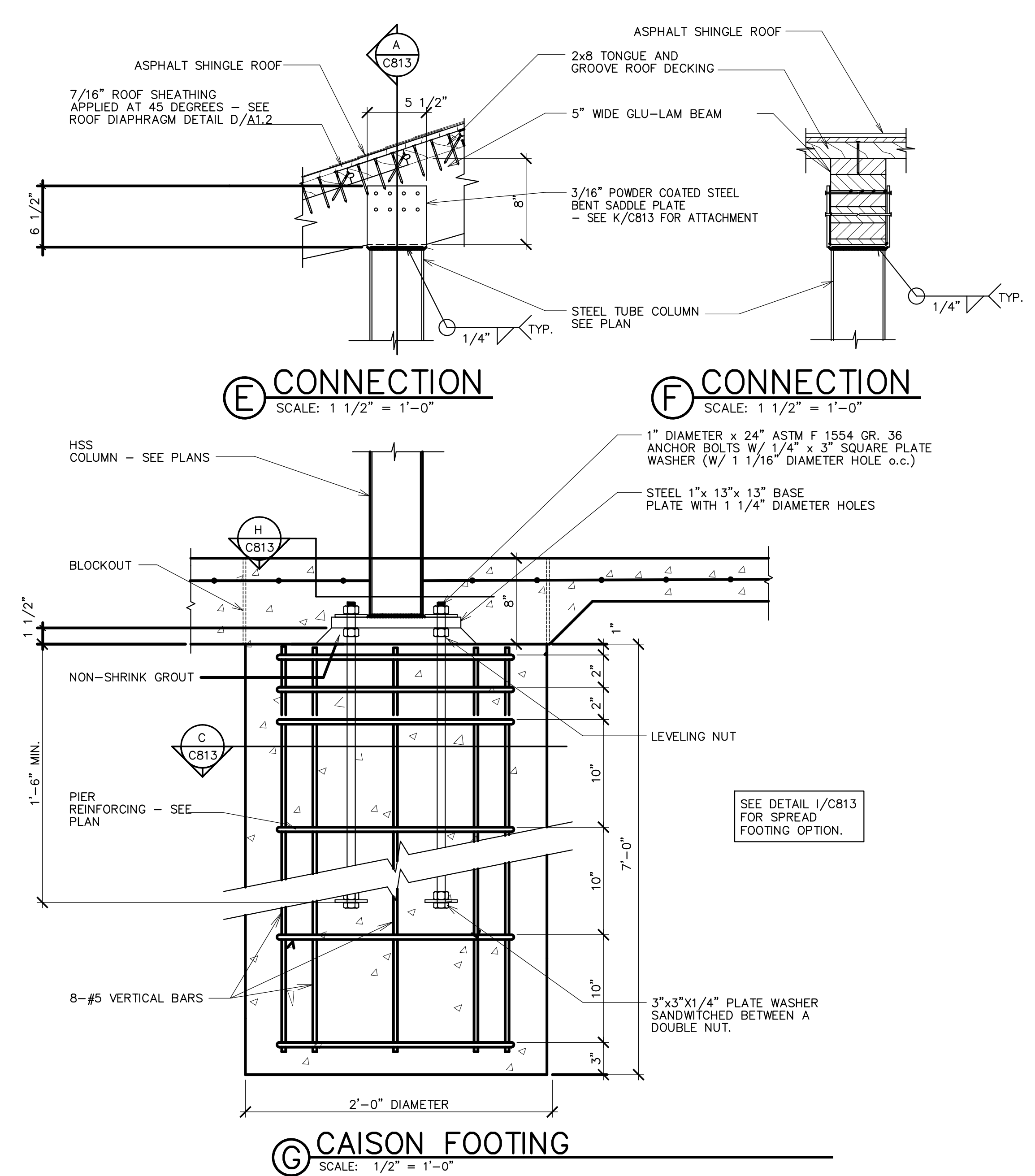
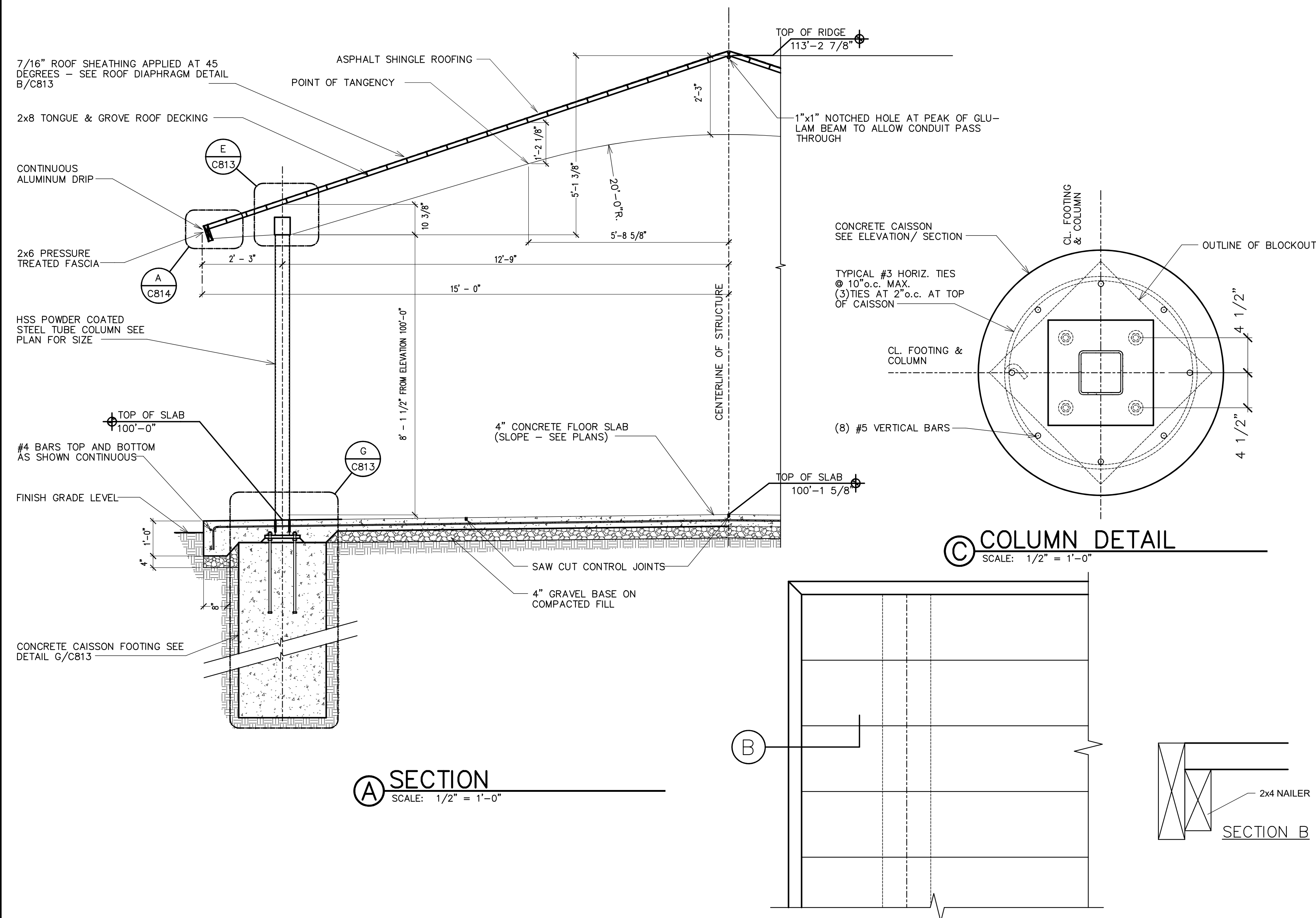
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Mark	Date (MM/DD)	Description

Project Number:
Plan Series:
Property Number:

Sheet Title:
PLAN VIEWS

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STEELWORKS

Stamp: 

30'x60' Glulam Pavilion
Kit 1 Option A
7020 North Pony Express Parkway
Eagle Mountain, Utah

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

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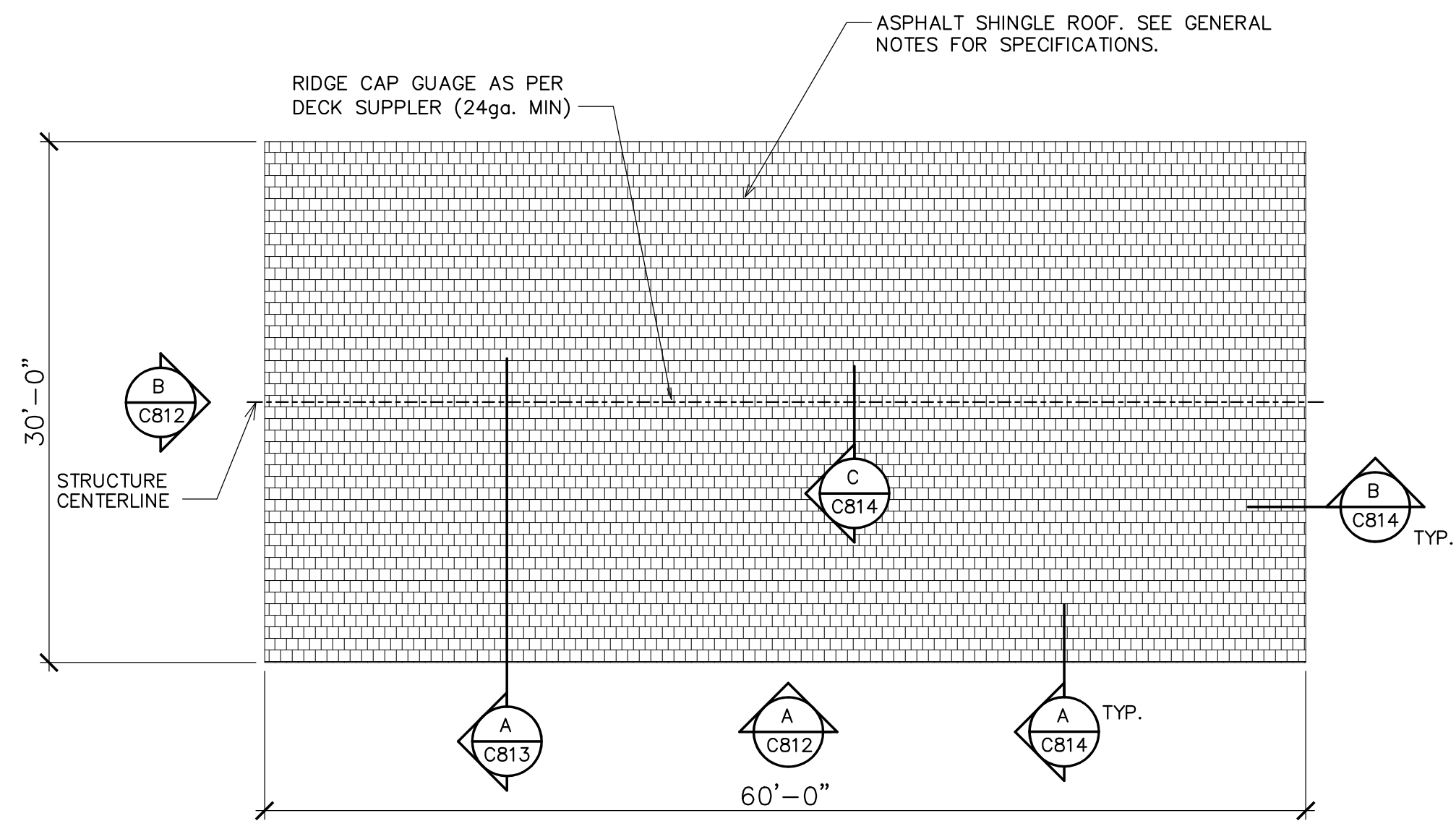
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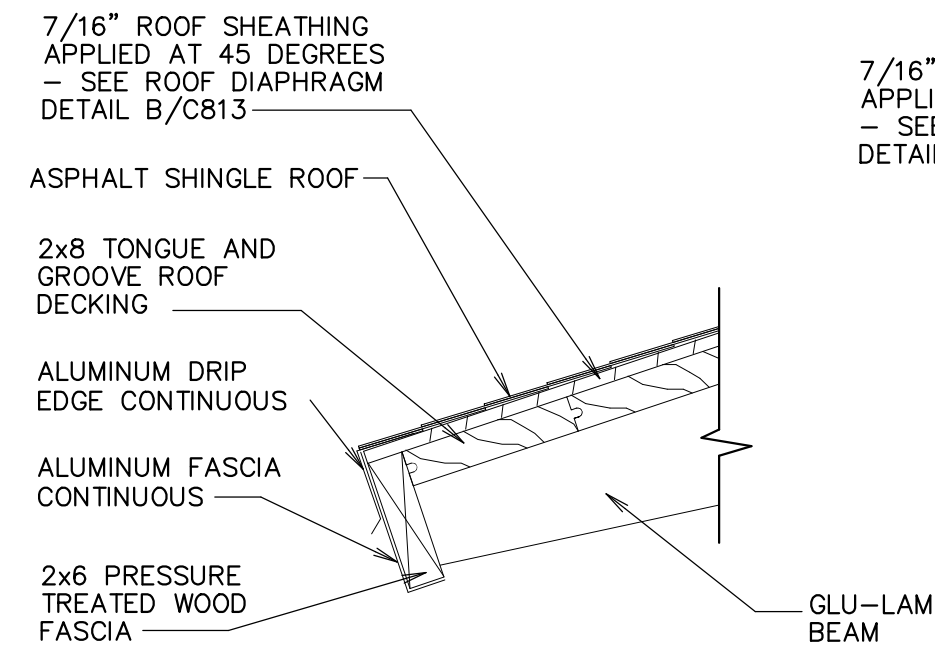
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**SECTION AND
DETAIL VIEWS**

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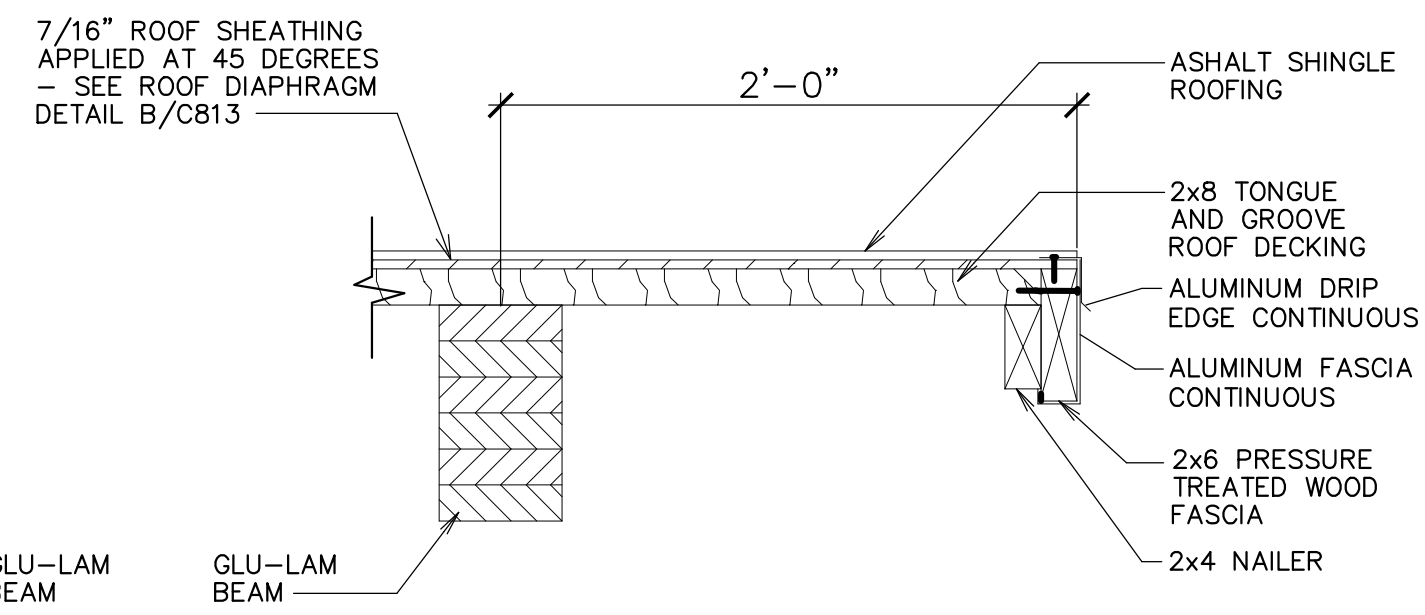
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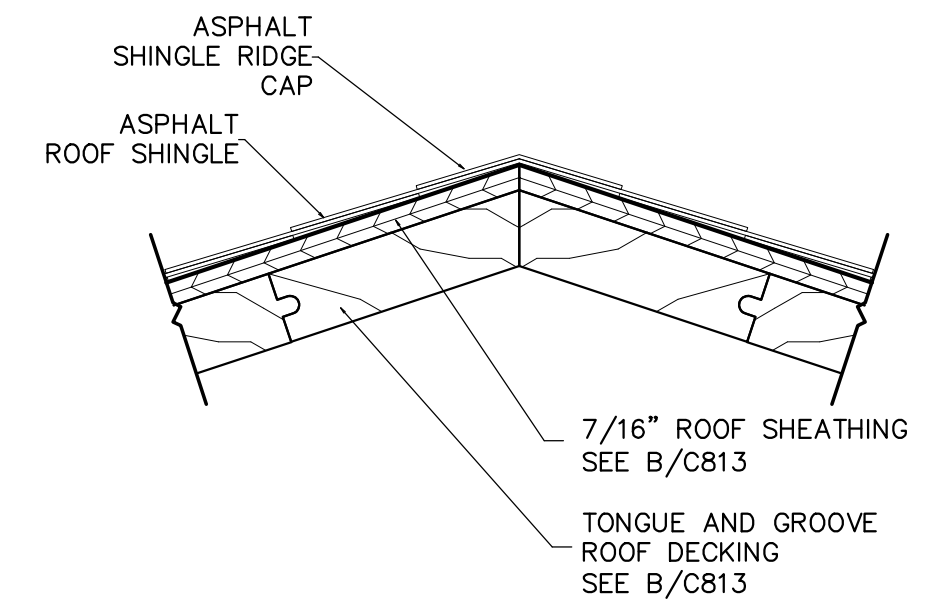
① ROOF PLAN
SCALE: 1/8" = 1'-0"



Ⓐ FASCIA DETAIL
SCALE: 1 1/2" = 1'-0"



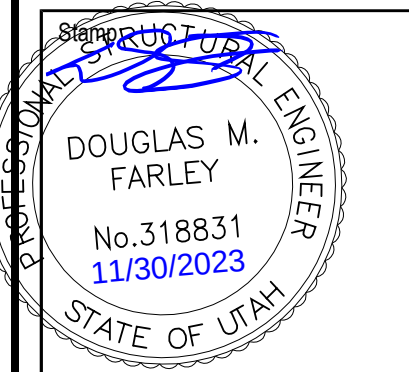
Ⓑ RAKE DETAIL
SCALE: 1 1/2" = 1'-0"



Ⓒ RIDGE CAP DETAIL
SCALE: 3" = 1'-0"

Supplier:

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STEELWORKS



30'x60' Glulam Pavilion
Kit 1 Option A
7020 North Pony Express Parkway
Eagle Mountain, Utah

Project for:
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Mark	Date (yy/mm)	Description

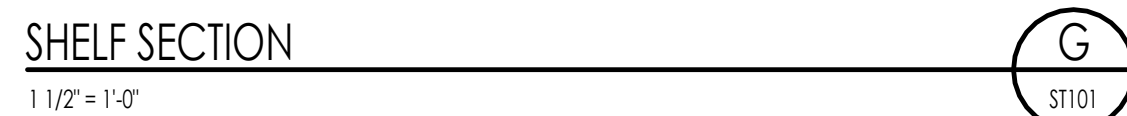
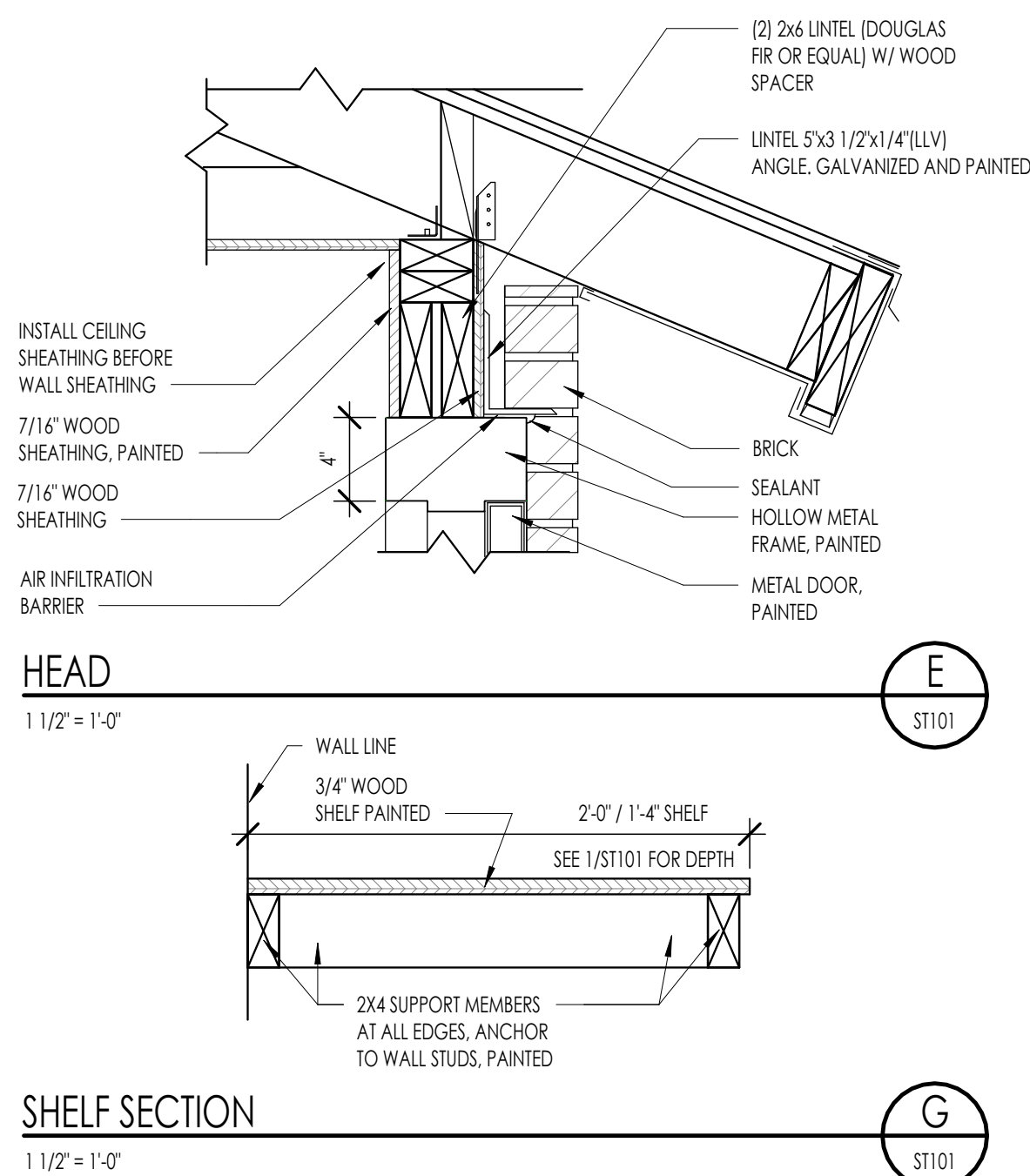
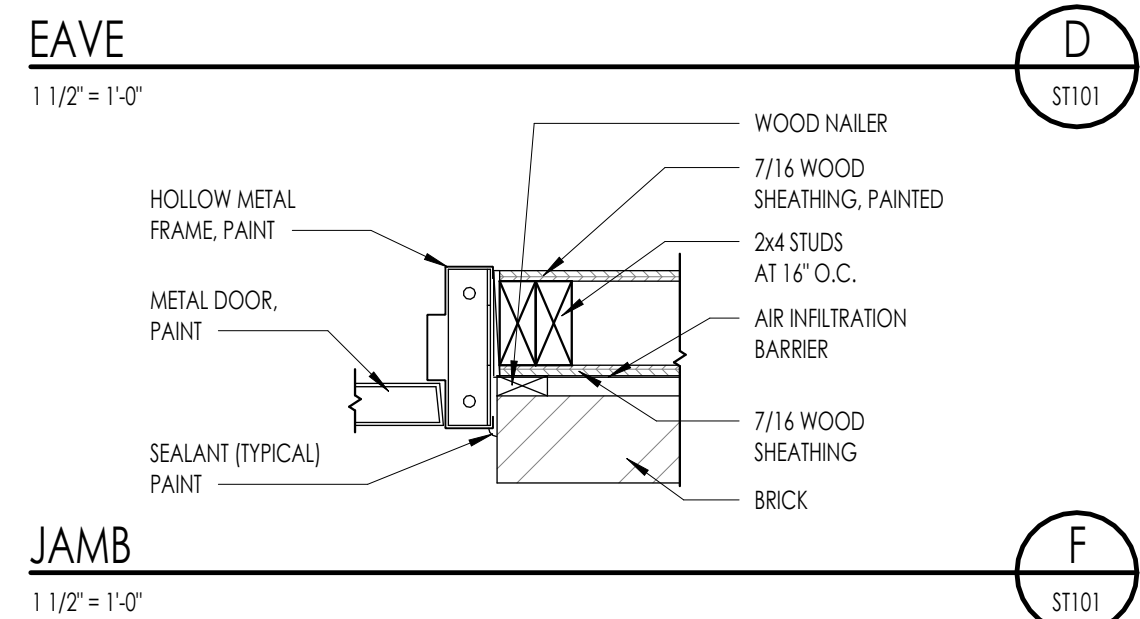
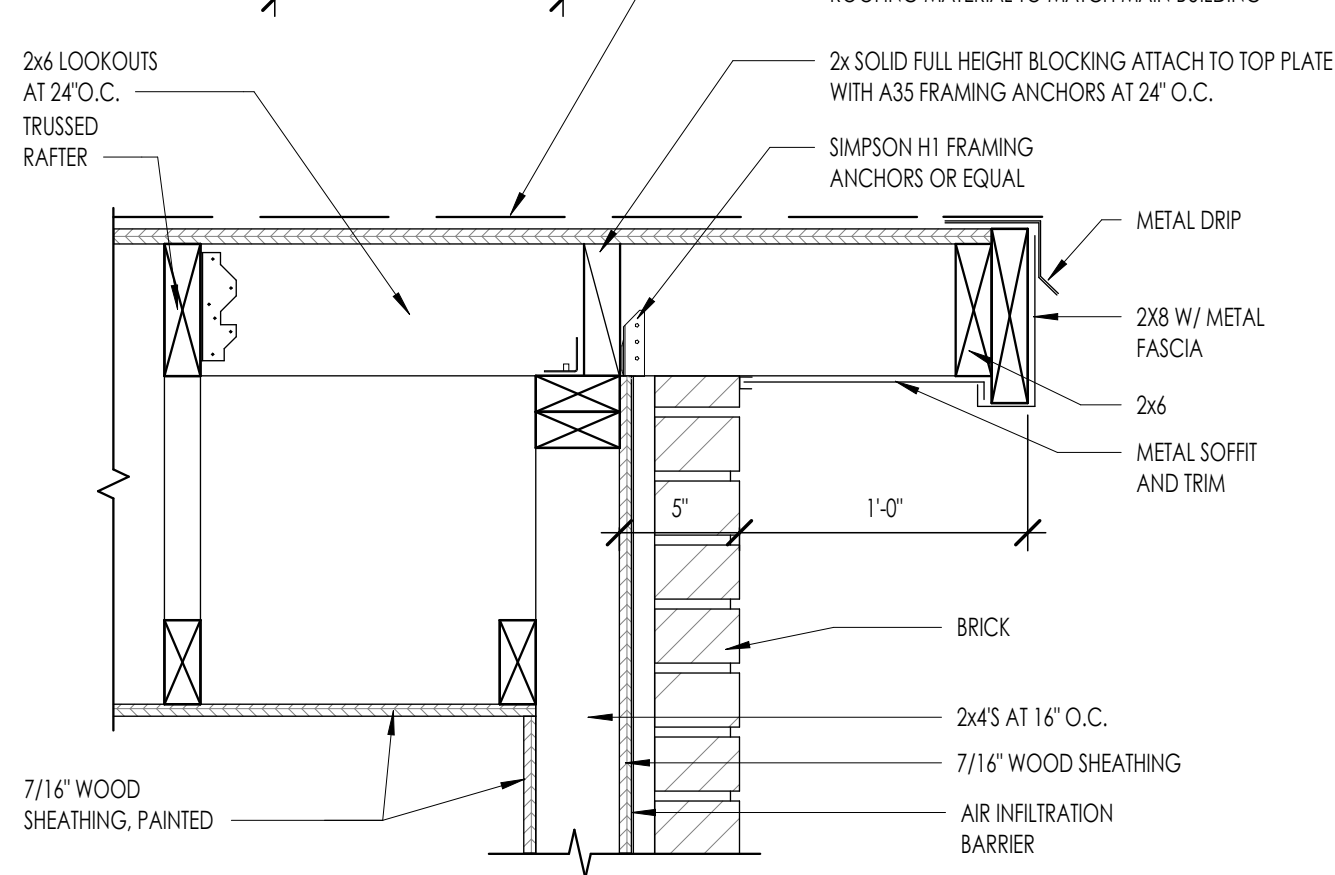
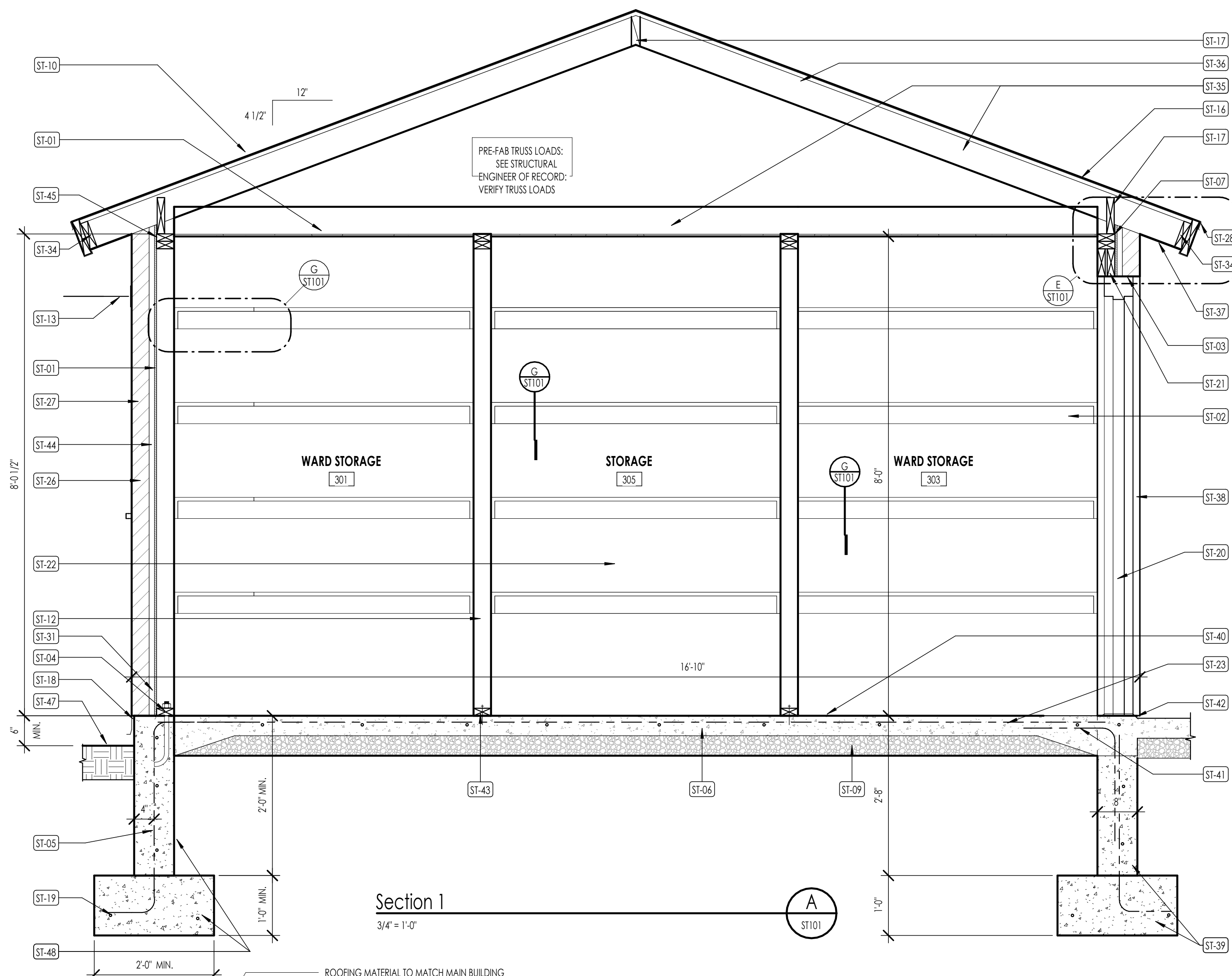
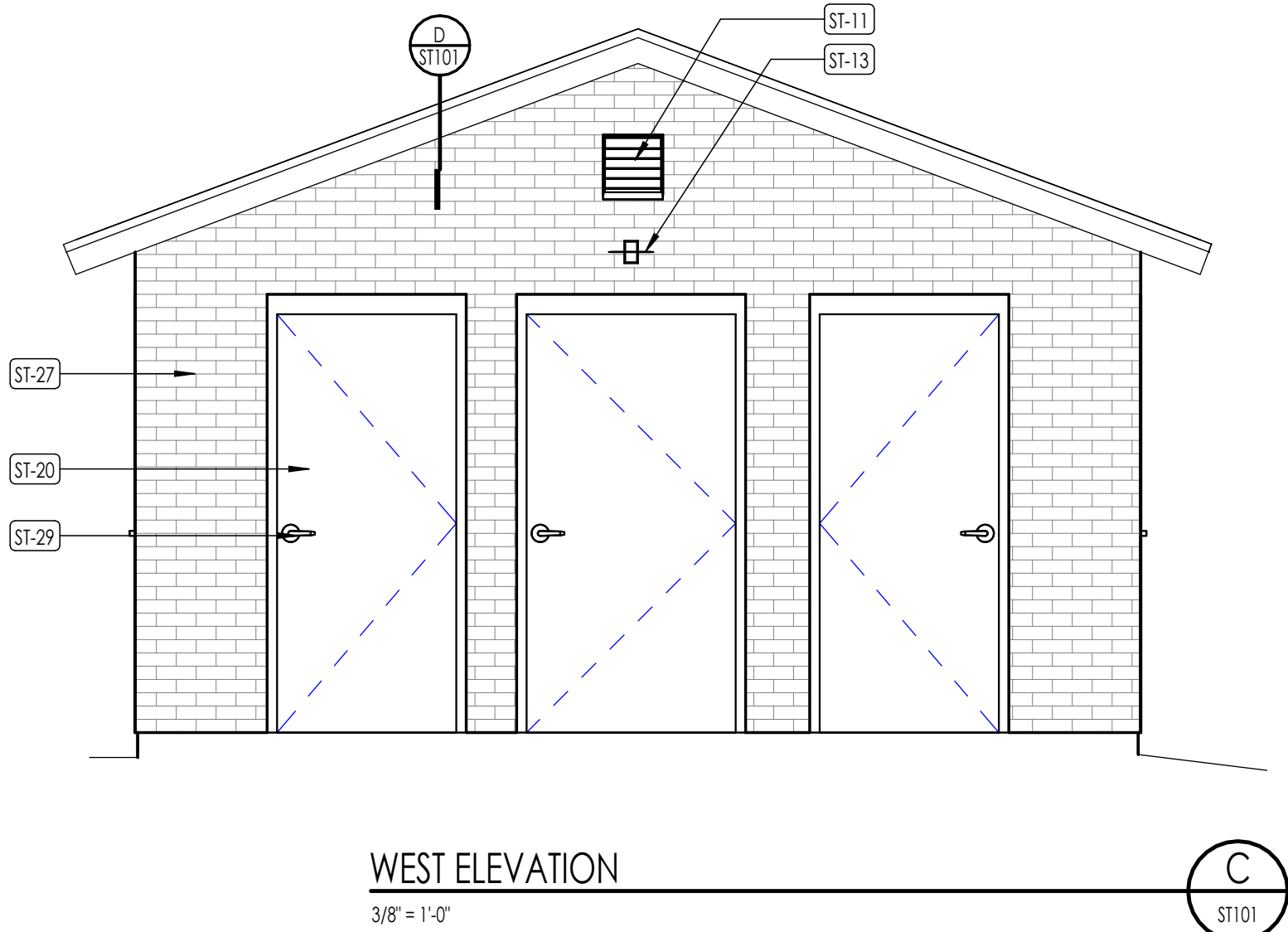
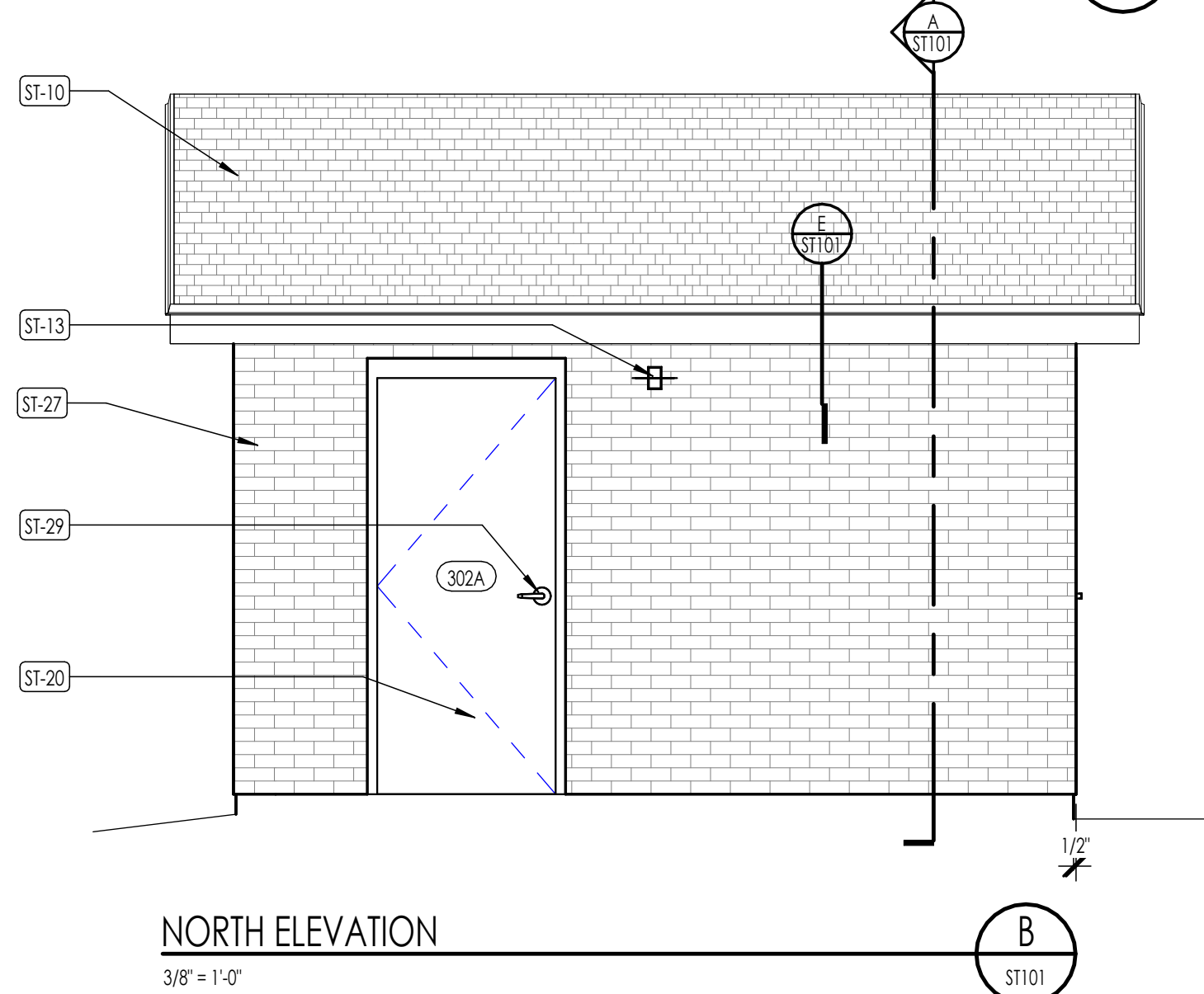
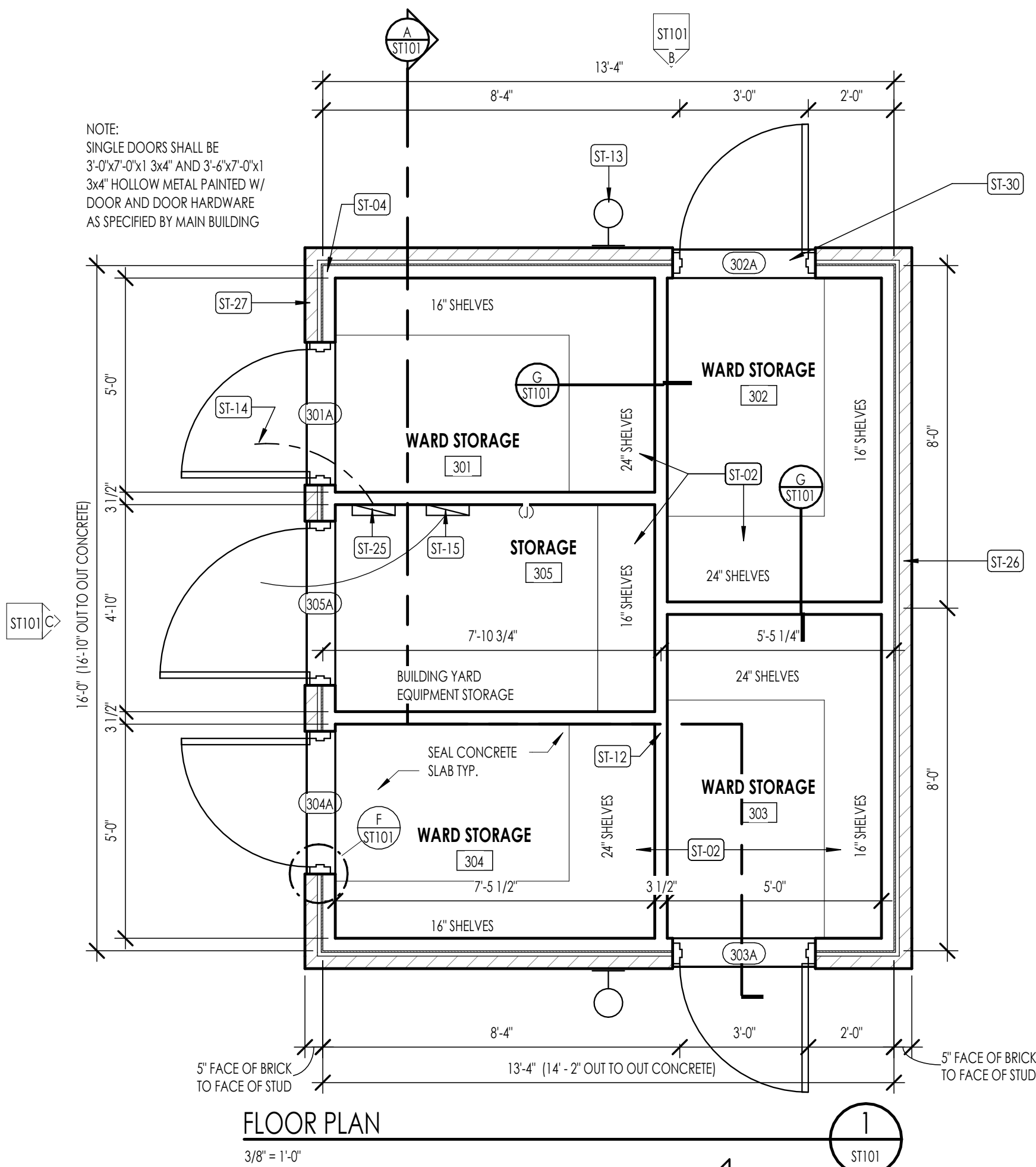
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Plan Series: _____

Property Number: _____

Sheet Title:
**ROOF VIEWS
AND DETAILS**

Sheet:
C814



DOOR SCHEDULE														
MARK	ROOM NUMBER	SINGLE/PAIR	TYPE	WIDTH	HEIGHT	THICKNESS	FRAME TYPE	DETAIL	DETAIL	DETAIL	FIRE RATING	HARDWARE GROUP	KEYING	REMARKS
								HEAD	JAMB	THRESHOLD				
301A	301	S	M	3'-0"	7'-0"	1 3/4"	4	E/ST101	F/ST101			1	AA8	BUILDING YARD EQUIPMENT STORAGE
302A	302	S	M	3'-0"	7'-0"	1 3/4"	4	E/ST101	F/ST101			1	AA9	WARD STORAGE
303A	303	S	M	3'-0"	7'-0"	1 3/4"	4	E/ST101	F/ST101			1	AA10	WARD STORAGE
304A	304	S	M	3'-0"	7'-0"	1 3/4"	4	E/ST101	F/ST101			1	AA11	WARD STORAGE
305A	305	S	M	3'-6"	7'-0"	1 3/4"	4	E/ST101	F/ST101			1	AA12	WARD STORAGE

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	WOOD STUD WALL
	ASPHALT ROOFING, SEE SPECIFICATIONS
	MASONRY VENEER, SEE SPECIFICATIONS

FLOOR PLAN GENERAL NOTES

- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
- CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS
- REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
- REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
- COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
- SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
- COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
- COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
- COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
- ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
- ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
- ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
Key Note Info	Key Note Info

KEYNOTE INSTRUCTIONAL	
ST-01	7/16" WOOD SHEATHING W/ APA SPAN RATING OF 24/0 MINIMUM. NAIL W/ 8d NAILS AT 6" O.C. AT PANEL EDGES AND 8d NAILS AT 4" O.C. AT INTERMEDIATE SUPPORTS TYPICAL.
ST-02	FIXED SHELVING (4 SHELVES EQUAL SPACING)
ST-03	LINTEL 5"x3 1/2"x1/4" (LLV) ANGLE. GALVANIZED AND PAINTED
ST-04	2x4 SILL PLATE W/ 1/2" DIA. x 6" EMBEDMENT ANCHOR BOLTS AT 24" O.C. MAX. (MAXIMUM 12" FROM CORNER)
ST-05	#4 AT 16" O.C. EACH WAY HORIZ. AND VERTICAL. CONCRETE SHALL BE 4500 PSI STRENGTH AT 28 DAYS
ST-06	4" CONCRETE SLAB WITH #4 BARS AT 18" O.C. EACH WAY WITH 1" CLEAR TO TOP OF SLAB. CONCRETE SHALL BE 3000 PSI AT 28 DAYS
ST-07	SIMPSON H1 FRAMING ANCHORS OR EQUAL AT EACH TRUSS END TYPICAL
ST-09	4" THICK GRAVEL BASE COMPACTED TO 95% OF STANDARD PROCTOR
ST-10	ROOFING MATERIAL TO MATCH MAIN BUILDING
ST-11	METAL WALL LOUVER L5 W/ INSECT SCREEN (BOTH ENDS OF BUILDING)
ST-12	2x4 STUD WALLS AT 16" O.C. (TYP.)
ST-13	LOW-PROFILE LED LIGHT - ONE CENTERED ON 3 ELEVATIONS WITH DOORS
ST-14	INSTALL CONDUIT FOR SPRINKLING SYSTEM CONTROLS. COORDINATE WITH INSTALLER FOR LOCATION. REFER TO IRRIGATION PLANS FOR REQUIREMENTS.
ST-15	30 AMP-1P SERVICE RATED DISCONNECT.
ST-16	19/32" ROOF SHEATHING W/ APA SPAN RATING OF 40/20 MINIMUM. NAIL W/ 8d NAILS AT 6" O.C. AT PANEL EDGES, AND 8d NAILS AT 12" O.C. AT INTERMEDIATE SUPPORTS. NAIL SHEATHING TO BLOCKING W/ 8d NAILS AT 6" O.C.
ST-17	2x SOLID FULL HEIGHT BLOCKING. SHAPE TOP TO MATCH ROOF SLOPE. ATTACH TO TOP PLATE WITH A35 FRAMING ANCHORS AT 24" O.C.
ST-18	PRE-FINISHED METAL DRIP EDGE WITH HEMMED EDGE- PROVIDE WEEP VENTS AT 32" O.C. AT BASE OF MASONRY FINISH GRADE
ST-19	(2) #4 CONTINUOUS. CONCRETE SHALL BE 3000 PSI STRENGTH AT 28 DAYS
ST-20	METAL DOOR AND FRAME PAINTED
ST-21	(2) 2x6 HEADER (DOUGLAS FIR OR EQUAL) W/ WOOD SPACER
ST-22	PAINTED WALL AND CEILING SHEATHING
ST-23	CONCRETE FLOOR SLAB SEALED (TYP.)
ST-25	AUTOMATIC IRRIGATION CONTROLLER
ST-26	BRICK W/ METAL TIES AT 16" O.C. EA. WAY
ST-27	BRICK TO MATCH MAIN BUILDING
ST-28	METAL DRIP AND FASCIA
ST-29	DEAD BOLT AND LOCK SET. (TYP.)
ST-30	METAL THRESHOLD
ST-31	MORTAR GUARD IN WALL CAVITY
ST-34	2x6 CONTINUOUS
ST-35	2x6 MIN. TOP AND BOTTOM CHORDS
ST-36	TRUSSED RAFTERS AT 24" O.C. - SEE STRUCTURAL FOR TRUSS LOADING
ST-37	METAL SOFFIT AND TRIM
ST-38	BRICK BEYOND
ST-39	VERIFY FOOTING AND FOUNDATION CONFIGURATION AND DEPTH WITH SOILS REPORT
ST-40	CONCRETE FLOOR SLAB SEALED (TYP.)
ST-41	#4 DOWEL 12"/16" @ 18" O.C. AT ALL OPENINGS
ST-42	SLOPE CONCRETE SLAB AT DOOR AS SHOWN
ST-43	POWDER-ACTUATED FASTENERS AT 16" O.C.
ST-44	AIR INFILTRATION BARRIER
ST-45	(2) 2x4 TOP PLATE
ST-47	FINISH GRADE
ST-48	WHERE POSSIBLE, CHANGE THE STRIP FOOTING AND FOUNDATION WALL TO A DOWNTURNED SLAB IF IT WOULD RESULT IN FOUNDATION COST SAVINGS

CODE REVIEW

Allowable height, stories, and area (Table 504.3, 504.4, 506.2) - VB, Not Sprinklered			
Occupancy	Height (ft)	Story	Area (sf)
S-1	40	1	9,000
Actual height, stories and area			
Occupancy	Height (ft)	Story	Area (sf)
S-1	11'-9"	1	214
Table 1004.1.2 Maximum Floor Area Allowances Per Occupant			
Occupant Load: 214/300 = 0.71 = 1 occupant			
Building is unconditioned - no heating or cooling			

Revision Schedule

#	Description	Date
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Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Lakeview &

634 North Duggan Drive
Eagle Mountain, Utah

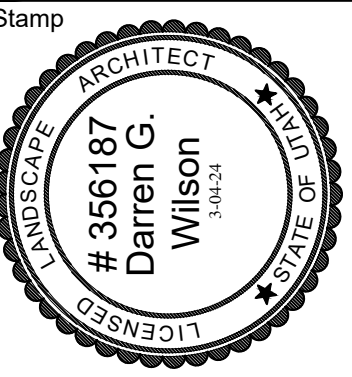
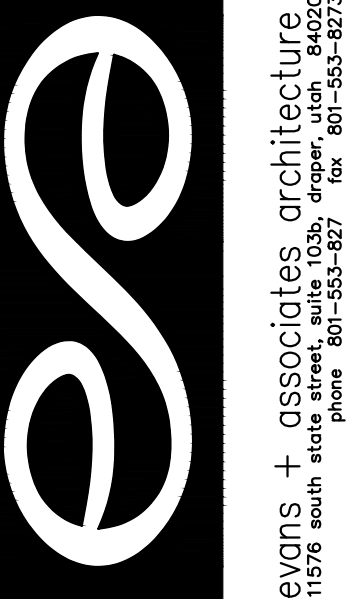
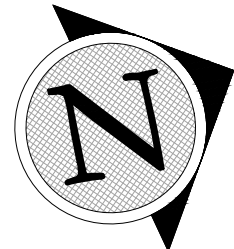
Project Number: 23-76

Property Number: 501-2693-22010101

September 4, 2023

Storage Building

ST101



**Oquirrh Mountain Ranch &
Eagle Mountain UT Central Stake**

Project for:

**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Revisions		
Mark	Date	Description

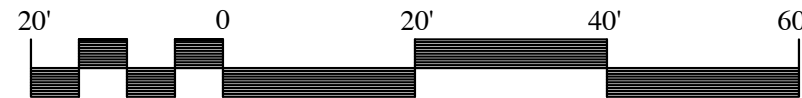
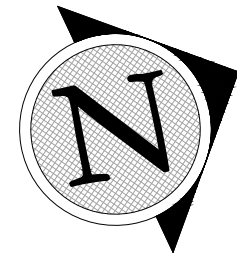
Project Number	23-84
Plan Series	Heritage 23-2
Property Number	600-3627-22010101
Date	August 30, 2023

Sheet Title

DIMENSION PLAN

Sheet

LS100



SCALE: 1"=20'-0" ON 24X36 SHEET

evans + associates, architecture
11576 south 11500 west, suite 100
phone 801-553-8927 fax 801-553-8923

Stamp
#356187
Darren G. Wilson
LANDSCAPE ARCHITECT
STATE OF UTAH
LICENSED

A New Building for
Oquirrh Mountain Ranch &
Eagle Mountain UT Central Stake

7000 North Pony Express Parkway
Eagle Mountain, Utah 84005

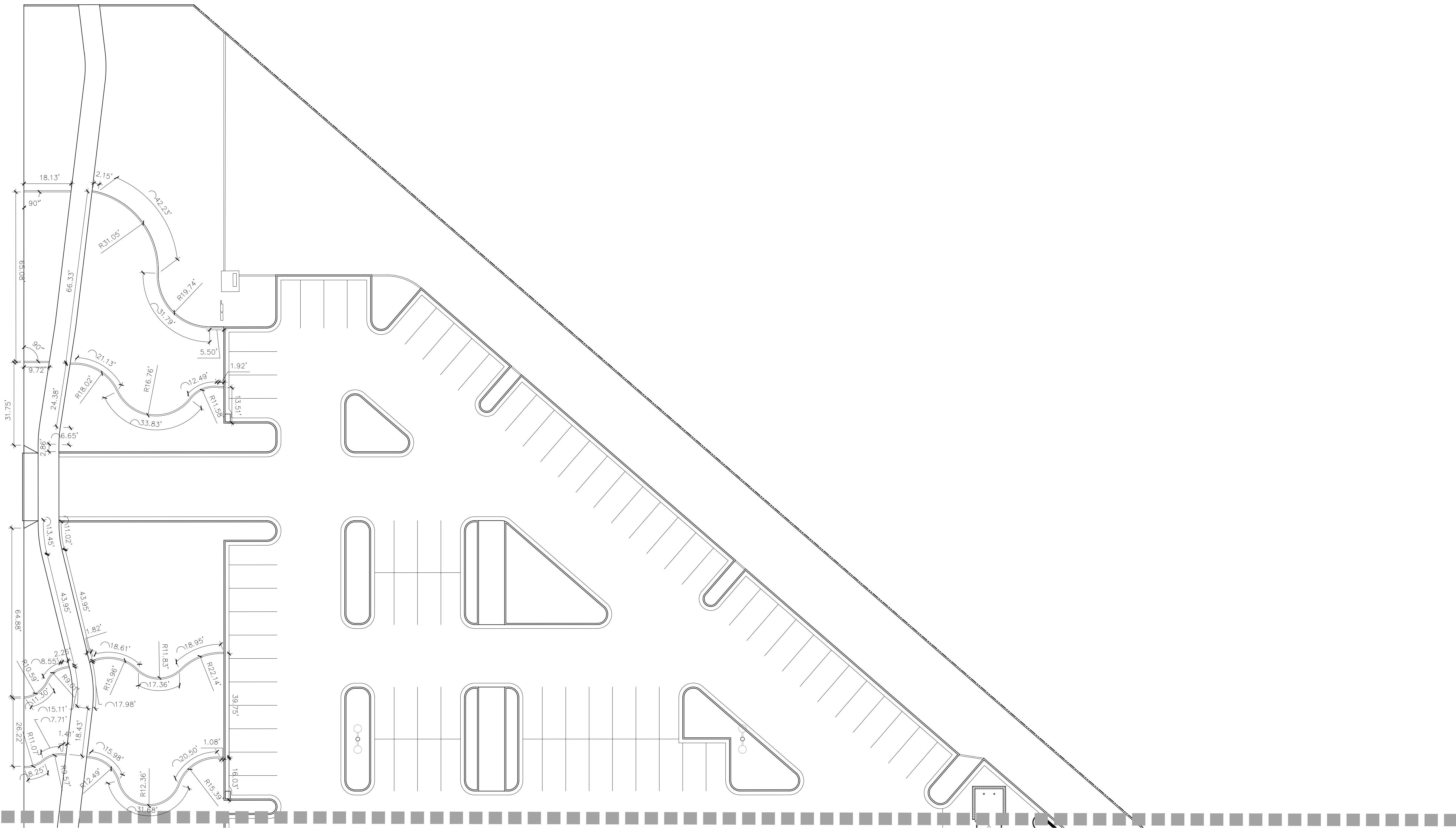
Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Revisions		
Mark	Date	Description
	August 20, 2018	City Review #01

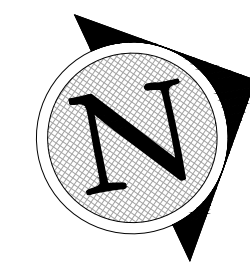
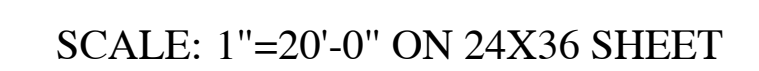
Project Number 23-04
Plan Series Heritage 23-2
Property Number 500-3627-22010101
Date August 30, 2023

Sheet Title
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PLAN**

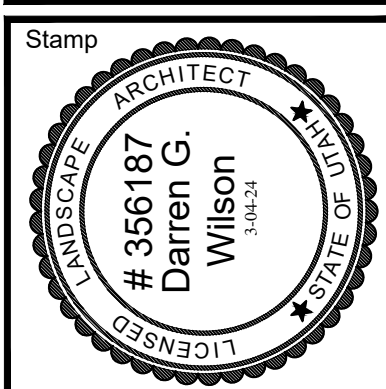
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MATCHLINE SEE LS100



levans + associates architecture
111576 south state street, suite 1036; draper, utah 84020
phone 801-553-8227 fax 801-553-8273



A New Building for
Oquirrh Mountain Ranch &
Eagle Mountain UT Central Stake

Project for:

**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Revisions		
Mark	Date	Description

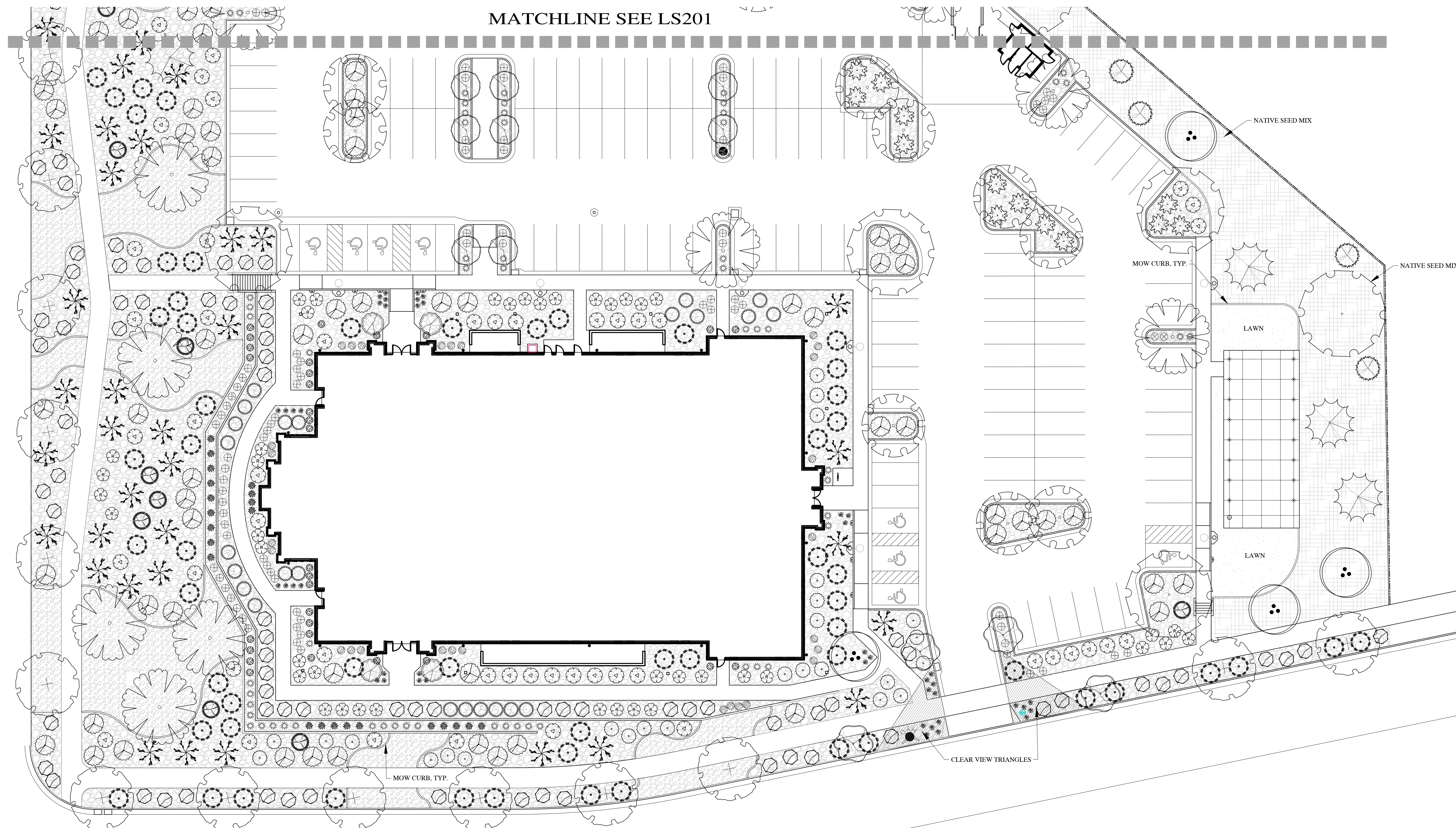
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Plan Series	Heritage 23-2
Property Number	500-3627-22010101
Date	August 30, 2023

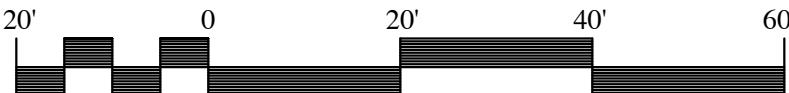
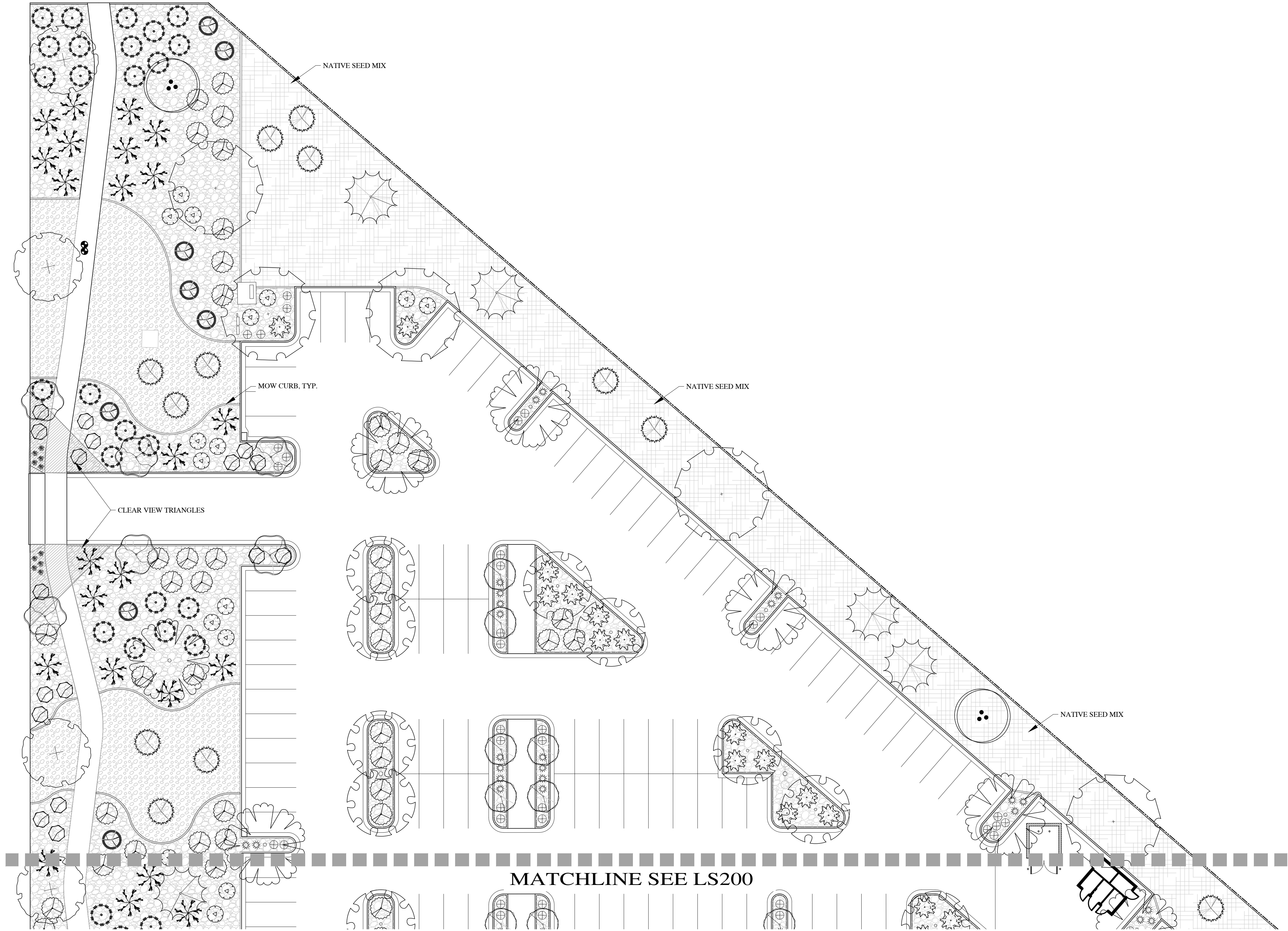
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PLANTING PLAN

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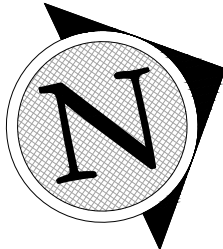
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SCALE: 1"=20'-0" ON 24X36 SHEET

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Revisions	
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Sheet Title

PLANTING PLAN

Sheet

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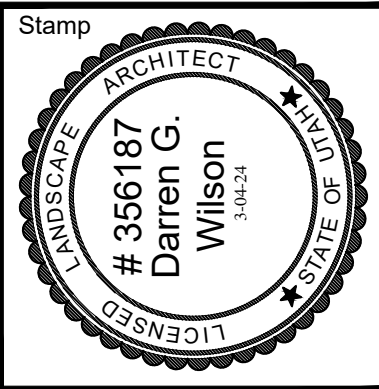
A New Building for

Oquirrh Mountain Ranch & Eagle Mountain UT Central Stake

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Project for:

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BROADLEAF DECIDUOUS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	SIZE AT MATURITY
	ACER X TRUNCATUM 'KEITHSFORM'* NORWEGIAN SUNSET MAPLE	17	2" CAL.	40' X 25'
	AMELANCHIER 'AUTUMN BRILLIANCE'* (MULTI) ATM. BRILLIANCE SERVICEBERRY (CLUMP)	6	2" CAL.	25' X 20'
	CELTIS OCCIDENTALIS 'JFS-KSU1'* PRAIRIE SENTINEL HACKBERRY	14	2" CAL.	40' X 12'
	GINKGO BILOBA 'JADE BUTTERFLY'* DWARF MAIDENHAIR TREE	4	10 GAL.	12' X 9'
	KOELREUTERIA PANICULATA* GOLDENRAIN TREE	17	2" CAL.	30' X 25'
	PRUNUS SARGENTII 'PINK FLAIR' PINK FLAIR FLOWERING CHERRY	10	2" CAL.	30' X 15'
	SOPHORA JAPONICA 'PRINCETON UPRIGHT'* PRINCETON UPRIGHT PAGODA TREE	14	2" CAL.	30' X 30'
	ZELKOVA SERRATA 'VILLAGE GREEN'* ZELKOVA	10	2" CAL.	40' X 35'

CONIFER / EVERGREEN LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	SIZE AT MATURITY
	PICEA GLAUCA DENSATA* BLACK HILLS SPRUCE	8	8" TALL	40' X 20'
	PINUS NIGRA 'OREGON GREEN'* AUSTRIAN BLACK PINE	15	8" TALL	20' X 10'

SHRUB / PERENNIAL/ GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	SIZE AT MATURITY
	BUDDLEIA X 'BLUE KNIGHT'* BLUE KNIGHT BUTTERFLY BUSH	61	5 GAL.	4' X 6'
	CALAMAGROSTIS ACUT. 'KARL FOERSTER'* KARL FOERSTER FEATHER REED GRASS	78	1GAL.	3' X 5'
	COTONEASTER DAMMERI 'LOWFAST'* LOWFAST SPREADING COTONEASTER	24	5 GAL.	1' X 6'
	HEMEROCALLIS X 'RUBY STELLA'* RUBY STELLA DAYLILY	55	1 GAL.	2' X 2'
	HESPERALOE PARVIFLORA 'MSWNPERRMA'* DESERT DUSK RED YUCCA	23	5 GAL.	3' X 3'
	JUNIPERUS HORIZONTALIS 'BLUE CHIP'* BLUE CHIP CREEPING JUNIPER	54	5 GAL.	1' X 10'
	JUNIPERUS SABINA 'SCANDIA'* SCANDIA JUNIPER	27	5 GAL.	1' X 8'
	MAHONIA REPENS* CREEPING OREGON GRAPE	26	5 GAL.	1' X 6'
	PINUS MUGO 'SLOWMOUND'* SLOWMOUND DWARF MUGO PINE	30	5 GAL.	3' X 3'
	PRUNUS BESSEYI 'PAWNEE BUTTES'* PAWNEE BUTTES SAND CHERRY	93	5 GAL.	1.5' X 6'
	RHUS AROMATICA 'GROW LOW'* GROW LOW SUMAC	92	5 GAL.	2' X 8'
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND CURRANT	28	5 GAL.	3' X 3'
	ROSA X 'MEIPSIDUE' FIRE RED GROUND COVER ROSES	42	5 GAL.	2' X 5"
	SPIRAEA JAPONICA 'MAGIC CARPET' MAGIC CARPET SPIRAEA	109	5 GAL.	3' X 3'
	SYMPHORICARPOS X CHENAULTII 'HANCOCK'* HANCOCK CORALBERRY (LOW-SPREADING)	82	5 GAL.	2' X 8'
	SYRINGA MEYERI 'JDB123'WHITEHOUSE'* PEARL POTION DWARF KOREAN LILAC	16	5 GAL.	5' X 7'

GROUNDCOVERS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	1" TO 1 1/2" SOUTHTOWNE CRUSHED ROCK FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH.	3" DEPTH	PER PLAN
	3" TO 4" OAK CREEK PLUM COBBLE ROCK FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH.	8" DEPTH	PER PLAN
	KENTUCKY BLUEGRASS, 3 VARIETY MINIMUM. INSTALL PER SOD LAYING NOTES	SOD ROLLS	PER PLAN
	NATIVE SEED MIX	PER PLAN	PER PLAN

DESIGN CRITERIA

ECO-REGION	10.1 NORTHERN COLD DESERT
CLIMATE	U.S. HARDINESS ZONE 5
ZONING ORDINANCE	EAGLE MOUNTAIN CITY
WATER AVAILABILITY	PRESSURIZED IRRIGATION
SOIL TYPE	NA
SLOPES	SEE GRADING PLAN
WIND	SOUTH PREVAILING
SETBACKS/EASEMENTS	NA
MICROCLIMATES	NA
SOIL PH	NA
LAWN AREA	2% OF TOTAL LANDSCAPE (1,783 SQ. FT.)
UNDEVELOPED	NA
PROPERTY IRRIGATION SYSTEM	AUTOMATED SYSTEM WITH SMART CONTROLLER

LANDSCAPE DATA

TOTAL SITE AREA	229,581 SQ.FT.*	5.27 ACRES
TOTAL LANDSCAPE AREA	102,486 SQ.FT.*	44.6%
SHRUBS/GROUND COVER	78,406 SQ.FT.	76%
LAWN AREA	1,783 SQ.FT.	2%
NATIVE SEED AREA	22,297 SQ. FT.	22%
TREES ON SITE	115	PROVIDED = 115
	TOTAL REQ'D = NA	PROVIDED = 115
	DECIDUOUS REQ'D = NA	PROVIDED = 92
	EVERGREEN REQ'D = NA	PROVIDED = 23
	SHRUBS REQ'D = NA	PROVIDED = 840
	DROUGHT TOLERANT REQ'D = NA	PROVIDED = 840
	DROUGHT TOLERANT PROVIDED = (80%)	
ADDITIONAL INFO: 50% VEGETATIVE COVER REQUIRED AT MATURITY		
	~ TURF GRASS AREA = 100% COVERAGE	
	~ NATIVE SEED AREA = 100% COVERAGE	
	~ SHRUB BED AREA = 40% COVERAGE (AVERAGE)	
	~ TOTAL SITE AVERAGE = 50.4% COVER AT MATURITY	
* PARK STRIP LANDSCAPE OF 15,446 SQ.FT. NOT INCLUDED IN THIS TOTAL		

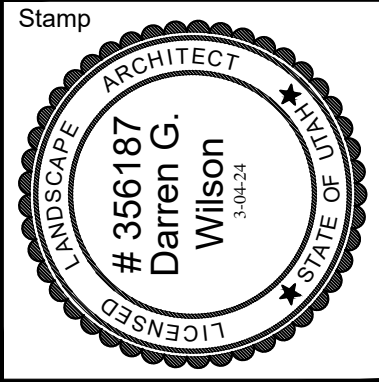
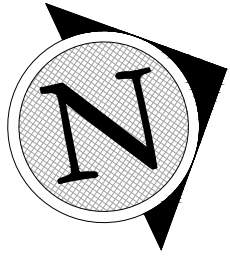
NOTES:

- IMPORTED, SCREENED TOP SOIL TO BE IMPLEMENTED IN ALL NEW PLANTING AREAS AT THE FOLLOWING DEPTHS: 12" IN ALL SHRUB BEDS, 5" IN ALL LAWN AREAS. (NATIVE SEED AREA NOT REQUIRED TO HAVE IMPORTED TOPSOIL). TREES IN NATIVE SEED AREA TO HAVE PLANT PITS 3X WIDTH OF THE ROOTBALL EXCAVATED AND FILLED WITH IMPORTED TOPSOIL AND AMENDMENTS PER SPECIFICATIONS.
- LAWN TO BE A KENTUCKY BLUEGRASS BLEND (MIN. 3 VARIETIES) AND BE IMPLEMENTED AS SOD.
- 6"x6" FLAT CONCRETE CURBING TO BE IMPLEMENTED BETWEEN ALL SHRUB BED AND LAWN AREAS AS WELL AS NATIVE SEED AND SHRUB BED AREAS AS SHOWN ON PLAN.
- ROCK MULCH TO BE CLEAN AND FREE OF DIRT AND DEBRIS. PLACED AT A UNIFORM DEPTH, AND RAKED SMOOTH.
- DEWITT 4.1 OZ. LANDSCAPE FABRIC TO BE IMPLEMENTED IN ALL SHRUB BEDS AND BENEATH ROCK MULCH PRIOR TO MULCH INSTALLATION. FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS.
- NO LANDSCAPING OR OTHER OBSTRUCTION IN EXCESS OF 3' ABOVE FINISHED GRADE SHALL BE IMPLEMENTED IN CLEAR VIEW TRIANGLES.
- MATERIAL QUANTITIES AND COUNTS ON LEGENDS AND NOTES ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR RESPONSIBLE TO VERIFY ALL COUNTS AND QUANTITIES ON PLANS.

NATIVE SEEDING:

- IMPLEMENT THE FOLLOWING SEED, FERTILIZERS, ORGANICS SOIL MEDIA AND MULCH AT THE GIVEN RATES:
- SEED:
 - ANNUAL RYEGRASS (Lolium perenne spp. Multiflour) 3.50 LBS. PLS/ACRE
 - PERENNIAL RYEGRASS (Lolium perenne) 3.50 LBS. PLS/ACRE
 - CRESTED WHEATGRASS (Agropyron cristatum 'Fairway') 5.25 LBS. PLS/ACRE
 - SMOOTH BROME (Bromus inermis 'Manchar') 5.25 LBS. PLS/ACRE
 - INTERMEDIATE WHEATGRASS (Thinopyrum intermedium) 5.25 LBS. PLS/ACRE
 - SHEEP FESCUE (Festuca ovina 'Covar') 3.50 LBS. PLS/ACRE
 - STANDARD CRESTED WHEATGRASS (Agropyron desertorum) 3.50 LBS. PLS/ACRE
 - SLENDER WHEATGRASS (Elymus trachycaulus ssp Trachycaulus) 3.50 LBS. PLS/ACRE
 - SANDBERG BLUEGRASS (Poa secunda spp Sandbergii) 1.75 LBS. PLS/ACRE
 - SUSTANE 4-6-4 FERTILIZER @ 250 LBS./ACRE
 - AM120 STANDARD MYCORRHIZAL INOCULANT @ 20LBS./ACRE
 - PROGANICS BIOTIC SOIL MEDIA @ 4,000 LBS./ACRE
 - PROMATRIX BFM MULCH @ 3,500 LBS/ACRE

*Products available thru Summit Seeding and Granite Seed Company



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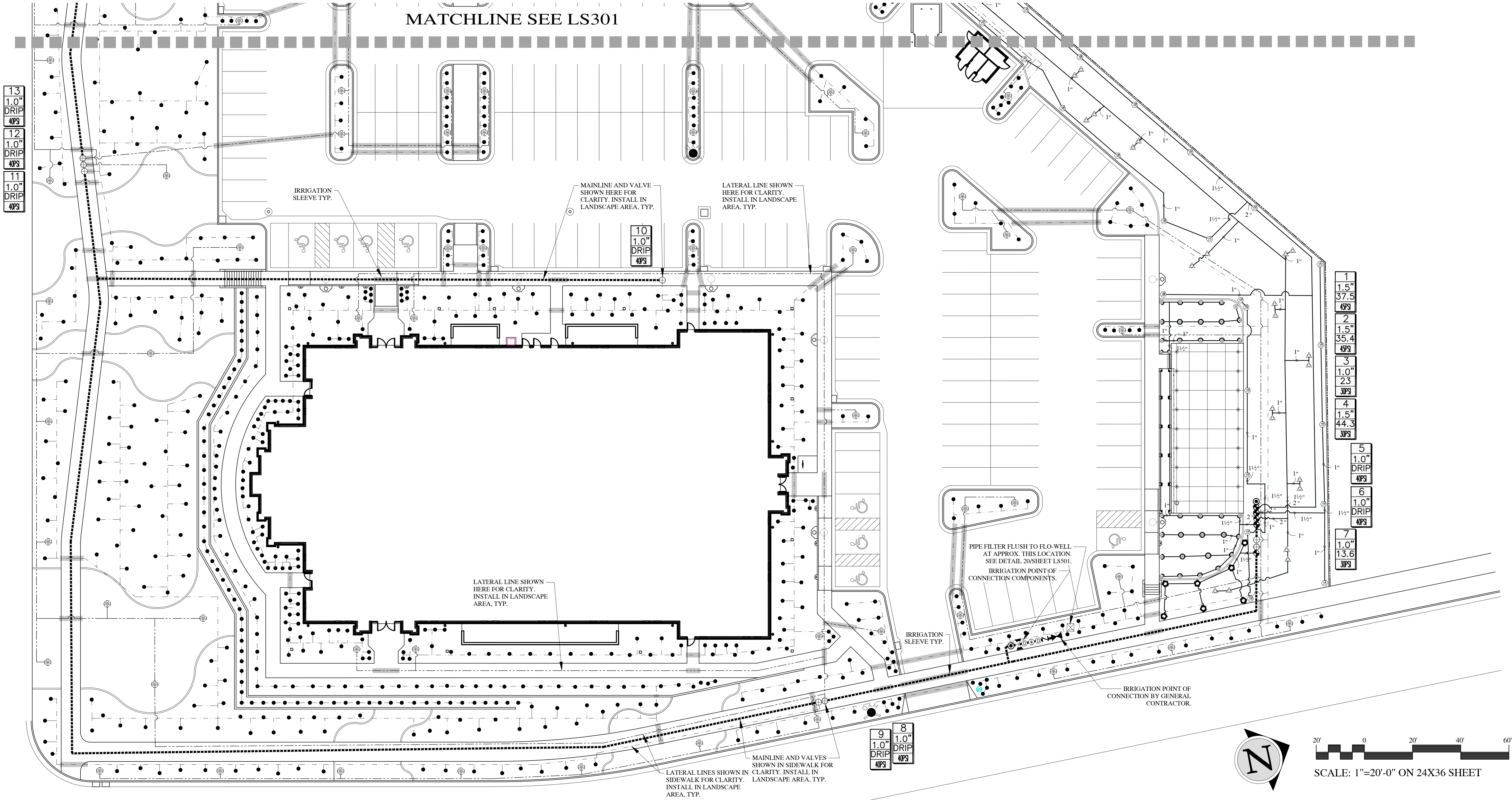
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IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM							DRIP GPH	DETAILS	REMARKS
					Q	T	H	TT	TQ	F				
●	RAINBIRD XB-PC	FULL	--	40	--	--	--	--	--	--	--	2.0	15.16	SEE LEGEND BELOW FOR ADDITIONAL INFORMATION.
⊙	DRIFLINE: NETAFIM TLVCV-09-12	FULL	--	40	--	--	--	--	--	--	--	9.12"	12.14	
⊙	RAIN BIRD 1806-SAM-PRS SQ-B BUBBLER	Q	8"	30	5	--	--	--	--	--	--	--	18.19	ADJUST NOZZLES AS NEEDED TO KEEP WATER OFF SIDEWALK AND ASPHALT.
⊙	RAIN BIRD 1806-SAM-PRS 8 SERIES POP-UP	Q	8"	30	26	--	--	--	--	--	--	--	18.19	
⊙	RAIN BIRD RD-1806-SAM-PRS 12 SERIES POP-UP	Q,H,F,HE,VAN	10"	30	39	--	--	--	--	--	--	1.58	18.19	
⊙	RAIN BIRD RD-1806-SAM-PRS 18 SERIES POP-UP	F	12"	30	--	--	--	--	--	--	--	2.60	18.19	
⊙	RAIN BIRD RD-1806-SAM-PRS 18 SERIES POP-UP	VAN	18"	30	--	--	--	--	--	--	--	--	18.19	
⊙	RAIN BIRD RD-1804-SAM-PRS SIDE STRIP SPRAY	RCS,SST,LCS	5"	30	49	--	--	--	--	--	--	--	18.19	
⊙	RAIN BIRD RD-5004-PL-PC-SAM-R-MPR 25 ROTOR	H,F	25"	45	--	--	--	--	--	--	--	3.82	22	
⊙	RAIN BIRD RD-5004-PL-PC-SAM-R-MPR 30 ROTOR	Q,H,F	30"	45	1.40	--	--	--	--	--	--	5.78	22	
⊙	RAIN BIRD RD-5004-PL-PC-SAM-R-MPR 35 ROTOR	Q,T,H,F	35"	45	1.92	2.46	3.81	--	--	--	--	7.58	22	
[A]	CONTROLLER: WEATHERTRAK ET PRO3 (WTPRO3-C-18-CWM)												8.11,20	COORDINATE LOCATION WITH OWNER
⊙	1" RAINBIRD QUICK COUPLER VALVE, MODEL 44-LRC												3	IN 10" RND. VALVE BOX
⊙	2" AMIAD MINI SIGMA AUTOMATIC FILTER W/300 MICRON SCREEN (IN STRONG BOX ENCLOSURE)												9	IN STRONGBOX ENCLOSURE
⊙	REMOTE CONTROL VALVE: RAINBIRD PEB-PRS-D AUTOMATIC CONTROL VALVE, SIZE PER PLAN												4	JUMBO VALVE BOX
⊙	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRL-COM PER PLANS (FOR SHRUBS)												17	JUMBO VALVE BOX
⊙	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRL-COM PER PLANS (FOR TREES)												17	JUMBO VALVE BOX
⊙	2" STOP & WASTE TO BE INSTALLED BY GENERAL CONTRACTOR												7	BY GENERAL CONTRACTOR
⊙	HYDROMETER: NETAFIM LHMTGTI-MEL (WITH PE-393 FLOW SENSOR CABLE)												7.10	REFERENCE DETAILS
⊙	DRAIN VALVE: GRACO WELD TOP												5	REFERENCE DETAILS
⊙	ISOLATION VALVE												7	REFERENCE DETAILS
⊙	MAINLINE: 2" SCH-40 PVC OR OTHERWISE NOTED.												1.2	REFERENCE DETAILS
⊙	LATERAL LINE FOR SPRAYS: SCHEDULE 40 PVC												1.2	REFERENCE DETAILS
⊙	TREE DRIP LATERAL LINE (SIZE AS REQUIRED)												1.2	REFERENCE DETAILS
⊙	SHRUB DRIP LATERAL LINE (SIZE AS REQUIRED)												1.2	REFERENCE DETAILS
⊙	SCH. 40 PVC SLEEVE (SIZE TO MIN. 2X DIA. OF PIPE WITHIN THE SLEEVE). ADD ADDITIONAL SLEEVES AS REQ.												1.2	REFERENCE DETAILS
⊙	WIRE CHASE, SIZE TO BE TWICE THE DIA. OF THE WIRE BUNDLE WITHIN DOWN TO 1" DIA. MIN.												8.11	REFERENCE DETAILS
⊙	14 GAUGE SOLID COPPER SINGLE STRAND WIRE												1.2,4.8	REFERENCE DETAILS
⊙	FLO-WELL DRY WELL SYSTEM - MODEL NO. FWAS24 - NDSPRO.COM												21	REFERENCE DETAILS

IRRIGATION NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
- CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
- PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
- CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
- CONTRACTOR SHALL BUILD IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE FOR ALL LAWN AREAS. VAN AND/OR U-SERIES NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDED HEAD TO HEAD COVERAGE AND/OR TO MINIMIZE OVER SPRAY ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
- LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
- ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- MAIN LINE SHALL BE 2" SCH. 40 PVC (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 1" SCH. 40 PVC UNLESS NOTED ON PLAN. PVC PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1" PIPE MAX., 1-1/2" PIPE MAX. 30GPM, 2" PIPE MAX. 50 GPM, (DO NOT USE 1/2" PIPE ON THIS PROJECT). ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
- MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
- PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. DO NOT LOCATE VALVE BOXES IN LAWN AREAS IF POSSIBLE.
- ALL SPRINKLERS SHALL BE ADJUSTED ON-SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
- ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
- LANDSCAPE CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS.
- INSTALL ALL HEADS 2" AWAY FROM ALL WALKS AND WALLS. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
- DRIP LINES SHALL BE RAINBIRD XBS OR XT-700 TUBING DRIP PIPE. FOR DRIP AREAS REQUIRING 0-4 GPM USE 1/2" DRIP PIPING. FOR DRIP AREAS REQUIRING 4-8GPM USE 3/4" DRIP PIPING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY.
- CONTRACTOR TO INSTALL RAIN BIRD XFD-09-12 ON-SURFACE DRIP LINE FOR GROUNDCOVERS, FLAGSTONE PLANTINGS AND ANNUAL PLANTING AREAS AS NEEDED. MODIFY DRIP ZONES AS NECESSARY TO PROVIDE ADEQUATE COVERAGE TO ALL LANDSCAPED AREAS.
- POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
- IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE RPZ PER MANUFACTURER SPECS. INSTALL THE RPZ AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.
- INSTALL THE PRS-D OPTION FOR SPRAY VALVES IF THE STATIC PRESSURE AT SPRAY HEADS EXCEEDS 70 PSI.



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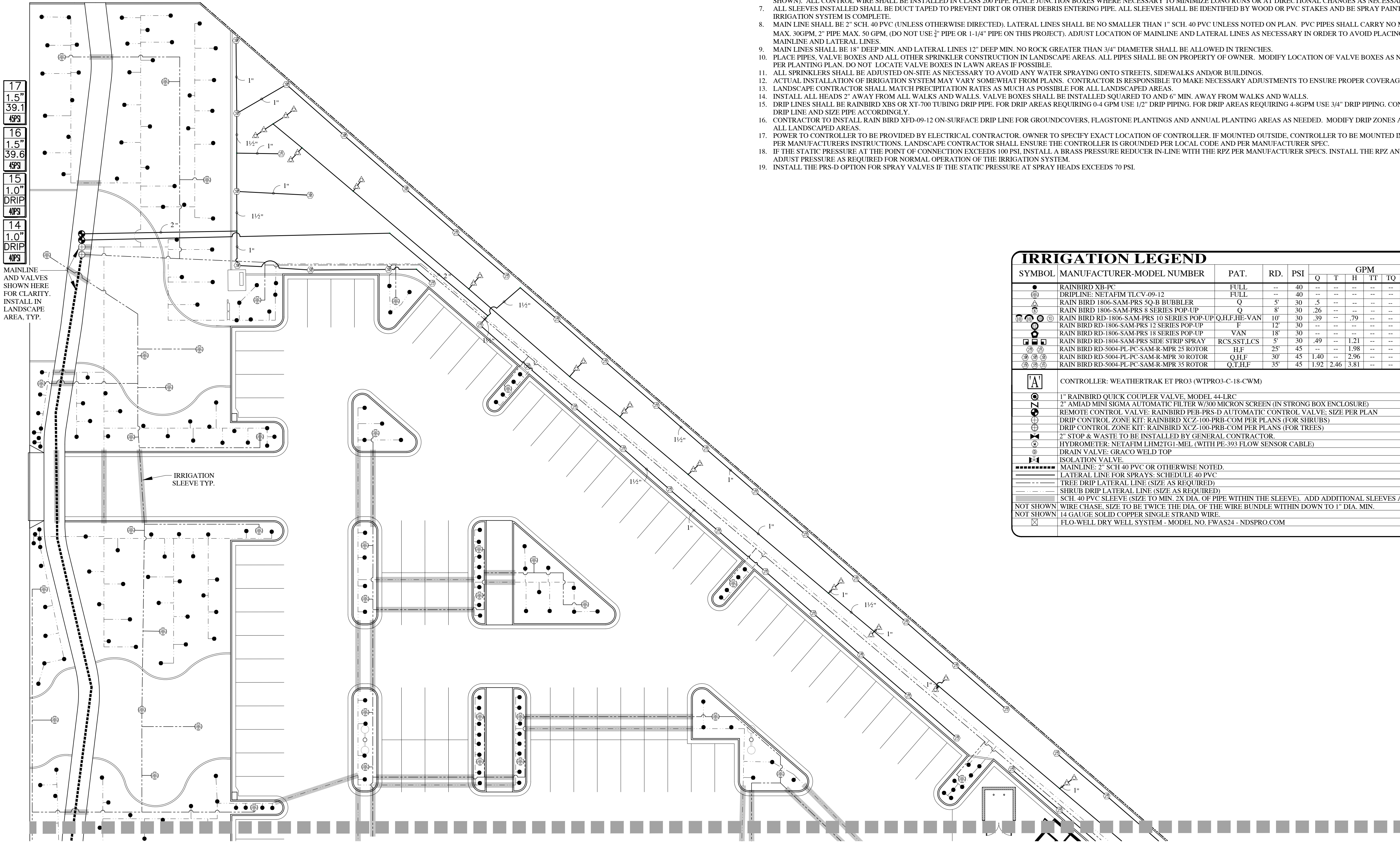
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Sheet Title
IRRIGATION DESIGN

Sheet
LS300



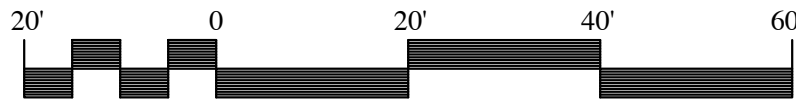
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- PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
- CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
- CONTRACTOR SHALL BUILD IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE FOR ALL LAWN AREAS. VAN AND/OR U-SERIES NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDED HEAD TO HEAD COVERAGE AND/OR TO MINIMIZE OVER SPRAY ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
- LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
- ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- MAIN LINE SHALL BE 2" SCH. 40 PVC (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 1" SCH. 40 PVC UNLESS NOTED ON PLAN. PVC PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1" PIPE MAX., 1-1/2" PIPE MAX., 30GPM, 2" PIPE MAX., 50 GPM, (DO NOT USE 3/4" PIPE OR 1-1/4" PIPE ON THIS PROJECT). ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
- MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
- PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. DO NOT LOCATE VALVE BOXES IN LAWN AREAS IF POSSIBLE.
- ALL SPRINKLERS SHALL BE ADJUSTED ON-SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
- ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
- LANDSCAPE CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS.
- INSTALL ALL HEADS 2" AWAY FROM ALL WALKS AND WALLS. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
- DRIPLINES SHALL BE RAINBIRD XBS OR XT-700 TUBING DRIP PIPE. FOR DRIP AREAS REQUIRING 0.4 GPM USE 1/2" DRIP PIPING. FOR DRIP AREAS REQUIRING 4-8GPM USE 3/4" DRIP PIPING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY.
- CONTRACTOR TO INSTALL RAIN BIRD XFD-09-12 ON-SURFACE DRIP LINE FOR GROUNDCOVERS, FLAGSTONE PLANTINGS AND ANNUAL PLANTING AREAS AS NEEDED. MODIFY DRIP ZONES AS NECESSARY TO PROVIDE ADEQUATE COVERAGE TO ALL LANDSCAPED AREAS.
- POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
- IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE RPZ PER MANUFACTURER SPECS. INSTALL THE RPZ AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.
- INSTALL THE PRS-D OPTION FOR SPRAY VALVES IF THE STATIC PRESSURE AT SPRAY HEADS EXCEEDS 70 PSI.

IRRIGATION LEGEND

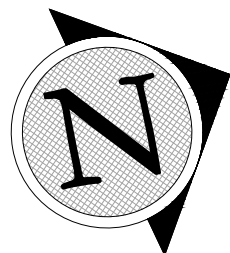
SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM							DRIP GPH	DETAILS	REMARKS
●	RAINBIRD XB-PC	FULL	--	40	--	--	--	--	--	--	--	2.0	15,16	SEE LEGEND BELOW FOR ADDITIONAL INFORMATION.
○	DRIPLINE: NETAFIM TL CV-09-12	FULL	--	40	--	--	--	--	--	--	--	9/12"	12-14	
△	RAIN BIRD 1806-SAM-PRS 50-B BUBBLER	Q	5'	30	.5	--	--	--	--	--	--	--	18-19	ADJUST NOZZLES AS NEEDED TO KEEP WATER OFF SIDEWALK, AND ASPHALT.
⊙	RAIN BIRD 1806-SAM-PRS 8 SERIES POP-UP	Q	8'	30	.26	--	--	--	--	--	--	--	18-19	
⊙	RAIN BIRD RD-1806-SAM-PRS 10 SERIES POP-UP	Q,H,F,HE-VAN	10'	30	.39	--	.79	--	--	--	1.58	--	18-19	
⊙	RAIN BIRD RD-1806-SAM-PRS 12 SERIES POP-UP	F	12'	30	--	--	--	--	--	--	2.60	--	18-19	
⊙	RAIN BIRD RD-1806-SAM-PRS 13 SERIES POP-UP	VAN	18'	30	--	--	--	--	--	--	--	--	18-19	
⊙	RAIN BIRD RD-1806-SAM-PRS SIDE STRIP SPRAY	RCS,SST,LCS	8'	30	.49	--	1.21	--	--	--	--	--	18-19	
⊙	RAIN BIRD RD-5004-PL-PC-SAM-R-MPR 25 ROTOR	H,F	25'	45	--	--	1.98	--	--	--	3.82	--	22	
⊙	RAIN BIRD RD-5004-PL-PC-SAM-R-MPR 30 ROTOR	Q,H,F	30'	45	1.40	--	2.96	--	--	--	5.78	--	22	
⊙	RAIN BIRD RD-5004-PL-PC-SAM-R-MPR 35 ROTOR	Q,T,H,F	35'	45	1.92	2.46	3.81	--	--	--	7.58	--	22	
[A]	CONTROLLER: WEATHERTRAK ET PRO3 (WTPRO3-C-18-CWM)												8,11,20	COORDINATE LOCATION WITH OWNER
○	1" RAINBIRD QUICK COUPLER VALVE, MODEL 44-LRC												3	IN 10" RND. VALVE BOX
○	2" AMIAD MINI SIGMA AUTOMATIC FILTER W/300 MICRON SCREEN (IN STRONG BOX ENCLOSURE)												9	IN STRONGBOX ENCLOSURE
○	REMOIT: CONTROL VALVE: RAINBIRD PEB-PRS-D AUTOMATIC CONTROL VALVE: SIZE PER PLAN												4	JUMBO VALVE BOX
○	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB-COM PER PLANS (FOR SHRUBS)												17	JUMBO VALVE BOX
○	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB-COM PER PLANS (FOR TREES)												17	JUMBO VALVE BOX
○	2" STOP & WASTE TO BE INSTALLED BY GENERAL CONTRACTOR.												7	BY GENERAL CONTRACTOR
○	HYDROMETER: NETAFIM LH2MTG1-MEL (WITH PE-393 FLOW SENSOR CABLE)												7,10	REFERENCE DETAILS
○	DRAIN VALVE: GRACO WELD TOP												5	REFERENCE DETAILS
○	ISOLATION VALVE												7	REFERENCE DETAILS
-----	MAINLINE: 2" SCH 40 PVC OR OTHERWISE NOTED.												1,2	REFERENCE DETAILS
-----	LATERAL LINE FOR SPRAYS: SCHEDULE 40 PVC												1,2	REFERENCE DETAILS
-----	TREE DRIP LATERAL LINE (SIZE AS REQUIRED)												1,2	REFERENCE DETAILS
-----	SHRUB DRIP LATERAL LINE (SIZE AS REQUIRED)												1,2	REFERENCE DETAILS
-----	SCH. 40 PVC SLEEVE (SIZE TO MIN. 2X DIA. OF PIPE WITHIN THE SLEEVE). ADD ADDITIONAL SLEEVES AS REQ.												1,2	REFERENCE DETAILS
NOT SHOWN	WIRE CHASE, SIZE TO BE TWICE THE DIA. OF THE WIRE BUNDLE WITHIN DOWN TO 1" DIA. MIN.												8,11	REFERENCE DETAILS
NOT SHOWN	14 GAUGE SOLID COPPER SINGLE STRAND WIRE.												1,2,4,8	REFERENCE DETAILS
⊠	FLO-WEELL DRY WELL SYSTEM - MODEL NO. FWAS24 - NDSPRO.COM												21	REFERENCE DETAILS

MATCHLINE SEE LS300



SCALE: 1"=20'-0" ON 24X36 SHEET

In Site
DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com



A New Building for
**Oquirrh Mountain Ranch &
Eagle Mountain UT Central Stake**
7000 North Pony Express Parkway
Eagle Mountain, Utah 84005

Project for:
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Revisions	Description
Mark	Date

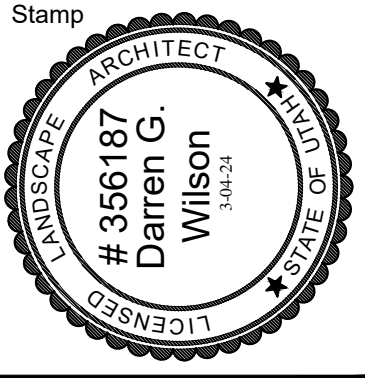
Project Number 23-04
Plan Series Heritage 23-2
Property Number 500-3627-22010101
Date August 30, 2023

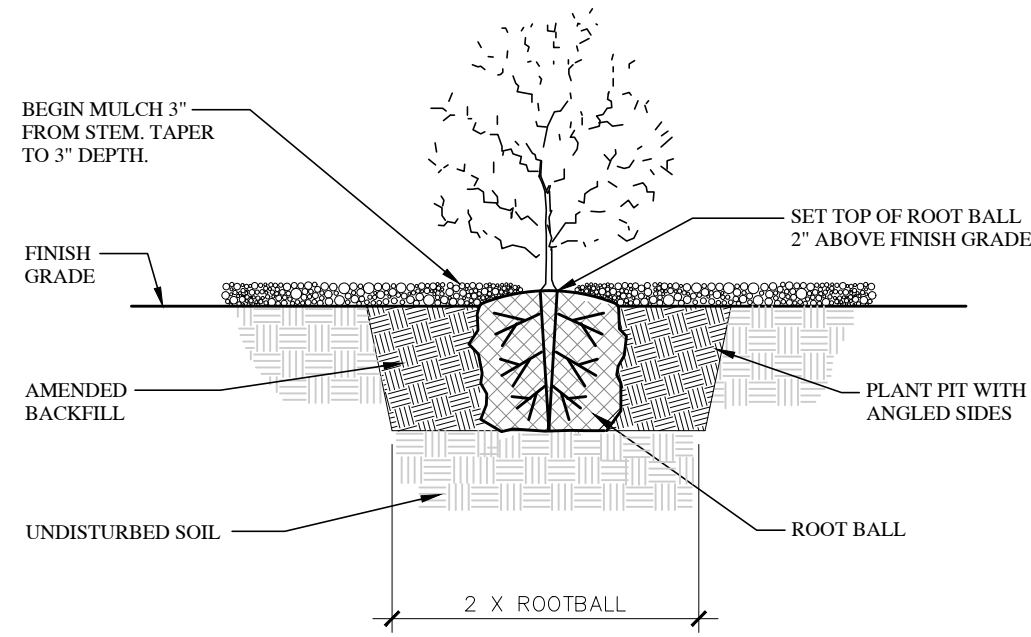
Sheet Title

IRRIGATION
PLAN

Sheet

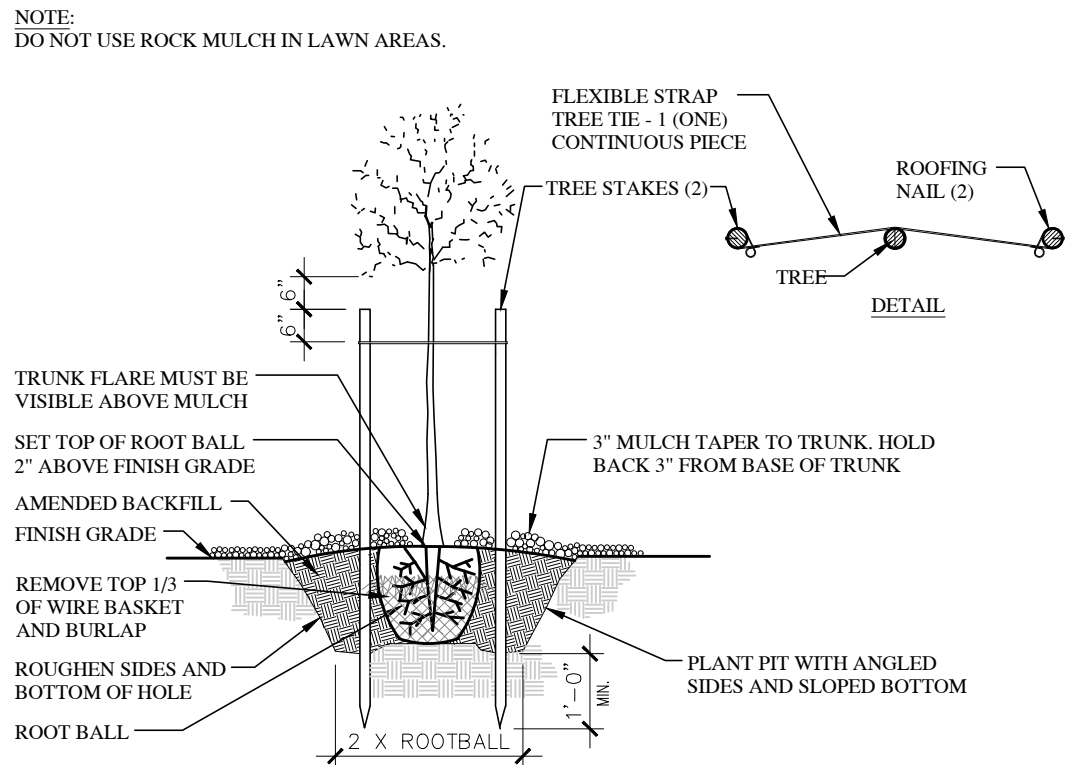
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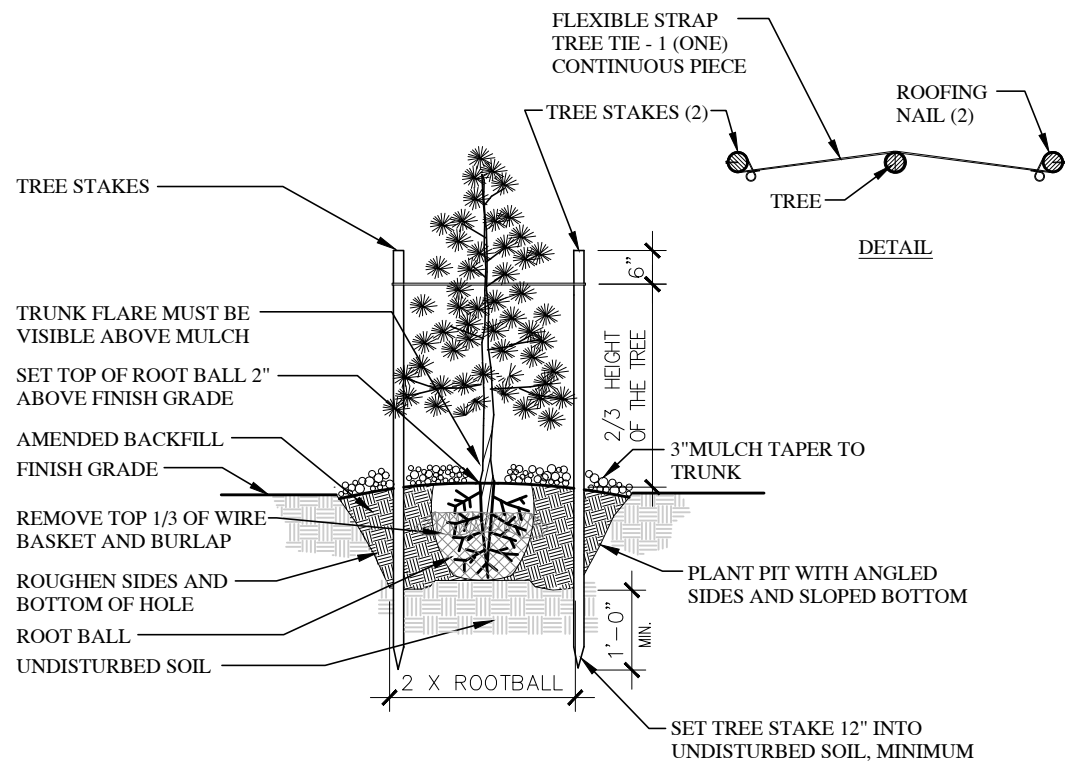
1 SHRUB PLANTING

SCALE: NTS



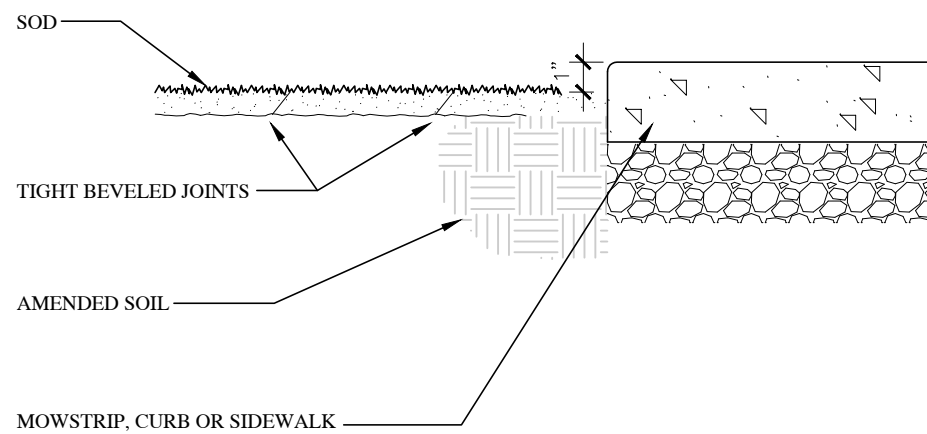
2 TREE PLANTING AND STAKING

SCALE: NTS



3 CONIFER PLANTING AND STAKING

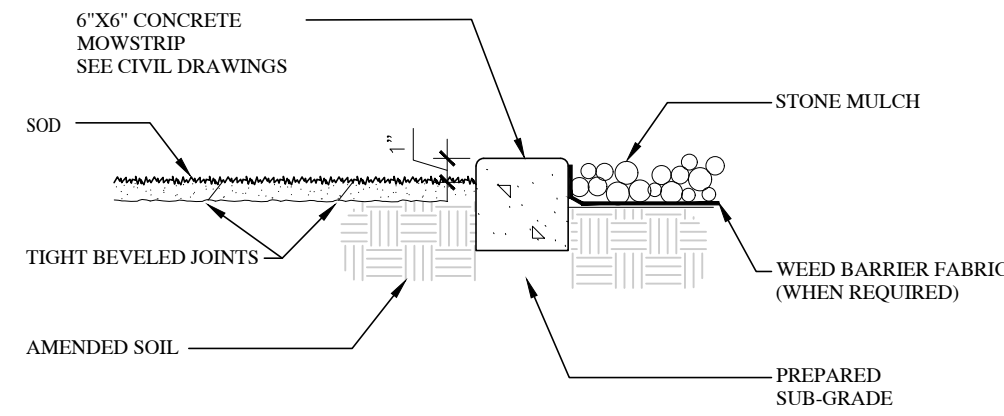
SCALE: NTS



4 SOD INSTALLATION

SCALE: NTS

- NOTES:
1. MOWSTRIP TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
 2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOWSTRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOWSTRIP.
 3. MAXIMUM 1/2" WIDTH VARIATION.
 4. PRECISELY FOLLOW LAYOUT AS SHOWN ON MOWSTRIP/EDGING DIMENSION PLAN.

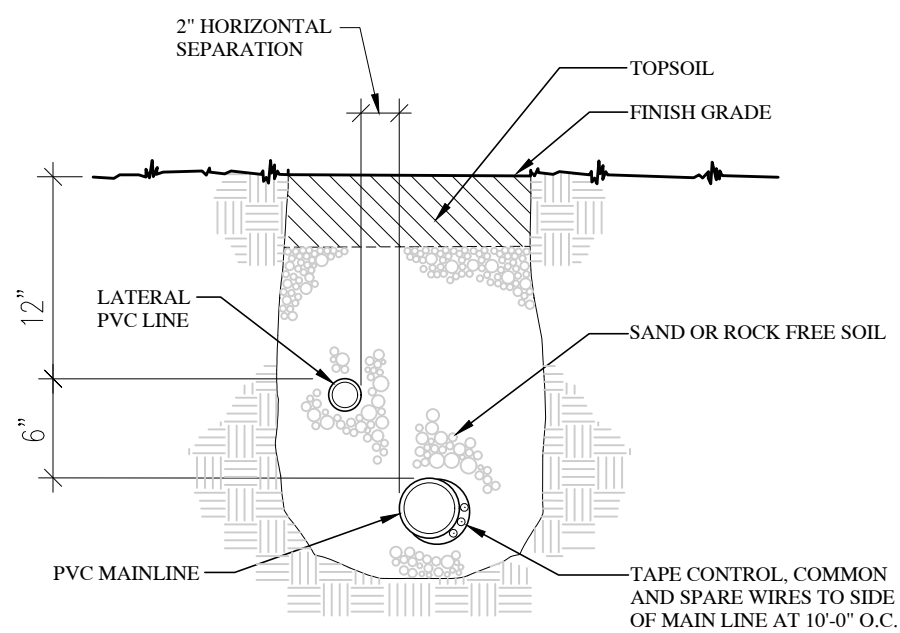


5 CONCRETE MOWSTRIP

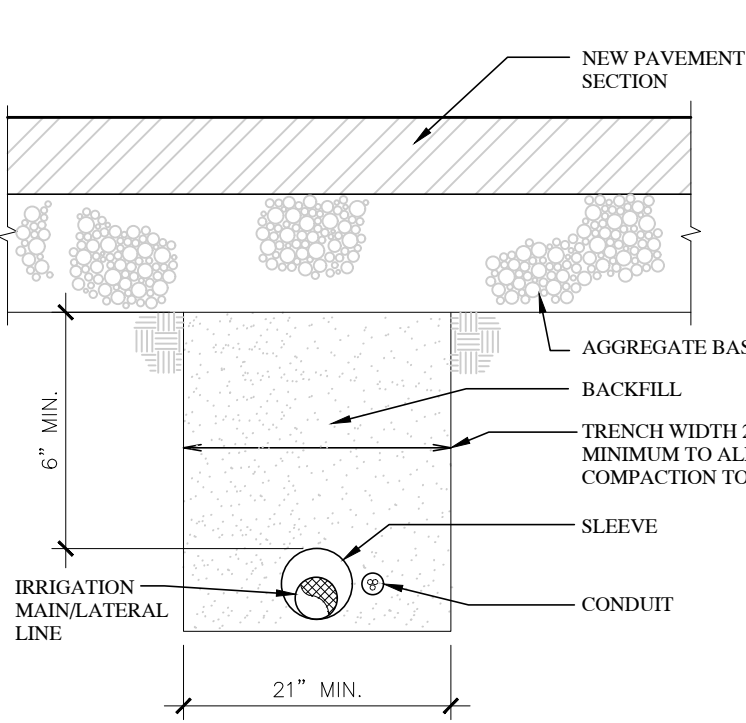
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Revisions	
Mark	Description

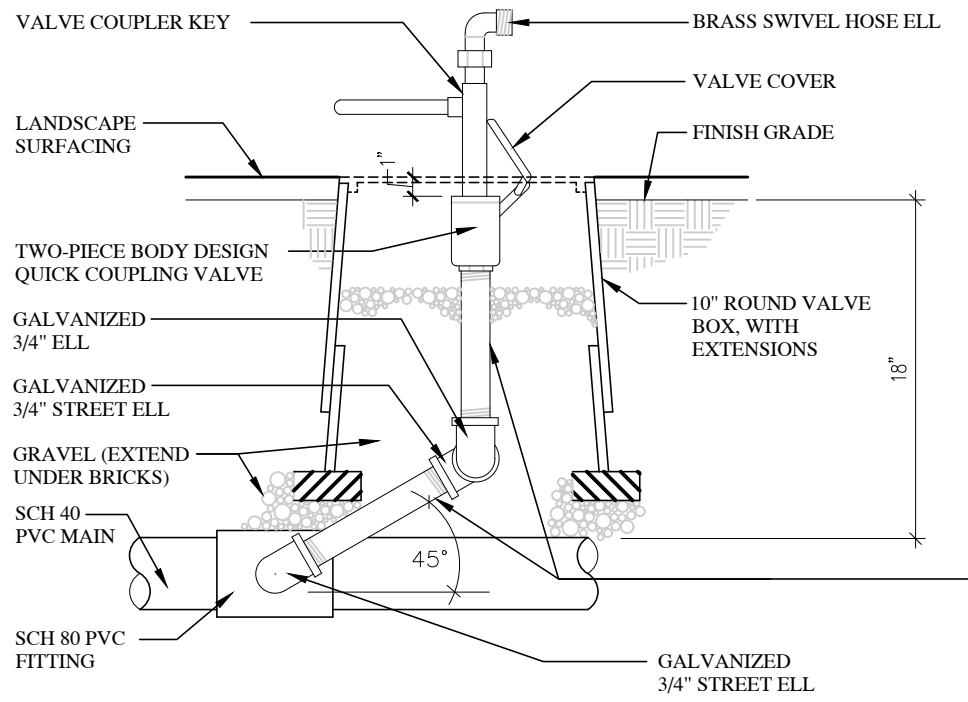
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Plan Series Heritage 23-2
Property Number 500-3627-22010101
Date August 30, 2023



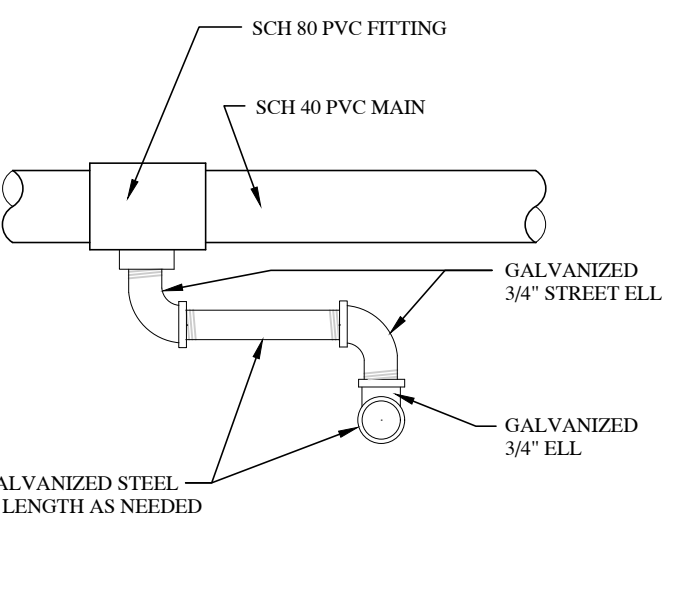
1 TRENCH SECTION - CONVENTIONAL WIRE SYS. SCALE: NTS



2 MISC. PIPE TRENCH: NEW PAVEMENT AREAS SCALE: NTS

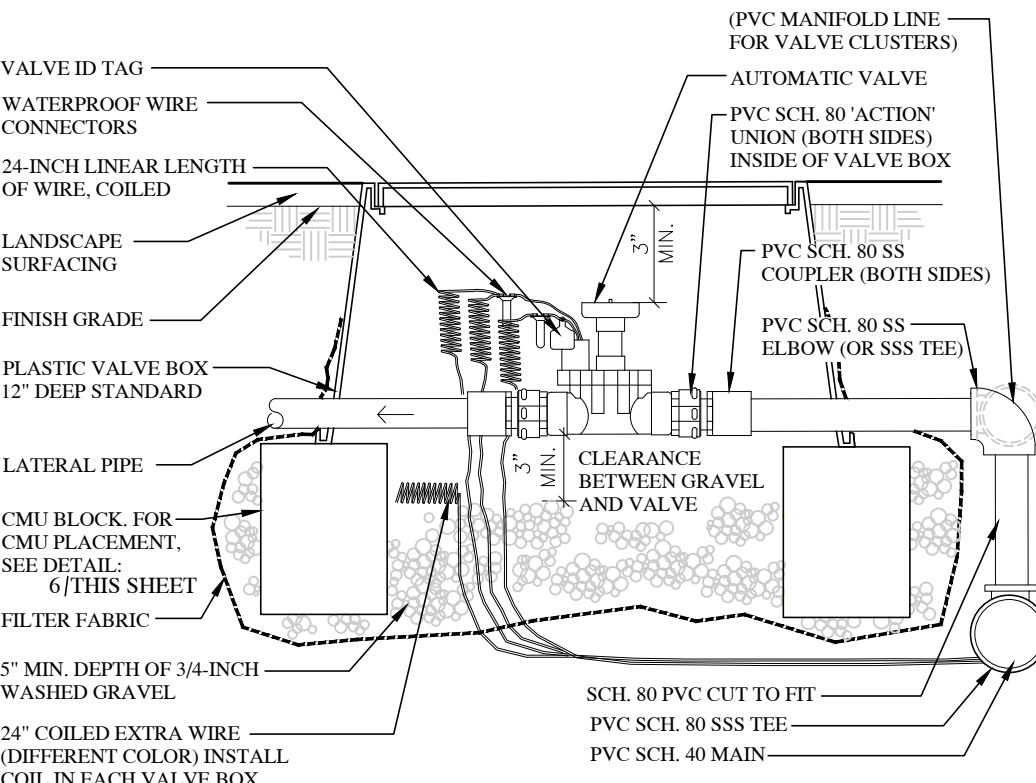


SIDE VIEW

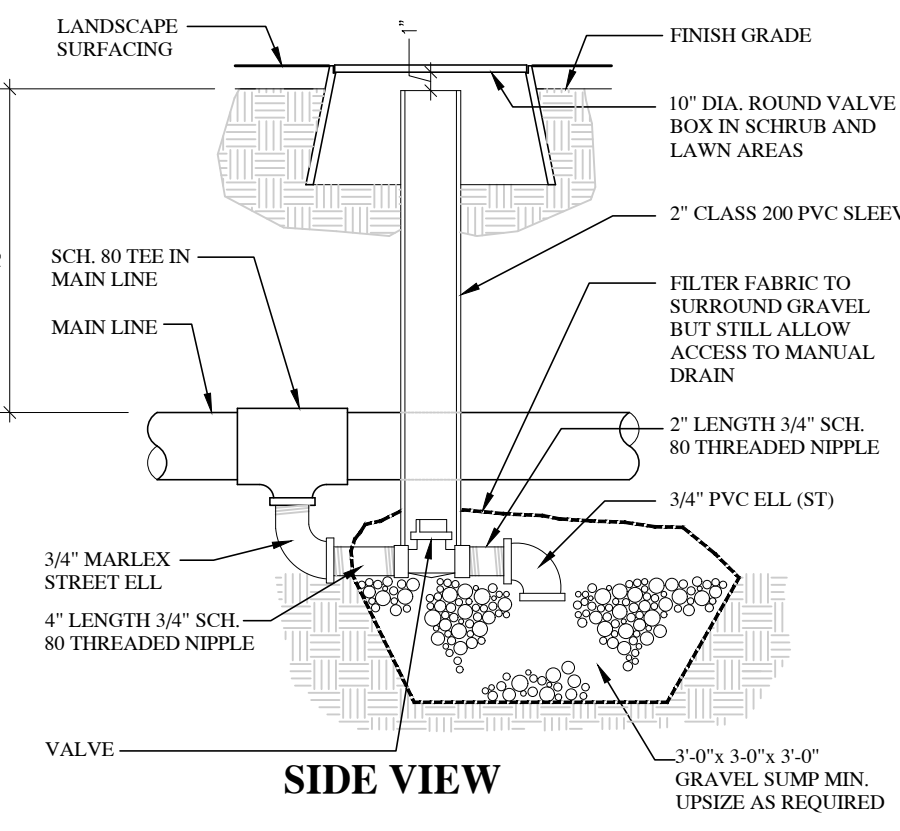


TOP VIEW

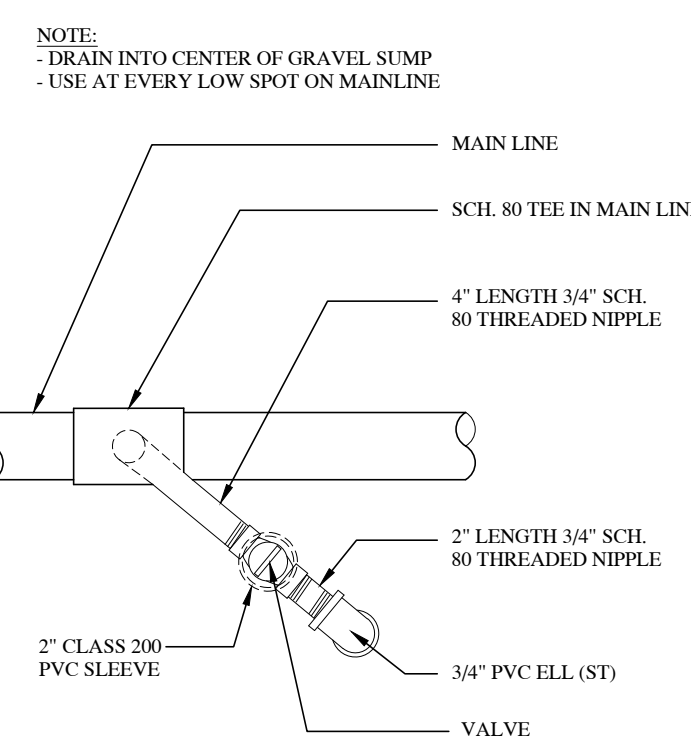
NOTES:
1. LIMIT 1 VALVE PER BOX.
2. 10\"/>



3 AUTOMATIC VALVE - CONVENTIONAL WIRE SCALE: NTS

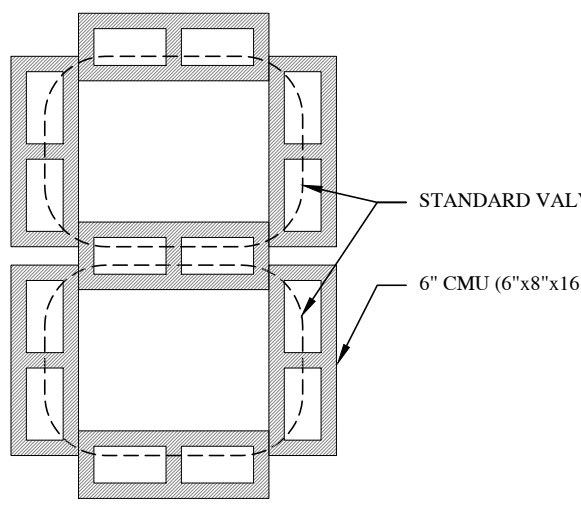


SIDE VIEW

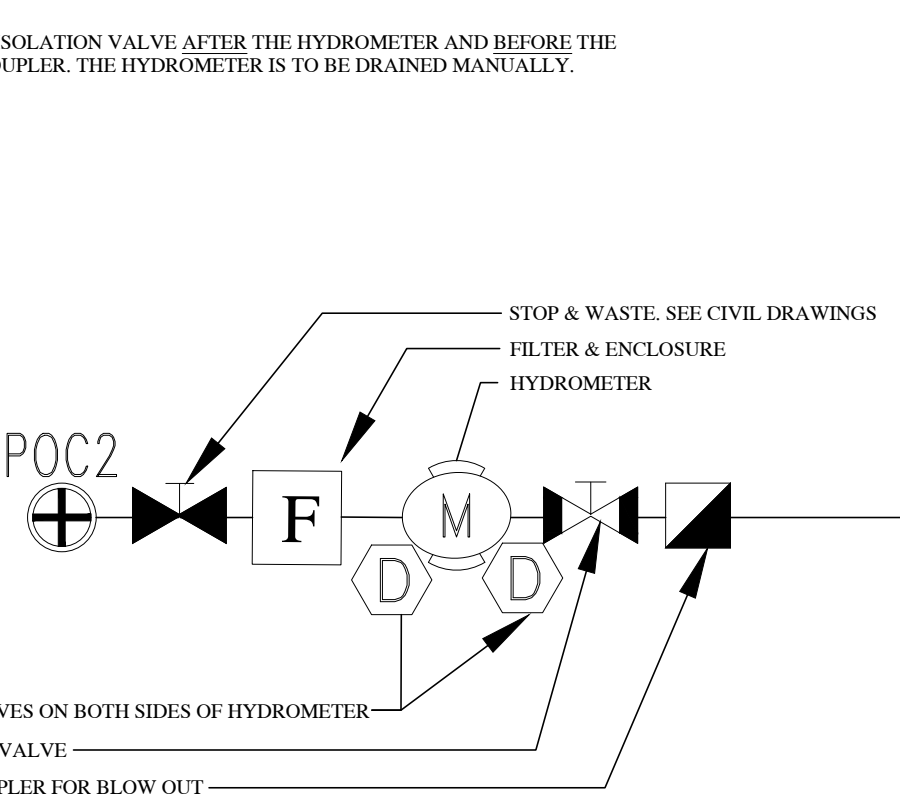


TOP VIEW

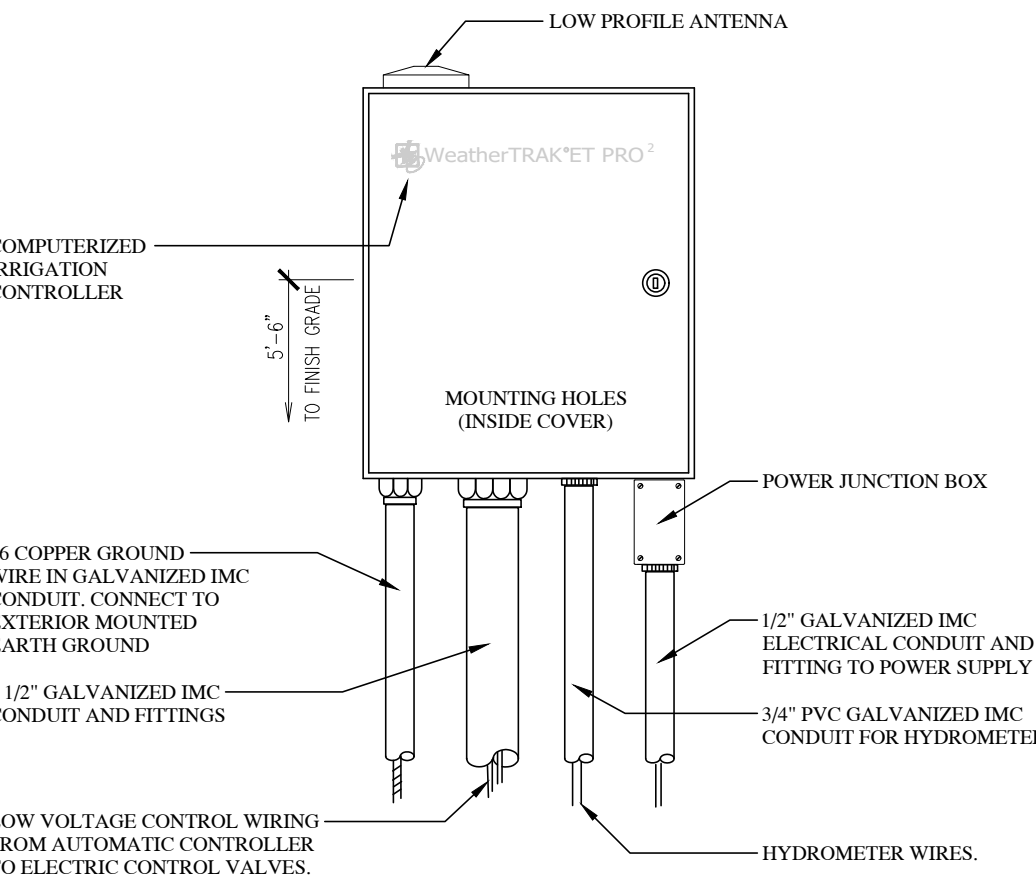
NOTES:
1. VALVE BOX TO REST ON (4) CMU BLOCKS (ONE FOR EACH SIDE).
2. CLUSTERED VALVE BOXES MAY SHARE A CMU BLOCK.



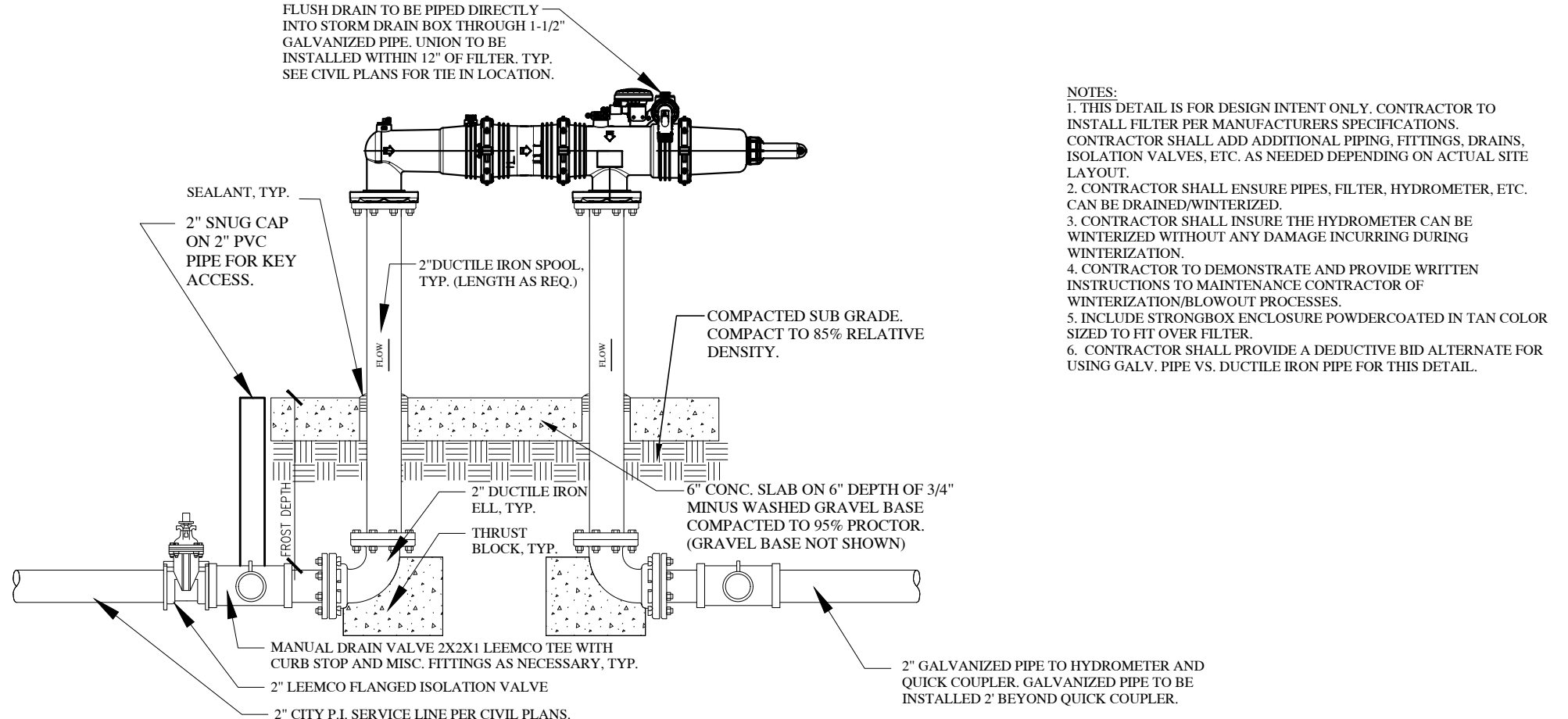
4 CMU PLACEMENT SCALE: NTS



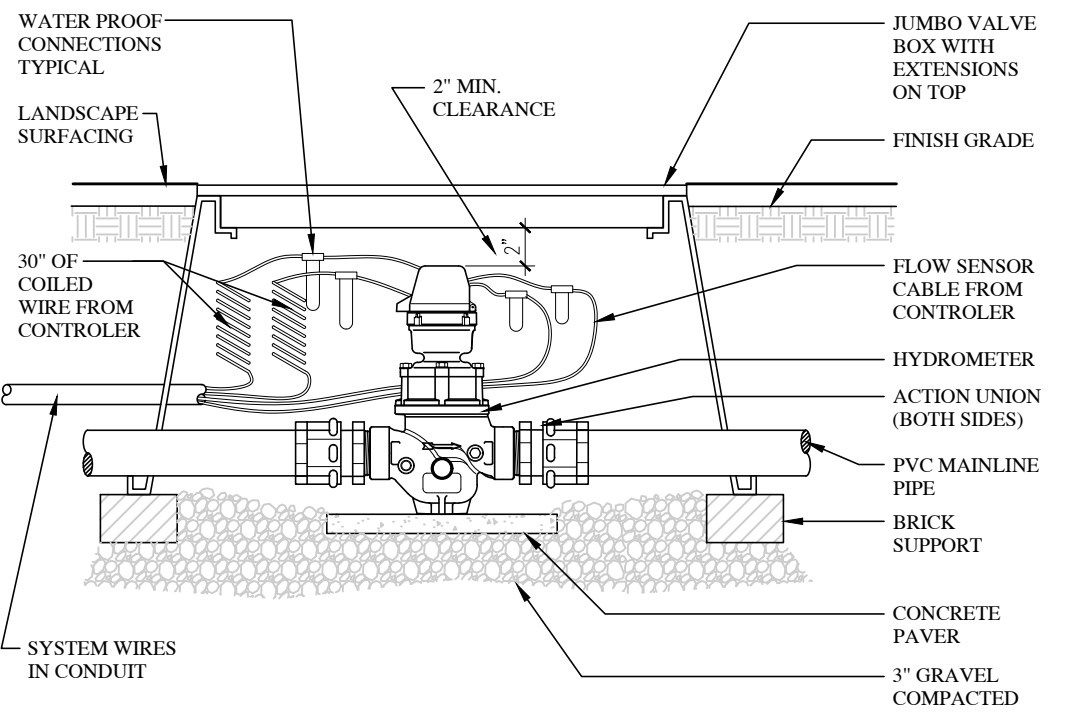
5 POC W/FILTER SCHEMATIC LAYOUT SCALE: NTS



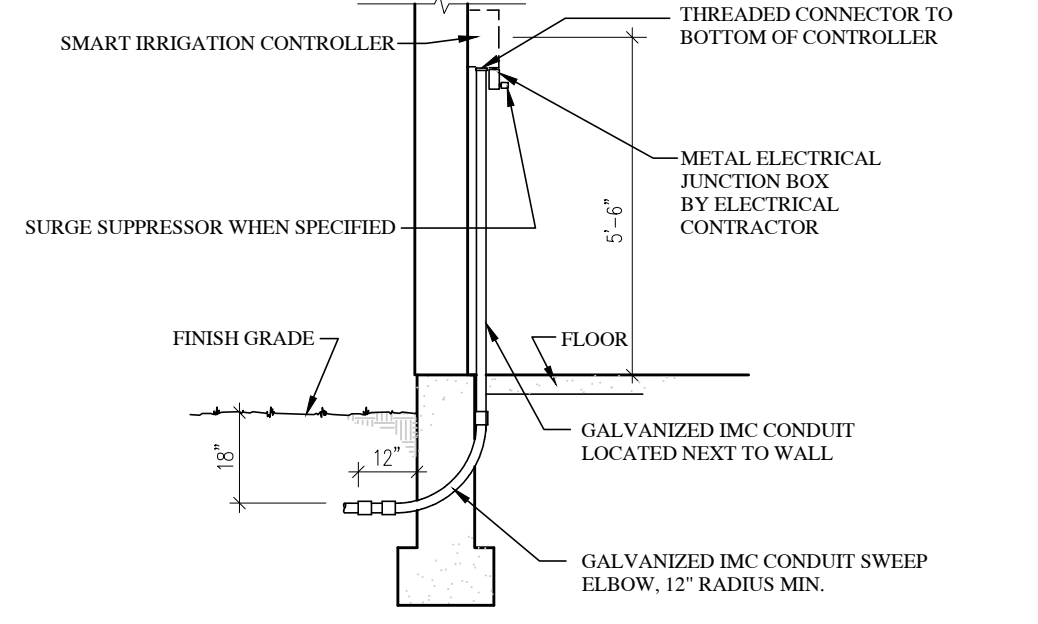
6 SMART CONTROLLER - WEATHER TRAK SCALE: NTS



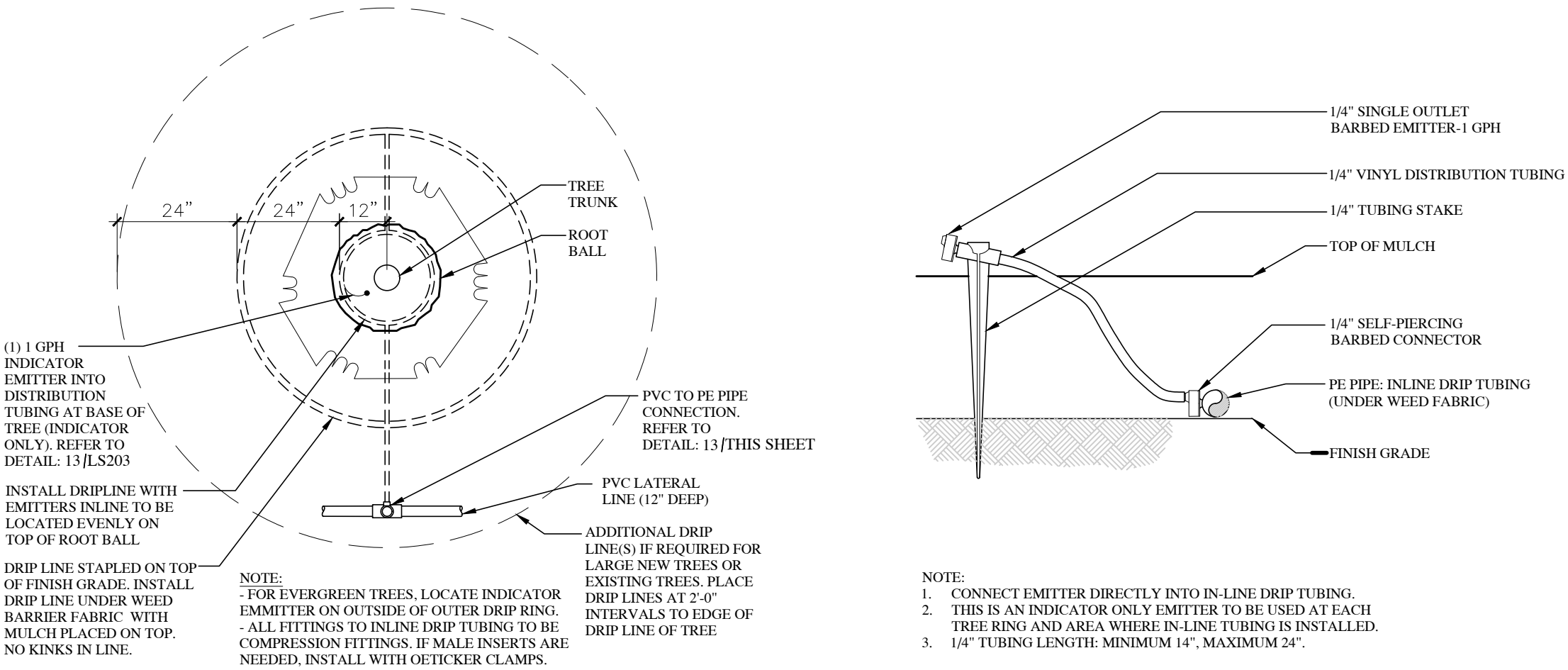
7 2\"/>



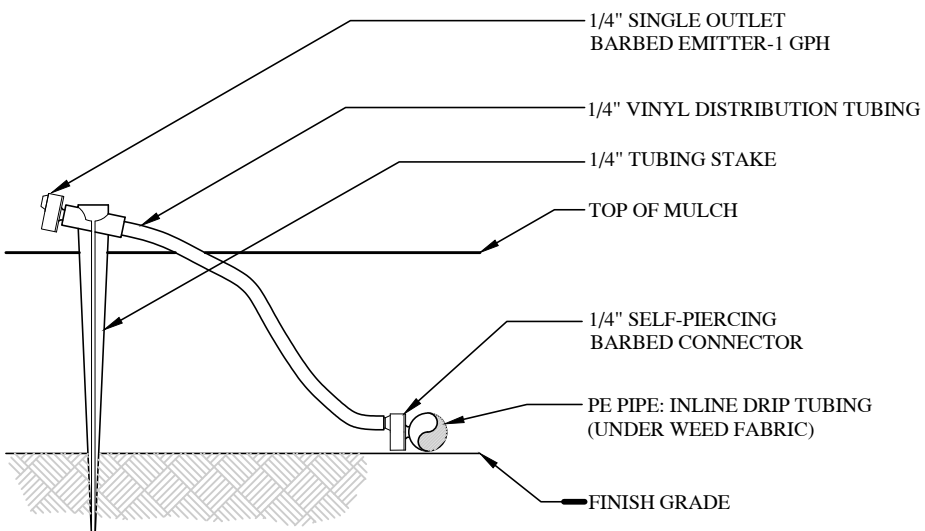
8 HYDROMETER SCALE: NTS



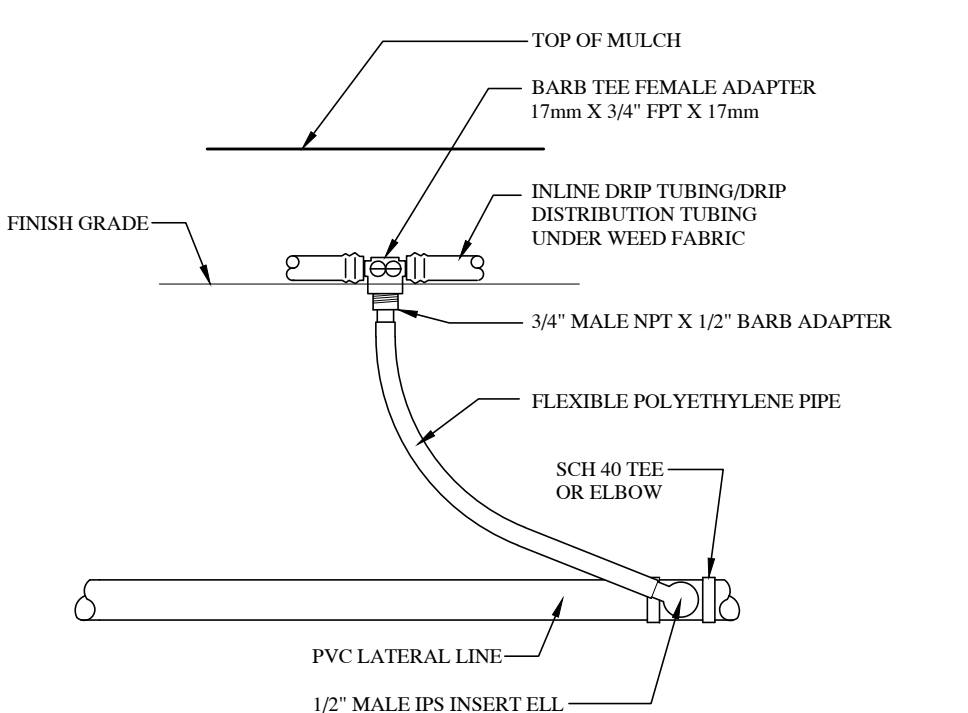
9 IRRIGATION CONTROLLER - INTERIOR MOUNT SCALE: NTS



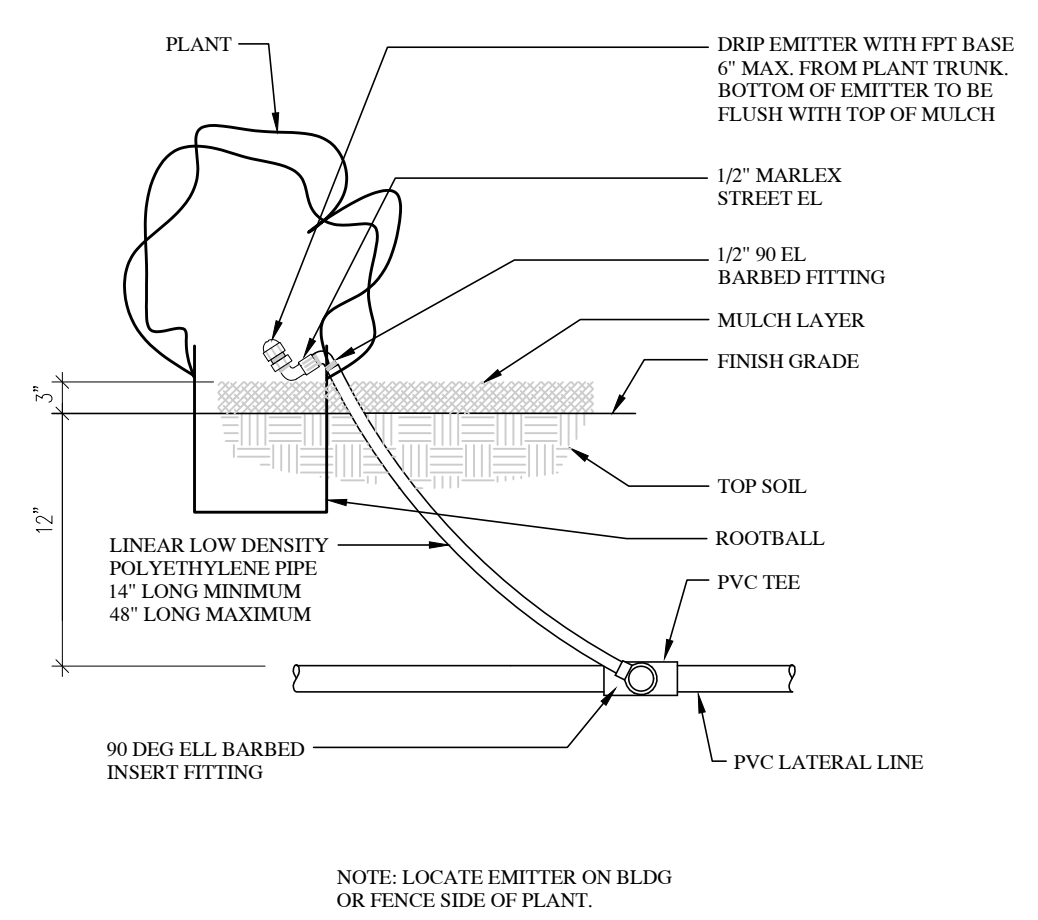
10 TREE DRIP - PLAN VIEW (PLANTER AREAS) SCALE: NTS



11 INDICATOR EMITTER SCALE: NTS



12 PVC TO BE PIPE CONNECTION SCALE: NTS



13 DRIP EMITTER INSTALLATION SCALE: NTS

Revisions	Description
Mark	Date

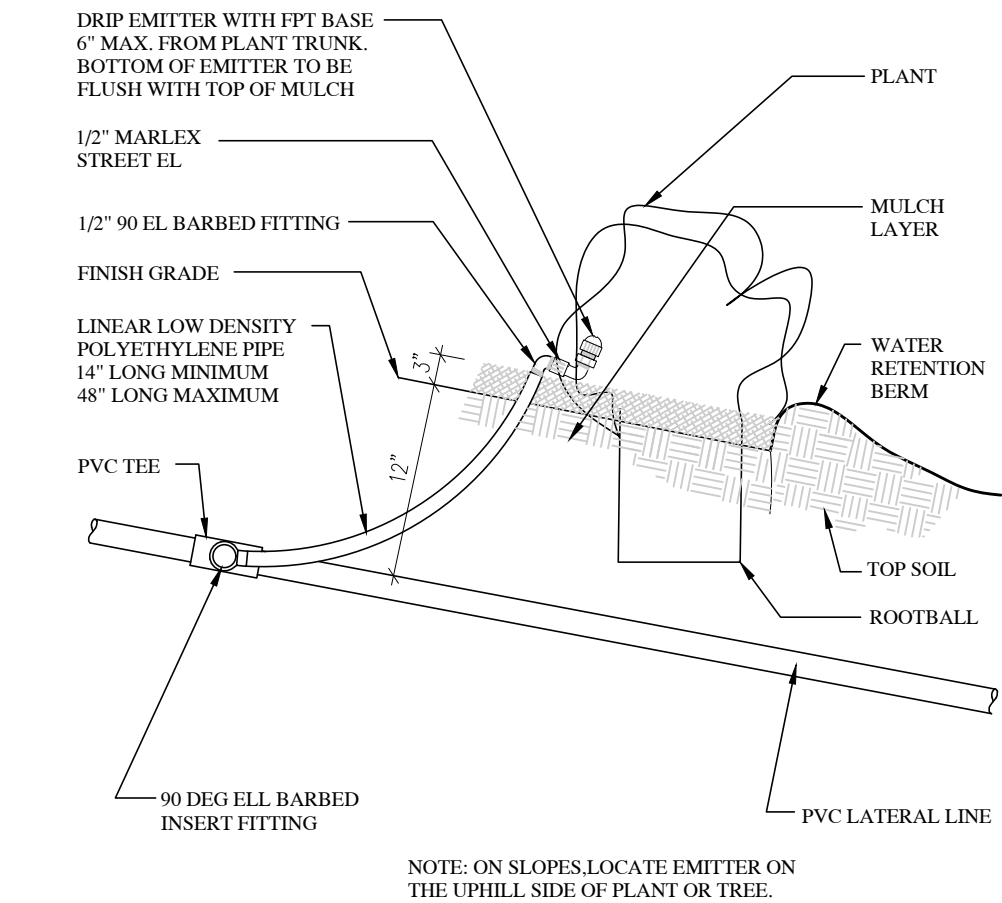
Project Number 23-04
Plan Series Heritage 23-2
Property Number 500-3627-22010101
Date August 30, 2023

Sheet Title

IRRIGATION
DETAILS

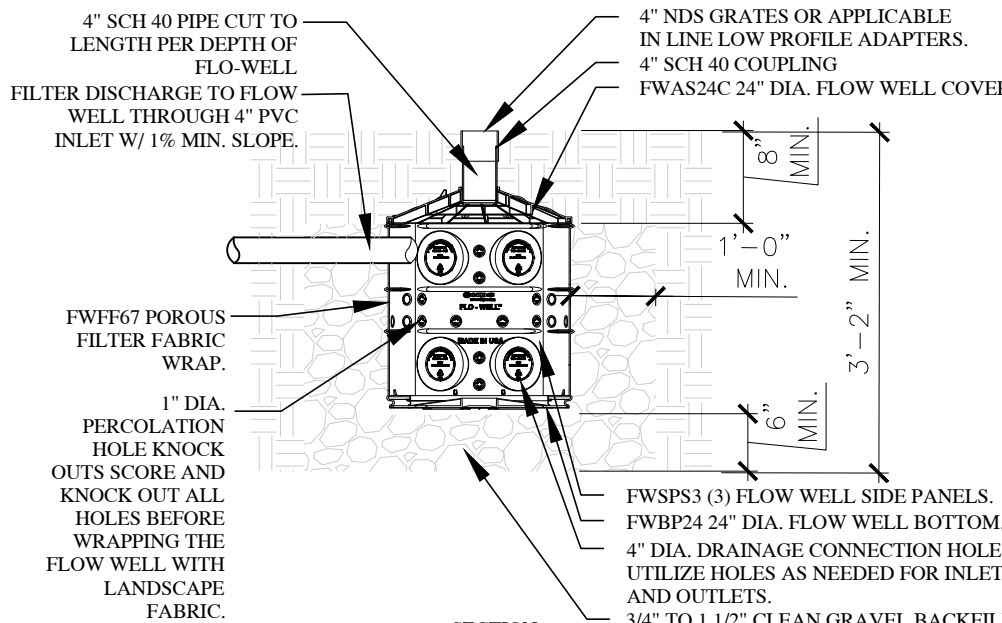
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LS500



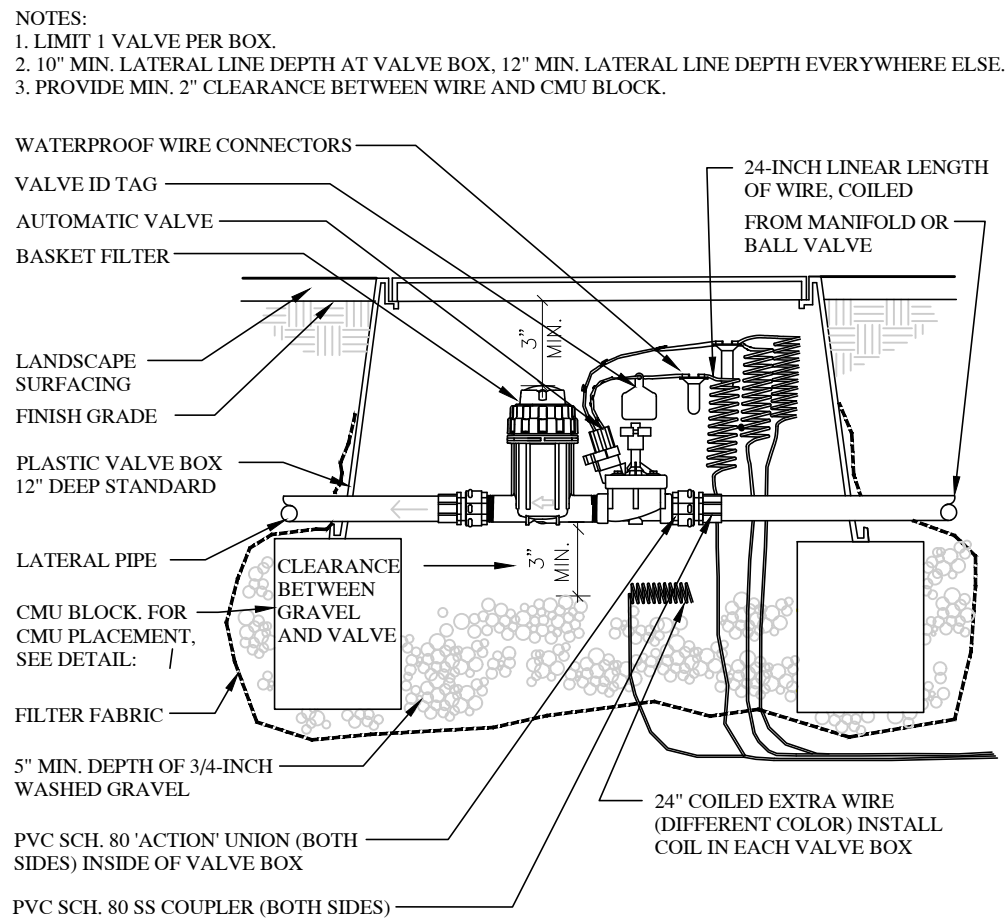
16 DRIP EMITTER - INSTALLATION ON SLOPE

SCALE: NTS



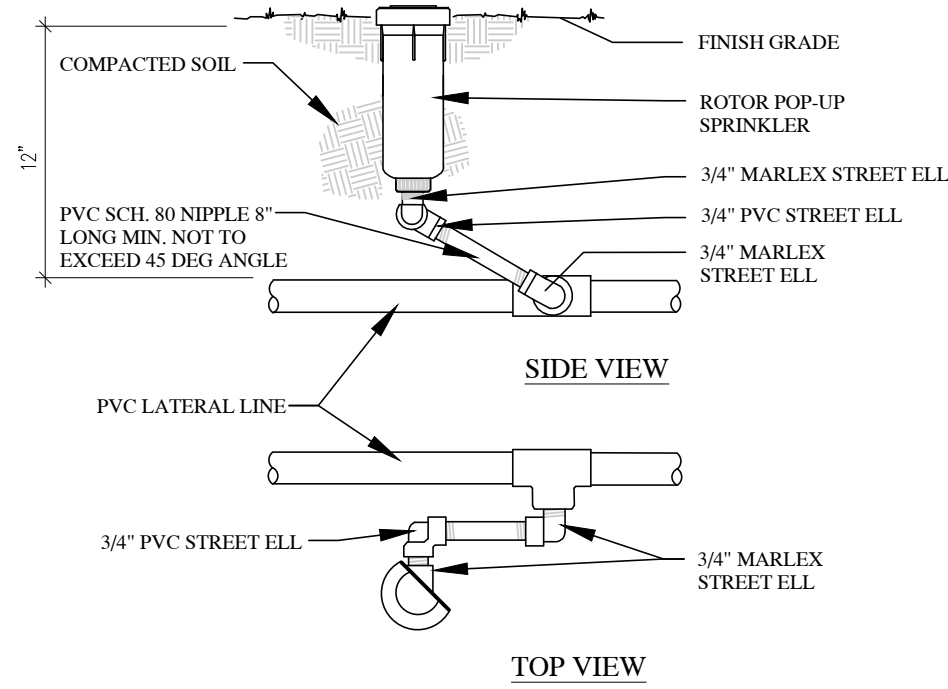
21 FLO-WELL DRY WELL SYSTEM

SCALE: NTS



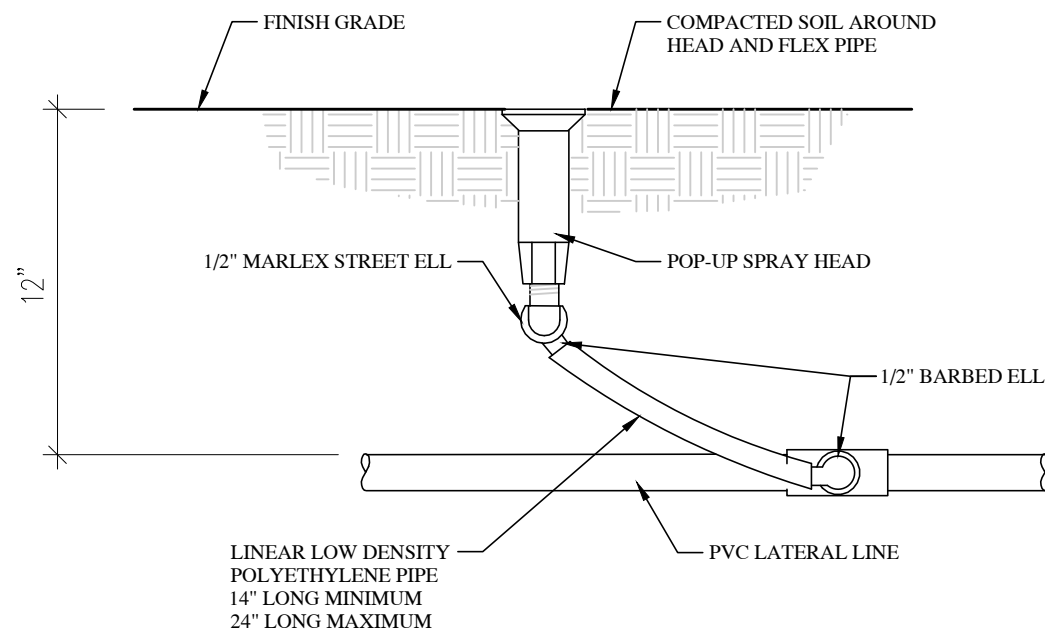
17 DRIP VALVE SECTION - CONVENTIONAL WIRE

SCALE: NTS



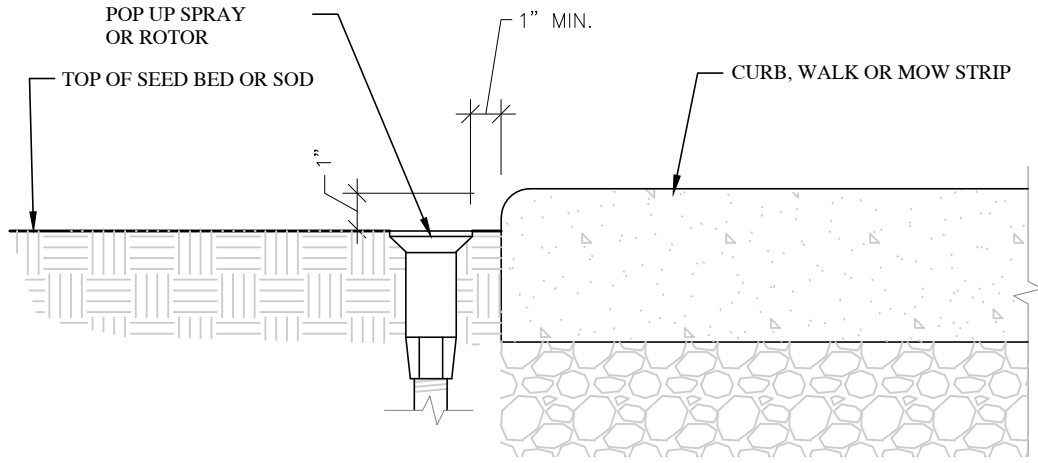
18 SPRAY HEAD ASSEMBLY

SCALE: NTS



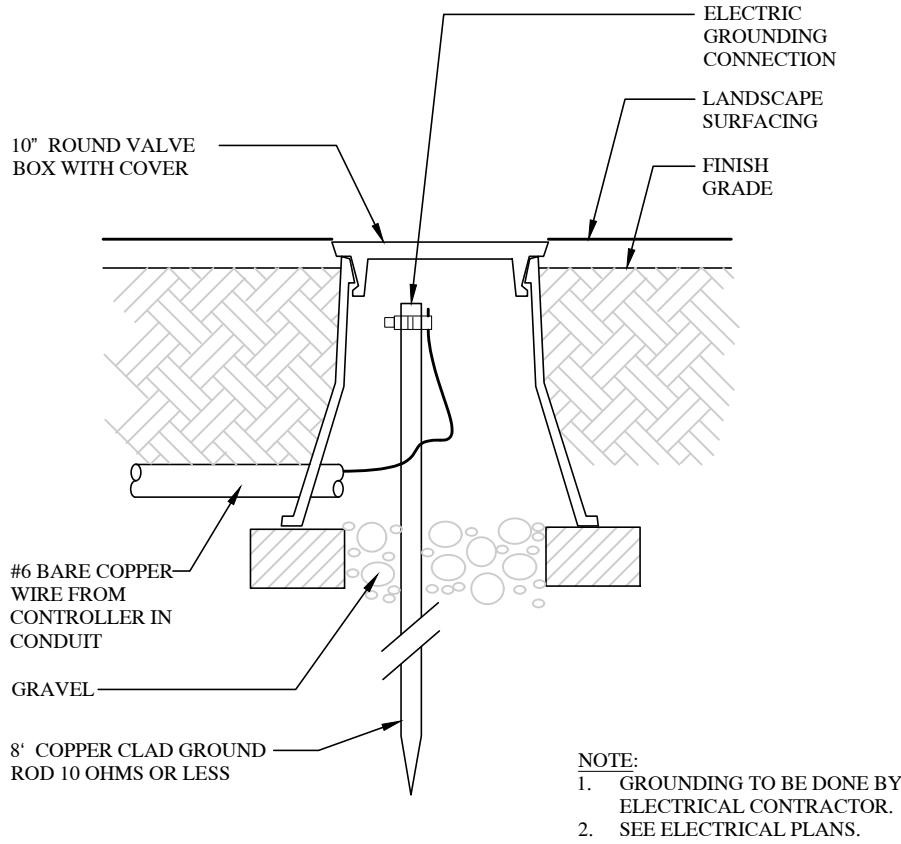
19 SPRAY AND ROTOR HEAD NEXT TO CURB / WALK

SCALE: NTS



20 LIGHTNING GROUNDING ROD

SCALE: NTS



22 ROTOR POP-UP HEAD

SCALE: NTS

NOTE:
1. GROUNDING TO BE DONE BY ELECTRICAL CONTRACTOR.
2. SEE ELECTRICAL PLANS.

Revisions	
Mark	Description

Project Number	23-64
Plan Series	Heritage 23-2
Property Number	500-3627-22010101
Date	August 30, 2023

Sheet Title

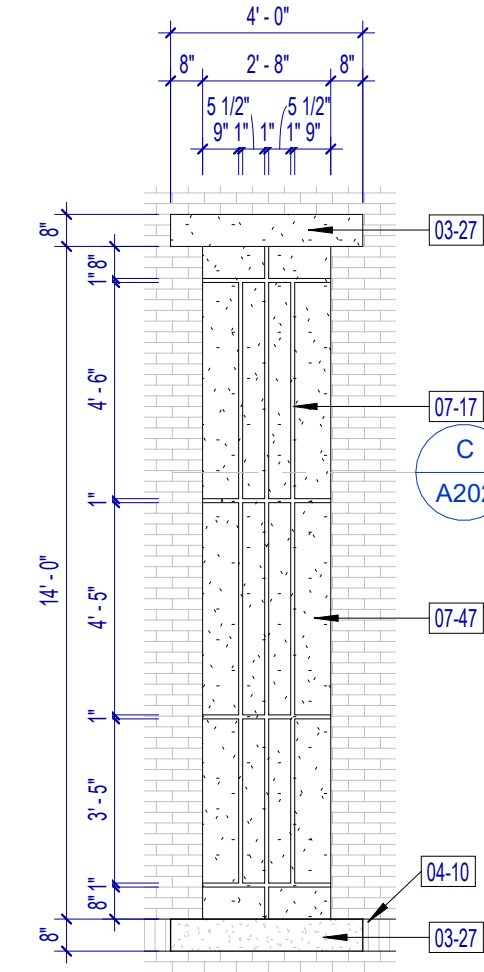
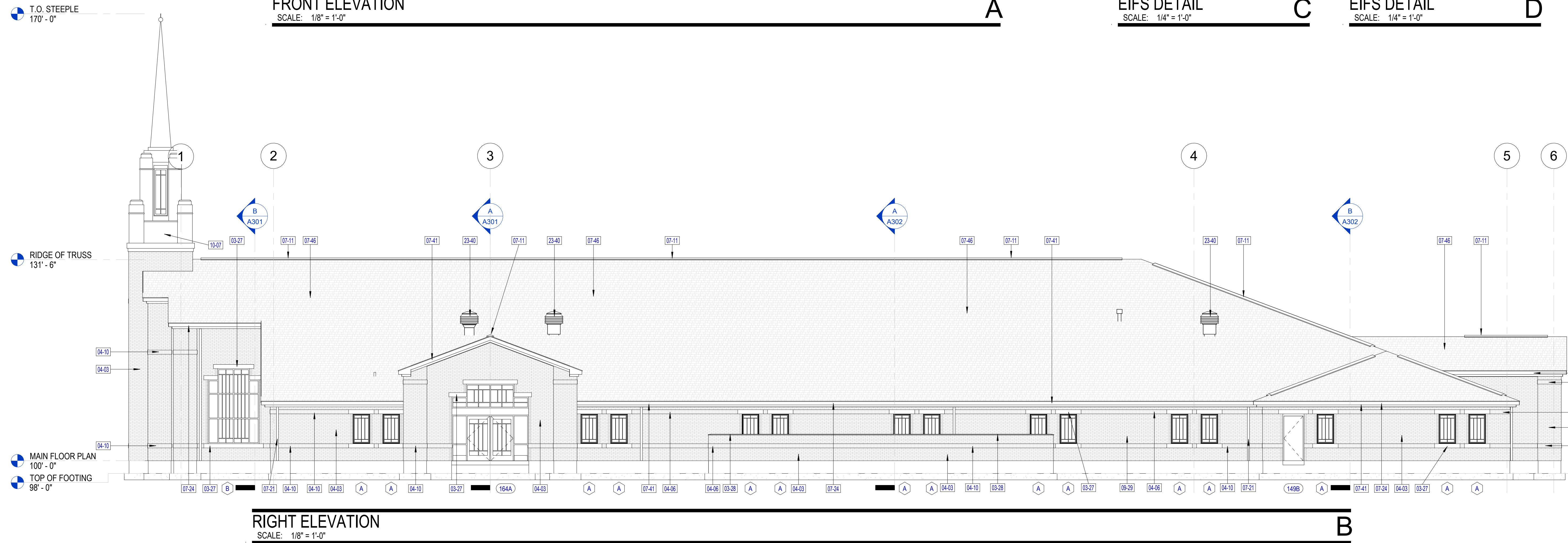
IRRIGATION
DETAILS

Sheet

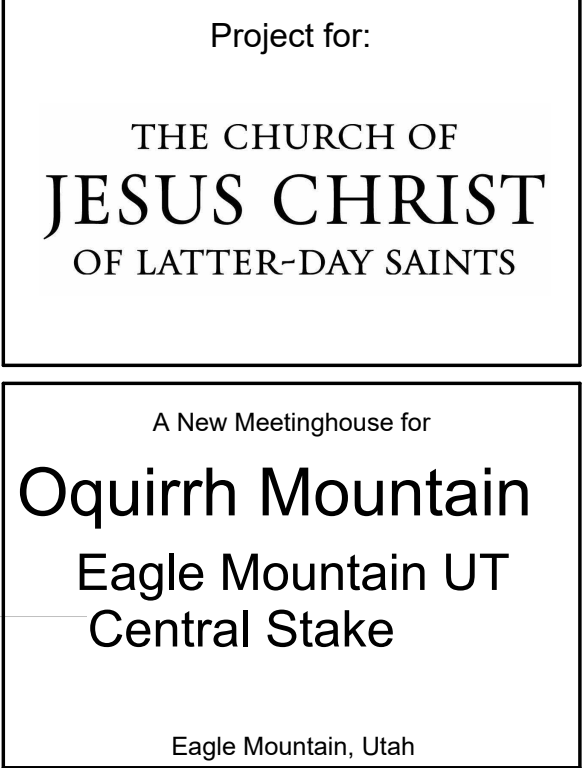
LS501

1. SEE A601 FOR DOOR SCHEDULE.
2. SEE A603 FOR WINDOW TYPES.
3. INSTALL SECONDARY UNDERLAYMENT OVER THE ENTIRE ROOF.

03-27	PRECAST ARCHITECTURAL CONCRETE; SEE DETAILS
03-28	PRECAST ARCHITECTURAL CONCRETE CAP; SEE DETAILS
04-03	BRICK VENEER MASONRY; RUNNING BOND; SEE DETAILS
04-06	ACCENT BRICK VENEER MASONRY
04-10	ACCENT BRICK VENEER MASONRY; SOLDIER COURSE; SEE DETAILS
07-11	ALUMINUM RIDGE VENT; SEE B.E./A122
07-12	WATER-MANAGED EPS ARCHITECTURAL SCROLLS; SEE DETAILS
07-21	ALUMINUM ROOF DOWNSPOUT; SEE DETAILS
07-24	ALUMINUM GUTTERS AND DOWNSPOUTS; SEE DETAILS
07-41	ALUMINUM SHEET METAL FASCIA, FLASHING & TRIM; SEE ADA122
07-46	COMPOSITE ASPHALT SHINGLES; SEE DETAILS & SPECIFICATIONS
07-47	WATER-MANAGED EPS EXTERIOR WALL FINISH SYSTEM; SEE DETAILS & SPECIFICATIONS
08-05	VINYL FRAMED FIXED WINDOW, SEE DOOR AND WINDOW SCHEDULES AND DETAILS
08-29	5/8" GYPSUM BOARD
10-07	ALUMINUM STEEPLE; SEE ELEVATIONS, ENLARGED PLANS, SECTIONS AND DETAILS
10-08	STONE MEETINGHOUSE SIGN, SEE D&E/A203
10-09	BUILDING ADDRESS SIGN, SEE F&G/A203
23-40	HVAC PENTHOUSE; SEE MECHANICAL

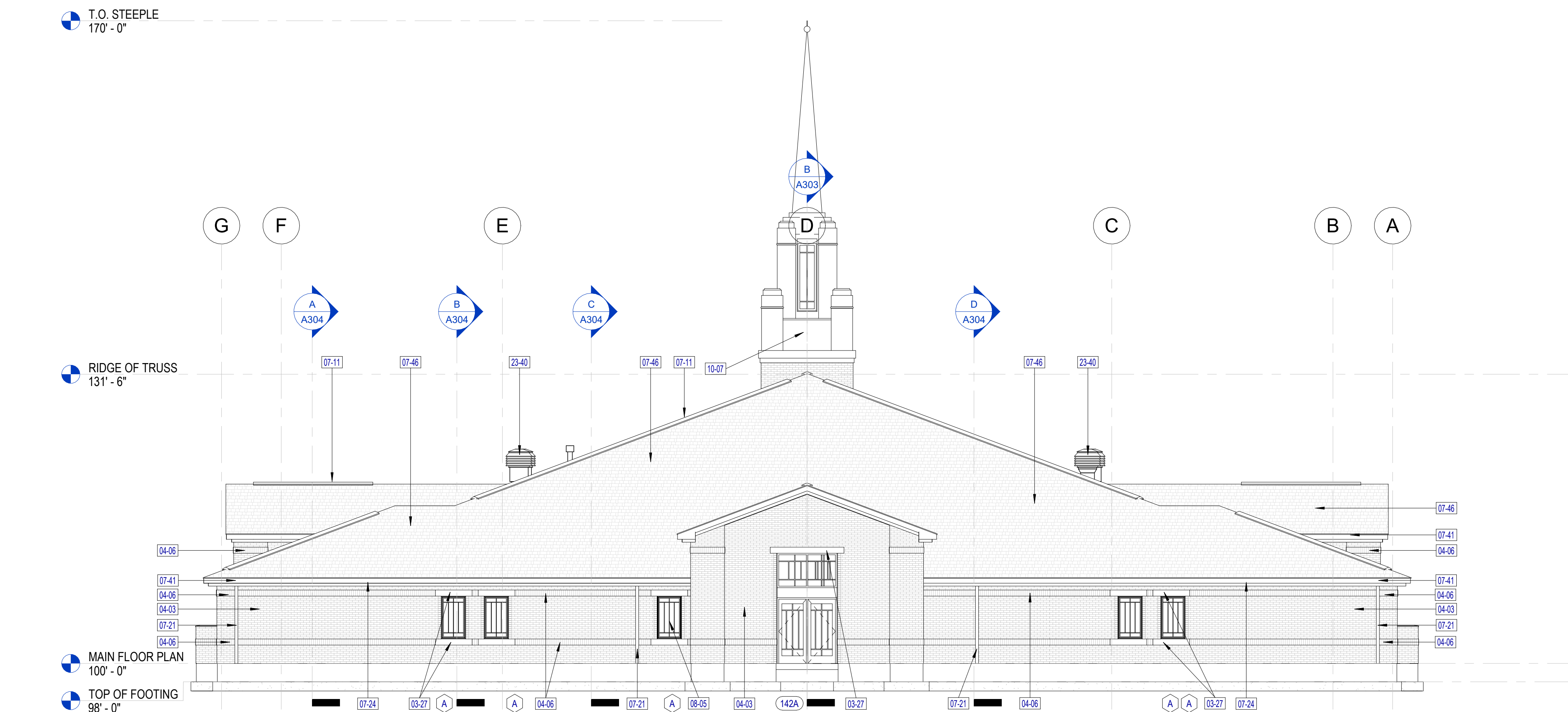


EIFS DETAIL

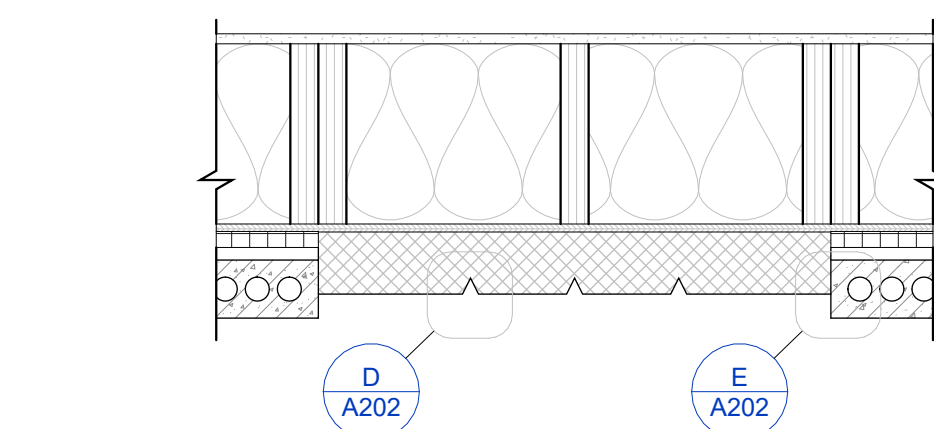


Project Number:
Property Number:
November 22, 2023
Exterior Elevations

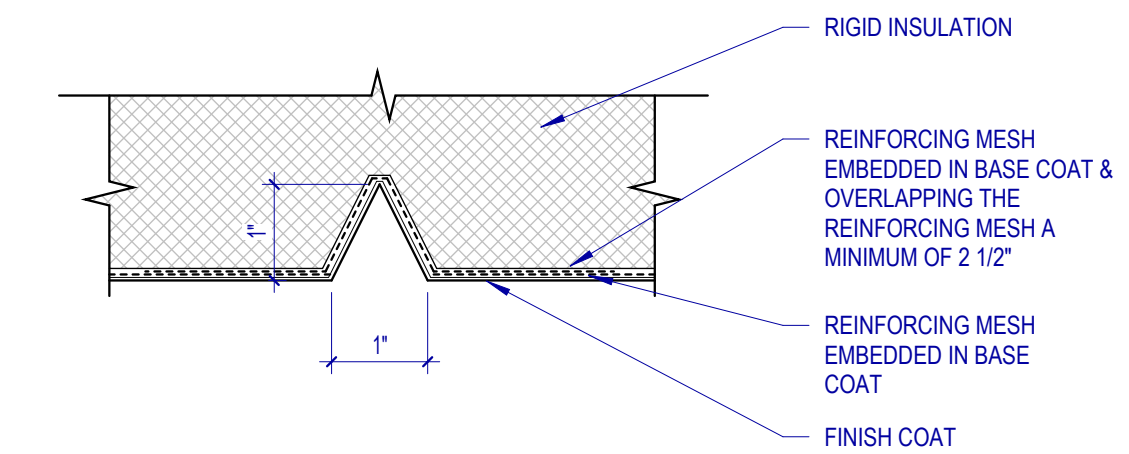
A201



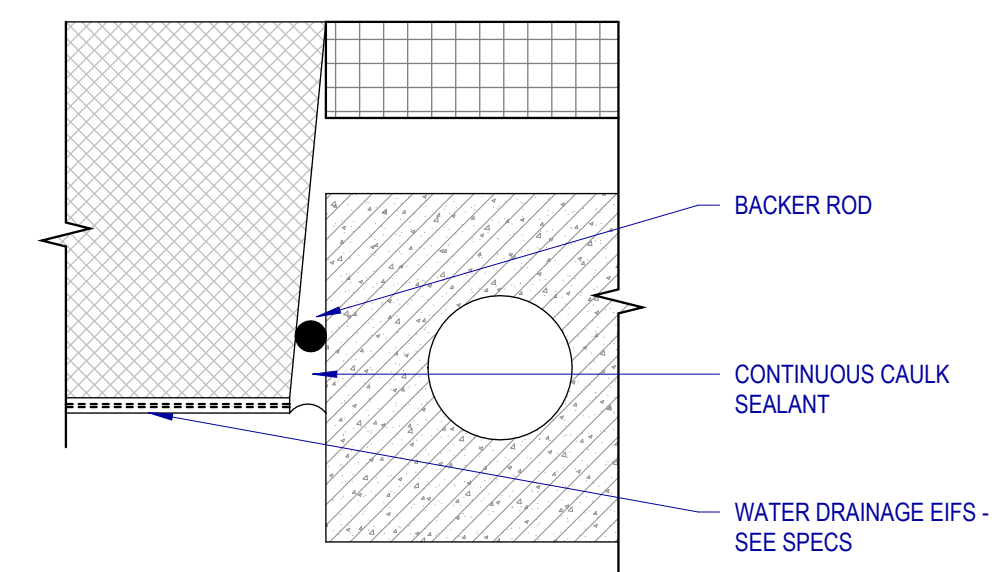
REAR ELEVATION
SCALE: 1/8" = 1'-0"



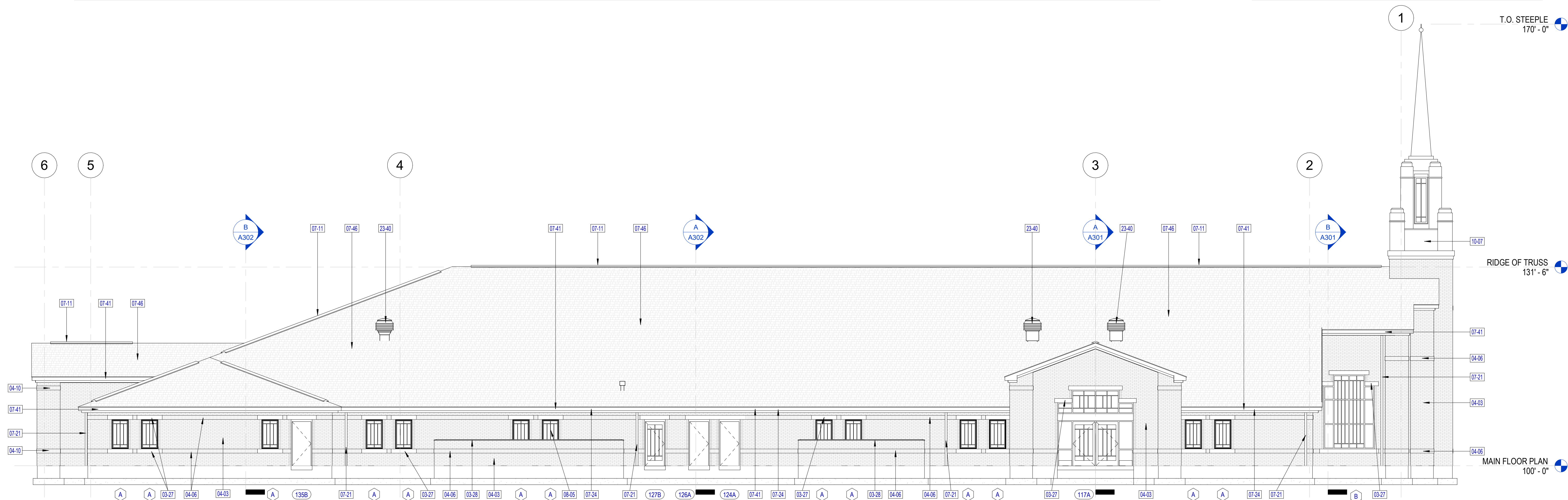
EIFS - SECTION
SCALE: 1" = 1'-0"



EIFS - ENLARGED REVEAL DETAIL
SCALE: 6" = 1'-0"



EIFS - ENLARGED EDGE DETAIL
SCALE: 6" = 1'-0"



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

General Notes

1. SEE A601 FOR DOOR SCHEDULE.
2. SEE A603 FOR WINDOW TYPES.
3. INSTALL SECONDARY UNDERLAYMENT OVER THE ENTIRE ROOF.

Keyed Notes

03-27	PRECAST ARCHITECTURAL CONCRETE; SEE DETAILS
03-28	PRECAST ARCHITECTURAL CONCRETE CAP; SEE DETAILS
04-03	BRICK VENEER MASONRY; RUNNING BOND; SEE DETAILS
04-06	ACCENT BRICK VENEER MASONRY
04-10	ACCENT BRICK VENEER MASONRY; SOLDIER COURSE; SEE DETAILS
07-11	ALUMINUM RIDGE VENT; SEE B.E.F./A122
07-21	ALUMINUM ROOF DOWNSPOUT; SEE DETAILS
07-24	ALUMINUM GUTTERS AND DOWNSPOUTS; SEE DETAILS
07-41	ALUMINUM SHEET METAL FASCIA, FLASHING & TRIM; SEE ADO122
07-46	COMPOSITE ASPHALT SHINGLES; SEE DETAILS & SPECIFICATIONS
08-05	VINYL FRAMED FIXED WINDOW, SEE DOOR AND WINDOW SCHEDULES AND DETAILS
10-07	ALUMINUM STEEPLE; SEE ELEVATIONS, ENLARGED PLANS, SECTIONS AND DETAILS
23-40	HVAC PENTHOUSE; SEE MECHANICAL



Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

A New Meetinghouse for
Oquirrh Mountain
Eagle Mountain UT
Central Stake

Eagle Mountain, Utah

Project Number:

Property Number:

November 22, 2023

Exterior Elevations

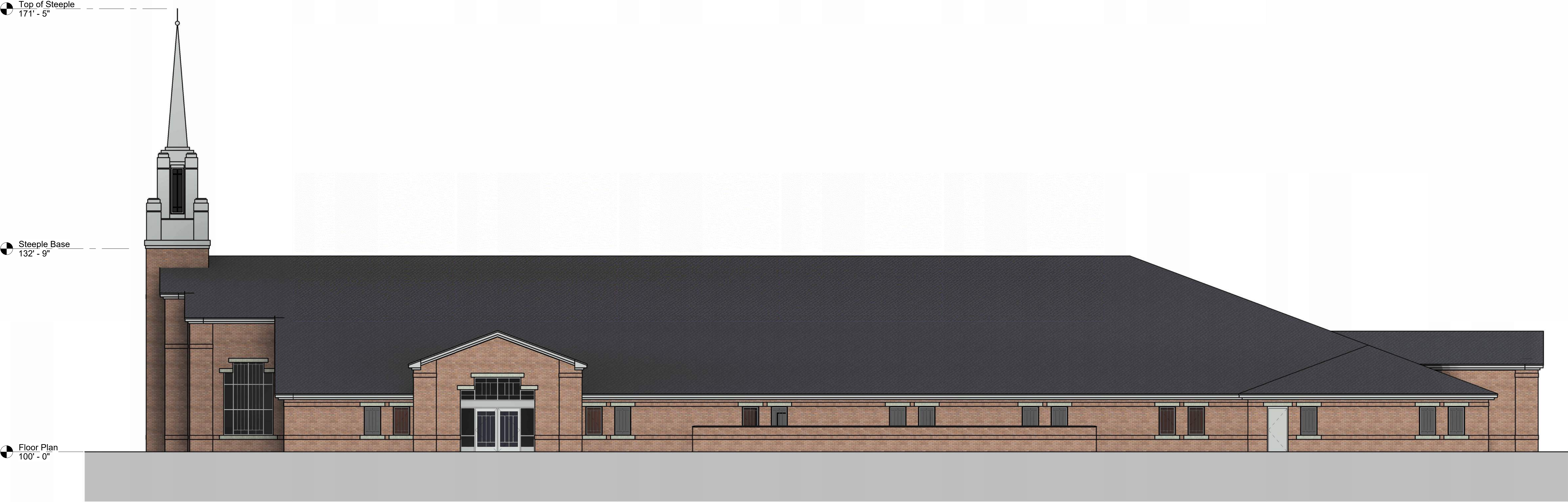
A202



West Elevation

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

1



South Elevation

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

2

Exterior Materials

North Elevation

Brick Veneer: 1,911 sf / 76.7%

Precast Concrete: 99 sf / 4.0%

Openings: 483 sf / 19.4%

East Elevation

Brick Veneer: 1,104 sf / 86.5%

Precast Concrete: 32 sf / 2.5%

Openings: 140 sf / 11.0%

South Elevation

Brick Veneer: 1,957 sf / 78.5%

Precast Concrete: 101 sf / 4.1%

Openings: 435 sf / 17.4%

West Elevation

Brick Veneer: 2,277 sf / 92.5%

Precast Concrete: 47 sf / 1.9%

Openings: 138 sf / 5.6%

Total

Brick Veneer: 7,250 sf / 83.1%

Precast Concrete: 279 sf / 3.2%

Openings: 1,196 sf / 13.7%

Revision Schedule

#	Description	Date



ea architecture

11576 South State Street, Suite 103b
Draper, Utah 84020

Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

A New Building for

Project Number:

Property Number:

May 1, 2023

Exterior Elevations

A201



East Elevation

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

1



North Elevation

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

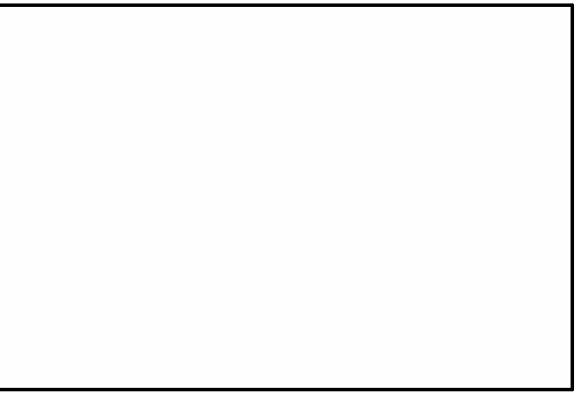
2

Exterior Materials

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Brick Veneer:	1,911 sf / 76.7%
Precast Concrete:	99 sf / 4.0%
Openings:	483 sf / 19.4%
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ea architecture

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Draper, Utah 84020

Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

A New Building for

Project Number:

Property Number:

May 1, 2023

Exterior Elevations

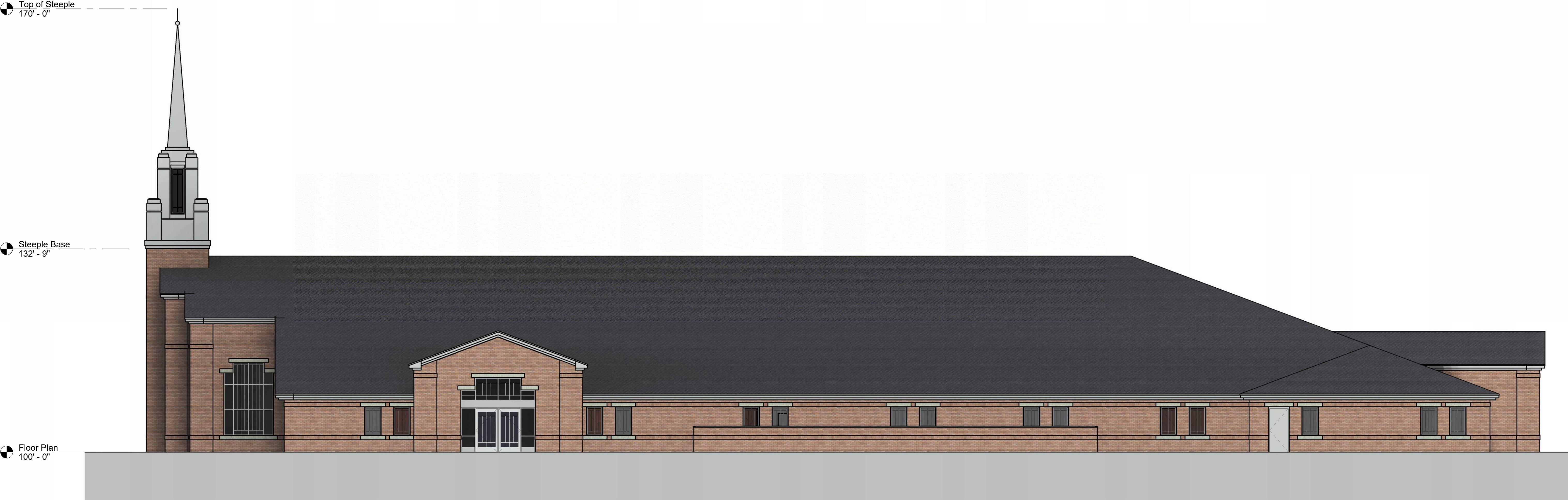
A202



West Elevation

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

1



South Elevation

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

2

Exterior Materials

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ea architecture

11576 South State Street, Suite 103b
Draper, Utah 84020

Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

A New Building for

Project Number:

Property Number:

May 1, 2023

Exterior Elevations

A201



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

1



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ea architecture

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Draper, Utah 84020

Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

A New Building for

Project Number:

Property Number:

May 1, 2023

Exterior Elevations

A202



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
APRIL 23, 2024

TITLE: ACTION ITEM - Firefly NPA 8 Phase A Plats 4 & 5 - Site Plan(s)

ITEM TYPE: Site Plan

APPLICANT: Candlelight Homes

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

In 2023, the Pole Canyon 2010 era Master Development Plan and Master Development Agreement were amended and re-stated to recompose the project into the Firefly planned community. The changeover included a collection of changes to layout and building design concepts. Submittal of the Master Site Plan made the subject of this report [note: "Master" only because the combined property in this request exceeds five acres even though a Master Site Plan was created and approved for the whole of Firefly] comes on the heels of the City's approval of the Firefly project. Firefly NPA 8 Phase A Plats 4 & 5 is another of various anticipated site plans (or site plan sets) to be submitted to the City for review and approval within the scope of the planned community. Future land use categories are blended in the Firefly area.

ITEMS FOR CONSIDERATION:

Site Plan/Architectural Items (EMMC § 17.100.050, 060 & Community Plan)

Statement: City code and the Firefly re-stated MDA and Community Plan (Chapter 4 pgs. through 14) provide architectural standards (including elevations, landscaping, etc.) to govern build-out of multi-family, townhouse structures. NPA 8 Phase A 4 & 5s' site plan depicts 12 four-to-five-unit townhouse buildings. Standards listed hereafter are taken from code in order and supplemented with elements taken from Firefly's Community Plan.

Applicant proposals to satisfy City zoning and adopted Community Plan architectural standards are noted hereafter as "Finding(s)". Requirements are listed in the order they are stated in code. Conflicts between City code and the adopted Community Plan are to be weighted in favor of the adopted Plan per the Firefly ARMDA (see attached ARMDA paragraph 43). Refer to attached plans.

Minimum Lot Area(s): Per the ARMDA, for multi-family structures --

including townhomes, "there are no minimum lot area requirements". (Conformance to setbacks will shape the sizing of any given lot.) Setback check is executed during City plan review in conjunction with application for a Building Permit.

Building Size(s): Per the ARMDA, "...townhomes shall consist of buildings between one and 12 units and shall not be greater than 200 feet in length. They [shall] share at least one structural component (e.g., concrete pillars, piers, foundations, footings, or walls) which may be above or under the ground, and may be attached or detached, but will be platted consistent with the footprint of the building, with all yards, driveways, and other PTOS (parks, trails and open space) platted as common or limited common open space. The number of building stories shall be limited to the building height allowed for...townhomes [35']."

Finding(s): Buildings contain five or fewer units each. None of the are over 200' in width/length or depth. Buildings are uniformly under 35' in height from finished grade (most are just under 30' tall) though the adopted Community Plan allows for multi-family buildings to be four stories and 55' in height.

Architectural Style/Theme:

Basic City Requirement(s): All facades of...multifamily structures shall be designed with consistent architectural style, detail, and trim features as the primary facade. Separate structures on the site shall be designed similar to the primary structure, including colors, materials, and design elements.

Adopted Community Plan Requirement(s): Per approved Community Plan concepts. The Plan states that the images represented therein are, "intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly".

Finding(s): Architectural renderings provided by the Applicant suggest compliance with the architectural theme requirement.

Main Entrance(s)/Front Facade(s):

Basic City Requirement(s): The main entrance of a structure should orient to major sidewalks, pedestrian ways, plazas, courtyards, or other public spaces. It shall also be clearly identifiable and consist of a sheltering element such as a porch, stoop, awning, arcade, or portico.

Adopted Community Plan Requirement(s): "The street facing portion of [a] building shall be designed to avoid flat planes or visual lines that give the appearance of one flat wall face for the length of the building facade fronting the street without a break.... Street-facing facades greater than 40 feet in length must exhibit a change in the wall plane. Change of the wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials."

Finding(s): Architectural renderings provided by the Applicant suggest limited compliance with the above written standard(s). However, they feature limited architectural front facade conformance (including garage appearance) with the concept examples of townhouse designs found in the adopted Community Plan (see attached C.P. Chapter 4, pages 12-14).

Roofs:

Basic City Requirement(s): Sloped roofs, overhanging eaves & multiple roof planes & heights.

Adopted Community Plan Requirement(s): The roof type of any structure may be any of the following: gable, hip, gambrel, mansard or flat. Roof type and design should match the styling of the overall home design. Roof pitches may be flat or 1/12 to 2/12.

Finding(s): Townhouses' building designs feature conforming, sloped roof systems using 30-year shingles.

Building Articulation:

Basic City Requirement(s): That vertical & horizontal articulation, including facade modulation, changes in textures/materials, window patterns, offsets, recesses and projections.

Adopted Community Plan Requirement(s): n/a

Finding(s): Building designs feature conforming, horizontal and vertical articulation.

Architectural Detailing:

Basic City Requirement(s): A majority (10) in count of the following 18 select features on each side of each building in the development:

Decorative shutters, bay windows, popouts, trellis or arbor structures, porches, decorative gables, dormer windows, exposed timbers, balconies, columns, turrets, decorative trim and moldings, detailed grills and railings, architectural lighting, decorative masonry pattern, window grids, and decorative doors and windows.

Adopted Community Plan Requirement(s): As per concept elevations found in the adopted Community Plan.

Finding(s): Architectural renderings provided by the Applicant suggest compliance with one of the four concept elevations exhibited by the adopted Community Plan (see C.P. pages 10-12 through 10-14). As noted above, the Plan states that the images represented therein are, "intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly".

Building Materials:

Basic City Requirement(s): That a minimum of two exterior material types on all building faces, minimum of 30% material type be used on any given wall face.

Adopted Community Plan Requirement(s): "Exterior materials are to be consistent with the architectural styling of the [town]home [unit]. Materials may include masonry, stucco, fiber-cement type siding, metal architectural paneling, or other materials consistent with the styling of the particular home. All materials and colors must be approved by the ARC (Architectural Review Committee)."

Finding(s): Townhomes comply with the Community Plan's standards but not City standards. Exterior finish material appears to be limited to one type -- cementitious fiber board (cement board).

Building Colors:

Basic City Requirement(s): Wide palette, not restricted to earth tones or desert landscape colors.

Adopted Community Plan Requirement(s): n/a

Finding(s): Whether the color suite is sufficiently compliant is a subjective decision left to the Commission. Two to three dominant hues are proposed per building type. Ten colors hues are proposed in grey and brown tone shades (includes taupe and off-white coloring).

Garages/Garage Doors:

Basic City Requirement(s): That garage doors to not be a dominant architectural element, they be placed at the sides or rears of buildings or be recessed from front wall planes of units. Multi-unit buildings containing three or more units to have 22'x 22' garages.

Adopted Community Plan Requirement(s): n/a; "Garage dimensions are required to be a minimum of 20' x 20'."

Finding(s): Townhouses comply with the Community Plan's standards and City standards. Note that the concept elevations in the adopted Community Plan facilitate a garage below, living space aside, behind and above garage arrangement. It appears that all 49 of the units will rear loaded.

Lighting:

Basic City Requirement(s): Streetlights to be All lighting fixtures on building (and poles) to be shielded/boxed and downwardly directed.

Adopted Community Plan Requirement(s): n/a

Finding(s): Lighting expected to be customary residential lighting supplemented by streetlights compliant with City code. Preliminary plat review will check to streetlight locations and quantity -- and correct any deficiencies.

Mailbox Structure(s):

Basic City Requirement: It is recommended that cluster mailboxes for multi-family townhouse projects should be used and that those should, in materials and color, harmonize with the buildings to which they are associated.

Adopted Community Plan Requirement(s): n/a

Finding(s): Mailbox clusters expected to be customary in accordance with current City and U.S.P.S. policies.

Mechanical Equipment:

Basic City Requirement(s): Mechanical equipment shall be screened from public view. No precise code standard noted.

Adopted Community Plan Requirement(s): n/a

Finding(s): Townhouse unit exterior HVAC equipment (e.g., condenser units) expected to be compliant with City adopted building code and be in care and keeping with that expected in the circumference of a detached residential house.

Storage, Loading Areas & Trash Enclosures:

Basic City Requirement(s): Outdoor storage, loading or trash areas require screening/enclosure.

Adopted Community Plan Requirement(s): n/a

Finding(s): N/A given nature of structures in the development. Individual units will have their own trash and recycling cans in like manner as detached houses.

Parking Provision:

Basic City Requirement(s): Rate of 2 non-tandem stalls per unit plus 1 guest stall for every 3 units (78 total); min. 1 stall per unit to be enclosed/covered.

Adopted Community Plan Requirement(s): "Parking requirements shall be based on the number of bedrooms in each [town]home [unit]. For 1-bedroom homes, 1.75 stalls are required. For 2-bedroom homes, 2.5 parking spaces are required. For 3-bedroom homes, 3 parking stalls are required. For 4-bedroom homes and greater, 3.5 parking stalls are required. Parking means a parking stall located within a garage, driveway, private parking lot, or on a public street, and shall be sized at a minimum of 8' wide x 18' deep. Garage dimensions are required to be a minimum of 20' x 20'."

Finding(s): Units appear to have two-car garages and two-car driveways (i.e., four countable spaces per unit irrespective of bedroom count). Four spaces per unit exceeds the minimum quantity required. No breakdown parking space tally by/per bedroom count is provided.

Access & Streets:

Basic City Requirement(s): Public streets' widths to be 59', 77', 122'. Private 26'+.

Adopted Community Plan Requirement(s): Conformance to City standards.

Finding(s): Proposed that service drives/alleys be 26' wide and local roads be 59' wide in conformance to City code and the adopted Community Plan.

Screening:

Basic City Requirement(s): Six-foot (6') privacy fencing along the rear or side lot lines of lots intended to abut collector and/or arterial rights-of-way. All streets within the plats are [proposed to be] private.

Adopted Community Plan Requirement(s): "Fences or walls in front yards or side yards facing a street shall be no taller than three feet. Fences or walls along the side or rear yards shall be a minimum of six feet and a maximum of seven feet. Materials, specifications, and located approved by the ARC (Architectural Review Committee). Limited common open space may be fenced."

Finding(s): Fencing/screening not depicted on submitted civil site or architectural elevation plans. Given that observation, fencing is anticipated to be installed by individual owners after they occupy a townhouse unit. Also, NPA 8 Phase A Plats 4 & 5 housing units do not front or rear load directly onto a "collector" or "arterial".

Open Space & Amenities:

Basic City Requirement(s): All open space is intended to be maintained by a future HOA or the City as designated by the adopted Community Plan and other Firefly documents.

Adopted Community Plan Requirement(s): As per callouts in plan and other Firefly documents.

Finding(s): Open space provided for NPA 8 Phase A 3 totals 1.17 acres out of 6.5 total site area per the Applicant's engineer. The overall open space and landscape plan have been approved via the ARMDA and Community Plan and greatly exceed the City's bare requirements. No callout of a clubhouse or pool is shown on the plats' site plan which is agreeable given the open space already proposed by approved Exhibit in the ARMDA and Plan. Spread of open space means that in some areas of the Firefly planned community open space minimums will be well exceeded -- and, in some areas under-supplied.

REQUIRED FINDINGS:

Site plan approvals are based upon compliance with City code requirements and requirements of any applicable Development Agreement(s). Approval criteria [Conclusions of Law] for a Site Plan Approval request are stated in EMMC §§ 17.100.050 & 17.100.060. Site plans are to be approved if all required plan elements are present and demonstration of code compliance is provided in plan drawings. Some criteria are subjective.

RECOMMENDATION:

Approve <contingent upon project/applicant compliance with any approval conditions motioned by the Planning Commission>...

ATTACHMENTS:

Site Plan_A4 & A5

Design Package_NPA 8 Phase A Plat 4 & 5

Updated Landscape Plans_NPA 8 Phase A Plat 4 & 5

Community Plan



- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

NPA 8 PHASE A PLATS 4 & 5
EAGLE MOUNTAIN, UTAH
MULTI-FAMILY SITE PLAN

firefly

REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	
6 -	

LEI PROJECT #:
2021-0080
DRAWN BY:
TJP
DESIGNED BY:
BCT
SCALE:
1"=30'
DATE:
04/01/2024

SHEET
1

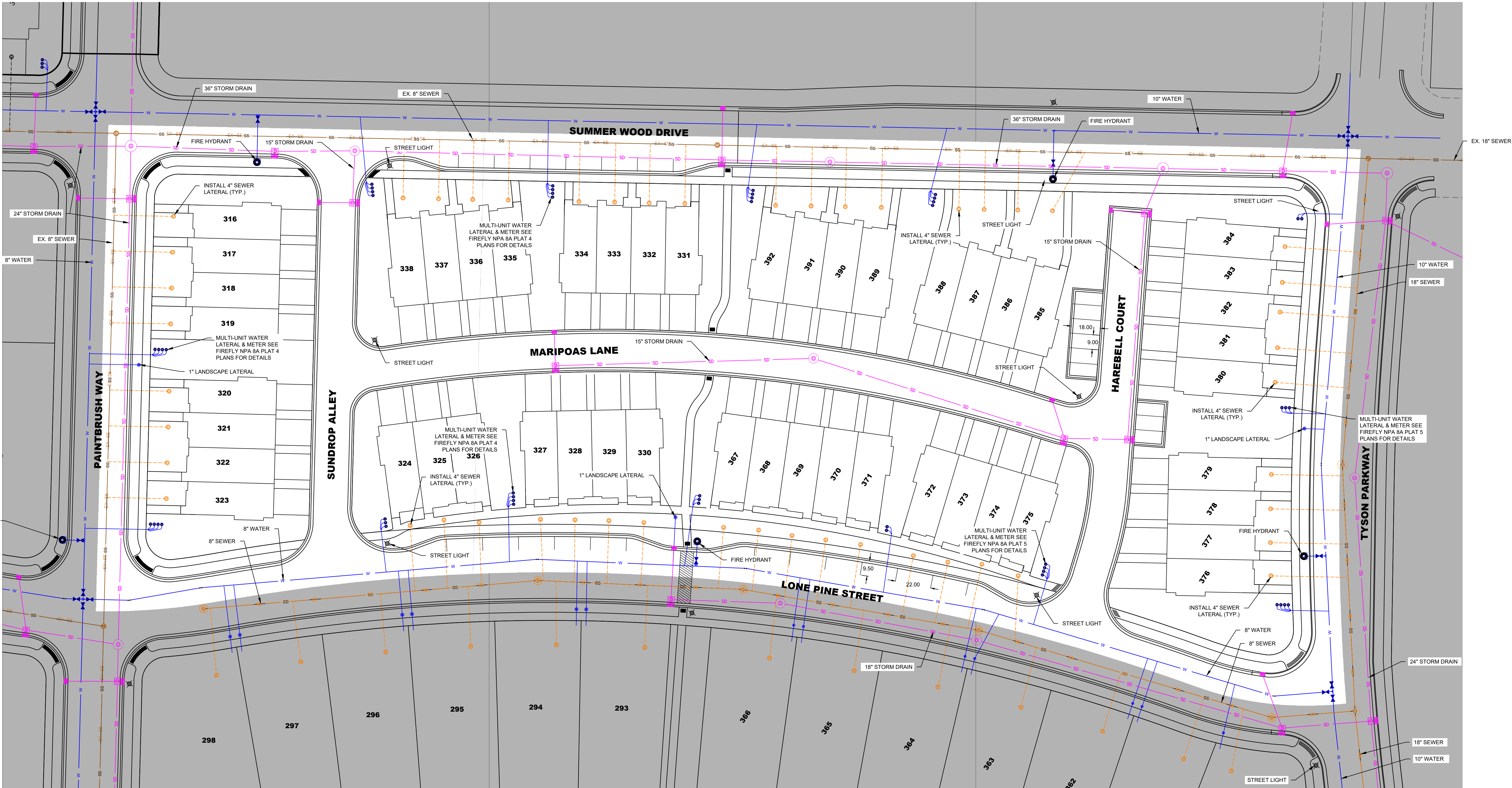
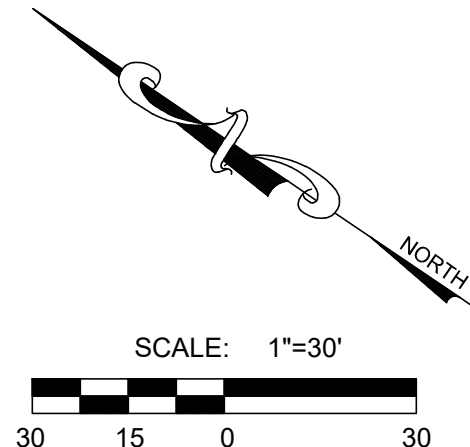
NOTE

1. SEE FIREFLY NPA 8 PHASE A, PLATS 4 & 5 DRAWINGS FOR ADDITIONAL INFORMATION REGARDING THIS & THE SURROUNDING AREA
2. ALL APPLICABLE ELEMENTS OF THE AMERICANS W/ DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.

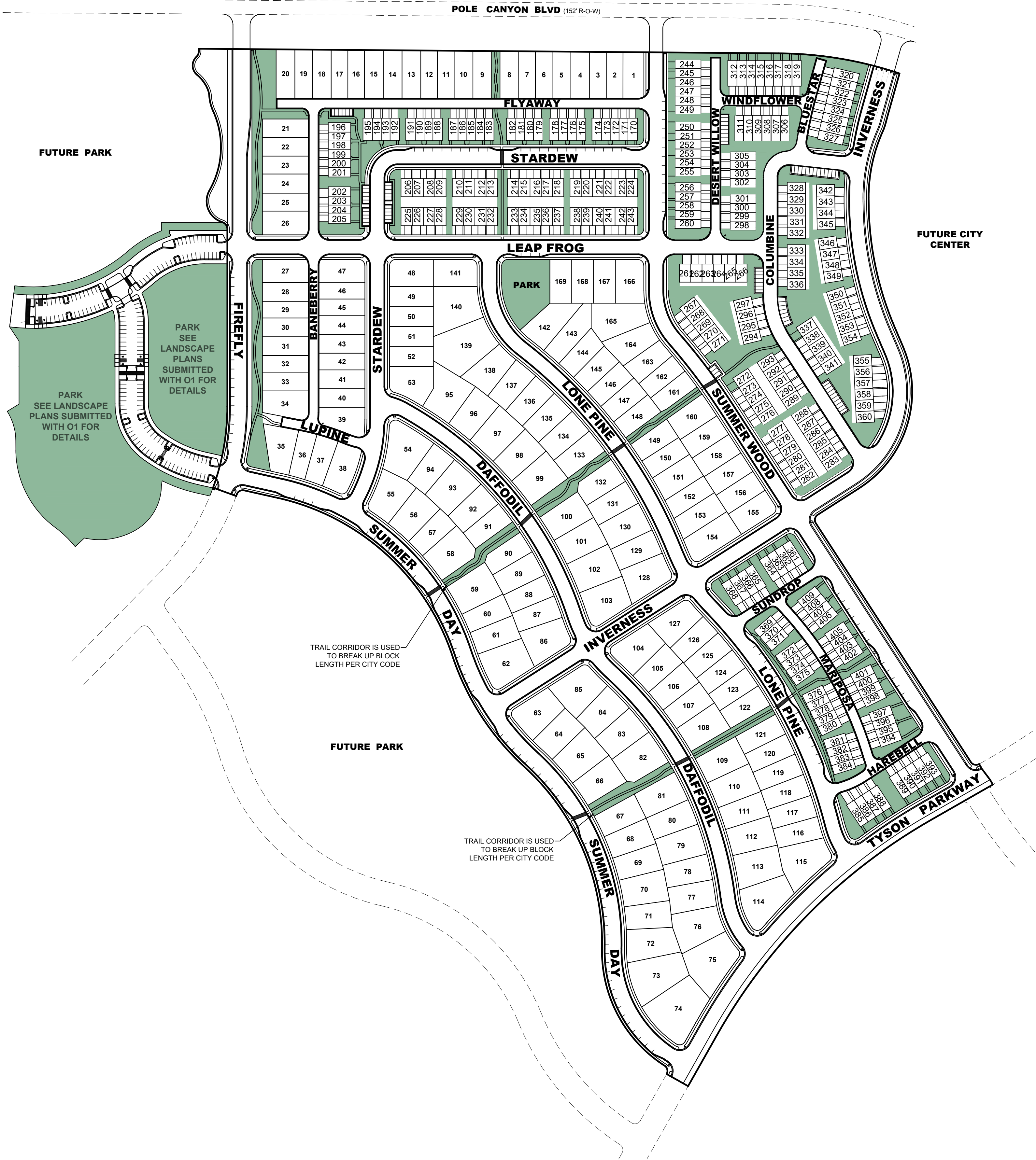
TABULATIONS

TOTAL ACREAGE: 5.1 ACRES
TOTAL OPEN SPACE: 1.26 ACRES
TOTAL IMPROVED OPEN SPACE: 1.26 ACRES+
OVERALL DENSITY: 9.6 U/A
TOTAL # OF LOTS/UNITS: 49
ASPHALT PAVEMENT AREA: 59,089 SQ. FT.
PARKING STALL REQUIRED: 196
PARKING STALL PROVIDED: 222*

* PARKING STALLS PROVIDED
INCLUDES GARAGES, DRIVEWAYS,
OFF-STREET & ON-STREET PARKING
PER THE APPROVED FIREFLY
COMMUNITY PLAN



firefly
NPA 8
PRELIMINARY PHASE A
EAGLE MOUNTAIN CITY, UTAH



EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER:

- PIPE BEDDING: 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.
- LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO SLOPES (3% 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 3/4" GRAVEL REQUIRED UNDER MANHOLE/BOXES.

WATER:

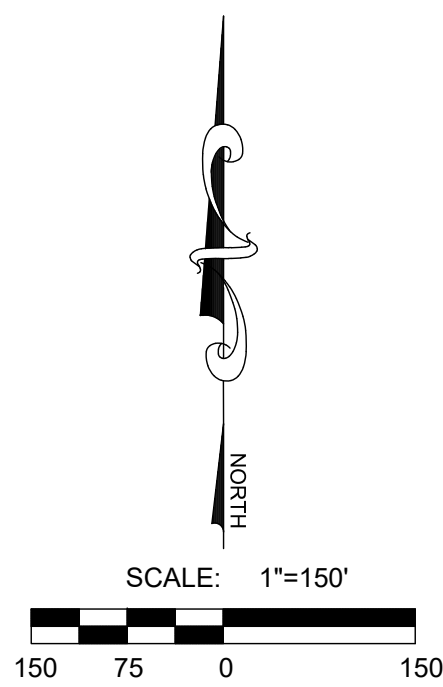
- VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
- BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
- DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
- SERVICE & 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 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 THE 3/4" & 1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND AND 21" INSIDE DIAMETER. WATER CAN FOR THE 1 1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATIONS.
- HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
- LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
- TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
- WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT 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: DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED ONLY PER MANUFACTURE'S SPECIFICATIONS. BEND FITTINGS WILL BE REQUIRED OTHERWISE. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

STORM DRAIN:

- BEDDING: 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 GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

ROAD SECTION:

- PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTION OF ROAD: i.e. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
- UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD, 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 (2% MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE 1/2' DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 3/4" TO 1" DOWN FROM ASPHALT EDGE.



VICINITY MAP

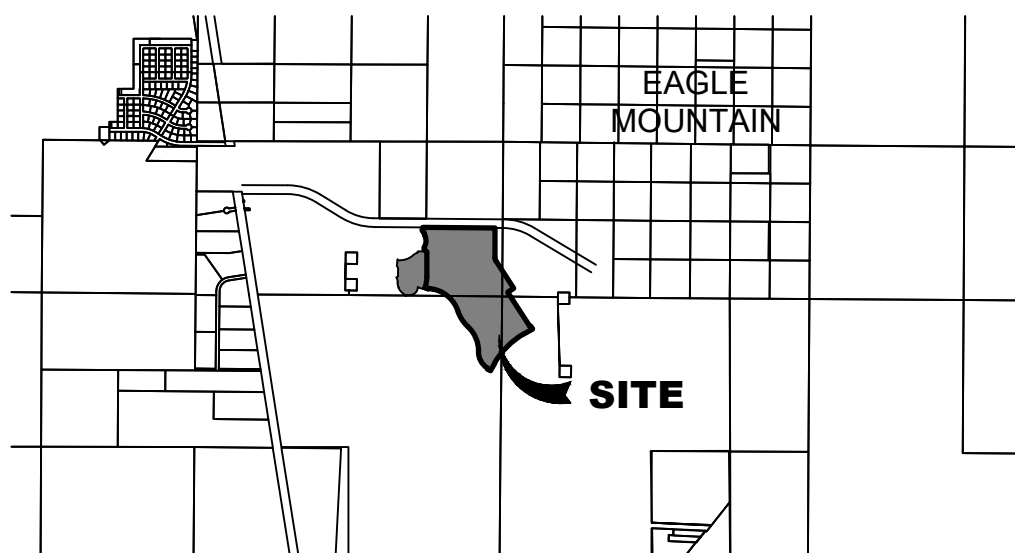


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SHEET 201	LOT LAYOUT 1	SHEET 308	SIGNAGE STREET LIGHT PLAN 3
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SHEET 203	LOT LAYOUT 3	SHEET 401	GRADING PLAN
SHEET 204	OPEN SPACE LAYOUT	SHEET 402	OPEN SPACE GRADING PLAN
SHEET 301	UTILITY PLAN 1	SHEET 501	PHASING PLAN/ LOT PLAN
SHEET 302	UTILITY PLAN 2	SHEET 601	DETAILS
SHEET 303	UTILITY PLAN 3	SHEET 602	OFF-SITE SEWER EXHIBIT
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SHEET 305	OPEN SPACE UTILITY PLAN		
SHEET 306	SIGNAGE STREET LIGHT PLAN 1		

TABULATIONS

TOTAL ACREAGE: 74.66 ACRES
ASPHALT PAVEMENT AREA: 14.80 ACRES
TOTAL OPEN SPACE: 11.77 ACRES
UNITS
SINGLE FAMILY: 169 LOTS
MULTI-FAMILY: 240 UNITS
TOTAL # OF UNITS ALLOWED IN NPA 8: 1,115
TOTAL # OF UNITS IN THIS PHASE: 409 LOTS
TOTAL # OF UNITS REMAINING: 706
OVERALL DENSITY OF THIS PHASE: 5.48 UNITS/ACRE
PARKING
MULTI-FAMILY PARKING REQUIRED: 72 STALLS (1:3 TOWN HOME UNITS)
MULTI-FAMILY PARKING PROVIDED: 148 STALLS
ADDITIONAL PARKING PROVIDED FOR
PARKS: 220 STALLS
OF NODES: 35
OF LINKS: 55
CONNECTIVITY INDEX NUMBER: 1.57

NOTES

- ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
- ALL EXISTING IRRIGATION DITCHES LOCATED WITHIN THE PROPERTY BOUNDARY ARE TO BE ABANDONED.
- ALL WATER TEES TO BE FLANGED WITH FLANGED VALVES.
- SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
- DRIVEWAY SLOPES NOT TO EXCEED 12%.
- NO DEFLECTIONS ALLOWED ON WATER LINES.
- ALL FILL WITHIN ROADWAYS TO BE ENGINEERED FILL.
- STORM DRAIN PIPE SIZING TO BE PROVIDED AT FINAL DESIGN.
- SUBDIVISION MUST MEET DARK SKY STANDARDS (PER CODE 17.56).
- GARBAGE COLLECTION WILL BE DONE WITH INDIVIDUAL GARBAGE CANS.
- ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES WILL BE ADHERED TO.

LEGEND

EXISTING	PROPOSED	
---	---	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
---	---	SEWER PIPE
---	---	SEWER MANHOLE
---	---	SEWER SERVICE
---	---	STORM DRAIN PIPE (RCP)
---	---	STORM DRAIN MANHOLE
---	---	CURB INLET
---	---	COMBO BOX
---	---	4x4' CATCH BASIN
---	---	3x3' CATCH BASIN
---	---	INLET/OUTLET W/ GRATE
---	---	CULINARY WATER PIPE
---	---	45" PIPE ELBOW (W)
---	---	22.5" PIPE ELBOW (W)
---	---	11.25" PIPE ELBOW (W)
---	---	FIRE HYDRANT
---	---	SERVICE & METER (W)
---	---	PRV (W)
---	---	AIR-VAC VALVE (W)
---	---	BLOW-OFF (W)
---	---	TEMP. BLOW-OFF (W)
---	---	VALVE (W & SW)
---	---	TEE
---	---	CROSS
---	---	PRESSURIZED IRRIGATION
---	---	45" PIPE ELBOW (PI)
---	---	22.5" PIPE ELBOW (PI)
---	---	11.25" PIPE ELBOW (PI)
---	---	SINGLE SW SERVICE
---	---	DUAL SW SERVICE
---	---	AIR-VAC VALVE (PI)
---	---	BLOW-OFF (SW)
---	---	TEMP. BLOW-OFF (PI)
---	---	STOP SIGN
---	---	STREET SIGN
---	---	MONUMENT
---	---	FENCE
---	---	STREET LIGHT
---	---	POWER POLE
---	---	DITCH
---	---	FIBER OPTIC
---	---	GAS
---	---	OVERHEAD POWER
---	---	FLOW/ARROW
---	---	CONTOURS

DEVELOPER / OWNER

Candlelight homes
We Build Beautiful.

14034 SOUTH 145 EAST, SUITE 202
DRAPER, UT 84020
(801) 495-3414

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801) 798-0555

PROJECT NAME

FIREFLY

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

firefly
NPA 8 PRELIMINARY PHASE A
EAGLE MOUNTAIN, UTAH

COVER

REVISIONS

1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:

2021-0080

DRAWN BY:

TJP

DESIGNED BY:

GDM / BCT

SCALE:

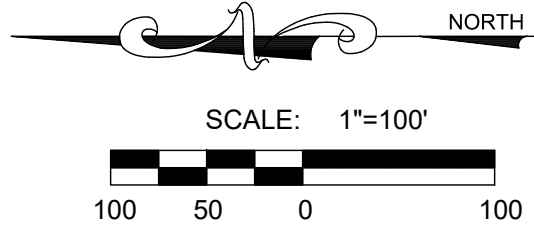
1" = 150'

DATE:

09/05/2023

SHEET

101



LEI

A Utah Corporation

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

firefly

NPA 8 PRELIMINARY PHASE A

EAGLE MOUNTAIN, UTAH

GRADING PLAN

REVISIONS	
1	
2	
3	
4	
5	

LEI PROJECT #:
2021-0080

DRAWN BY:
TJP

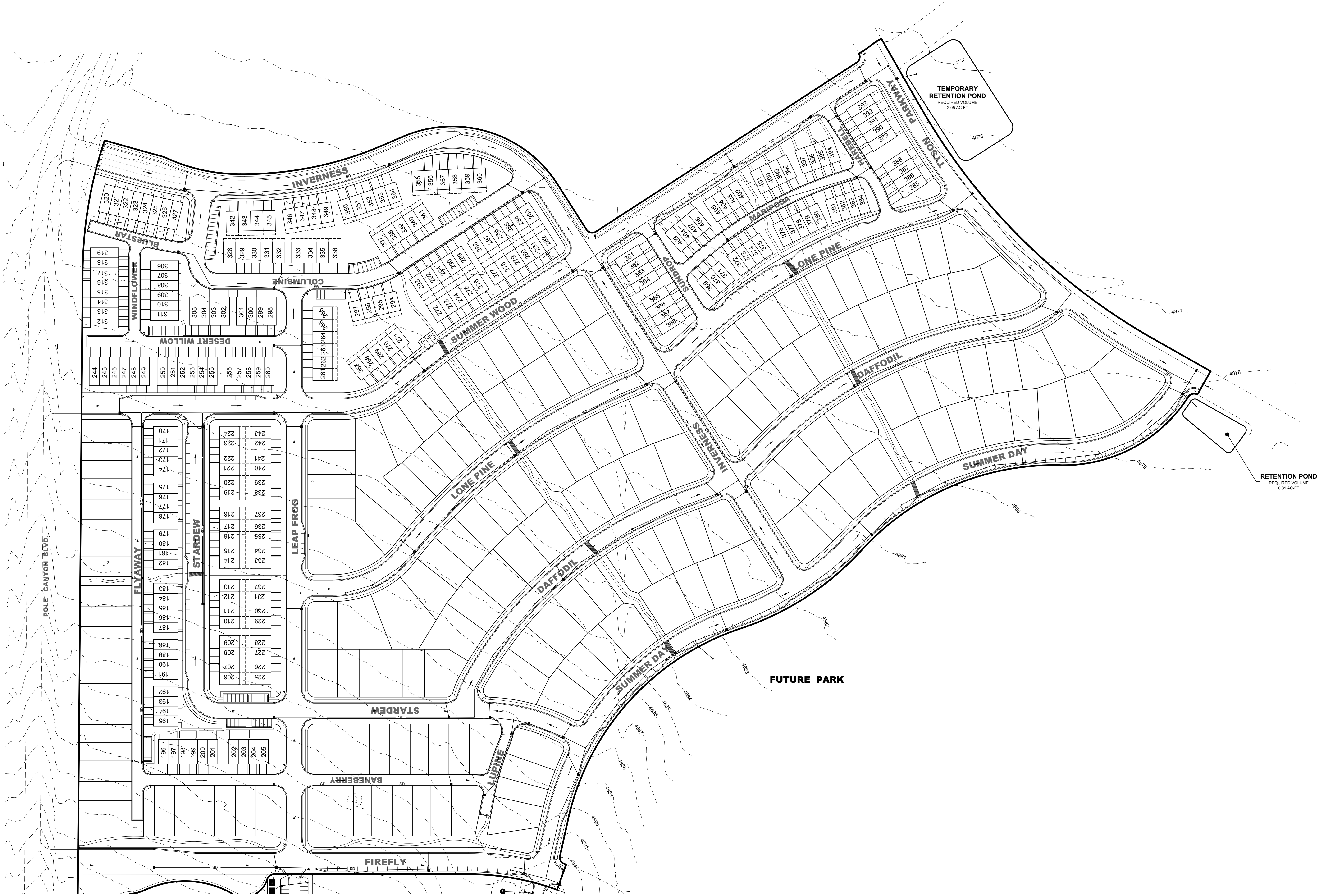
DESIGNED BY:
GDM / BCT

SCALE:
1" = 100'

DATE:
09/05/2023

SHEET

401





CANDLELIGHT HOMES - FIREFLY NPA 8 PHASE A PLAT 4&5

EAGLE MOUNTAIN, UTAH

03 APRIL, 2024

Per the approved Community Plan Page 4-11

Parking Standards

Parking requirements shall be based on the number of bedrooms in each home.

For 1-bedroom homes, 1.75 stalls are required.

For 2-bedroom homes, 2.5 parking stalls are required.

For 3-bedroom homes, 3 parking stalls are required.

For 4-bedroom homes and greater, 3.5 stalls are required.

Parking means a parking stall located within a garage, driveway, private parking lot, or on a public street, and shall be sized at a minimum of 8' wide x 18' deep. Garage dimensions are required to be a minimum of 20' x 20'.



BUILDING RENDERING IS CONCEPTUAL. FINAL DESIGN MAY DIFFER SLIGHTLY. SEE D200 SERIES SHEETS FOR FINAL DESIGN FEATURES.



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CANDLELIGHT HOMES - FIREFLY NPA 8 PHASE A PLAT 4&5

EAGLE MOUNTAIN, UTAH

3-PLEX-01 REAR LOAD
EXTERIOR VIEW

D101

03 APRIL, 2024



BUILDING RENDERING IS CONCEPTUAL. FINAL DESIGN MAY DIFFER SLIGHTLY. SEE D200 SERIES SHEETS FOR FINAL DESIGN FEATURES.



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CANDLELIGHT HOMES - FIREFLY NPA 8 PHASE A PLAT 4&5

EAGLE MOUNTAIN, UTAH

4-PLEX-01 REAR LOAD
EXTERIOR VIEW

D102

03 APRIL, 2024



BUILDING RENDERING IS CONCEPTUAL. FINAL DESIGN MAY DIFFER SLIGHTLY. SEE D200 SERIES SHEETS FOR FINAL DESIGN FEATURES.



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CANDLELIGHT HOMES - FIREFLY NPA 8 PHASE A PLAT 4&5

EAGLE MOUNTAIN, UTAH

5-PLEX-01 REAR LOAD
EXTERIOR VIEW

D103

03 APRIL, 2024



ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E-2)	
1.	DECORATIVE SHUTTERS - NO
2.	BAY WINDOWS - NO
3.	POP-OUTS - YES
4.	TRELLIS OR ARBOR STRUCTURES - NO
5.	PORCHES - YES
6.	DECORATIVE GABLES - NO
7.	DORMER WINDOWS - NO
8.	EXPOSED TIMBERS - YES
9.	BALCONIES - NO
10.	COLUMNS - YES
11.	TURRETS - NO
12.	DECORATIVE TRIM AND MOLDINGS - YES
13.	DETAILED GRILLS AND RAILINGS - NO
14.	ARCHITECTURAL LIGHTING - YES
15.	DECORATIVE MASONRY PATTERN - NO
16.	WINDOW GRIDS - YES
17.	DECORATIVE DOORS AND WINDOWS - YES
TOTAL FEATURES PROVIDED = 8	

ELEVATION / SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING - WHITE
	FIBER CEMENT PRE-STAINED LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



PERCENTAGES OF MATERIALS	
FIBER CEMENT PRE-STAINED LAP SIDING -	19%
FIBER CEMENT LAP SIDING - WHITE	35%
WINDOWS AND DOORS	46%

REAR ELEVATION
3/16" = 1'-0"

1
D202



PERCENTAGES OF MATERIALS	
FIBER CEMENT PRE-STAINED LAP SIDING -	13%
FIBER CEMENT LAP SIDING - WHITE	83%
WINDOWS AND DOORS	04%

RIGHT ELEVATION
3/16" = 1'-0"

2
D202

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E2)

1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - NO
3. POP-OUTS - YES
4. TRELLIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - NO
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 8

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING - WHITE
	FIBER CEMENT PRE-STAINED LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



PERCENTAGES OF MATERIALS
FIBER CEMENT PRE-STAINED LAP SIDING = 47%
FIBER CEMENT LAP SIDING - WHITE = 27%
WINDOWS AND DOORS = 26%

FRONT ELEVATION
3/16" = 1'-0"
1
D203



PERCENTAGES OF MATERIALS
FIBER CEMENT PRE-STAINED LAP SIDING = 13%
FIBER CEMENT LAP SIDING - WHITE = 83%
WINDOWS AND DOORS = 04%

LEFT ELEVATION
3/16" = 1'-0"
2
D203

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E-2)

1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - NO
3. POP-OUTS - YES
4. TRELLIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - NO
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 8

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING - WHITE
	FIBER CEMENT PRE-STAINED LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



PERCENTAGES OF MATERIALS
FIBER CEMENT PRE-STAINED LAP SIDING = 19%
FIBER CEMENT LAP SIDING - WHITE = 35%
WINDOWS AND DOORS = 46%

REAR ELEVATION

3/16" = 1'-0"

1
D204



PERCENTAGES OF MATERIALS
FIBER CEMENT PRE-STAINED LAP SIDING = 13%
FIBER CEMENT LAP SIDING - WHITE = 83%
WINDOWS AND DOORS = 04%

RIGHT ELEVATION

3/16" = 1'-0"

2
D204

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E2)

1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - NO
3. POP-OUTS - YES
4. TRELLIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - NO
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 8

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING - WHITE
	FIBER CEMENT PRE-STAINED LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



PERCENTAGES OF MATERIALS	
FIBER CEMENT PRE-STAINED LAP SIDING	= 49%
FIBER CEMENT LAP SIDING - WHITE	= 25%
WINDOWS AND DOORS	= 26%

SD FRONT ELEVATION

3/16" = 1'-0"

1
D205



PERCENTAGES OF MATERIALS	
FIBER CEMENT PRE-STAINED LAP SIDING	= 13%
FIBER CEMENT LAP SIDING - WHITE	= 82%
WINDOWS AND DOORS	= 05%

SD LEFT ELEVATION

3/16" = 1'-0"

2
D205

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E2)

1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - NO
3. POP-OUTS - YES
4. TRELLIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - NO
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 8

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING - WHITE
	FIBER CEMENT PRE-STAINED LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



PERCENTAGES OF MATERIALS	
FIBER CEMENT PRE-STAINED LAP SIDING	= 18%
FIBER CEMENT LAP SIDING - WHITE	= 35%
WINDOWS AND DOORS	= 47%

SD REAR ELEVATION
3/16" = 1'-0"

3
D206



PERCENTAGES OF MATERIALS	
FIBER CEMENT PRE-STAINED LAP SIDING	= 13%
FIBER CEMENT LAP SIDING - WHITE	= 82%
WINDOWS AND DOORS	= 05%

SD RIGHT ELEVATION
3/16" = 1'-0"

1
D206

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E-2)

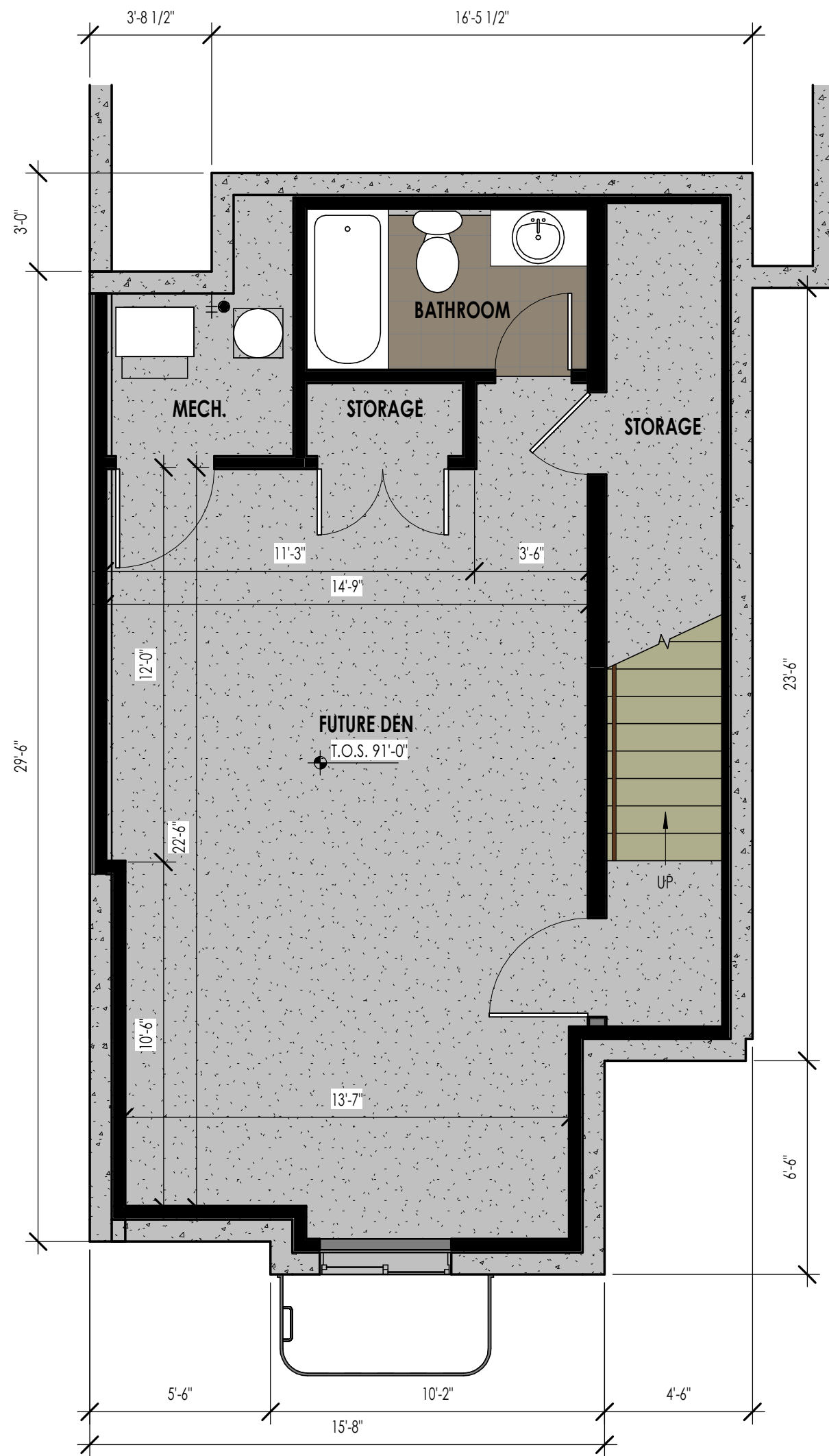
1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - NO
3. POP-OUTS - YES
4. TRELLIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - NO
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 8

ELEVATION / SECTION MATERIAL LEGEND

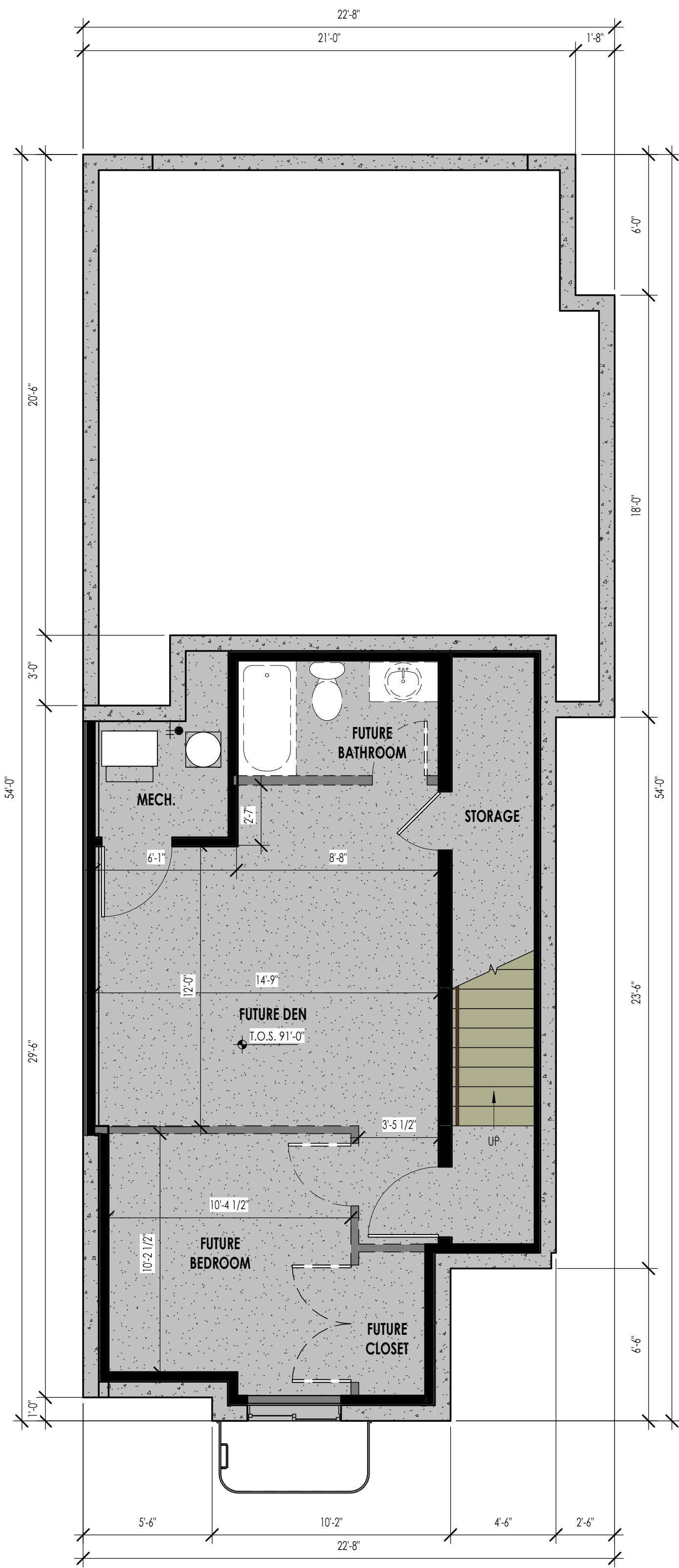
HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING - WHITE
	FIBER CEMENT PRE-STAINED LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

UNIT A1 - AREAS		
LEVEL	NAME	AREA
LEVEL-1	MAIN LEVEL	621 SF
LEVEL-2	UPPER LEVEL	987 SF
		1608 SF
LEVEL-0	BASEMENT LEVEL	563 SF
LEVEL-1	GARAGE	475 SF
		1038 SF
Grand total		2646 SF



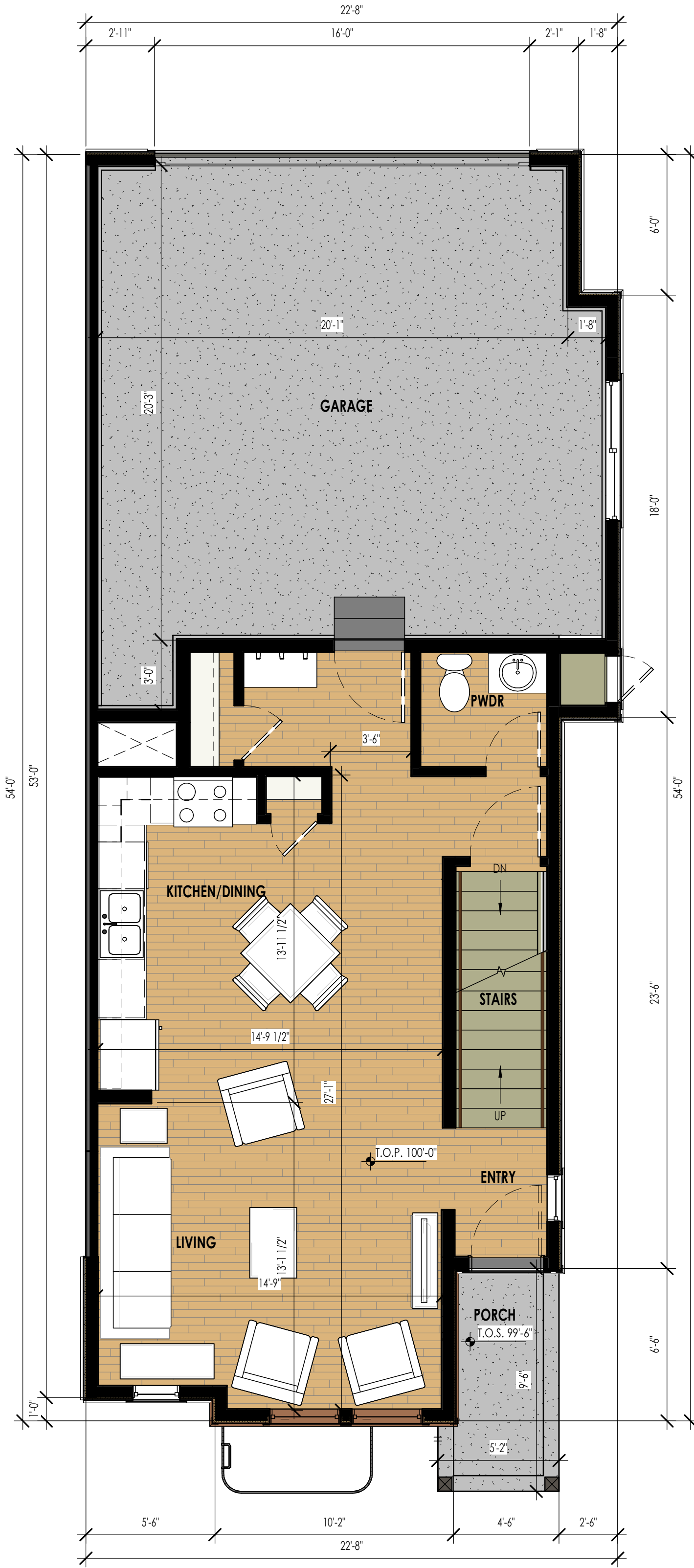
LEVEL 0 - PRESENTATION Open Plan
1/4" = 1'-0"

1
D401



LEVEL 0 - PRESENTATION
1/4" = 1'-0"

2
D401



LEVEL 1 - PRESENTATION
1/4" = 1'-0"

3
D401



LEVEL 2 - PRESENTATION
1/4" = 1'-0"

4
D401



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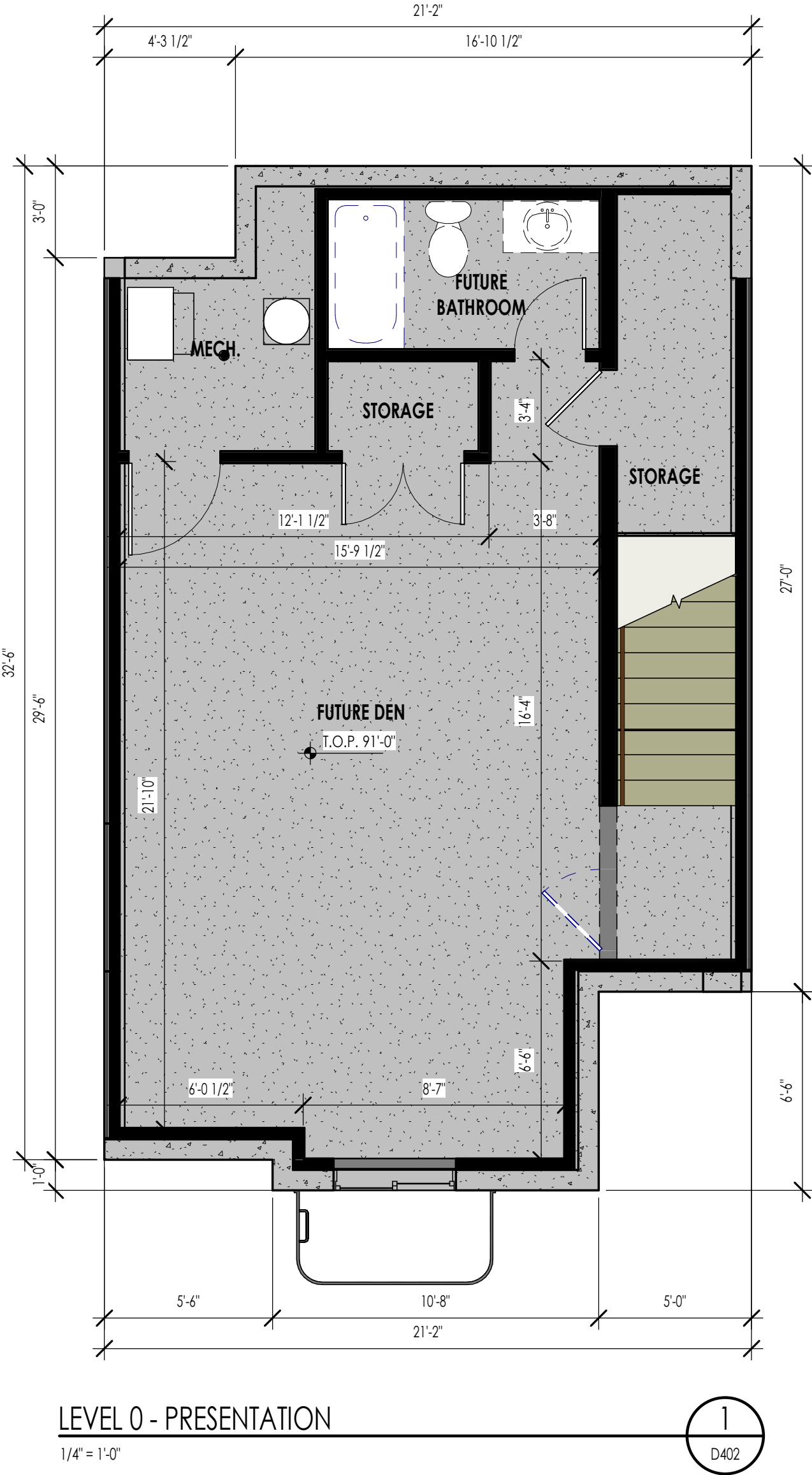
REAR LOAD - UNIT A1 BASEMENT ARROWHEAD

UNIT A1 BSMT
MARKETING PLANS

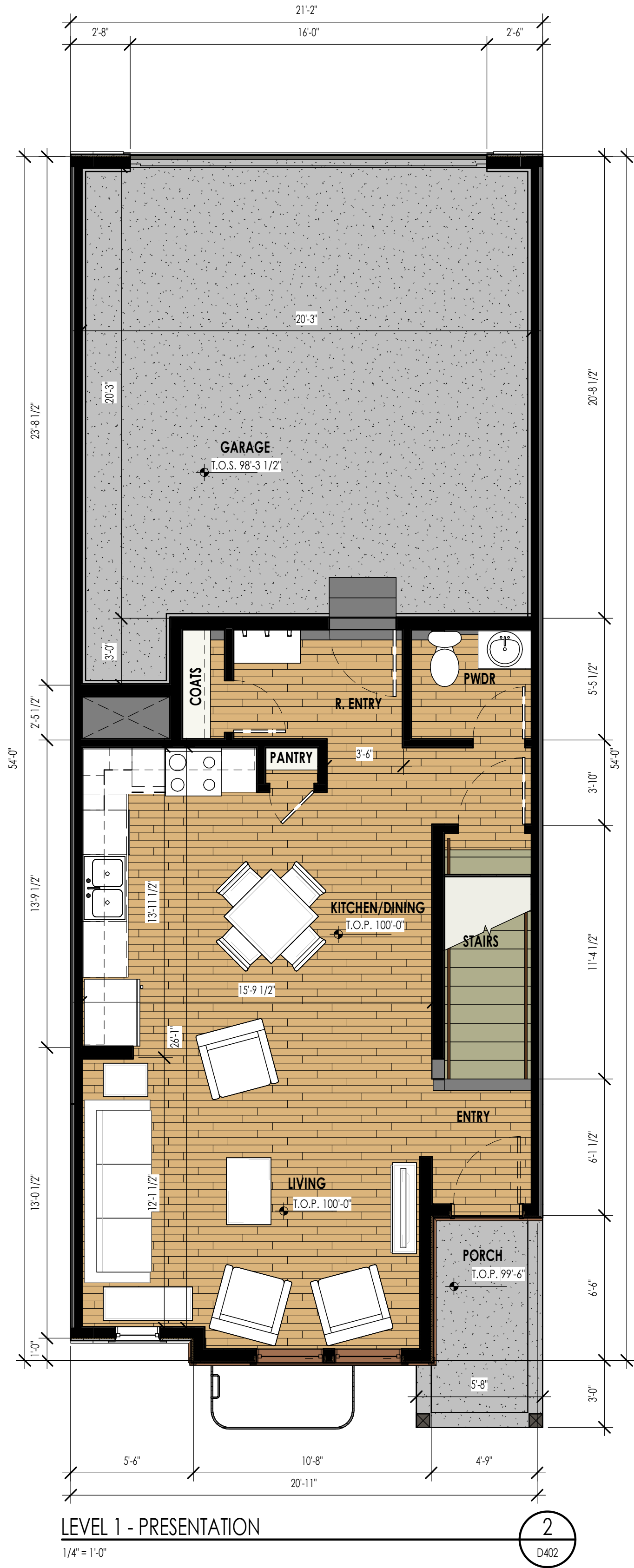
D401

03 APRIL 2024

UNIT A2 - AREAS	
NAME	AREA
MAIN LEVEL	644 SF
UPPER LEVEL	981 SF
	1625 SF
BASEMENT LEVEL	610 SF
GARAGE	444 SF
	1055 SF
Grand total	2680 SF



NOTE: FOR OPEN PLAN BASEMENT
OPTION SEE SHEET D401



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REAR LOAD - UNIT A2 BASEMENT ARROWHEAD

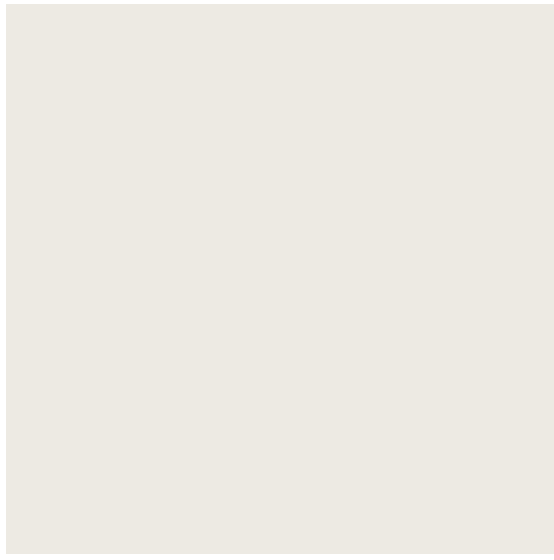
UNIT A2 BASEMENT
MARKETING PLANS

D402

03 APRIL 2024



Front Door
Manufacturer:
TBD
Color:
SW 7018 Dovetail
or Similar



Win, Dr & Band Trim
Manufacturer:
TBD
Color:
SW 7008 Alabaster
or Similar



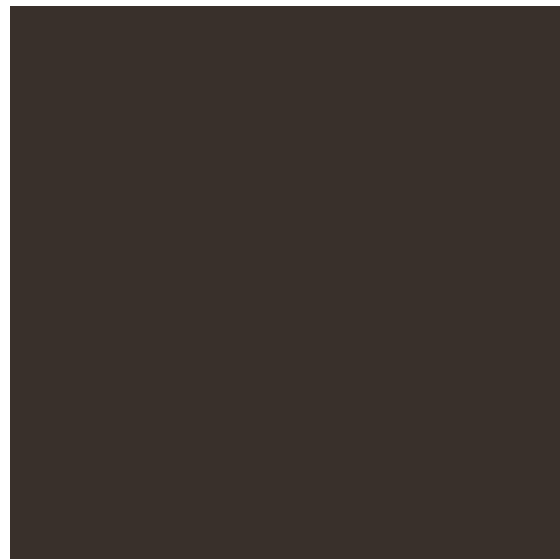
Timbers
Manufacturer:
TBD
Color:
SW 7048 Urban
Bronze or Similar



Siding - Color 1
Manufacturer:
TBD
Color:
SW 7008 Alabaster
or Similar



**Pre-Stained Fiber
Cement Lap**
Manufacturer:
TBD
Color:
Allura Summer
Wheat or Similar



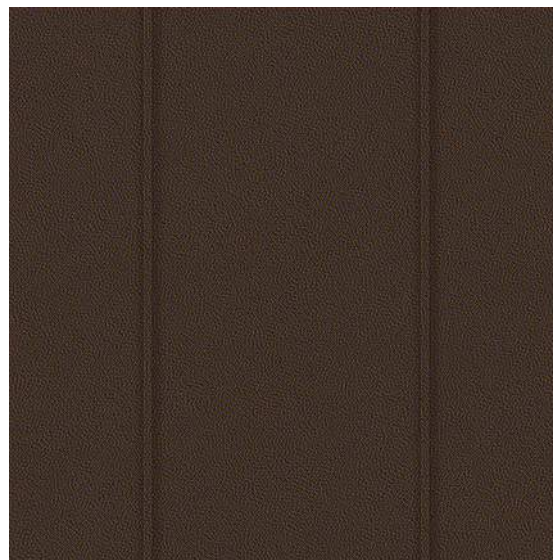
Windows
Manufacturer:
Anderson
Color:
Dark Bronze or
Similar



Garage Door
Manufacturer:
CHI
Color:
Bronze or Similar



Alum Fascia/Sofit
Manufacturer:
Mastic
Color:
Dark Bronze
or Similar



**Roofing-Standing
seam**
Manufacturer:
MBCI
Color:
Medium Bronze or
Similar



Roofing
Manufacturer:
CertianTeed
Color:
Weatheredwood
or Similar

COLOR SCHEME - REAR LOAD

ORNAMENTAL GRASSES



BLONDE AMBITION GRASS COOL AS ICE BLUE FESCUE GRASS ELIJAH BLUE FESCUE HAMELN DWARF FOUNTAIN GRASS LITTLE BUNNY DWARF FOUNTAIN GRASS



REGAL MIST MUHLY GRASS INDIAN STEEL GRASS KARL FORESTER KARLEY ROSE FOUNTAIN GRASS

EVERGREEN TREES



ARIZONA CYPRESS ARNOLD SENTINEL AUSTRIAN PINE VANDERWOLF'S PYRAMID LIMBER PINE

SOD AND SEED



IRRIGATED TURF NATIVE SEED MIX

DECIDUOUS TREES



BUR OAK COMMON HACKBERRY FRONTIER ELM GOLDEN RAIN TREE



GREENSPIRE LINDEN LONDON PLANE TREE NARROW LEAF COTTONWOOD SKYLINE HONEYLOCUST

ORNAMENTAL TREES



SPRING SNOW CRABAPPLE JAPANESE FLOWERING CHERRY THORNTLESS COCKSPUR HAWTHORN AUTUMN BLAZE CALLERY PEAR

NATIVE SEED MIX

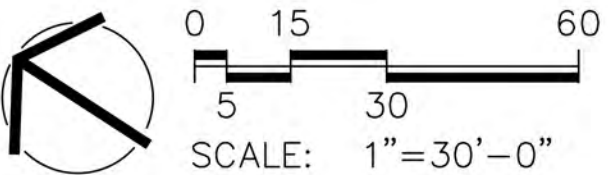
SPECIES		LBS. PER ACRE (HYDROSEED)	LBS. PER ACRE (DRILLSEED)	% OF MIX
Sandberg Bluegrass	Poa secunda ssp. Sanbergii	0.5	0.33	3.3
Great Basin Wildrye	Leymus cinereus	1.75	1.17	11.7
Snake River Wheatgrass	Elymus wawawaiensis	2.75	1.83	18.3
Sand Dropseed	Sporobolus cryptandrus	0.25	0.17	1.7
Slender Wheatgrass	Elymus trachycaulus	2.5	1.67	16.7
Western Wheatgrass	Pascopyrum smithii	3	1.5	15
Blue Flax	Linum perenne	0.75	0.5	5
Western Yarrow	Achillea millefolium var. occidentalis	0.25	0.17	1.7
Salad Burnet	Sanguisorba minor	1	1.16	11.6
Rocky Mountain Beeplant	Cleome serrulata	0.75	0.5	5
Silky Lupine	Lupinus sericeus	1	0.67	6.7
Gooseberry-leaf Globemallow	Sphaeralcea grossulariifolia	0.25	0.17	1.7
Black Sagebrush	Artemisia nova	0.25	0.16	1.6
Total		15	10	100

*PLANT LISTS HAVE BEEN DEVELOPED WITH THE INTENT TO OBTAIN OPTIMAL PLANT MATERIAL FOR THE COMMUNITY DESIGN VISION AND INTENT. DEVELOPER MAINTAINS THE RIGHT TO INSTALL LIKE IN KIND PLANT MATERIAL SUBSTITUTIONS AS NEEDED DEPENDING ON INDUSTRY AVAILABILITY OR OTHER UNFORESEEN FACTORS.

PERCENTAGES

1.52 ACRES CUMULATIVE LANDSCAPED AREAS

38.78% (.53 ACRES) DROUGHT TOLERANT PLANTING BEDS
25.50% (.35 ACRES) IRRIGATED TURF
21.66% (.30 ACRES) NATIVE SEED MIX
21.66% (.30 ACRES) PERMEABLE PAVING
66 TREES REQUIRED (1 PER 1,000SF LANDSCAPE SPACE)
86 PROPOSED TREES



DHM DESIGN

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FIREFLY NPA 8B PHASE A PLAT 4 & 5
PRELIMINARY LANDSCAPE PLANS
CITY OF EAGLE MOUNTAIN, UTAH

PROJECT NUMBER: XXX
DESIGNED: GW/AP
DRAWN: GW/AP
CHECKED: WC
REVISIONS:

JOB DESCRIPTION:
SCHEMATIC
PLAN
SHEET TITLE:

NPA 8
PLAT 4 & 5

SHEET NUMBER:

L100

SHEET ___ OF XXX



firefly

A **DA** Community

A PLACE WHERE OUR KIDS CAN BECOME THEIR BRIGHTEST



firefly

PREPARED BY:

DAI

EGI

JACKSON ENGINEERING

LEI

DTJ

DHM

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01 PROJECT INTRODUCTION

ABOUT FIREFLY

Firefly is a master planned community in Eagle Mountain, designed to be “A Place Where Our Children Can Reach Their Full Potential.” The master plan encompasses unique Parks, Trails, Open Space (PTOS), and amenity designs providing activities that encourage our kids to put down their devices and get outdoors. As a result, they will become more well rounded, healthy individuals with the tools needed to reach their full potential.

Firefly is comprised of approximately 2,780 acres of land. Approximately 2,280 acres of the community make up residential, PTOS, and commercial, while an additional 495 acres is dedicated to industrial uses.

Firefly residents will enjoy 356 acres of PTOS connected by a trail network expanding from the southeast to northwest corners of the property. Featured throughout the trail network are a variety of opportunities to explore the outdoors including stargazing, indoor/outdoor playground, pickleball, sports fields, agricultural activities, mountain biking, and much more.

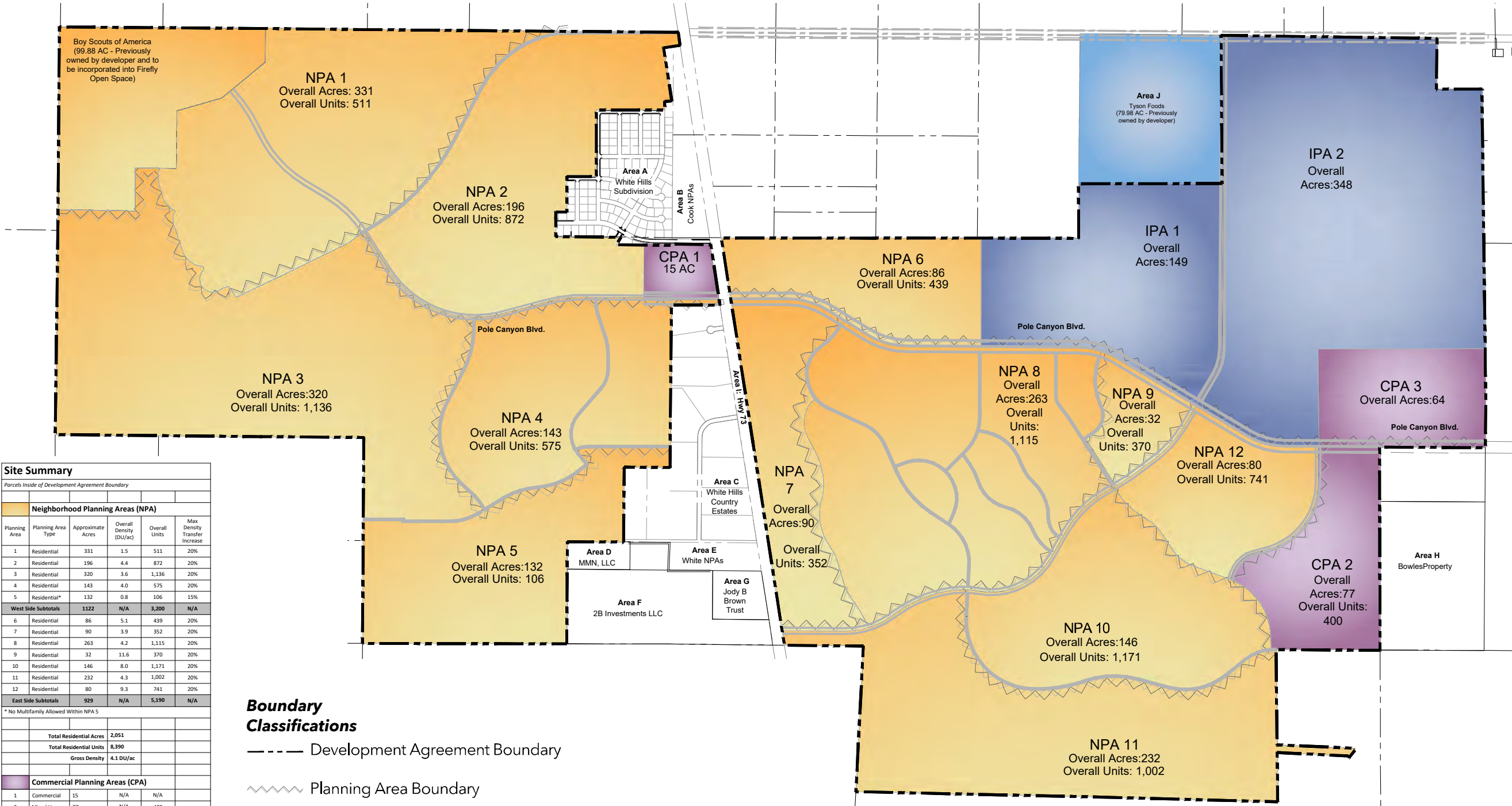
The community, with its unique features and diverse housing types, will attract a broad multi-generational demographic. Young families just getting started, more mature families, and grandparents, all living in close proximity to each other, will be able to stay physically and emotionally connected.

PLANNING GOALS

1. Improve the quality of life of families by providing amenities and activities that will enhance their social, emotional, educational, and physical development.
2. Create an active-lifestyle community focused on encouraging our children to get outside and play without their digital devices, which will increase their physical activity, health, and well-being.
3. Create recreational areas and amenities that spark imagination and creativity.
4. Prioritize social and physical connectivity through a network of PTOS assuring homesites have easy access to trails.
5. Create local jobs and tax base by integrating strategically located industrial and commercial use areas.
6. Implement the Firefly Landscape Water Efficiency (LWE) standards establishing water conservation standards for outdoor landscaping.
7. Provide housing types to meet various homeownership needs.
8. Develop quiet, friendly, and safe neighborhoods.
9. Contribute public and private amenities that bolster existing valley-wide parks.
10. Protect and maintain PTOS.
11. Plan for quality, managed growth.
12. Emphasize the area’s incredible views.



LAND USE MASTER PLAN



Site Summary					
Parcels Inside of Development Agreement Boundary					
	Neighborhood Planning Areas (NPA)				
Planning Area	Planning Area Type	Approximate Acres	Overall Density (DU/ac)	Overall Units	Max Density Transfer Increase
1	Residential	331	1.5	511	20%
2	Residential	196	4.4	872	20%
3	Residential	320	3.6	1,136	20%
4	Residential	143	4.0	575	20%
5	Residential*	132	0.8	106	15%
West Side Subtotals		1122	N/A	3,200	N/A
6	Residential	86	5.1	439	20%
7	Residential	90	3.9	352	20%
8	Residential	263	4.2	1,115	20%
9	Residential	32	11.6	370	20%
10	Residential	146	8.0	1,171	20%
11	Residential	232	4.3	1,002	20%
12	Residential	80	9.3	741	20%
East Side Subtotals		929	N/A	5,190	N/A
* No Multifamily Allowed Within NPA 5					
Total Residential Acres			2,051		
Total Residential Units			8,390		
Gross Density			4.1 DU/ac		
	Commercial Planning Areas (CPA)				
1	Commercial	15	N/A	N/A	
2	Mixed Use	77	N/A	400	
3	Commercial	64	N/A	N/A	
	Industrial Planning Areas (IPA)				
1	IPA 1	149	N/A	N/A	
2	IPA 2	348	N/A	N/A	
Total NPA Acres			2051		
Total CPA Acres			156		
Total IPA Acres			497		
Tyson Foods Acreage			80		
Total Dev. Agreement Acres			2784		
Total Residential Units			8,790		
Gross Density			3.16 DU/ac		

- NOTE:**
1. All acreages are approximate.
 2. This plan is conceptual and representative of the general land uses proposed in Firefly and is subject to change as permitted herein. Final details will be determined at Development Application.
 3. Planned units as noted in each residential area can be increased up to 20% if units are reduced in one or more areas by the same number.
 4. Churches, schools, and neighborhood commercial allowed in all NPAs.



03 PARKS, TRAILS & OPEN SPACE (PTOS) PLAN

INTRODUCTION

The Parks, Trails, and Open Space (PTOS) plan includes any use of land for active or passive, public or private, indoor or outdoor space, including such uses as parks, plazas, greenways, playgrounds, or community gardens. In addition, this PTOS plan calls out other uses that are permitted as PTOS within Firefly. The intent of this PTOS plan is to establish uses for the purpose of conservation, preservation, agricultural resource enhancement, recreation, enhancing value to the public of adjacent parks or preserves, or otherwise providing a buffer to adjacent property. These specific and intended uses, as well as other similar uses not specifically identified herein, but which may satisfy the intent and purpose of PTOS, shall be counted toward the minimum PTOS requirement in Firefly.

DETAILS

The Master Developer will develop (based upon factors such as water availability, phasing of Firefly, number of residential units, and other factors determined relevant by Master Developer) approximately 356 acres of public and private PTOS and amenities. Firefly's PTOS and amenities, which are to be anchored by a year-round indoor/outdoor playground, are designed to encourage kids to ditch their devices, get outdoors, explore, recreate, socialize in person, imagine, learn, and have an abundance of fun.

The PTOS is designed to allow our children to safely walk, bike, run, skateboard, or scooter to parks and amenities that shall be programmed for a variety of activities. PTOS within Firefly may provide both private and public areas for sports and educational experiences, which may include, but is not limited to, soccer, lacrosse, basketball, pickleball, skateboarding, biking, bouldering, horseback riding, astronomy, art, performing arts, agriculture, etc.

The Master Developer will install parks in the approximate locations as depicted within the PTOS exhibit. The approximate park locations shown on the PTOS exhibit may be waived at the Administrator's discretion when an alternative PTOS layout is more advantageous to the immediate and surrounding neighborhoods proposed by a Development Application. Any modification by the Administrator shall be based upon the best community benefit and any other relevant considerations determined by the Administrator. The acreage set aside by Master Developer for PTOS uses as identified herein shall be counted at one hundred percent (100%) of the actual acreage of such PTOS.

In honor of Eagle Mountain heritage, horse trails will be incorporated into the PTOS plan along the western portion of Firefly. The community will also include agricultural homesites. Horse trails will be designed to allow access to Manning Canyon and adjacent BLM land (as allowed by BLM).



TYPES OF PTOS

The term **PTOS** within the Firefly plan refers to open, landscaped, native (non-irrigated), and other improved areas that meet any one or more of the following criteria:

1. Public and private parks, recreational areas, gateways, trails, trailhead parking, buffer areas, berms, view corridors, or other public or private amenities that facilitate the creation of more attractive neighborhoods
2. Entrance node (may contain entrance feature) and any portion of park strip or landscaped median
3. Land set aside for a cemetery
4. Improved, native (non-irrigated), and passive areas—Native (non-irrigated) means undisturbed landscaping or the installation of natural landscaping commonly found in unimproved, unmanicured landscapes. This commonly refers to native species of grasses, forbs, and shrubs commonly found in undisturbed landscapes. Native landscape also includes the restoration of disturbed areas.
5. Contributed PTOS such as Camp Eagle Mountain, the 100-acre parcel donated to the BSA
6. General common areas that are managed by a master or a sub-HOA, commonly referred to as limited common open space
7. Green roofs or rooftop decks that are “contained” green spaces on top of a human-made structure
8. Outdoor storage (includes trailers, vehicles, RVs and other similar uses)

PTOS STANDARDS

While the final details (such as location, type, and amenitization of PTOS) will be included with each Development Application, some examples of the various types of PTOS in Firefly include:

1. **Neighborhood Parks**—These parks often serve as the focal point of a neighborhood, providing recreational space and amenities, as well as an informal gathering area for Firefly residents. The intent of the park design is to create a sense of place that enhances neighborhood and community identity while meeting the recreational needs of the residents. Neighborhood Parks are larger and more substantial in nature.
2. **Greenways**—Greenways are linear PTOS with passive and sometimes active recreational elements. They may be designed around or integrated within natural PTOS, or they may take the form of linear, developed parks. Greenways often serve as trail corridors, connecting key PTOS, while providing critical connections from neighborhoods to larger parks and other PTOS.
3. **Community Parks**—Community Parks are large parks that contain a variety of active and passive uses that serve the needs of all residents, carefully organized to allow many groups of varying sizes to utilize the park at the same time comfortably. These parks provide gathering spaces for events, sports fields, and/or larger clubhouse and pool complexes, as well as smaller picnic areas, playgrounds, and open lawns. Parking areas and trail connections create a variety of ways to bring people to this central destination. Shade is a key component and will be provided through both structures and trees. Often a community park has a municipal component and is open to the wider public. This park is highly designed, well-crafted, and adds to the primary identity for the community.



4. **Regional Park**—A Regional Park is a park with a large area, or it can be constructed in the form of a community recreation facility. It is intended to serve large segments of the regional population. Regional parks require a substantial amount of design and infrastructure cost.
5. **Amenity Areas**—These areas are to provide recreational and social opportunities exclusively for the residents of Firefly. Amenity Areas may include, but not be limited to, community buildings, sports fields, outdoor recreation areas, amphitheaters, splash pads, swimming pools, picnic areas, etc. These areas shall be maintained and operated by the HOA for the enjoyment of the Firefly residents.
6. **Connector Trails**—Connector Trails may be composed of sidewalk connections, multipurpose paved trails, or unpaved pathways. They are used by pedestrians and cyclists to connect to the main trail and PTOS network. See Typical Trail Section Exhibit on page 3-10.
7. **Primary Pedestrian Trails**—Primary Pedestrian Trails are typically asphalt. These major multi-use trails connect residents to major amenities and village areas without having to get in the car. Trails are wide enough to accommodate large and small groups, bikes, and traffic in both directions with easy passing. They provide public access and major connections across the entire community and to regional systems.
8. **Secondary Pedestrian Trails**—Secondary Pedestrian Trails are typically asphalt or unpaved. These trails are suitable for small groups and provide the ability to easily pass. Split between private and public access, these trails provide the means for users to leisurely stroll through neighborhoods and connections to other nearby sub-neighborhoods or amenities. These trails are generally internal to the community and are appropriate for bike users, but warning or traffic signage should be considered in areas of lower visibility.
9. **Tertiary Pedestrian Trails**—Tertiary Pedestrian Trails are typically unpaved or dirt. They are single-track trails catering to individual users or small groups. These trails will primarily serve the immediate residents, not the wider public. They are provided for users to take leisurely strolls through natural areas, not major connections. These trails may be appropriate for bike users, but need to be carefully considered and signed to avoid traffic conflicts.
10. **Equestrian Trails**—Equestrian Trails are typically compacted soil. Pedestrians are allowed, but bikes are restricted. Amenities may be located along equestrian trails. Horse trailer parking may be located at designated trailhead(s). There are typically few intersections with other trails or roads, and intersections are well identified.
11. **Native Open Space** —Native refers to undisturbed, non-irrigated landscaping, or the installation of natural landscaping commonly found in unimproved, unmanicured landscapes. This term commonly refers to native species of grasses, forbs, and shrubs commonly found in undisturbed landscapes. All parks and trails may include Native Open Space within their design. Native Open Space is considered complete when untouched.
12. **Demonstration Community Gardens**—Demonstration Gardens are individual planting beds that feature collections of plants that make up a specific type of garden. Examples include a pollinator garden, kitchen/herb garden, sensory garden, water efficiency garden, succulent garden, woodland garden, etc. Demonstration Gardens may be used as a perimeter, buffer around pergolas, barrier along a ravine, or may be a fill between pathways, etc.



13. **Pocket Parks**—These small parks allow for people to gather, relax, and enjoy the outdoors. The green spaces typically feature simple elements such as benches and a few trees but may also include more active amenities like playground equipment, climbing boulders, and landscaping. The goal of these smaller parks is to meet the recreational needs of local residents and accommodate as many different users as possible, prioritizing the needs of the surrounding neighborhoods.
14. **Entrance Nodes**—Formal nodes serve as entrances into Firefly and showcase neighborhood identity through landscaping, public art structures, entrance features (monuments) and/or signage.



PARKS AND AMENITY AREA PHASING DETAILS

PARK AND AMENITY AREA PHASING			
	Included Features	Phasing Details	
Community Park A	» Multisport field(s) » Pickleball courts » Basketball courts » Playground » Skate park » Pump track » Restroom facilities » Shade structure(s) » Walking trails » Parking » Maintenance building	Phase 1	» Pickleball courts¹ » Basketball courts¹ » Skate park¹ » Pump track¹ » Restroom facility¹ » Shade structure(s)¹ » Walking trails¹ » Parking (along street)¹
		Phase 2	» Multisport field(s)¹ » Playground¹ » Restroom facility¹ » Shade structure(s)¹ » Walking trails¹ » Parking¹
Amenity Area B	» Indoor/outdoor playground » Amenity building » Splash pad » Parking » Walking trail(s) » Sports field » Amphitheater » Gathering area(s) » Underpass connection to Community Park A	Phase 1	» Indoor/outdoor playground² » Amenity building² » Parking² » Amphitheater² » Underpass connection to Community Park A¹
		Phase 2	» Splash pad² » Walking trail(s)¹ » Gathering area(s)^{1, 2}
		Phase 3	» Parking² » Walking trail(s)¹ » Sports field^{1, 2} » Gathering area(s)²
Regional Park C	» NICA cross country trails » Downhill/flow trail(s) » Hiking trail(s) » Equestrian trail(s) » Shade structure(s) » Gathering area(s) » Overlook pavilion » Shade structures » Campground » Agricultural and equestrian area » Archery and ax throwing center » Trailhead(s)	Phase 1	» NICA cross country trails¹ » Downhill/flow trail(s)¹ » Hiking trail(s)¹ » Equestrian trail(s)¹ » Trailhead parking¹ » Mountain bike skills area¹
		Phase 2	» Community campground²
		Phase 3	» Agricultural and equestrian area²
		Phase 4	» Water tank hilltop area¹ » Shade structure(s)¹ » Overlook pavilion¹ » Parking lot¹ » Expert downhill course¹ » Gathering area(s)¹ » Archery and ax throwing center¹

¹ Improvement to be dedicated to City ² Improvement to be dedicated to another public entity, an HOA, or other private entity



OVERALL PTOS SPENDING SCHEDULE

Developer will complete Phase 1 of Community Park A, Phase 1 of Regional Park C, and the expansion of the White Hills Estates park upon the issuance of the 336th building permit issued. As to all other phases of Park A, Area B, and Park C, Master Developer may elect to build partial or complete phases of any Park or Area in any order so long as the Master Developer actually spends the dollars on PTOS at the issuances of the building permits identified below.

Building Permit Issuance	PTOS Spend ¹
1,250	\$11,250,000
2,500	\$22,500,000
3,750	\$33,750,000
5,000	\$45,000,000
6,250	\$56,250,000
7,500	\$67,500,000
8,790	\$79,110,000

¹ PTOS spending includes direct costs, design and engineering costs, contractor fees and all other soft costs, and annual cost adjustment. The dollar amount shown in the table above represents \$9,000 per unit.

PTOS TIMING

The timing is defined below for the various types of PTOS in Firefly:

- 1. Neighborhood Parks**—Neighborhood Parks will be constructed on an NPA-by-NPA basis. Neighborhood Parks will be started before more than 50% of the building permits may be issued for the entire NPA. Neighborhood Parks within an NPA must be completed before Certificates of Occupancy of the final 10% of units within an NPA may be issued.
- 2. Greenways**—Greenways shall be constructed along with the timing of the road or trail infrastructure that they follow. If the road or trail infrastructure is contained within an NPA, then both sides of the greenway will be required to be installed within 12 months of the completion of the adjacent infrastructure. If the road or trail is the border between two NPAs, then the greenway improvements will be required within 12 months of the first building permit within an NPA.



3. **Community Parks**—Community Parks require a substantial amount of design and infrastructure cost. Community Parks will be tied to timing of financing issued relating to the PID(s) for parks, infrastructure, and amenities.
4. **Regional Park**—Regional Parks require a substantial amount of design and infrastructure cost. Regional parks will be tied to timing of financing issued relating to the PID(s) for parks, infrastructure, and amenities.
5. **Amenity Areas**—Amenity Areas will be designed and constructed based on community amenity trends and facilities needs. Amenity Area B shall begin construction prior to the issuance of the 4,830th building permit.
6. **Connector Trails**—Connector Trails shall be constructed along with any adjacent lots or commercial ground at the time of their plat infrastructure construction. If Connector Trails are located within another park type, they will be required to be built at the same time as the park construction that they are located within.
7. **Primary Pedestrian Trails**—Primary Pedestrian Trails will be constructed along with any adjacent lots or commercial ground at the time of their plat infrastructure construction. If trails are located within another park type, they will be required to be built at the same timing as the park construction that they are located within. If Primary Pedestrian Trails include a pedestrian underpass, then the underpass shall be constructed at the time of either the trail installation or the overhead road installation, as determined by the Firefly Architectural Review Committee (ARC).
8. **Secondary Pedestrian Trails**—Secondary Pedestrian Trails will be constructed along with any adjacent lots or commercial ground at the time of their plat infrastructure construction. If trails are located within another park type, they will be required to be built at the same timing as the park construction that they are located within. If Secondary Pedestrian Trails include a pedestrian underpass, then the underpass shall be constructed at the time of either the trail installation or the overhead road installation, as determined by the ARC.
9. **Tertiary Pedestrian Trails**—Tertiary Pedestrian Trails will be constructed prior to the completion of any adjacent NPA.
10. **Equestrian Trails**—Equestrian Trails to be constructed prior to the completion of any adjacent NPA.
11. **Native Open Space** —Native Open Space is considered complete when untouched. When disturbed, Native Open Space will be re-established within 24 months of disturbance.
12. **Demonstration Community Gardens**—Demonstration Community Gardens, when included within an NPA's design, will be constructed by the completion of the NPA that they are located within. If located within another park, they will be completed within the install of the park.
13. **Pocket Parks**—Pocket Parks will be platted and constructed with adjacent lots or PTOS. They will be included as part of plats and constructed along with the timing of the horizontal infrastructure.
14. **Entrance Nodes**—Entrance Nodes will be platted and constructed with adjacent lots or PTOS. They will be included as part of plats and constructed along with the timing of the horizontal infrastructure.



COMMUNITY IDENTIFIERS & MONUMENTATION



PUBLIC ART STRUCTURE

Entrances(s) and other key locations at Firefly may feature a large public art structure that creates a strong first impression to those entering Firefly. Community signage highlighting the name of Firefly is separate from the public art structure, therefore, the art structure will not contain any words. However, the materials and colors of this unique structure will be incorporated into the design theme of the primary, secondary, neighborhood, and park entrance features to create a unifying brand. Public art structures may not exceed 50 feet in height, and may be illuminated. The structure may be incorporated into a fence or other boundary structure. Exact location(s), design, and landscaping will be determined at Development Application.

ENTRANCE GATEWAY

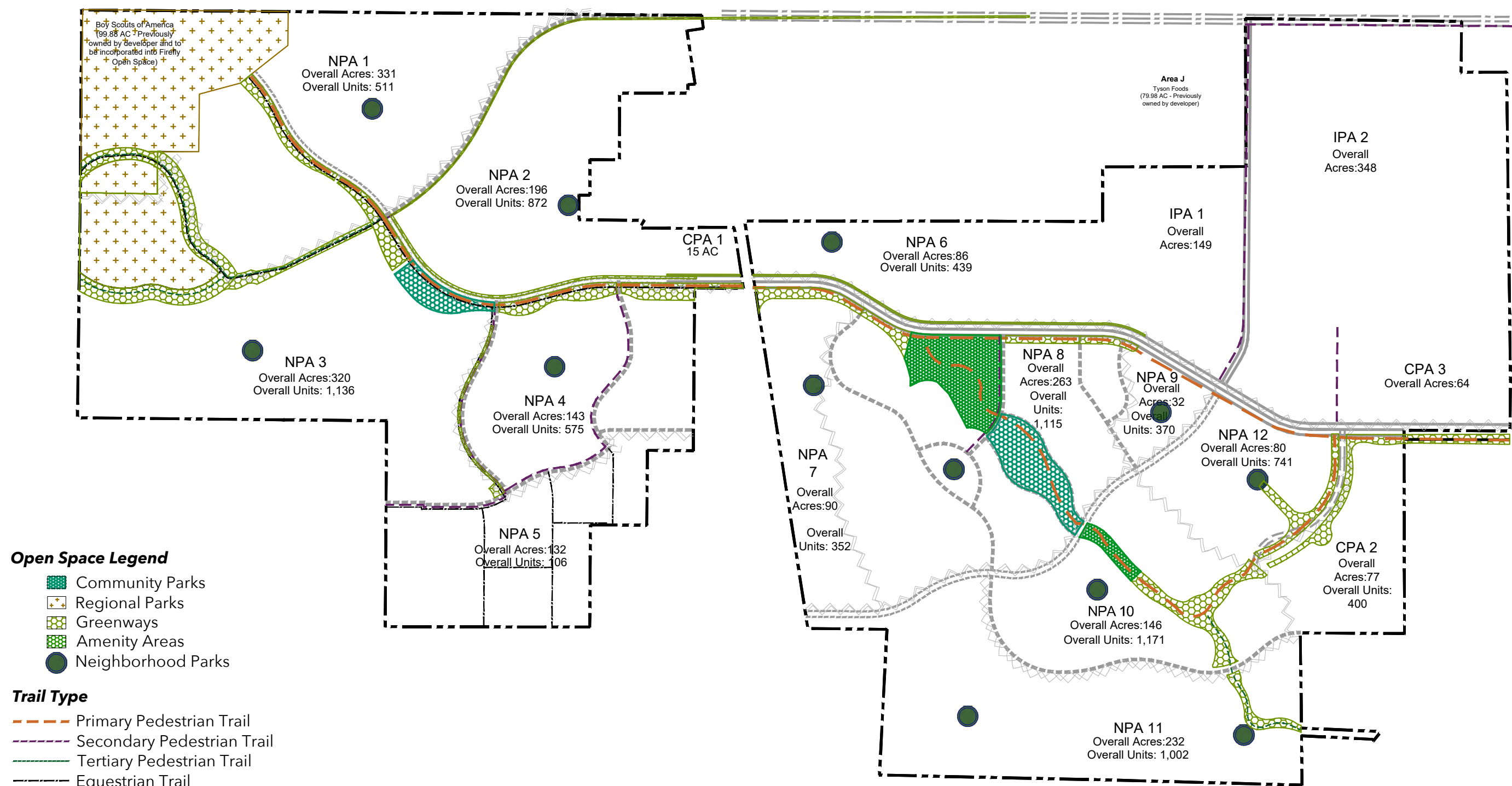
Much like the public art structure, the entrance gateway monument over the entrance serves as a branded structure that welcomes residents and visitors, showcases the quality of the community, and represents a physical boundary. The overall height will not exceed 45', and the total width of the monument will not exceed 115'. The structure may include branding, the community logo, and/or tagline.



NOTE: Images shown on this page are intended to represent design ideas and/or materials that may be used as inspiration and do not necessarily depict the specific theme, design, or materials that will be used in Firefly.



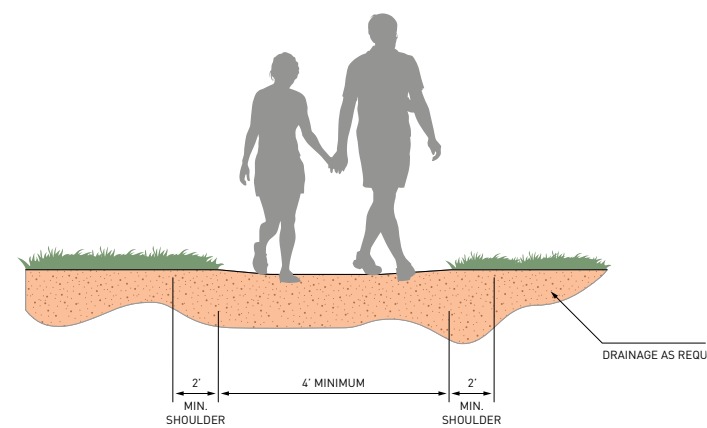
PARKS, TRAILS & OPEN SPACE EXHIBIT



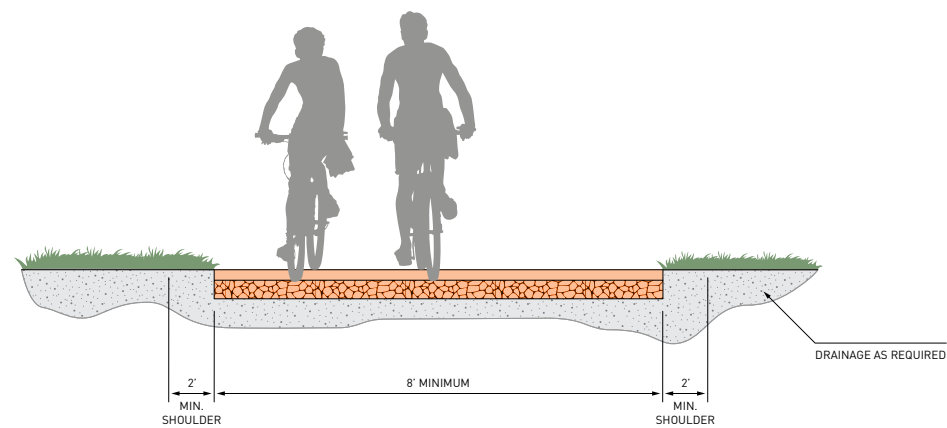
- NOTES:**
1. Acreages are approximate.
 2. The PTOS depicted in this Exhibit are conceptual and intended to depict potential PTOS in the amounts/types/distributions contemplated in this Community Plan.
 3. Location and number of PTOS are approximate.
 4. All parks, trails, and greenways may include Native Open Space.



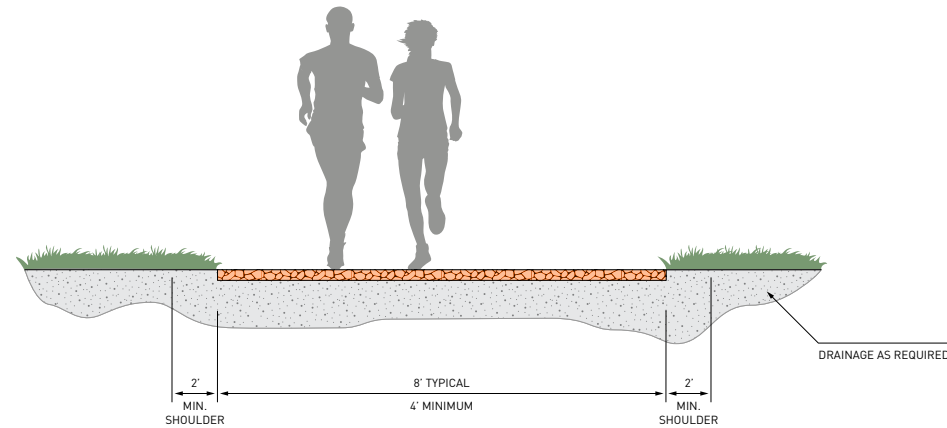
TYPICAL TRAIL SECTION EXHIBIT



Dirt Trail



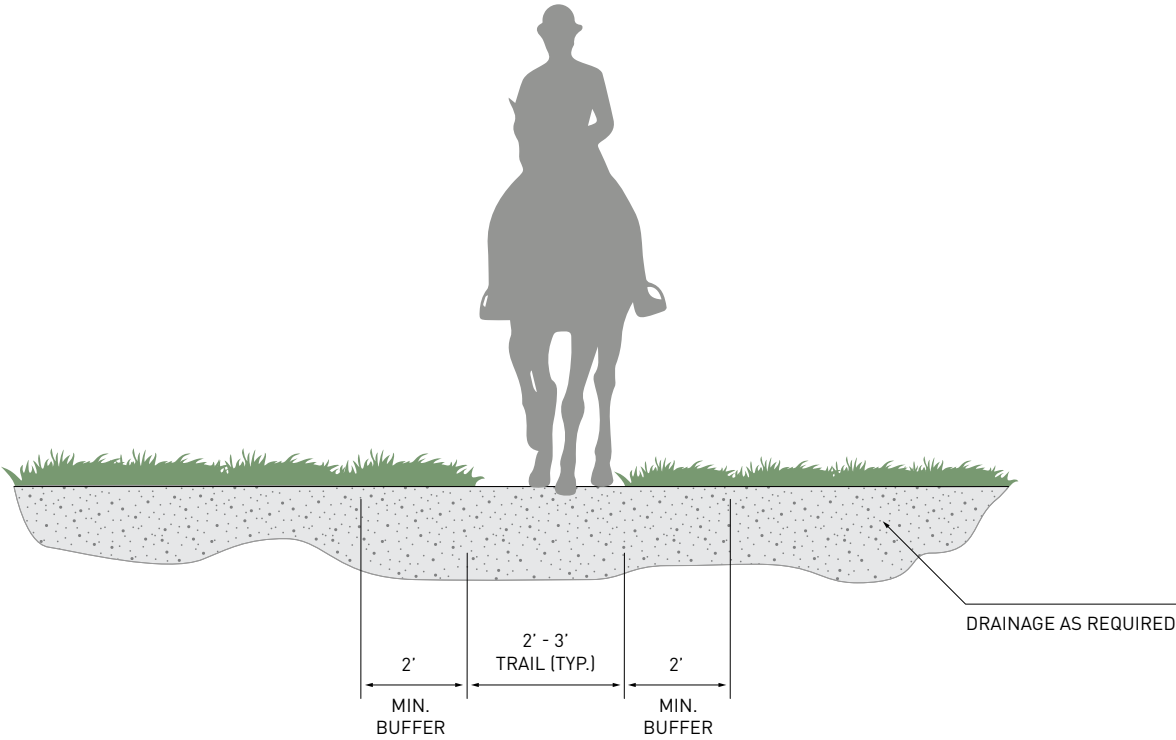
Asphalt Trail
3" Asphalt / 6" Base



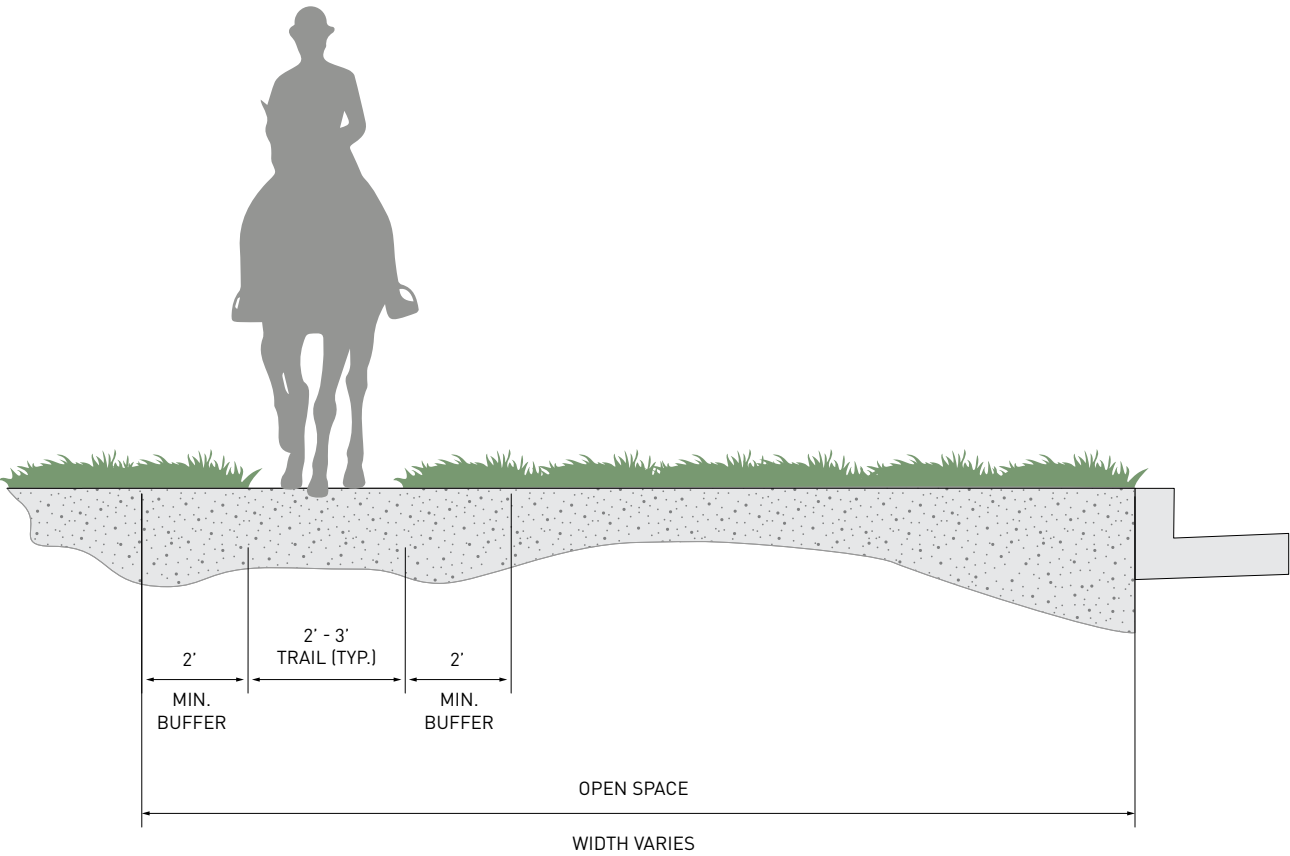
Unpaved Trail

NOTE: Cross-sections of trails may be widened on any of the trail types.

EQUESTRIAN TRAIL SECTION EXHIBIT



Off-Road Equestrian Trail

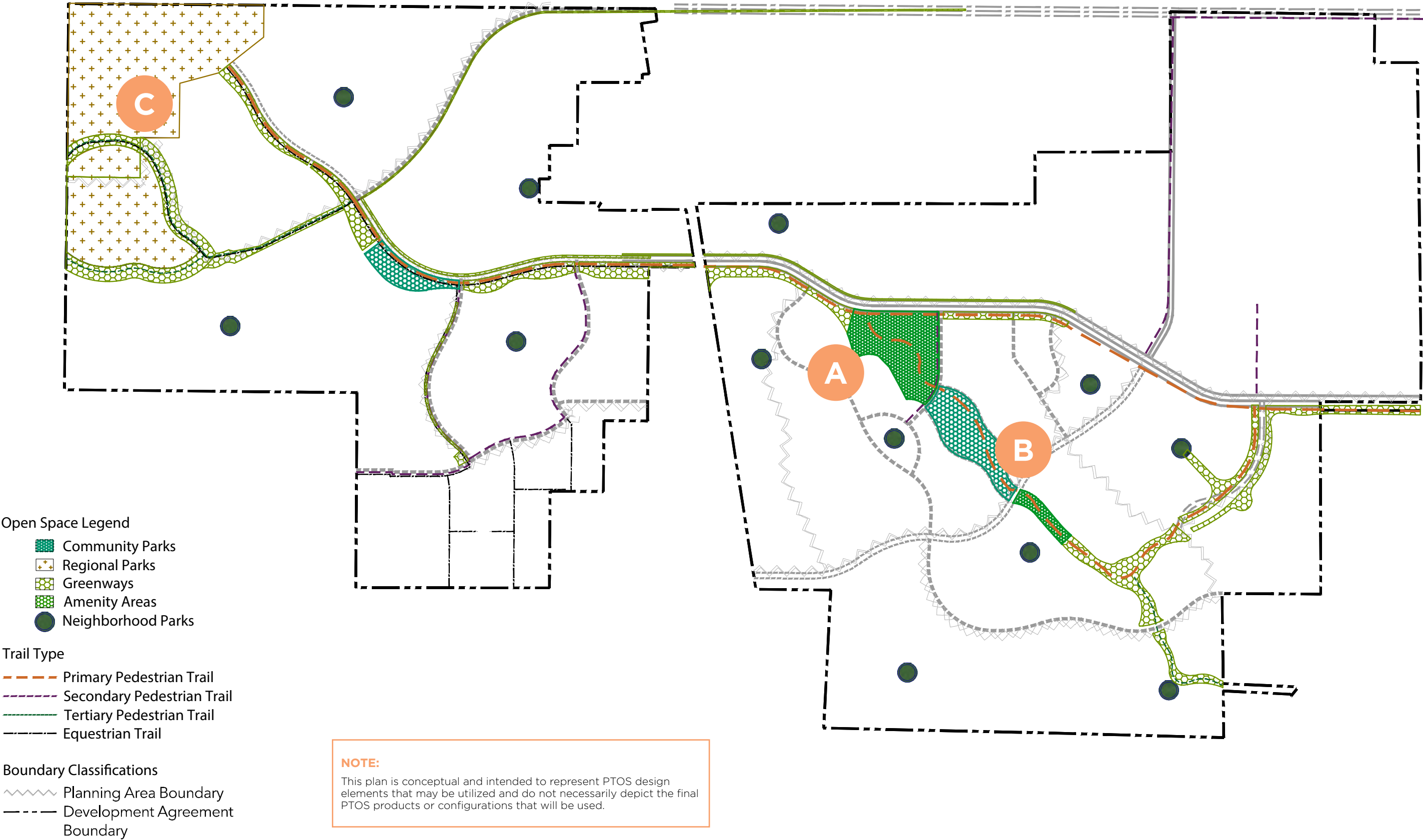


Roadway Equestrian Trail

Note: Cross-sections of trails may be widened on any of the trail types.



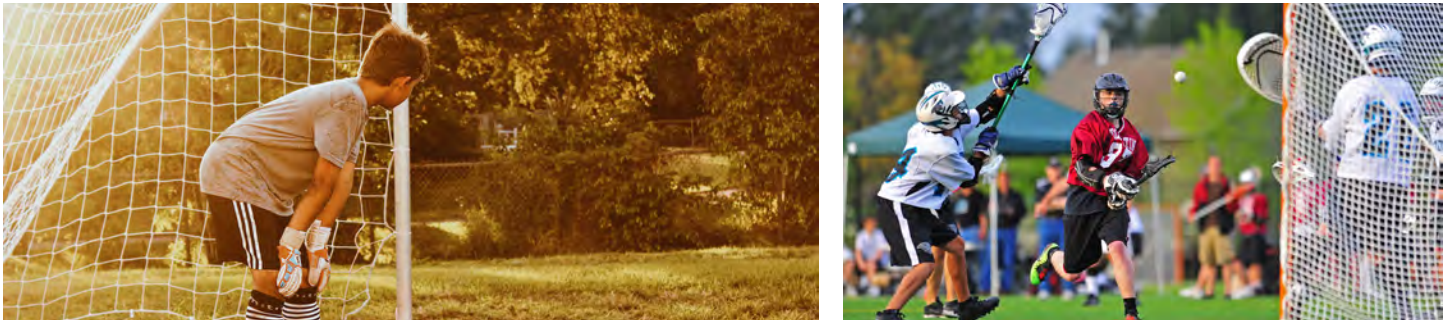
PROPOSED PARKS A, B, AND C



A—COMMUNITY PARK



A—COMMUNITY PARK EXAMPLES



NOTE:

These photos are intended to represent PTOS and amenity elements that may be utilized and do not necessarily depict the final amenities or themes that will be used.

B—AMENITY AREA

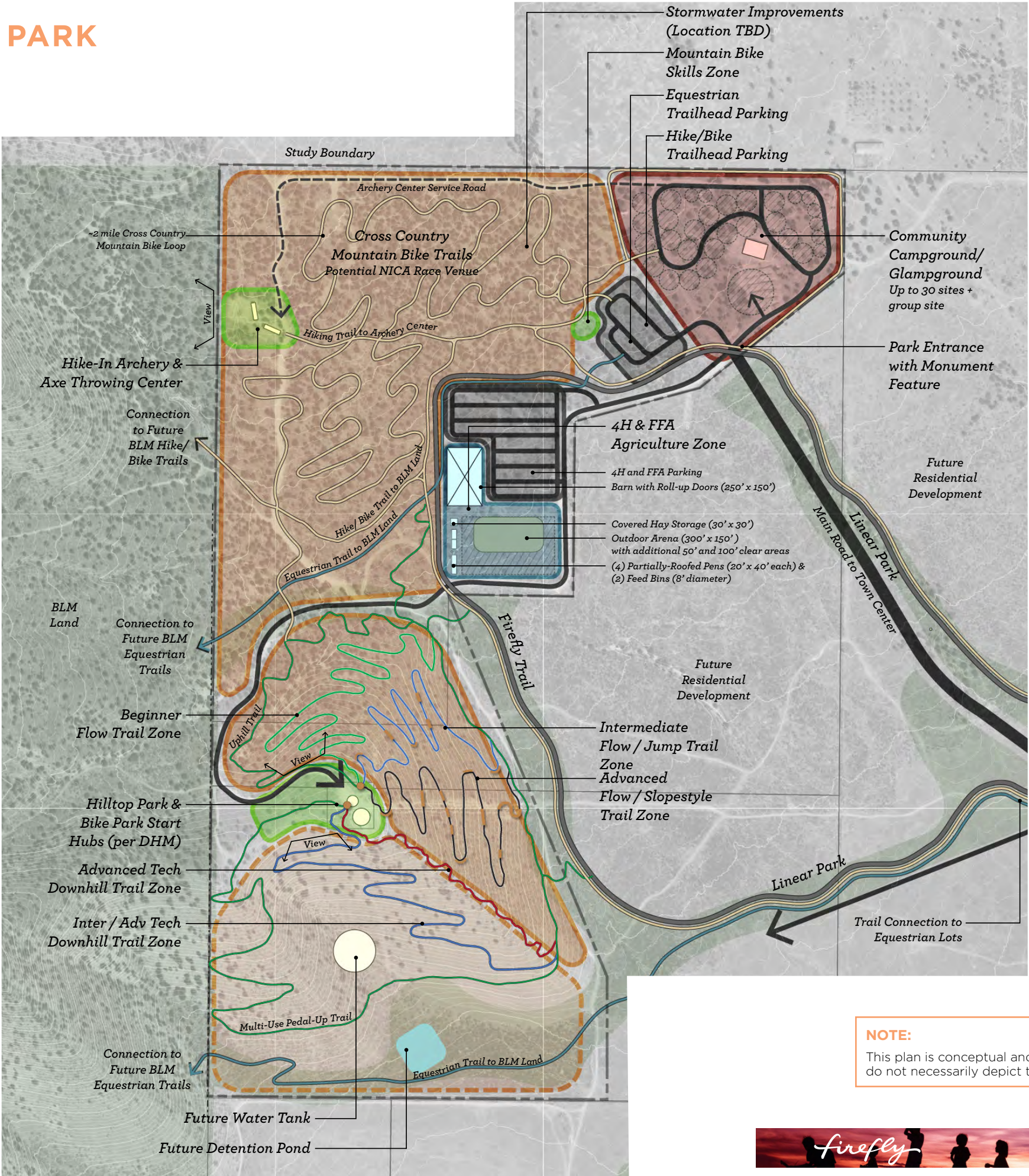


B—AMENITY AREA EXAMPLES



NOTE: These photos are intended to represent PTOS and amenity elements that may be utilized and do not necessarily depict the final amenities or themes that will be used.

C—REGIONAL PARK



Legend

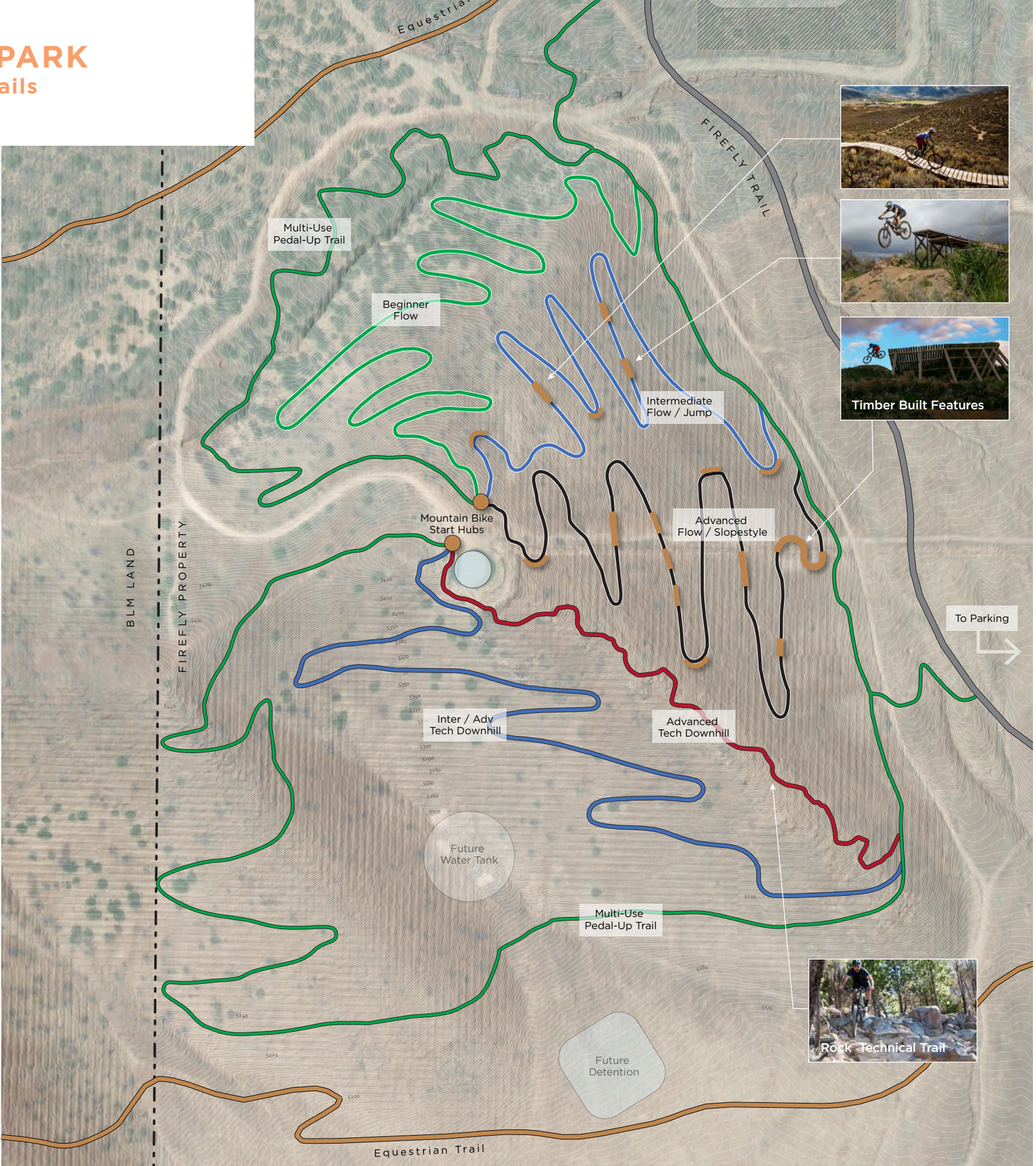
Passive Recreation & Trails Zone	Road
Active Recreation Zone	Service Road
Campground Zone	Shared Use Path
Parking	Multi-use Trail
Agriculture Zone	Equestrian Trail
Parks and Public Land	Directional
Study Boundary	Mountain Bike
	Trails by Difficulty
	Bike Features

North
1" = 200'-0"
0 200 400 ft

NOTE:
This plan is conceptual and intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.



C—REGIONAL PARK
Downhill Flow Trails



LEGEND

- Multi-Use Path from Firefly
- Multi-Use Two-Way Trail
- Downhill Beginner Flow
- Downhill Intermediate Flow / Jump
- Downhill Advanced Flow / Slopestyle
- Downhill Inter / Adv Technical
- Downhill Advanced Rock Garden
- Equestrian Trail to BLM Land
- Mountain Bike Start Hub
- Timber Mountain Bike Feature

NOTE:

This plan is conceptual and intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.



C—REGIONAL PARK EXAMPLES



NOTE:

These photos are intended to represent PTOS or amenity elements that may be utilized and do not necessarily depict the final amenities or themes that will be used.

ENTRANCE FEATURES / MONUMENT SIGNAGE

Entrance features and monument signage may be installed by Master Developer to identify neighborhoods and promote the Firefly brand. All entrance features will be located outside public utility easements (PUEs). Placement of these monument signs will be in compliance with the AASHTO clear sight triangle regulations. Specific locations and landscaping plans will be detailed at Development Application.

Primary entrance features are monument signs that include the name and branding for Firefly as a whole, and are situated in highly visible locations which may be bermed up to increase visibility. The primary entrance feature may be double-sided and/or illuminated. Each face may not exceed 200 square feet, and the top of the sign may not be higher than 20 feet from grade.

Secondary, neighborhood, and park entrance monument signs are smaller than primary entrance features. These monument signs may be double-sided and/or illuminated. Each face may not exceed 100 square feet, and the top of the sign may not be higher than 12 feet from grade. Secondary signs may feature the Firefly logo. Neighborhood signs will generally highlight the name or special features of a neighborhood within Firefly. Park entrance monument signs feature the name of the park.

The supporting structures for entrance features/monument signs will be designed with materials and styles that are consistent with the character of Firefly. The signage plan will be approved by the ARC prior to Development Application(s) as appropriate.



NOTE: Images shown are intended to represent design ideas and/or materials that may be used as inspiration and do not necessarily depict the specific theme, design, or materials that will be used in Firefly.

COMMUNITY WAYFINDING SIGNS

Permanent wayfinding signage will guide residents and visitors to parks, trailheads, and other amenities within Firefly. Providing effective wayfinding will allow the PTOS network to be used to its full potential. Final design details for wayfinding signage will be determined at Development Application. Wayfinding signs may be illuminated. Additionally, wayfinding signs may be double-sided, and each face may not exceed 60 square feet. The top of wayfinding signs may not be higher than 10 feet from grade. The locations of these signs will be determined at Development Application as appropriate.

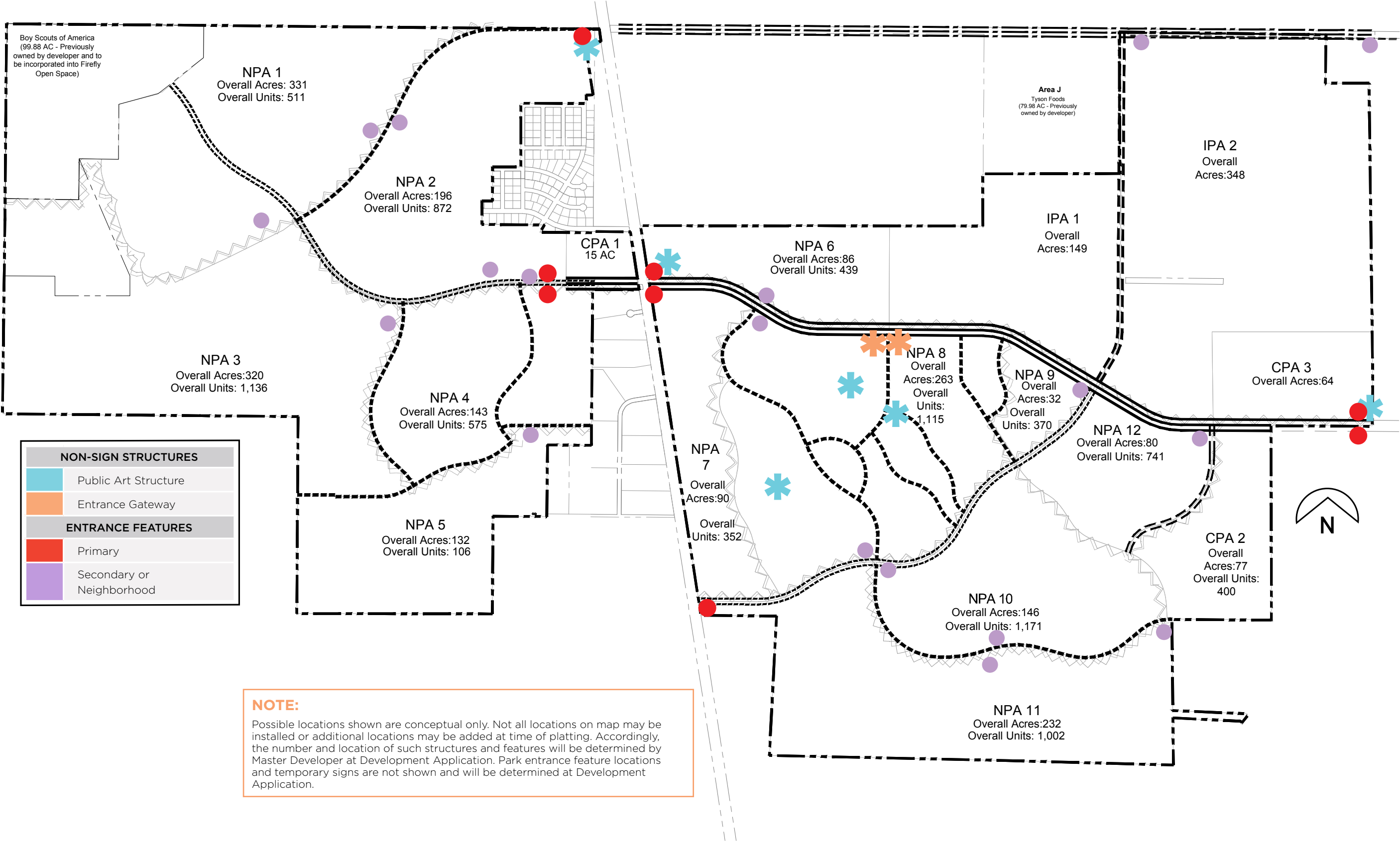


NOTE: Images shown are intended to represent design ideas and/or materials that may be used as inspiration and do not necessarily depict the specific theme, design, or materials that will be used in Firefly.

TRAIL SIGNAGE

Permanent trailhead sign faces may be as large as 60 square feet. Supporting structures for trail signs will be designed with a style that is consistent with the character and appearance of the entrance features for each trail. Trail signs may be used to showcase trailhead locations, trail names, and distances. Final locations of signage will be determined at Development Application.

MONUMENTATION PLAN



LANDSCAPING PHILOSOPHY

Landscaping will follow the Landscape Water Efficiency (LWE) standards. The landscaping philosophy for the LWE is based on best practices with an emphasis on aesthetics and water conservation. The overarching objective is to enhance the area's natural features, as well as the character of homes, buildings, streetscapes, and PTOS, in order to strengthen and frame vistas, while providing areas of intermittent shade.

All PTOS, as well as commercial and residential landscaping designs, are subject to approval by the Firefly Architectural Review Committee (ARC). The ARC or applicable Homeowners Association (HOA) will enforce the landscaping and maintenance requirements.

Streetscapes

Thoroughfares will have attractive streetscapes, which may incorporate neighborhood entrance nodes and beautiful landscaping. Streetscapes are an important part of Firefly that will serve many functions including:

1. Contributing to the personality and brand of Firefly through continuity in design
2. Providing safety for all modes of transportation
3. Creating a sense of place for residents and visitors

General Street Tree Standards

A plan for trees planted within park strips, provided at future Development Applications, shall show the plant schedule for the street trees within Firefly. Trees may be moved or removed from the plan to accommodate driveways and intersection requirements. The Master Developer may place street trees so they do not interfere with Low Impact Development (LID) street design requirements.

LANDSCAPE WATER EFFICIENCY STANDARDS

Purpose

The purpose of these Landscape Water Efficiency (LWE) standards is to conserve water resources by establishing water conservation standards for outdoor landscaping.

Applicability

The following standards shall be required for all developer/contractor installed residential, commercial, institutional, and industrial construction, as applicable. The LWE standards shall also be required for new landscaping construction installed by homeowners.



Outdoor Landscaping Standards

All new and rehabilitated landscaping for public agency projects, private development projects, developer-installed landscaping in multi-family, single-family residential projects, and two-family dwellings shall comply with the landscaping standards below:

Definitions

1. **Active Recreation Areas**—Areas of the landscape dedicated to active recreation where lawn may be used as the playing surface (ex. sport fields and play areas).
2. **Front Yard**—A yard extending across the full width of the lot, the depth of which is the shortest distance between the main building and the front lot line. See Figure 1.
3. **Hardscape**—Durable landscape materials, such as concrete, wood, pavers, stone, or compacted inorganic mulch.
4. **Lawn**—Ground that is covered with grass or turf that is regularly mowed.
5. **Mulch**—Any material such as rock, bark, compost, wood chips, or other materials left loose and applied to the soil.
6. **Nonfunctional Turf**—An irrigated grass area not providing functional use and generally maintained for aesthetic purposes only.
7. **Park Strip**—A typically narrow landscaped area located between the back-of-curb and sidewalk.
8. **Paths**—Designed routes between landscape areas and features.
9. **Planting Bed**—Areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.
10. **Rear Yard**—A yard extending across the full width of the lot and more or less opposite to the front lot line. The depth of the rear yard is the shortest distance between the rear of the main building and the rear lot line. See Figure 1.
11. **Side Yard**—A yard between a building and the adjacent side lot line, extending from the front yard setback to the rear yard setback. On corner lots, the side yard adjacent to a street shall extend from the front yard setback to the rear lot line. The width of the required side setback shall be the shortest distance between the side of the main building and the side lot line. See Figure 1.
12. **Total Landscaped Area**—Improved areas of the property that incorporate all of the completed features of the landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.

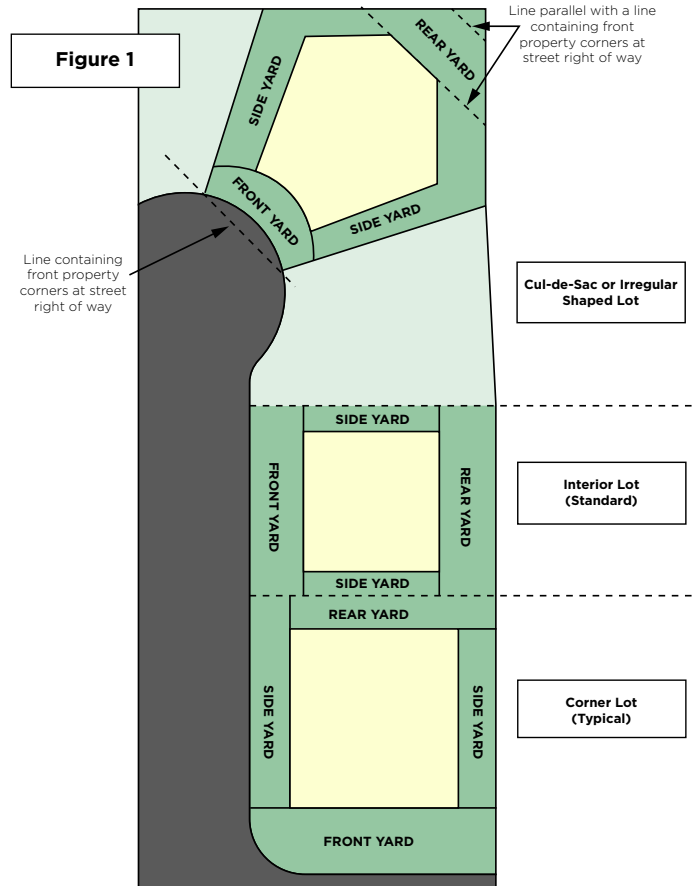


Landscaping Requirements

1. Landscaped areas shall be provided with a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.
2. Nonfunctional turf to be used sparingly.
3. All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency. Drip irrigation or bubblers shall be used except in lawn areas. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.
4. Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and Planting Beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.
5. At least 3-4 inches of mulch, permeable to air and water, shall be used in planting beds to control weeds and improve the appearance of the landscaping. ARC approved materials shall be used in areas located within a public right-of-way.
6. The following requirements shall apply to single-family residential properties.
 - a. Lawn shall not be installed in park strips, paths, or on slopes greater than 25% (4:1 grade) or be less than 8 feet wide at its narrowest point. To the extent reasonably practicable, lawn shall be free from obstructions (trees, signs, posts, valve boxes, etc.).
 - b. Lawn areas in the front and side yards shall not exceed the greater of 250 square feet, or 35% of the total landscaped area.
 - i. Single-family residential properties 0.25 acres or smaller wherein the combined square footage of the front and side yards is twice as large or greater as the rear yard square footage shall be permitted lawn areas up to 50% of the total landscaped area in the front and side yards.
 - ii. Residential lots that have no back yards, which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement of the landscaping requirements in section i, are exempt from the 8 feet minimum width lawn area requirement.
 - c. At maturity, landscape areas shall have enough plant material to create at least 50% living plant cover at the ground plane, not including tree canopies. Park strips are excluded.
7. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 30% of the total landscaped area, outside of active recreation areas.
8. Certain special purpose landscape areas (e.g. stormwater management areas, etc.) may receive exceptions from the slope limitations and other elements of the landscaping requirements (see paragraph 6, above). Applications to receive exceptions are to be considered on a case-by-case basis by the ARC.



9. These outdoor standards are not intended to be in conflict with other landscaping requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may be in conflict with Utah law, such conflicting requirements shall not apply.



EXAMPLES OF LANDSCAPING



NOTE: These photos are intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.

EXAMPLES OF COMMUNITY CONNECTIVITY



NOTE: These photos are intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.

EXAMPLES OF COMMUNITY EVENTS & LIFESTYLE PROGRAMMING



NOTE: These photos are intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products that will be used.

04 RESIDENTIAL DEVELOPMENT STANDARDS & ARCHITECTURE

FIREFLY ARCHITECTURAL REVIEW COMMITTEE (ARC)

Master Owners Association

A Master Homeowners Association (HOA) will be established to review, approve, and enforce architectural requirements and restrictions, and to address common area maintenance obligations for the entire Firefly Community. Where required, typically in multi-family areas, sub-HOAs will be established to address area-specific costs.

Firefly ARC

The ARC shall be created within the HOA. The goal of the ARC is to ensure Firefly is a pleasant, desirable, and sustainable community, with a harmonious design concept. The ARC protects and promotes the present and future values of the Firefly development. All exterior architectural building elevations, materials, colors, fencing details, landscaping, and signage within Firefly shall be subject to a design review and approval process established by the ARC.

The ARC shall review and approve all residential site plans and building permits prior to beginning Development Application and review processes. The ARC may consist of representatives of the Master Developer, as well as a selected team of professionals. The Master Developer shall retain the right to retain or replace members of the ARC at its discretion.



SINGLE-FAMILY TYPES

There are four types of single-family, detached homesites in Firefly. There are agriculture, standard, alley-load, and cottage homesites. Single-family alley-load and cottage lots may be traditional front-load homes, but may also be rear loaded with garages accessed from alleys and/or private driveways.

SINGLE-FAMILY STANDARDS

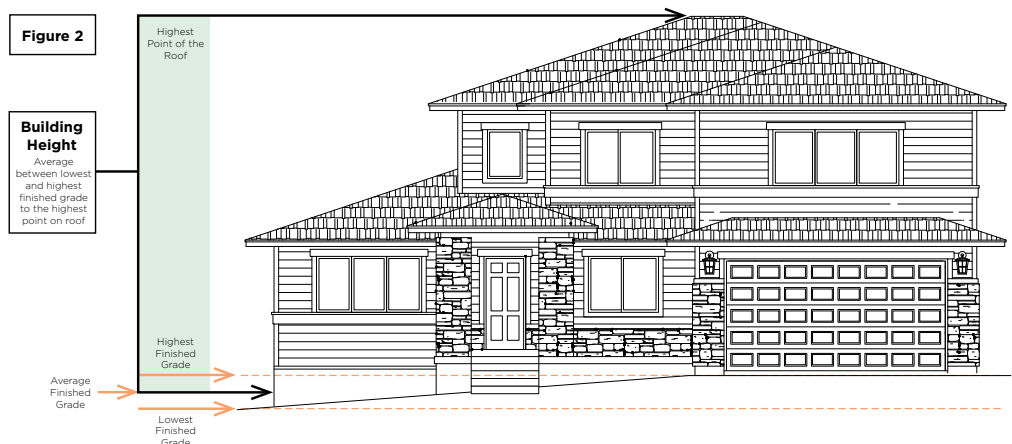
SINGLE-FAMILY DETACHED*								
Type of Lot	Front	Garage	Rear	Side	Corner	Minimum Lot Width ¹	Minimum Lot Size	Maximum Building Height ²
Agriculture	25'	25'	35'	10'/30'	25'	90'	21,780 sf	35'
Standard A	25'	25'	25'	10'/10'	15'	85'	10,890 sf	35'
Standard B	15'	22'	20'	8'/10'	15'	80'	8,000 sf	35'
Standard C	15'	22'	20'	5'/8'	15'	48'	4,500 sf	35'
Alley Load	10'	22'	5'	5'/5' ⁴	15'	40'	4,200 sf	35'
Cottage	15'	22'	10'	5'/5' ⁴	15'	40'	3,600 sf	35'

ACCESSORY BUILDINGS			
Type of Building	Rear	Side	Maximum Building Height ²
Barns	5'	5'	35'
ADU ³	5'	5'	35'

* Upon a request by the applicant, these standards may be adjusted by the Planning Commission (or the applicable approving body of the City) upon Site Plan or Subdivision Application.

Reference Notes

1. Lot width is measured from either the build-to line, when applicable, or the front setback, whichever is further back from the front property line to provide for curvilinear/coving design. See page 4-09.
2. Building height is measured from the average of the highest finished grade and the lowest finished grade across the front of the structure to the highest point of the roof, excluding ancillary structures.



If the roof is a mansard or flat, the building height is measured from the average of the highest finished grade and the lowest finished grade across the front of the structure to the highest point of the coping of a flat roof or the deck line of a mansard roof.

3. The living space of a detached ADU must be a minimum of 400 square feet and may not exceed 50% of the primary home's footprint including the garage, up to a maximum of 1,200 square feet. An ADU may be part of a larger barn structure that may exceed 50% of the primary home's footprint, and/or be larger than 1,200 square feet.
4. Homesites with a 5'/5' side setback shall be limited to a quantity of 900.

SINGLE-FAMILY DEVELOPMENT STANDARDS

General Standards

Homes shall be a variety of styles and colors. Gated neighborhoods are permitted. 3-story homes are allowed.

Roof Pitch

The roof type of any structure may be any of the following: gable, hip, gambrel, mansard, or flat. Roof type and design should match the styling of the overall home design. Roof pitches may be flat or 1/12 to 12/12.

Parking Standards

A 2-car garage is required on all single-family homes. Additionally, a driveway matching the garage setbacks is required, except for alley-load lots. In the case of alley-load lots, parking must match townhome parking standards.

Fencing

Materials, specifications, and locations to be approved by the ARC.

Architectural Relief

The street-facing portion of the building shall be designed to avoid flat planes or visual lines that give the appearance of one flat wall face for the length of the building facade fronting the street without a break. The same standard shall be required for homes adjacent to PTOS or on the corner side of corner lots. Street-facing facades greater than 40 feet in length must exhibit a change in the wall plane. Change of the wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials



EXAMPLES OF SINGLE-FAMILY HOME DESIGNS



NOTE: Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.



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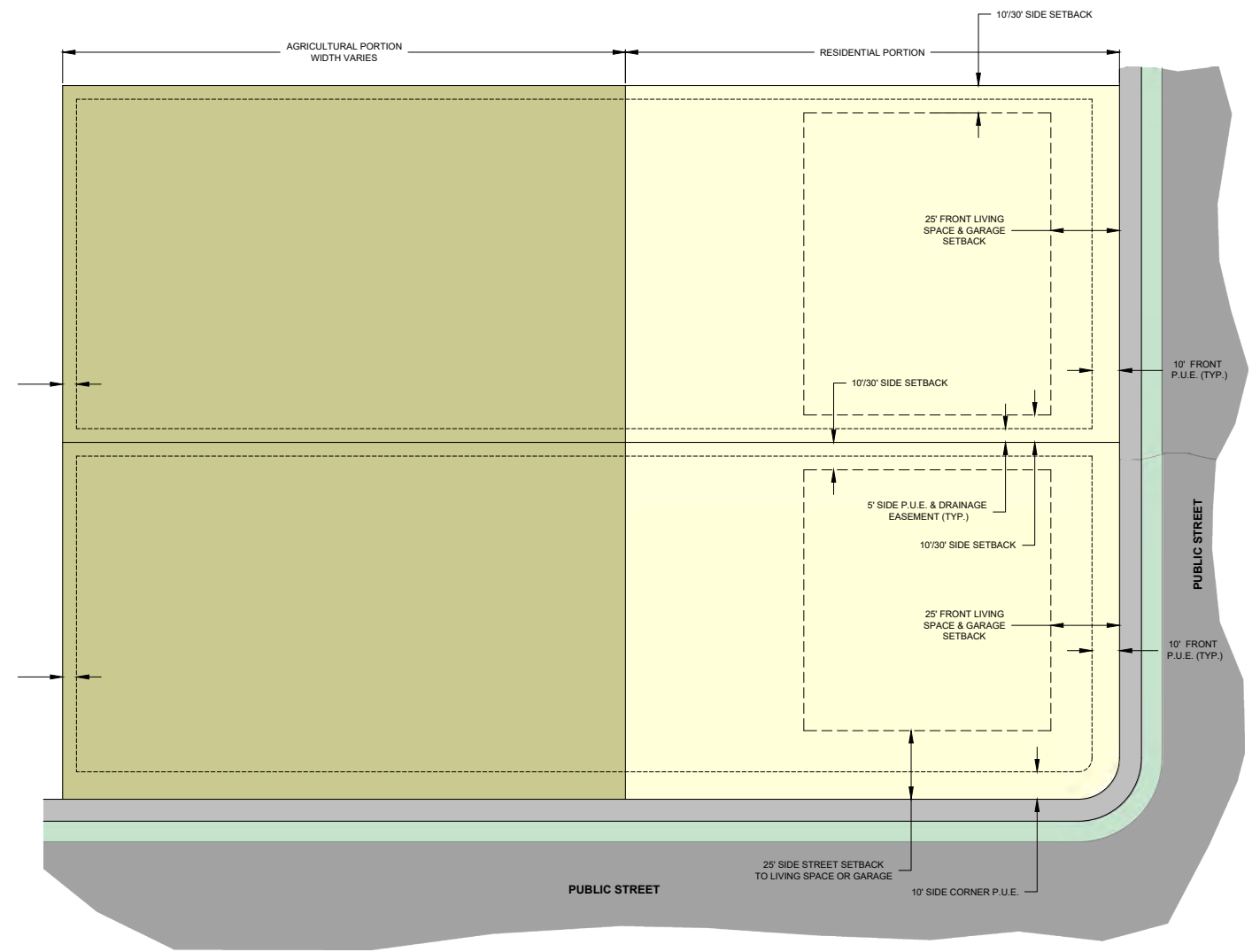
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SINGLE-FAMILY SETBACK EXHIBIT

Agriculture Lot

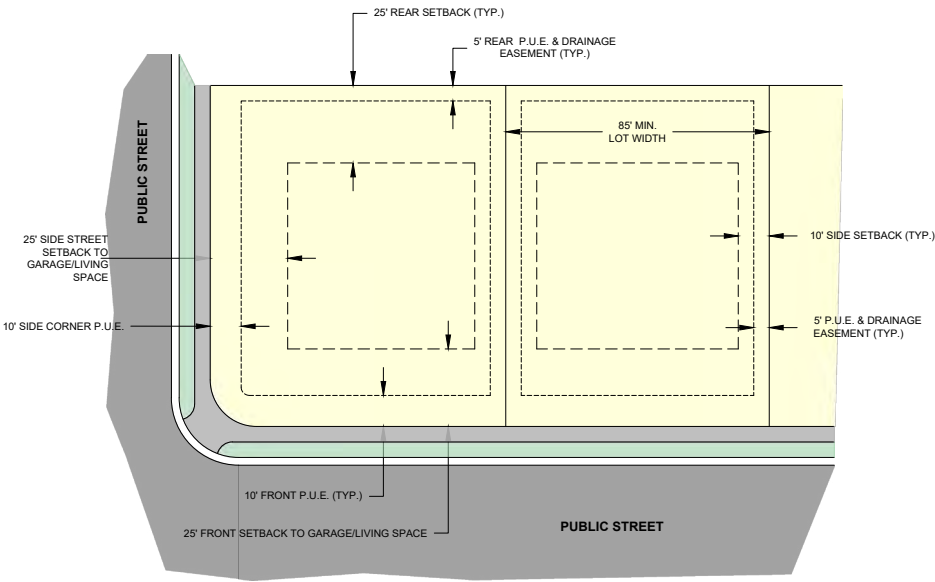


AGRICULTURAL LOT

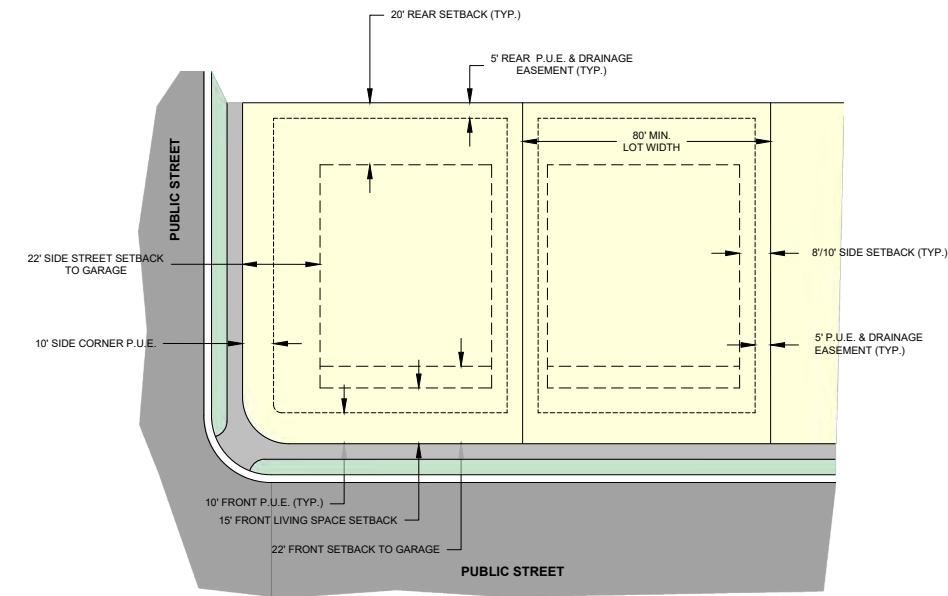
NOTE:

- 1. Structures or corrals housing animals: 50' from neighboring residences.
- 2. Shop, detached garage, ADUs, and other accessory buildings without livestock shall have 5' setbacks.

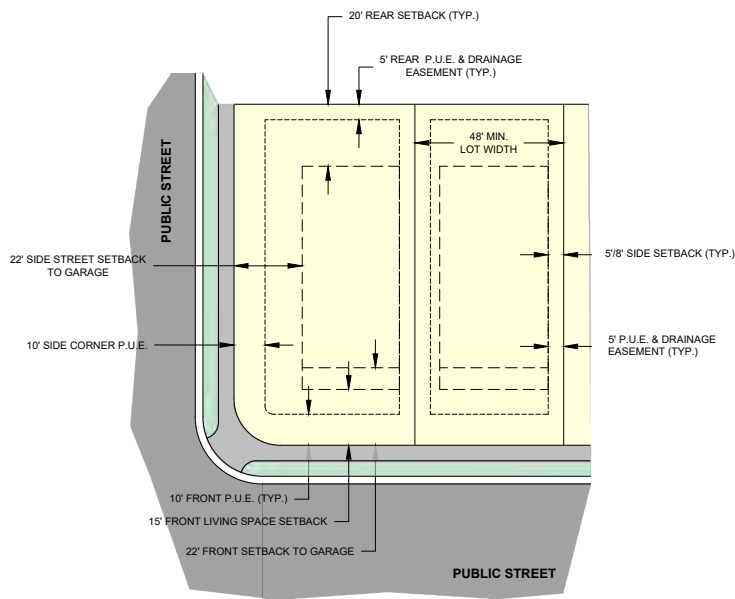
Standard “A” Lot



Standard “B” Lot

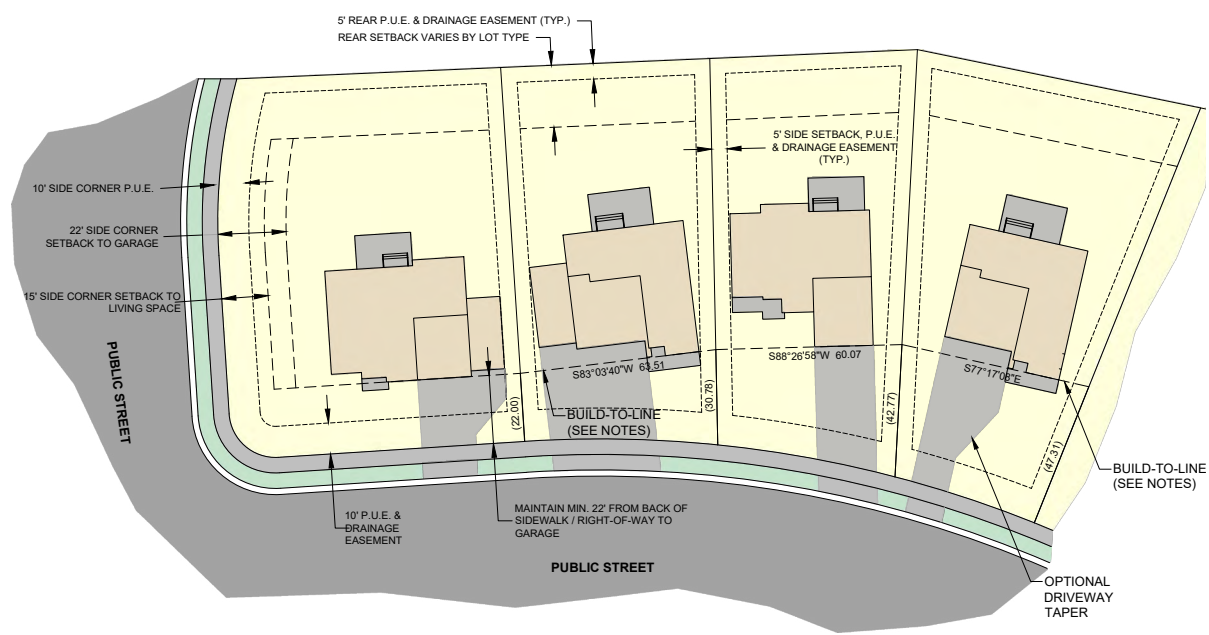


Standard “C” Lot



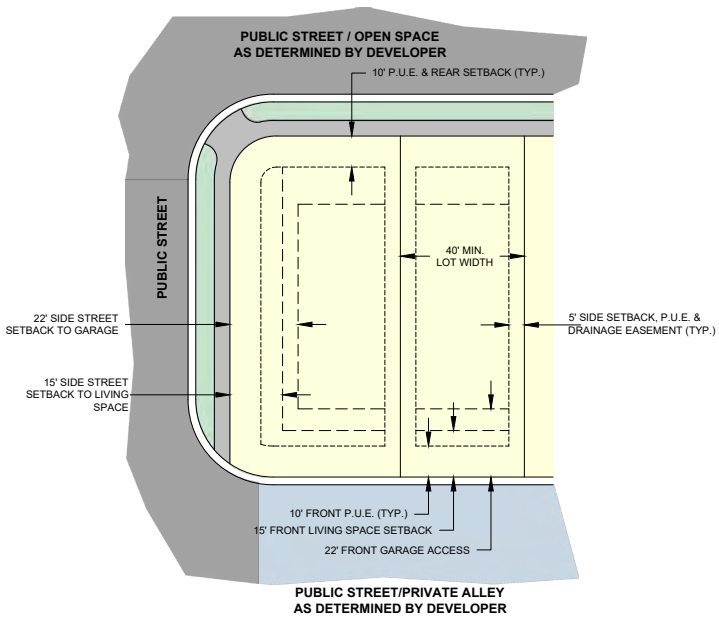
SINGLE-FAMILY SETBACK EXHIBIT (CONT'D)

Curvilinear / Coving

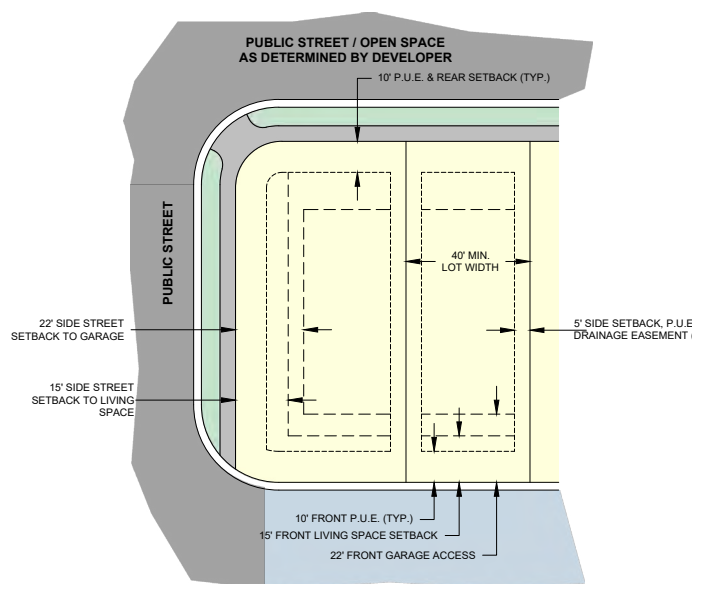


- NOTE:**
1. Build-to line has been established for front setback and orientation of house.
 2. Build-to line to be a minimum of 22' to garage face or 15' to living space.

Cottage



Alley Load



MULTI-FAMILY TYPES

Multi-family homes are higher density residential units. Townhomes are built in a row with all units sharing a similar style. Garages may be built at the front or rear of the home. These townhomes are referred to as front-load or rear-load. Multi-family types also include apartment homes and condos, which are self-contained housing units that occupy only part of a building.

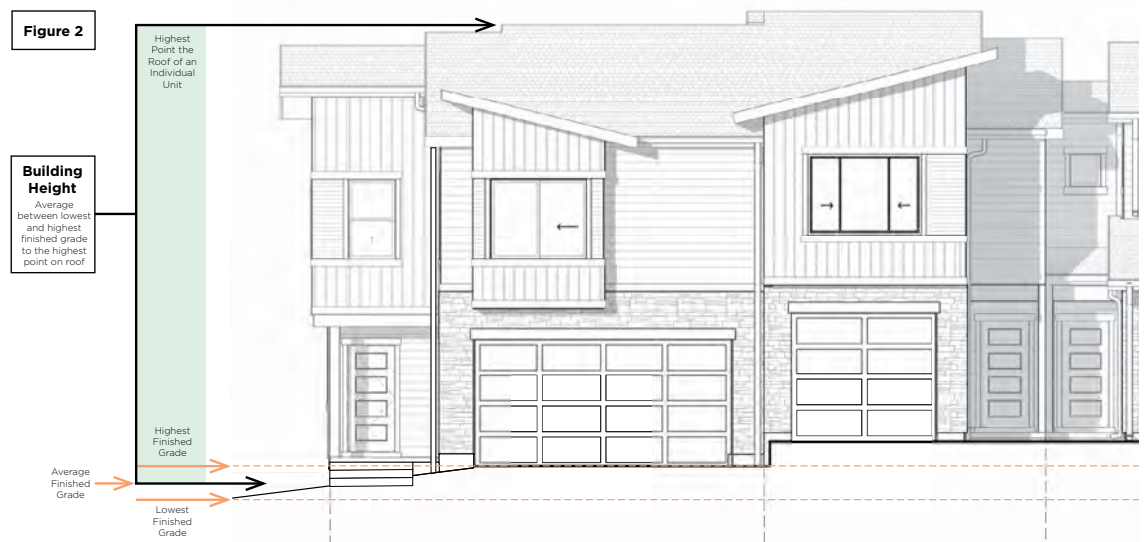
MULTI-FAMILY STANDARDS

MULTI-FAMILY*									
Type of Lot	Front	Garage	Rear	Rear Building Spacing	Side	Side Building Spacing	Corner	Max. Building Height ¹	Max. Units Per Building
Twin Home	15'	22'	10'	20'	5'/5'	10'	15'	35'	N/A
Front-Load Townhome	15'	22'	10'	20'	15'	15'	15'	40'	N/A
Rear-Load Townhome	10'	3'	3'	30'	15'	15'	15'	40'	N/A
Apartment / Condominium ²	10'	5'	15'	30'	15'	15'	15'	55' ²	48

* Upon a request by the Applicant, these standards may be adjusted by the Planning Commission (or the applicable approving body of the City) upon Site Plan or Subdivision Application.

Reference Note

1. Building height is measured from the average of the highest finished grade and the lowest finished grade across the front of each individual unit of the structure to the highest point of the unit's roof, excluding ancillary structures.



If the roof is a mansard or flat, the building height is measured from the average of the highest finished grade and the lowest finished grade across the front of the structure to the highest point of the coping of a flat roof or the deck line of a mansard roof.

2. Multi-family buildings to be limited to four stories and 55' in height.

TWIN HOME & TOWNHOME DEVELOPMENT STANDARDS

Roof Pitch

The roof type of any structure may be any of the following: gable, hip, gambrel, mansard, or flat. Roof type and design should match the styling of the overall home design. Roof pitches may be flat or 1/12 to 12/12.

Minimum Lot Area

There are no minimum lot area requirements. Appropriate lot size is determined by the ability to meet development setback requirements as determined in this community plan.

Parking Standards

Parking requirements shall be based on the number of bedrooms in each home. For 1-bedroom homes, 1.75 stalls are required. For 2-bedroom homes, 2.5 parking stalls are required. For 3-bedroom homes, 3 parking stalls are required. For 4-bedroom homes and greater, 3.5 stalls are required. Parking means a parking stall located within a garage, driveway, private parking lot, or on a public street, and shall be sized at a minimum of 8' wide x 18' deep. Garage dimensions are required to be a minimum of 20' x 20'.

Fencing

Fences or walls in front yards or side yards facing a street shall be no taller than three feet. Fences or walls along the side or rear yards shall be a minimum of six feet and a maximum of seven feet. Materials, specifications, and locations to be approved by the ARC. Limited common open space may be fenced.

Exterior Materials

Exterior materials are to be consistent with the architectural styling of the home. Materials may include masonry, stucco, fiber-cement type siding, metal architectural paneling, or other materials consistent with styling of the particular home. All materials and colors must be approved by the ARC.

Roof Type

Roofing materials should be a minimum of 30-year architectural shingles, metal, or membrane roof for flat roofs.

Architectural Relief

The street-facing portion of the building shall be designed to avoid flat planes or visual lines that give the appearance of one flat wall face for the length of the building facade fronting the street without a break. The same standard shall be required for homes adjacent to PTOS or on the corner side of corner lots. Street-facing facades greater than 40 feet in length must exhibit a change in the wall plane. Change of the wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials.

Building Size

Twin homes and townhomes shall consist of buildings between 1 and 12 units and shall not be greater than 200 feet in length. They share at least one structural component (e.g., concrete, pillars, piers, foundations, footings, or walls) which may be above or under the ground, and may be attached or detached, but will be platted consistent with the footprint of the building, with all yards, driveways, and other PTOS platted as common or limited common open space. The number of building stories shall be limited to the building height allowed for twin homes and townhomes.



PTOS

Twin homes and townhomes may include common areas and/or limited common areas which are areas owned by the HOA. These areas (including, but not limited to, the setbacks, build-to lines, and spaces between buildings), shall be counted toward the PTOS requirements of this Community Plan so long as they are landscaped according to the approved landscape plans of the ARC for each individual plat.

EXAMPLES OF TWIN HOME & TOWNHOME DESIGNS



NOTE: Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.

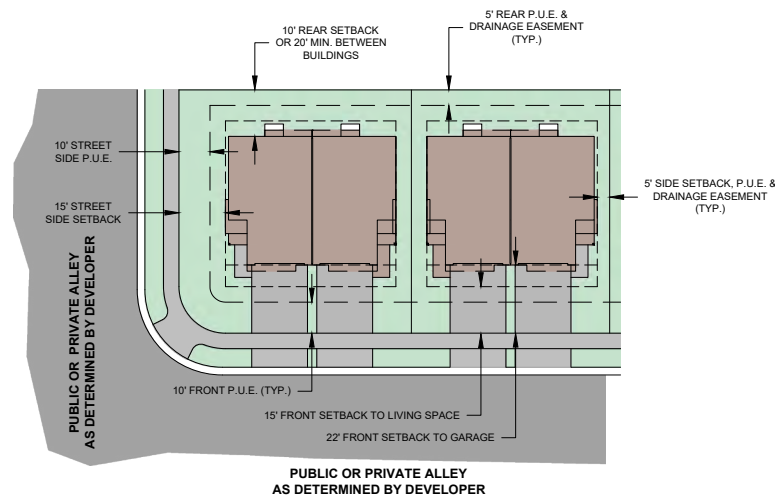




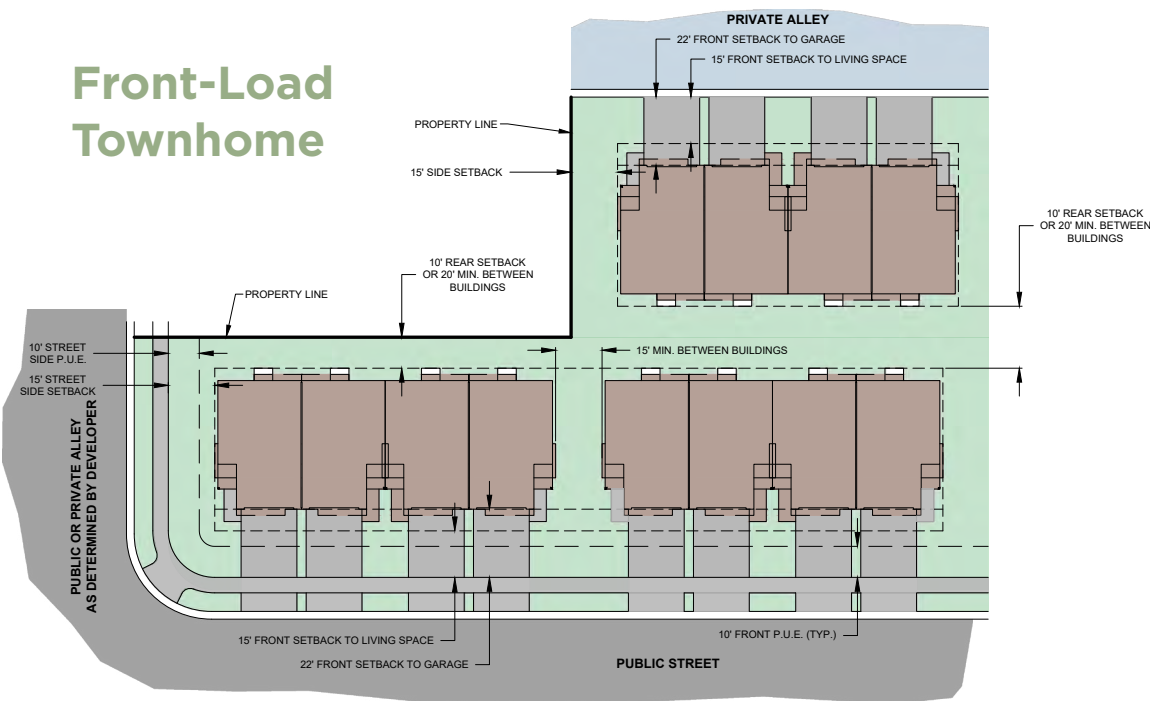
NOTE: Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.

TWIN HOME & TOWNHOME SETBACK EXHIBIT

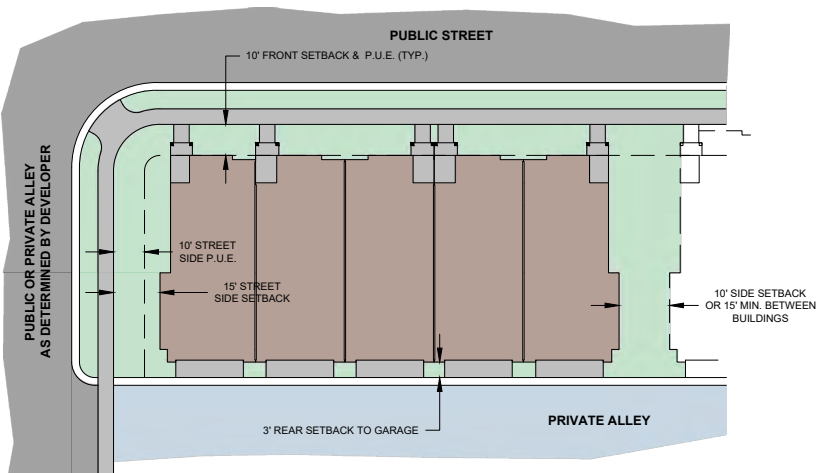
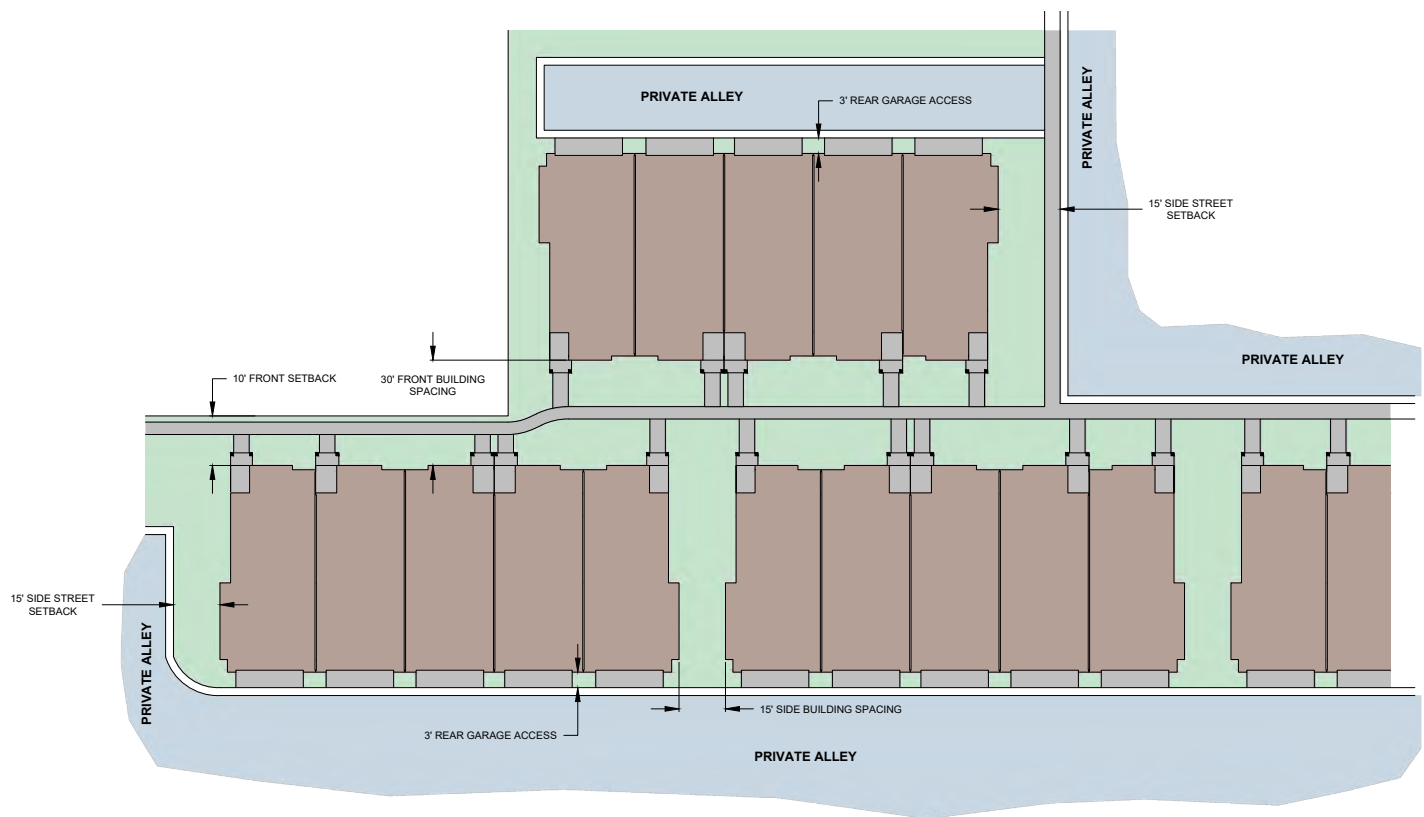
Twin Home



Front-Load Townhome



Rear-Load Townhome



APARTMENT & CONDOMINIUM DEVELOPMENT STANDARDS

Roof Pitch

The roof type of any structure may be any of the following: gable, hip, gambrel, mansard, or flat. Roof type and design should match the styling of the overall home design. Roof pitches may be flat or 1/12 to 12/12.

Minimum Lot Area

There are no minimum lot area requirements. Appropriate lot size is determined by the ability to meet development setback and parking requirements as determined in this community plan.

Parking Standards

Parking requirements for apartments and condominiums shall be based on the number of bedrooms in each home. For 1-bedroom homes, 1.5 stalls are required. For 2-bedroom homes, 2.25 parking stalls are required. For 3-bedroom homes, 2.75 parking stalls are required. For 4-bedroom homes and greater, 3.25 stalls are required. Parking means a parking stall located within a garage, driveway, private parking lot (covered or open), or on a public street, and shall be sized at a minimum of 8' wide x 18' deep. For condominiums or apartments that are part of a mixed-use project, parking may be shared and the total number of shared parking spaces required for the mixed-use project may be reduced, at Master Developer's discretion, by up to 25% of the overall minimum parking requirement.

Fencing

Fences or walls in front yards or side yards facing a street shall be no taller than three feet. Fences or walls along the side or rear yards shall be a minimum of six feet and a maximum of seven feet. Limited common open space may be fenced.

Exterior Materials

Exterior Materials are to be consistent with the architectural styling of the building. Materials may include masonry, stucco, fiber-cement type siding, metal architectural paneling, or other materials consistent with the styling of the particular building. All materials and colors must be approved by the ARC.

Roof Type

Roofing materials should be a minimum of 30-year architectural shingles, metal, or membrane roof for flat roofs.

Architectural Relief

The street-facing portion of the building shall be designed to avoid flat planes or visual lines that give the appearance of one flat wall face for the length of the building facade fronting the street without a break. The same standard shall be required for homes adjacent to PTOS or on the corner side of corner lots. Street-facing facades greater than 40 feet in length must exhibit a change in the wall plane. Change of the wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials.

PTOS

Condominiums and Apartments may include common areas and/or limited common areas which are areas owned by the HOA. These areas (including, but not limited to, the setbacks, build-to lines, and spaces between buildings), shall be counted toward the PTOS requirements of this Community Plan so long as they are landscaped according to the approved landscape plans of the ARC for each individual plat.

Apartment Pool

An apartment pool shall be a minimum of 1,000 square feet in size and must accommodate at least four square feet of pool space per residential unit being served by the pool.



EXAMPLES OF APARTMENT & CONDOMINIUM DESIGNS



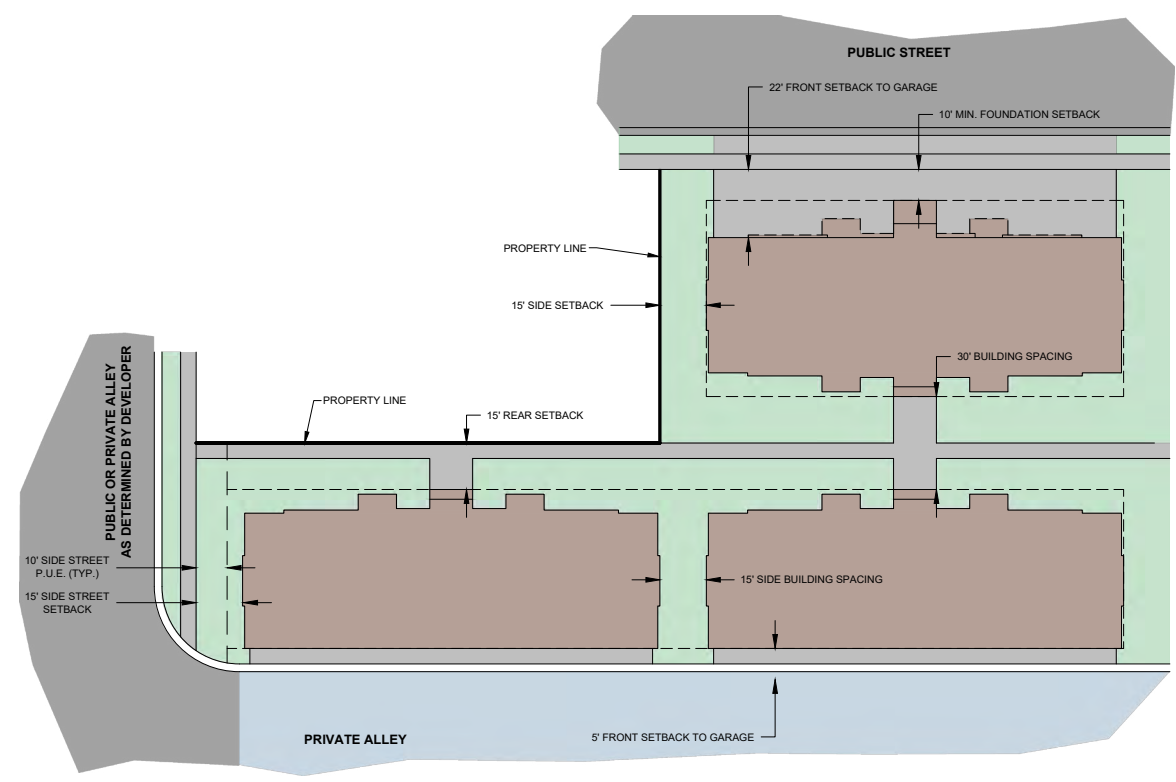
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APARTMENT & CONDOMINIUM SETBACK EXHIBIT

Apartment & Condominium Building



EXAMPLES OF RESIDENTIAL HOUSING



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EXAMPLE ELEVATION STYLES FOR RESIDENTIAL HOMES

Typical Craftsman Design

The Craftsman style originated in Southern California and quickly became the dominant style for smaller homes built throughout the country in the early 1900s. Though bungalows are the most common form of the Craftsman elevation, interpretations can be found in various locations and are sometimes called *stick houses*. The following features identify a Craftsman-style home:

1. Lap siding, board and batten, and shake (shingle) exteriors
2. Low-pitched gable roofs (4/12 and 6/12 roof pitches are most common)
3. Exposed rafter tails under eaves
4. Decorative corbels, braces, and beams
5. Window grids and window trim
6. Heavy, thick fascia
7. Large front porch
8. Porch supports (columns/pillars) are typically rectangular or tapered (not round) with masonry bases
9. Large roof overhangs (typically 18 to 24 inches)
10. Single-hung and double casement windows



NOTE: Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.

Typical Farmhouse Design

The design of the American Farmhouse was initially influenced strictly by function and geography. The farmhouse was always unpretentious, straightforward, and functional. It was shaped by the needs of the farmers, the local climate, and the materials available. The original farmhouse represented simple shelter structures. Today, there is a growing interest in a simple, back-to-basics lifestyle. The new Farmhouse home design symbolizes that ideal. The following features identify a Farmhouse-style home:

1. Simple, single- or double-column porch supports
2. Simple, rectangular floor plan
3. Large, often wrap-around, porches
4. Window grids
5. Gable-style roofs (not hipped)
6. Large flat surfaces of board and batten on front elevation
7. Low roof pitches above porches, dormers, and other features (typically 1/12 to 5/12)
8. Steeper roof pitches on all main roofs, often as steep as 10/12 to 12/12
9. Dormers (gabled and shed dormers are appropriate)
10. Taller, more narrow windows
11. White/light exteriors are common, and modern versions are black/dark or have mixed light/dark exterior color palettes
12. Dark windows are common
13. Use of copper or other metal on small roof elements



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Typical Scandinavian Design

Scandinavian architecture includes traditional styles from Sweden, Norway, and Denmark. Typical designs focus on merging the structure with the surrounding environment, as well as integration of wood and natural materials, natural light, clean lines, neutral colors, etc. The overarching theme of Scandinavian architecture is minimalistic and simplistic design. The following features identify a Scandinavian style home:

1. Pitched roofs, oftentimes with no overhangs
2. Porch roofs may be flat
3. Dark casement windows with no trim or screens
4. Use of large windows and skylights to bring natural light indoors
5. Simple lines with no adornments
6. Use of natural colors and materials such as wood
7. Black, red, or yellow are often used to accent natural wood elements
8. Incorporation of functionality and comfort



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Typical Prairie Design

The Prairie elevation is a recent style created by incorporating modern elements into the style of a traditional prairie home. This design emphasizes the simplicity and integrity that combines comfort, utility, and beauty, without imitating past styles. Prairie home plans have broad, gently sloping, shelter roofs with prominent, low chimneys. Balconies and terraces extend in several directions beyond the basic house, creating a protected outdoor space. The following features identify a Prairie-style home:

1. Roof pitches are typically 3/12-6/12
2. Low roof pitches above porches, dormers, and other features (typically 1/12 to 5/12)
3. Large modern-style windows (typically without grids)
4. Overhanging eaves ranging from 18 to 24 inches
5. Horizontal, clean lines in the detailing
6. Lap siding with brick or stone details elements
7. Open floor plans
8. Wide, rectangular columns or pillars
9. Prominent low chimneys
10. Large, tall windows
11. Modern, glass panels in front door and garage
12. Wide front door (42 inches wide or larger)



NOTE: Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.

Typical Utah Traditional Design

Utah Traditional architecture is very similar to domestic architecture elsewhere in the United States. This style is based on existing cultural traditions and/or current trends in architecture, rather than being original. It does, however, represent the early pioneer heritage and the eventual merging of Utah with mainstream American society. The result provides a continuity from community to community. The following features identify a Utah Traditional style home:

1. Roof pitches of 6/12 and greater
2. A mix of hip and gable roof structures
3. Bay or boxed windows with shutters
4. Masonry (brick or stone)
5. Body materials such as lap siding, shingles, and board and batten
6. Gable returns
7. Arched windows, front entrances, and garage trim
8. Use of copper or other metals on small roof elements
9. Taller front door



NOTE: Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.

Typical Modern Design

Modern design favors strong horizontal and vertical elements, as well as geometric shapes, to create a sense of simplicity. The aim of modern design is to simplify the home, emphasize function, and remove any unnecessary frills. In place of extra adornments, clean, simple lines and shapes create interest. The following features are common in a Modern-style home:

1. Expansive roofs with pitches that are often flat with no pitch or dramatically angled
2. Minimalist design with straight, clean, lines and sharp edges
3. Low, horizontal massing with flat roofs and long-span steel trusses
4. Generous use of glass and natural light
5. Masonry (brick or stone) combined with concrete tiles or siding, stained wood cladding, and steel
6. Emphasis of rectangular forms and horizontal and vertical lines
7. Emphasis on open, flowing interior spaces
8. Wide front door



NOTE: Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.

SALES SIGNS

ON-PREMISE TEMPORARY COMMUNITY SIGNS

Temporary community signs may be installed as needed to direct traffic to builder model home(s) and/or sales trailers during the selling process. These temporary community signs are permitted within Firefly.

Temporary community signs may be installed along collectors, parkways, and minor/major arterials prior to and during active development or any form of development activity. The design and message may vary, but the purpose is to provide direction to and information about Firefly. Temporary community sign faces shall not exceed 200 square feet and height of sign shall not exceed 20 feet from grade. Temporary community signs shall be at least 200 feet from any other temporary sign. The ARC must approve the design prior to submitting a Development Application as appropriate.

BUILDER SIGNS FOR MODEL HOMES, SALES TRAILERS & LOTS

A model home is considered a sales facility until it is sold. Temporary signs used on builder property, as well as areas in front of a model home, spec home, or sales trailer are builder-provided signs, and are not required to be community branded. They identify who the builder is and what the builder is offering in Firefly. Builder signs may also advertise builder contact info, as well as the name of the model home, floor plan, and features found in the model home. Model signs must be approved by the ARC, and/or HOA if applicable, and are required to adhere to the following community standards:

1. Model and spec homes may not be permitted to advertise properties or units located in another subdivision or property located outside Firefly.
2. Each model home lot may include a 32 square feet sign, an 18 square feet sign, and up to three smaller informational signs that are 10 square feet or less.
3. Model and spec home signs must be removed within 30 days of when the last home is sold in Firefly or when the model home is sold.
4. Model and spec home signage must be approved by the ARC prior to Development Application.
5. Model and spec home and signage must comply with City's Vested Laws in every aspect not specifically identified herein.
6. Builders may install temporary builder signs anywhere in Firefly in compliance with the requirements of this section.
7. Builder may install a sign that is no larger than 10 square feet on each lot.



05 COMMERCIAL DEVELOPMENT STANDARDS

COMMERCIAL STANDARDS

Specific commercial uses are listed in the Permitted and Conditional Use table on pages 5-04 to 5-11. Commercial standards for IPA, CPA, and NPA areas are as follows:

BUSINESS PARK / INDUSTRIAL PLANNING AREA (IPA)

The IPA has been established to create an attractive development that provides opportunities for employment and tax base for Eagle Mountain City. This Area is characterized by flat, open land particularly suited for business park and industrial uses. Representative of the uses within this area are business park; technology-oriented business; manufacturing; fabrication and processing; storage warehousing; wholesale distribution; fulfillment centers; service provider offices, yards, and retail space; and flex space. Area subdivisions and dwellings on small lots, along with other uses which tend to thwart or prevent the use of the land for its primary purposes, have been excluded from this area. The following exceptions to City's Vested Laws shall apply in the IPA.

Exceptions to City's Vested Laws

Lot Area: No minimum lot area, except that an area sufficient to accommodate setback, off-street parking, loading and unloading, and vehicular access shall be provided and maintained, and no building to be built over underground utility easements.

Lot Width: No minimum lot width.

COMMERCIAL WITHIN NPA AREAS

Commercial uses are permitted or conditional as set forth in the uses table on pages 5-04 to 5-11. Vertical and horizontal forms of mixed uses are also permitted or conditional so long as the commercial components of the proposed development are listed in the uses table. The following exceptions to City's Vested Laws shall apply in the NPA.



Exceptions to City's Vested Laws

Lot Area: No minimum lot area, except that an area sufficient to accommodate setback, off-street parking, loading and unloading, and vehicular access shall be provided and maintained, and no building to be built over underground utility easements.

Lot Width: No minimum lot width.

Building Height: Maximum height of 55 feet.

Building Size: No minimum or maximum requirement.

Building Materials: Commercial buildings may utilize an appropriate mix of materials including brick, rock, metal, fiber/cement siding, wood, glass, stucco, and CMU.

COMMERCIAL PLANNING AREAS (CPA)

The areas covered by CPAs are intended to be central retail, service, professional office, high-density apartments, and vertical or horizontal mixed-use centers. For this reason, the areas have been located in high traffic parts of the project where the street pattern makes the uses readily accessible to all parts of the community and the surrounding region. The areas are intended to provide for a variety of community activities. The CPAs are characterized by clean, well lit streets, ample pedestrian ways and vehicular parking lots for the convenience and safety of the public. Attractive, inviting and well maintained shops, stores, offices, theater, and cultural buildings, as well as high-density multi-family residential dwellings, are also characteristic of these areas. Representative of the uses in these areas are special retail, lodging, apartment housing, professional offices, theaters, restaurants, and a wide variety of retail outlets. The following exceptions to City's Vested Laws shall apply in the CPA.

Exceptions to City's Vested Laws

Lot Area: There shall be no minimum lot area requirements for commercial lots used for a commercial use permitted in the area. For buildings arranged, intended, or designed exclusively for residential use, the minimum lot area requirements shall be the same as for dwellings, except that no lot area requirements shall apply when the dwellings are mixed use (located above the ground floor and said ground floor is devoted exclusively to a commercial use permitted in the area).

Lot Width: There shall be no minimum lot width requirements for commercial lots used for a commercial use permitted in the area.

Building Height: The maximum height of any building with a commercial use shall be 75 feet except buildings arranged, intended, or designed exclusively for residential use, the maximum height requirement shall be the same as for multi-family dwellings.

Building Size: No requirements.

Building Materials: Commercial buildings may utilize an appropriate mix of materials including brick, rock, metal, fiber/cement siding, wood, glass, stucco, and CMU.



EXAMPLES OF BUSINESS PARKS, INDUSTRIAL & COMMERCIAL AREAS



NOTE:
These photos are intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products that will be used.

PERMITTED AND CONDITIONAL USES FOR CPA, IPA AND NPA AREAS

The following table lists the permitted (P) and conditional (C) commercial uses for CPA, IPA, and NPA areas located in Firefly. Uses that are listed as “C” (conditional) will follow the Conditional Use application procedures and approval standards found in the City’s Vested Laws.

USE	CPA	IPA	NPA	DEFINITION
Accessory Dwelling Unit (ADU)			C/P ¹	Accessory Dwelling Unit (ADU) is an independent habitable living unit, with a kitchen, bath facilities, and its own entryway, which is (1) within or attached to an owner-occupied single-family residential dwelling, or (2) within a separate detached accessory structure, or above a detached garage, on a single-family lot. Does not include motor homes, fifth-wheels, travel trailers, campers, or other housing units on wheels.
Agricultural Sales and Service	P	P		Agricultural Sales And Service is an establishment primarily engaged in the sale or rental of farm tools and implements, feed and grain, tack, animal care products, anhydrous ammonia, farm supplies and the like, and including accessory food sales and machinery repair services. This definition shall also include greenhouses which are used for wholesale and/or retail purposes.
Animal Care Service			C/P ¹	Animal Care Service means a commercial or nonprofit facility providing medical or surgical treatment, clipping, bathing or other services, including incidental boarding to dogs, cats, and other animals. Typical uses do not include kennels, short-term pet sitting, or hobby breeding.
Animals and Fowl			C/P ¹	Animals and Fowl for recreation and family food production means large animals including horses, mules/donkeys, cattle, llamas, and ostriches and small animals including roping steers, goats, sheep, hogs, and pigs. Up to 1 large animal, 1 small animal, and 4 chickens allowed per 5,000 square feet (minimum lot size of 21,780 square feet).
Asphalt and Concrete Production		P		Asphalt and Concrete Production means the production of asphalt and/or concrete in one or more plants, including, but not limited to, batch plants, together with the excavation and storage of rock, sand, gravel, and other materials used in the production of asphalt and/or concrete. This term shall include the presence and operation of rock crushers, screens, shredders and other earth and plant sorting, moving, processing, and grading equipment and buildings, facilities and storage yards used to mix asphalt and concrete products.
Assisted Living Facility	P		C/P ¹	Assisted Living Facility means a residential facility, licensed by the state of Utah, with a home-like setting that provides an array of coordinated supportive personal and healthcare services, available 24 hours per day, to residents who have been assessed under Utah Department of Health or the Utah Department of Human Services rules to need any of these services and who have a service plan based on the assessment, which may include: specified services of intermittent nursing care; administration of medication; and support services promoting residents’ independence and self-sufficiency. An assisted living facility does not include a residential facility for persons with a disability or an adult day care provided in conjunction with a residential facility for elderly persons or a residential facility for persons with a disability.
Auction (Except Animals)	P			Auction is any sale where tangible goods, wares, or merchandise is sold by an auctioneer who is either the agent for the owner of such property or is in fact the owner thereof.
Auto Service, Major	P	P		Auto Service, Major means an establishment engaged primarily in the repair or maintenance of motor vehicles, trailers and similar large mechanical equipment, including paint, body and fender, and major engine and engine part overhaul, provided it is conducted within a completely enclosed building.
Auto Service, Minor	P	P		Auto Service, Minor means an establishment engaged primarily in the repair or maintenance of motor vehicles, trailers and similar large mechanical equipment, including brake, muffler, upholstery work, tire repair and change, lubrication, tune-ups and transmission work, provided it is conducted within a completely enclosed building.



USE	CPA	IPA	NPA	DEFINITION
Automobile Gas Station	P	P	C/P ¹	Automobile Gas Station means an establishment for the retail sale of automotive fuels and lubricants and at which no vehicle repair or maintenance service is offered. Such an establishment may offer for retail sale other convenience items such as food and may also include a car wash.
Automobile, Truck, Recreational Vehicle and Equipment Sales or Rental	P	P		Automobile, Truck, Recreational Vehicle and Equipment Sales or Rental means sales or rental of both new or used motor vehicles and equipment from indoor or outdoor areas, but not to include non-serviceable or junk vehicles or equipment.
Bank	P	P	C/P ¹	Bank means a business principally involved in the lending, borrowing, exchanging, issuing, or safeguarding of money, under charter from an agency of the state of Utah or the United States.
Bar or Tavern	P	P	C/P ¹	Bar or Tavern means a business principally involved in the sale of alcoholic beverages under license from the city and the state of Utah.
Bed and Breakfast Facility	P		C/P ¹	Bed and Breakfast Facility means a limited commercial activity conducted within a structure, which includes dining and bathroom facilities with sleeping rooms, on a residential scale for short-term guest rental. This definition will typically involve overnight accommodations, limited food services, parking facilities and open space in a natural setting.
Car Wash	P	P	C/P ¹	Car Wash means a facility engaged in cleaning or detailing motor vehicles, including cars, passenger trucks, and recreational vehicles, whether self-service, automatic or by hand. A car wash may be an accessory use to an automobile gas station or convenience store, or it may be a principal use on the lot.
Commercial Food Preparation	P	P		Commercial Food Preparation is a facility in which food is processed or otherwise prepared, primarily for off-site consumption and/or sales. Facilities may be shared among various food processors, producers, or preparers. Uses may include but are not limited to: commissary kitchen and catering.
Communication Facility	P	P		Communication Facility means a tower or structure used for transmitting a broadcast signal or for receiving a broadcast signal (or other signal) for retransmission.
Construction Sales and Service	P	P		Construction Sales and Service is an establishment engaged in retail or wholesale sale of materials and services used in construction of buildings or other structures, as well as outdoor storage of construction equipment or materials on lots other than construction sites. Typical uses include lumber yards, home improvement centers, lawn and garden supply stores, construction equipment sales and rental, air conditioning, electrical, plumbing, and heating supply stores, swimming pool sales, construction and trade contractors' offices and storage yards, and public utility corporation storage yards.
Convenience Store	P	P	C/P ¹	Convenience Store is an establishment, not exceeding five thousand (5,000) square feet of gross floor area, serving a limited market area and engaged in the retail sale or rental, from the premises, of food, beverages and other frequently or recurrently needed items for household use, excluding gasoline sales.
Data Center	P ²	P		Data Center meaning electronic data management businesses, centralized buildings or groups of buildings with associated power and cooling infrastructure located in a secure campus where computing and networking equipment is situated for the purpose of collecting, storing, processing, distributing, or allowing access to large amounts of data and computer processing twenty-four hours a day seven days a week.
Day Care Center, Adult	P	P	C/P ¹	Day Care Center, Adult means a non-medical facility for the daytime care of adults who, due to advanced age, disability or impairment, require assistance and/or supervision during the day.
Day Care Center, Child, Large	P	P	C/P ¹	Day Care Center, Child, Large means an establishment providing care and maintenance to 50 or more children separate from their parents or guardians, and as licensed by the Office of Licensing of the Utah State Department of Human Services.



USE	CPA	IPA	NPA	DEFINITION
Day Care Center, Child, Small	P	P	C/P ¹	Day Care Center, Child, Small means an establishment providing care and maintenance to more than 12, but fewer than 50, children separate from their parents or guardians, and as licensed by the Office of Licensing of the Utah State Department of Human Services.
Day Care Establishment, Family, Child	P		C/P ¹	Day Care Establishment, Family, Child means an establishment providing care and maintenance to four or more, but fewer than 12, children separate from their parents or guardians, and as licensed by the Office of Licensing of the Utah State Department of Human Services to be provided within a single-family residence.
Electronic Sales and Repair	P	P		Electronic Sales and Repair means a retail establishment that deals in the sale and repair of electronics.
Flea Market (Indoor)	P	P		Flea Market (Indoor) is a building devoted to the indoor sales of new and used merchandise by independent vendors with individual stalls, tables, or other spaces.
Flea Market (Outdoor)	P	P		Flea Market (Outdoor) is an outdoor area devoted to the periodic outdoor sales of new and used merchandise by independent vendors with individual stalls, tables, or other spaces.
Funeral Home	P		C/P ¹	Funeral Home is an establishment engaged in preparation of funeral services. Uses may include the preparation of the deceased for burial, for the display of the deceased and/or for ceremonies or services related thereto. A funeral home may include facilities for embalming, but not for cremation. It may also include facilities for the storage of caskets, funeral supplies, and funeral vehicles. A funeral home may also be known as a funeral parlor or a mortuary.
Garden Center	P	P	C/P ¹	Garden Center means an establishment for the growing, cultivation, storage, or sale of plants, flowers, trees, shrubs, garden plants, bushes, landscaping materials, or similar plantings, including materials, tools, implements, equipment, and packaged substances for the maintenance and care of such plantings intended for ornamental, garden, or landscaping purposes. Typical uses include greenhouses, plant and tree nursery, permanent tree lots, and garden supply stores. Typical uses do not include sod farms, storage sites for landscaping materials or cannabis production facilities.
Government Service	P	P	C/P ¹	Government Service is any building or facility used, owned, or operated by a government entity which provides services for the public, excluding utilities and recreational services. Typical uses include administrative offices of government agencies and utility billing offices.
Grain Elevator		P		Grain Elevator is a storage area or structure where grain products are temporarily stored for transfer to trucks, train cars, or other forms of transportation.
Heliport		P		Heliport is a landing area solely for the landing of helicopters. A heliport may include more than one helipad.
Hometel	P			Hometel is a building or buildings containing one-bedroom dwelling units which are primarily used for apartment style living, being rented on a monthly basis. However, the dwelling units may also be used as a motel being rented on a daily basis.
Hospital	P	P		Hospital is a facility that: A. Offers services more intensive than those required for room, board, personal services and general nursing care; B. Offers facilities and beds for use beyond twenty four (24) hours by individuals requiring diagnosis, treatment, or care for illness, injury, deformity, infirmity, abnormality, disease or pregnancy; or C. Regularly makes available at least clinical laboratory services, diagnostic X-ray services and treatment facilities for surgery or obstetrical care, or other definitive medical treatment of similar extent. Hospitals may include accessory uses, such as offices for medical and dental personnel, daycare facilities for employees, patients, or patient visitors, and central service facilities, such as pharmacies, medical laboratories, and other related uses.



USE	CPA	IPA	NPA	DEFINITION
Hotel or Motel	P	P		Hotel or Motel means a building or group of buildings containing individual sleeping units designed and used primarily for the accommodation of short-term guests, and with automobile parking or storage available. This definition includes restaurant, food service and group meeting facilities.
Indoor Shooting Range	P	P		Indoor Shooting Range means a target range used for shooting, or for any other use involving the discharge of handguns, rifles, shotguns, or archery bows, which is open to the general public upon payment of a fee and which is located within the confines of a building.
Kennel	P	P		Kennel is an establishment having three (3) or more dogs of any age for the purpose of boarding, letting for hire, or training for profit.
Laboratory, Medical Related	P	P		Laboratory, Medical Related is an establishment that performs research and analysis of medical tests and biologic samples collected for the purpose of medical diagnosis. A medical related laboratory is not a bio-medical facility.
Liquor Store	P	P		Liquor Store is a State store, owned and operated by the State of Utah, as defined and regulated under Utah Code Annotated title 32B, or its successor, for the sale of alcoholic beverages for off premises consumption.
Manufactured Home or Dwelling			C/P ¹	Manufactured Home or Dwelling means a single-family dwelling complying with the National Manufactured Home Construction and Safety Standards Act (4 USC 5401), the International Building Code or the International Residential Code. Mobile homes, travel trailers, houses mounted on self-propelled or drawn vehicles, shipping containers and tents or other forms of temporary housing or portable housing are not included within this definition.
Manufacturing, Heavy		P		Manufacturing, Heavy means the assembly, fabrication or processing of goods and materials using processes that ordinarily have greater than average effects on the environment, or that ordinarily have significant effects on the use and enjoyment of adjacent property through noise, dust, smoke, fumes, odors, glare or health or safety hazards or that otherwise do not constitute "light manufacturing." This term includes processing and fabrication of large or bulky products, products made from raw or extracted materials, or products involving flammable or explosive materials and processes which require land area for fabrication or storage of products. This term shall include refineries and chemical manufacturing.
Manufacturing, Light	P	P		Manufacturing, Light means the assembly, fabrication or processing of goods and materials using processes that ordinarily do not create noise, dust, smoke, fumes, odors, glare or health or safety hazards outside of the building or lot where such activities take place, where such uses are housed entirely within a building or where the area occupied by outdoor storage of goods and materials used in such processes does not exceed 25 percent of the floor area of all buildings on the property. Light manufacturing generally includes processing and fabrication of finished products, predominantly from previously prepared materials. This term shall include uses such as electronic equipment production and printing plants.
Medical and Health Care Offices	P	P	C/P ¹	Medical and Health Care Offices means offices or clinics which provide services for the prevention, treatment and care of illness or injury; medical, dental and chiropractic offices; offices devoted to the healing arts such as licensed, accredited massage therapists; licensed physical therapists; and psychotherapists; and which may include a pharmacy, drug store or laboratory intended to serve patients of the medical or dental professions as an accessory use.
Mixed Use	P		C/P ¹	Mixed Use means a type of development containing both residential dwelling units and other uses, such as commercial or office uses, on the same or adjacent portions of the project that share common features such as parking. Mixed Use includes both "vertical" (where the uses share part or all of the same building structure) and "horizontal" (where the uses are in different buildings but that share common features such as parking).
Modular Unit			C/P ¹	Modular Unit is a structure built from sections manufactured in accordance with the construction standards adopted pursuant to Utah Code Annotated title 15A, and transported to a building site, the purpose of which is for human habitation, occupancy or use.



USE	CPA	IPA	NPA	DEFINITION
Moving and Storage Facilities and Businesses		P		Moving and Storage Facilities and Businesses means a facility or business engaged in the moving of household or office furniture, appliances, and equipment from one location to another, including the parking of moving vehicles.
Multi-family Dwelling	P		P	Multi-family Dwelling means housing products and types, including condominiums, apartments, townhomes, and twinhomes. Multi-family dwellings may include dwelling units intended to be rented and maintained under central ownership or management, or cooperative apartments, condominiums and the like. Any multi-family dwelling in which dwelling units are available for rental or lease for periods of less than one month shall be considered a short-term rental.
Museum	P		C/P ¹	Museum means an institution for the acquisition, preservation, study and exhibition of works of artistic, historical or scientific value and for which any sales relating to such exhibits are incidental and accessory to the exhibits presented.
Office Use	P	P	C/P ¹	Office Use means a type of business use, which may or may not offer services to the public, that is engaged in the processing, manipulation or application of business information or professional expertise. An office use is not materially involved in fabrication, assembly or warehousing of physical products for the retail or wholesale market, nor is an office engaged in the repair of products or retail services. Examples include accounting, investment services, architecture, engineering, legal services and real estate services.
Office/Warehouse	P	P		Office/Warehouse is a facility of single or multiple buildings or units where at least twenty-five percent (25%) of each building or unit is built as office space or showroom with the remainder of the building or unit built as storage or warehouse space. Such facility typically has garage bays to service the warehouse component.
Open-Air Businesses	P	P		Open-Air Businesses is any business which sells, primarily at retail, certain goods, products or merchandise which are displayed or otherwise merchandised outside an enclosed building, including but not limited to fresh fruits, fresh vegetables, flowers, landscape nurseries, home garden supplies and equipment, auto sales, parking lot sales, camper sales, recreational vehicles, arts, crafts, and playground equipment.
Outdoor Storage	P	P		Outdoor Storage means the storing of materials, products, and equipment incidental to an allowed use in an outdoor setting that is not accessible to the public.
Park, Community	P	P	C/P ¹	Park, Community means one that is typically intended to serve a specific segment of the community and is generally medium-sized. Park improvements are generally intended to provide a full range of passive and active recreational events. However, extensive lighting or parking will not be utilized in these parks.
Park, Neighborhood	P	P	C/P ¹	Park, Neighborhood is a smaller park that provides for the immediate family and neighborhood recreational needs of a residential area.
Park, Regional	P	P	C/P ¹	Park, Regional is a park with a large area, or it can be constructed in the form of a community recreation facility. It is intended to serve large segments of the population.
Parking Lot	P	P	C/P ¹	Parking Lot is an open area other than a street, alley, or driveway, used for parking of more than four (4) automobiles and available for public use, whether free, for compensation or as an accommodation for clients or customers.
Pawnshop	P			Pawnshop is any person or establishment engaged in any of the following: A. Lending money on deposit of personal property. B. Dealing in the purchase, exchange, or possession of personal property on condition of selling the same back again to the pledgor or depositor. C. Lending or advancing of money on personal property by taking chattel mortgage security thereon and taking or receiving possession of such personal property. D. Selling unredeemed pledged personal property, together with such new merchandise, as will facilitate the sale of such property.



USE	CPA	IPA	NPA	DEFINITION
Pet Sales	P		C/P ¹	Pet Sales is any establishment wherein dogs, cats, small household pets such as birds, fish, and reptiles, or other household pets of any age are kept or displayed for the purposes of retail sales. This definition does not include kennel; cattery; animals for sale by an animal breeder; or the sales of small household pets that may be associated with another allowed use. Pet sales does not include animal adoptions from a city or county animal shelter, animal control agency, or a non-profit animal welfare organization incorporated within the State of Utah for the purpose of preventing cruelty to animals, or by any properly authorized establishment used for the care and custody of seized, stray, homeless, quarantined, abandoned or unwanted dogs, cats or other small domestic animals.
Printing and Copying, Limited	P	P	C/P ¹	Printing and Copying, Limited is a business establishment engaged in retail photocopying, reproduction, photo developing or blueprinting services.
Private and Public Schools	P		C/P ¹	Private and Public Schools means accredited schools for residential and nonresidential classroom instruction with state-approved curriculum.
Recreation and Entertainment, Indoor	P		C/P ¹	Recreation and Entertainment, Indoor is an establishment providing recreation and entertainment that is wholly enclosed in a building. Typical uses include amusement rides, athletic and fitness facilities, bowling alleys, dance halls, indoor theaters, pool halls, racquetball and handball courts, and swimming pools.
Recreation and Entertainment, Outdoor	P			Recreation and Entertainment, Outdoor is an establishment providing recreation and entertainment which takes place in the open. Typical uses include archery ranges, batting cages, campgrounds, golf courses, golf driving ranges, drive-in theaters, miniature golf courses, rodeo grounds, tennis courts, and amusement rides.
Recreational Vehicle Storage Yard	P	P	C/P ¹	Recreational Vehicle Storage Yard is a fenced area for storage of recreational vehicles.
Recycling Center, Indoor		P		Recycling Center, Indoor is a building in which recyclable material is collected, processed, and/or baled entirely within an enclosed building. Said facility may also be used to prepare and ship materials to others who will use those materials to manufacture new products. On site drop off containers shall be located a minimum of thirty (30) feet back from the right of way line and shall be screened to mitigate blowing debris.
Recycling Collection Station	P	P	C/P ¹	Recycling Collection Station is one or more outdoor freestanding containers available to the general public occupying an area not greater than four hundred (400) square feet, exclusive of area required for vehicular access, and designed to receive and store recyclable materials.
Religious or Cultural Meeting Hall	P		C/P ¹	Religious or Cultural Meeting Hall means a building or buildings owned or maintained by organized religious organizations and nonprofit associations for social, civil or philanthropic purposes, or as a place of worship. Uses also include public nonprofit displays of art, historic or cultural artifacts or other inanimate exhibits, a building used as a lending library or reading room, seminaries (associated with schools), monasteries and convents. This definition shall not include tents or temporary structures.
Research Service		P		Research Service is an establishment engaged in industrial, medical, or scientific inquiries.
Residential Dwelling Unit			P	Residential Dwelling Unit ("RDU") means a single unit intended to be occupied for a residential living purpose.
Residential Facility for Persons with a Disability	P		C/P ¹	Residential Facility for Persons with a Disability means a residence in which more than one person with a disability resides and which is licensed or certified by: the Utah Department of Human Services under Utah Code Annotated Title 62A, Chapter 2, Licensure of Programs and Facilities; or the Utah Department of Health under Utah Code Annotated Title 26, Chapter 21, Health Care Facility Licensing and Inspection Act.
Restaurant	P	P	C/P ¹	Restaurant means a building, property, or location where the primary purpose is to serve as an eating establishment with facilities in which food is prepared for either on- or off-site consumption. This definition also includes specialty food stores, such as ice cream parlors or delicatessens.



USE	CPA	IPA	NPA	DEFINITION
Retail Goods Establishment	P	P	C/P ¹	Retail Goods Establishment means a building, property, or activity, the principal use or purpose of which is the sale of physical goods, products, or merchandise directly to the consumer.
Retail Services Establishment	P	P	C/P ¹	Retail Services Establishment means a building, property, or activity where the principal use or purpose is the provision of personal services directly to the consumer. This term shall include barber shops, beauty parlors, laundry and dry cleaning establishments (with off-plant premises), tailoring shops, shoe repair shops, and the like.
Retail, General	P	P	C/P ¹	Retail, General is an establishment that rents or sells goods to the public but excluding uses specifically classified in another definition herein. Typical uses include apparel stores, antique shops, art and hobby supply stores, bicycle shops, bookstores, clothing rental stores, department stores, discount stores, drugstores, electronic appliance stores, florists, food stores, furniture and appliance stores, gift and novelty shops, glass and mirror shops, hardware stores, home improvement centers, jewelry stores, medical supply stores, music stores, optical retail sales, paint stores, pet supplies stores, photocopying and blueprinting shops, photography supply stores, record, tape and video stores, sporting goods stores, toy stores and variety stores.
Rock, Sand and Gravel Storage and Distribution (As Part of Development)	P	P	C/P ¹	Rock, Sand and Gravel Storage and Distribution is the outdoor storage and sale of rock, sand and gravel in bulk quantities and the storage on site of necessary loading equipment, facilities and vehicles.
Short Term Rental	P		C/P ¹	Short Term Rental is a lease or rental of a dwelling unit, or any portion thereof located within agricultural or residential zones for lodging or accommodation purposes for a period of less than thirty (30) consecutive days.
Sign, Painting, Fabrication	P	P		Sign, Painting, Fabrication is a facility and/or service that specializes in the fabrication of all types of interior and exterior signage and offers services including painting, printing, sandblasting, routing, engraving and/or sign installation.
Stables	P		C/P ¹	Stables means a building in which horses are sheltered, which may be accessory to a resident or other use or a freestanding principal use.
Store, Warehouse Club	P			Store, Warehouse Club is a retail business requiring patron membership, and selling packaged and bulk foods and general merchandise. They are characterized by high volume and a restricted line of popular merchandise in a no frills environment. They have centralized exit checkout stations, and utilize shopping carts for customers. These stores typically range from one hundred twenty thousand (120,000) to one hundred fifty thousand (150,000) square feet in size.
Tattoo and Body Engraving Service	P			Tattoo and Body Engraving Service is a personal service establishment furnishing tattoos and body piercing on the premises. This definition excludes permanent cosmetics when done in association with a permitted personal care service, such as a beauty shop or nail salon.
Trade/Vocational School	P	P		Trade/Vocational School is an establishment, for profit or not, conducting a course of instruction, training, or retraining to prepare individuals to follow an occupation or trade offering regularly scheduled instruction in technical, commercial or trade skills, such as, but not limited to, business, real estate, building and construction trades, electronics, computer programming and technology, automotive and aircraft mechanics and technology, and similar types of instruction.
Travel Center	P	P		Travel Center means a place for the transient stopping, parking, and fueling of commercial trucks. Travel Centers may also include facilities for eating, sleeping and recreation of the truck drivers, convenience stores; and may also serve the general public and their vehicles.
Truck Freight Terminal		P		Truck Freight Terminal is a premises used by a motor freight company as a carrier of goods, which is the origin or destination point of goods being transported, for the purpose of storing, transferring, loading, and unloading goods.



USE	CPA	IPA	NPA	DEFINITION
Utility, Major		P		Utility, Major is a facility of any entity which provides the general public with electricity, natural gas, sewage collection, telecommunication, water, or other similar service. This term excludes wireless telecommunication facilities, storage buildings or yards, gas or oil processing, and manufacturing facilities. Typical uses include electric generation plants, water storage reservoirs, and water and wastewater treatment plants.
Warehouse		P		Warehouse is a structure, or part thereof, or area used principally for the storage of goods and merchandise.
Warehouse, Self Service Storage	P	P		Warehouse, Self-Service Storage is an enclosed storage facility of a commercial nature containing independent, fully enclosed bays which are leased to persons exclusively for storage of their household goods or personal property.
Welding Shop		P		Welding Shop is a business in which metal is joined, united, repaired, produced, or created by heating and allowing the parts to flow together, or by hammering or compressing with or without previous heating.
Wholesale, Distribution		P		Wholesale Distribution is a business that maintains an inventory of materials, supplies and goods related to one or more industries and sells bulk quantities of materials, supplies and goods from its inventory to companies within the industry. A wholesale distributor is not a retail goods establishment.
Woodworking Mill		P		Woodworking Mill is a facility where timber is processed to produce wood products.

1 Permitted in NPAs 9 and 12. Conditional in all other NPAs.

2 Permitted in CPA 3

CONTINUING USE RESTRICTION

Once a final plat for a residential use is recorded there will be a plat note providing that the residential use cannot be modified except by a plat amendment.

COMMERCIAL/BUSINESS PARK SIGNS

All signs within the Firefly boundaries are considered on-premise signs. Monument sign design will be detailed at Development Application. Pylon, pedestal, and wall signs consisting of letters and cabinets indicating the business, commodities, service, industry, or other activity sold, offered, or conducted on the premises are permitted in NPA, IPA, and CPA areas in accordance with the following criteria:

MONUMENT SIGNS IN COMMERCIAL AREAS

Commercial developments with multiple businesses shall be permitted to construct monument signs. The ARC must approve the design and locations prior to submitting a Development Application, as appropriate.



PYLON & PEDESTAL SIGNS

1. One detached on-premise sign is permitted for each developed parcel not exceeding one-and-a-half square feet of sign area for each linear foot of street frontage.
2. No sign face may exceed a total sign area of 200 square feet per side with a maximum of two sides. Electronic message centers may be incorporated into the sign, but are only allowed along arterial and major collectors.
3. If a developed parcel has in excess of 200 linear feet of street frontage, additional signs may be allowed, provided the distance between detached signs on each parcel is not less than 200 feet as measured in a straight line.
4. The maximum sign height is 35 feet above pavement grade or ground level. On properties adjacent to freeways, where the sign is freeway oriented, maximum sign height may be determined from highway grade.
5. The minimum sign clearance from grade to the bottom of the sign is eight feet.
6. Minimum sign setback from all property lines is two feet.
7. Signs must be integrated into the development with a common theme or integrated architecturally with the buildings and must be approved by the ARC.

WALL SIGNS

1. A single-story building or unit is permitted one primary wall sign. A multiple story building is permitted to have multiple primary wall signs. Additionally, one wall sign is allowed per tenant space.
2. Primary wall signs shall not exceed ten percent (10%) of the facade on which the sign is mounted, or 96 square feet, whichever is less.
3. Each primary wall sign for single-story buildings shall maintain a minimum height of 8 feet of clearance between the top of the nearest sidewalk or curb and the bottom of the sign; each primary wall sign for multiple-story buildings shall be no lower than the bottom of the top floor of the building.
4. Signs must be integrated into the development with a common theme or integrated architecturally with the buildings and must be approved by the ARC.



06 TRANSPORTATION

ROADWAY FACILITIES

The purpose of this document is to provide a basis for the planning and facilities required to provide transportation service to the area. These guidelines and requirements set forth herein are based upon the current property and do not account for any additional property that may be added to Firefly. It is intended that this document be the basis for planning infrastructure. The information included will be a guide for development of the roadway facilities in serving both current and future needs. The document will focus primarily on infrastructure located within Firefly.

The specific objectives of the document include:

1. Identifying existing transportation corridors and roads within Firefly to be built by Master Developer
2. Identifying typical standards for the design of the roadway and pavement sections
3. Providing direction for the planning of future facilities throughout Firefly

Existing Transportation Corridors & Improvements

To develop the Tyson Food site, Master Developer was required to construct the following roadways within the boundary of City:

Firefly Boulevard – Firefly Blvd has been identified as the major arterial corridor transecting Firefly. From SR-73 east to Tiffany Lane, the right-of-way has been classified as 152 feet with five lanes. Construction to date has included improvements of SR-73 and a 2-lane roadway to Tyson Parkway. UDOT approved the intersection with SR-73. Pavement section determination was provided by a Geotechnical Engineer and approved by the City Engineer. The remainder of the 2-lane roadway, from Tyson Parkway to Tiffany Lane, was completed in December 2020.

4000 North – 4000 North has been identified as a major collector corridor from SR-73 to Eagle Mountain Boulevard. The road has long been a County maintained gravel road. UDOT has approved improvements of 4000 North at SR-73. The right-of-way has been classified as 94 feet with three lanes through the boundaries of the City. Curb, gutter, and trail were constructed along Tyson Food's frontage. Pavement within City extends 600 feet to the east of Tyson Parkway. The remainder of the western portion of the roadway is within Cedar Fort. City shall not require Master Developer to design or construct any portion of 4000 North that is not within Firefly.

Tyson Parkway – Tyson Parkway has been identified as a minor collector corridor from 4000 North to Firefly Blvd. The right-of-way has been classified as 77 feet. As an industrial land use corridor, the road section was approved to be modified. The section includes only a trail on one side of the road with additional asphalt width for large truck traffic and turning lanes into properties as needed.



Level of Service & General Design Requirements

Master Developer shall supply the following level of service requirements:

1. Design and construct all streets within Firefly to a minimum level of service “D.”
2. Utilize the Street Sections contained herein that provide standards for each road way classification.
3. Obtain a Geotechnical Report as needed for the design of pavement sections when asphalt depths are greater than 3 inches.

These service and design requirements are based upon projected land uses and number of residential units within Firefly. Master Developer has certain discretion to adjust the final number of units, location of units, and types of units as well as layout of approved land uses within Firefly. Those final details may be different than the current projections upon which the existing Firefly road layout is based. Accordingly, Master Developer may, in its discretion, install any of the approved Street Sections within Firefly so long as the proposed Street Section supplies a level of service equal to or greater than “D” when taking into account the effects of the development proposed in a “Development Application.” Additionally, narrowed intersections and roundabouts may be used to safely control vehicular traffic, pedestrians, and bicyclists.

Future City Transportation Corridors

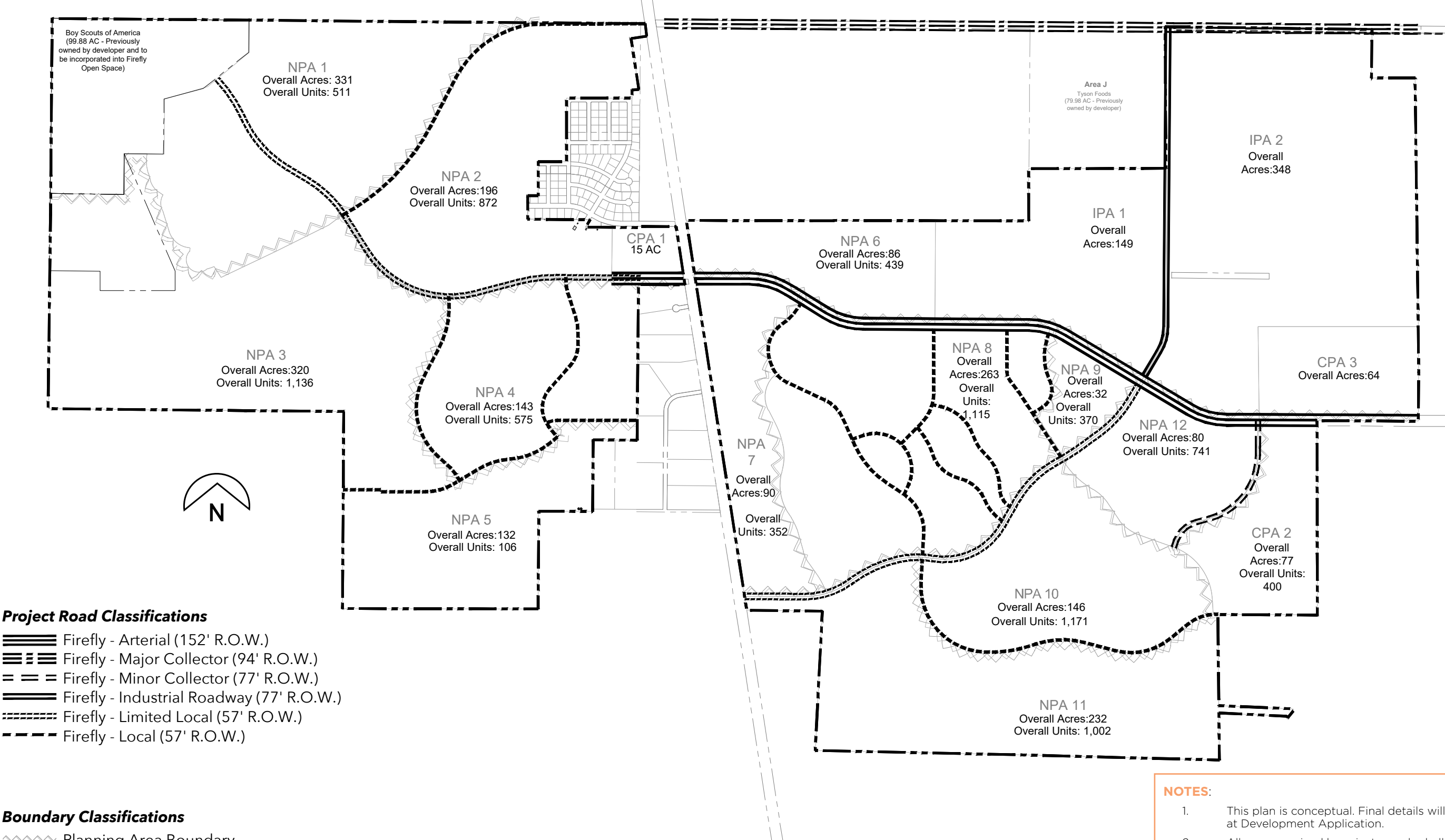
Utilizing the updated Land Use Master Plan, future key corridors have been identified for appropriate traffic flow within Firefly. Multiple points of ingress and egress have been planned throughout the overall development. A third connection to SR-73 is planned on the southern border of Firefly. As more development occurs, the existing roads may be widened and improved to maintain the required level of service “D.”

Industrial Zone Area Road Standards

Within the Industrial Zone areas, the 55' and 77' industrial Street Sections will be used which include a trail on one side of the road with additional asphalt width for large truck traffic and turning lanes into properties as needed.



ROADWAY EXHIBIT



- NOTES:**
1. This plan is conceptual. Final details will be determined at Development Application.
 2. All areas serviced by private roads shall have a separate pedestrian pathway plan included with the Development Application.
 3. Neighborhood/district acreages are approximate.

STREET SECTIONS

NOTE: Public/private determined by Master Developer.



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EAGLE MOUNTAIN, UTAH**

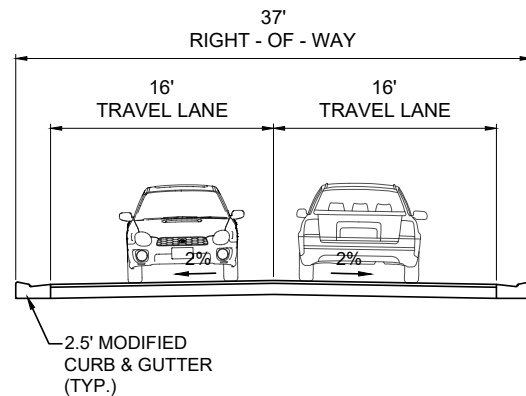
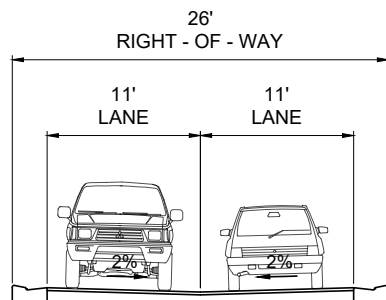
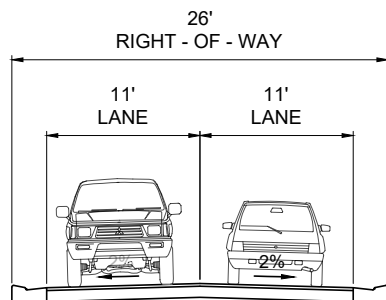
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2021-0080
DRAWN BY:
TJP
DESIGNED BY:
GDM
SCALE:
N.T.S.
DATE:
4/19/2023

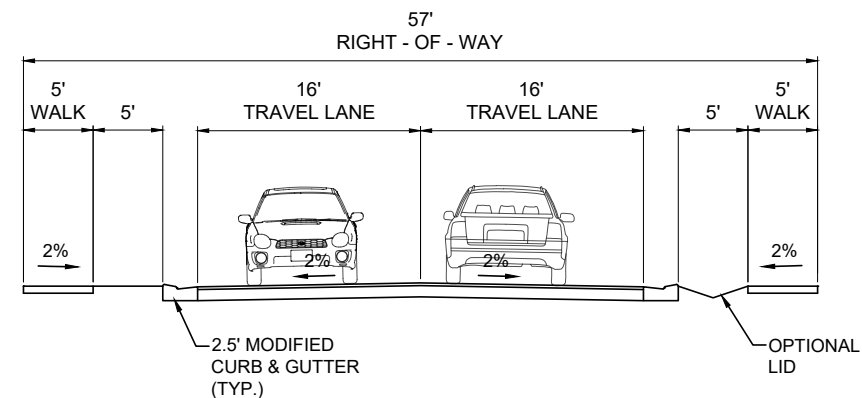
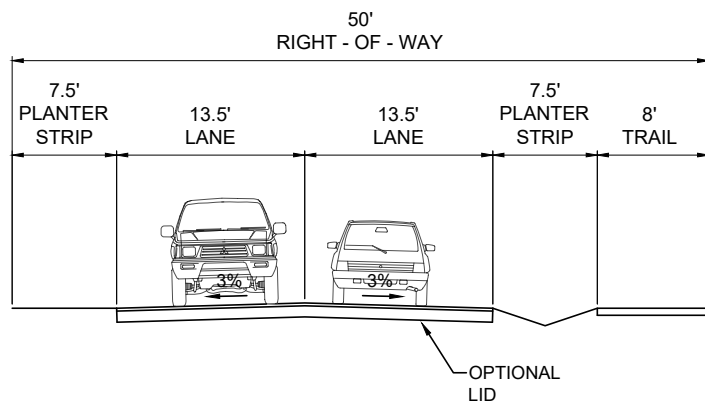
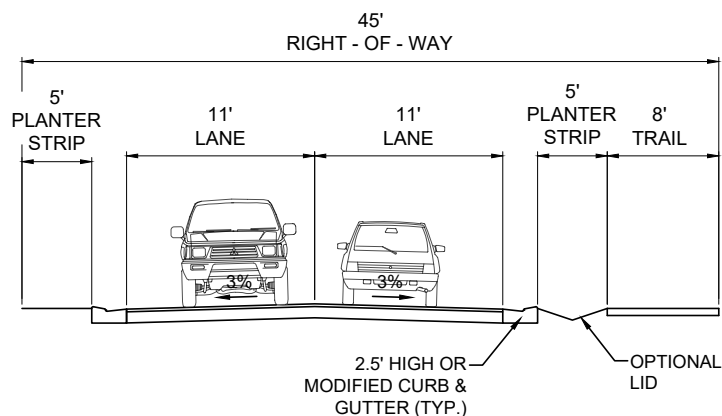
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1 26' PRIVATE ALLEY SECTIONS

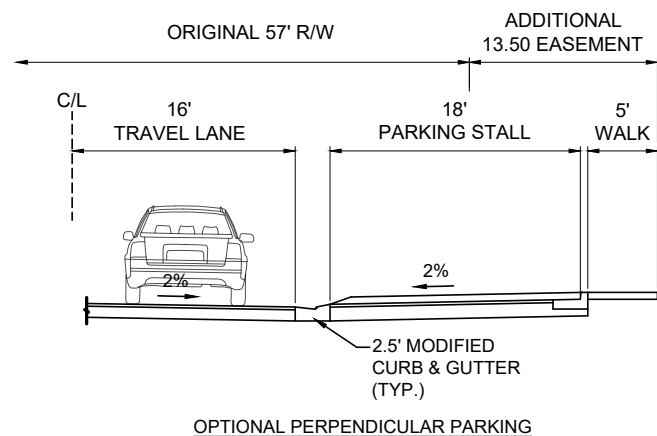
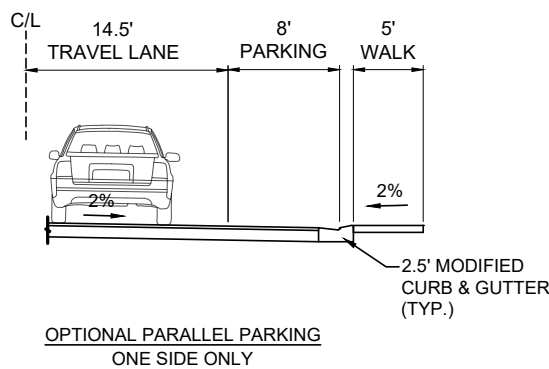
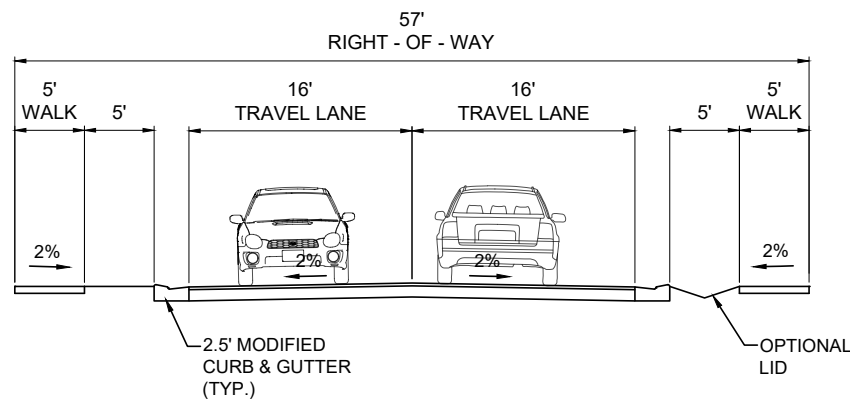
2 37' SUB-LOCAL SECTION (MULTI-FAMILY & LOCAL TO LOCAL CONNECTION)



3 45' RURAL SECTION (NPA-5)

3A 50' RURAL SECTION (NPA-5)

4 57' LOCAL SECTION (FRONTAGES GREATER THAN 80')



4A 57' LOCAL SECTION (FRONTAGES 40' - 80')



NOTE: Public/private determined by Master Developer.



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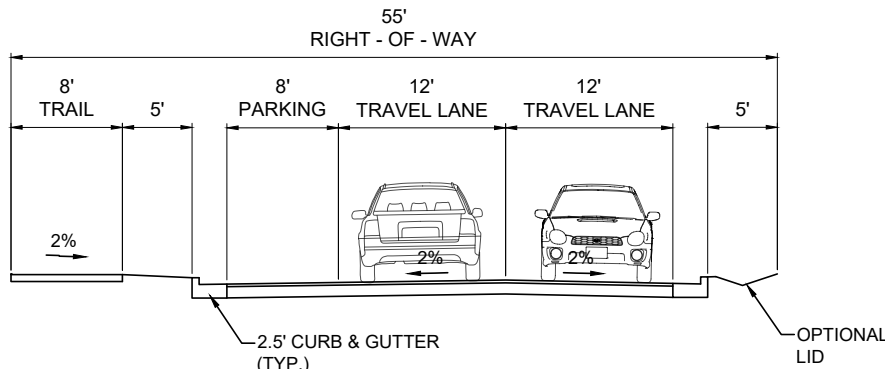
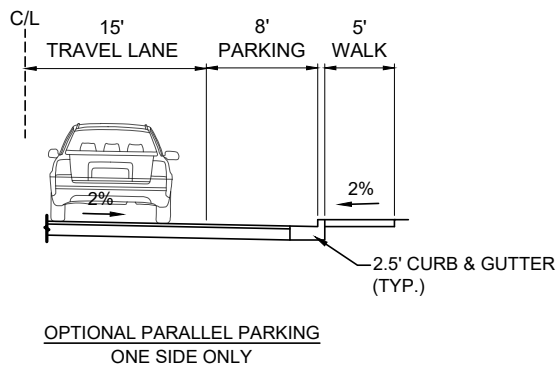
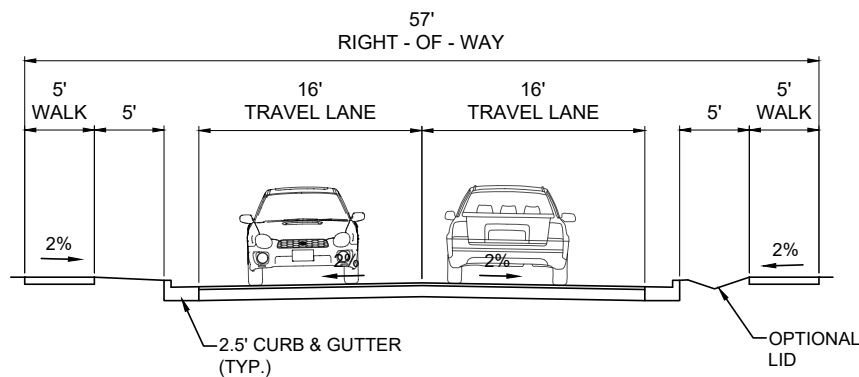
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LEI PROJECT #:
2021-0080
DRAWN BY:
TJP
DESIGNED BY:
GDM
SCALE:
N.T.S.
DATE:
4/19/2023

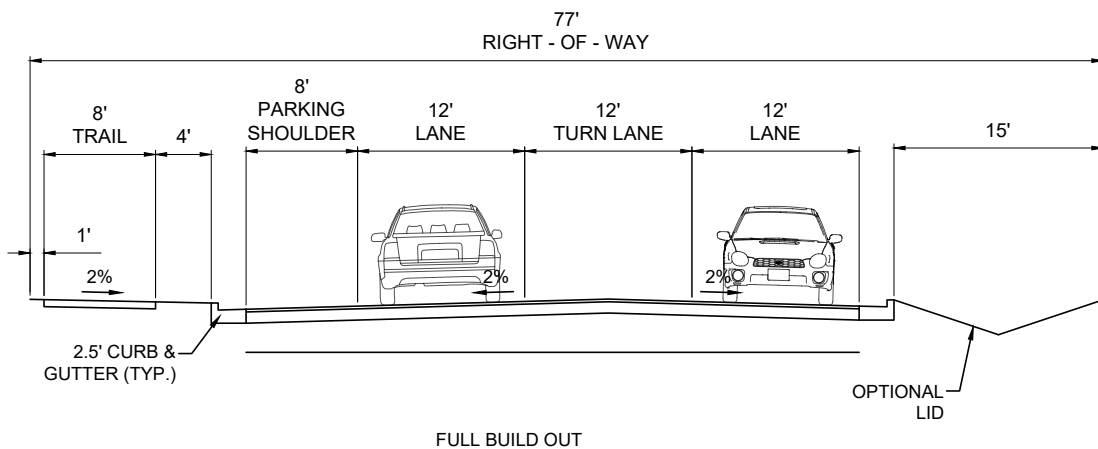
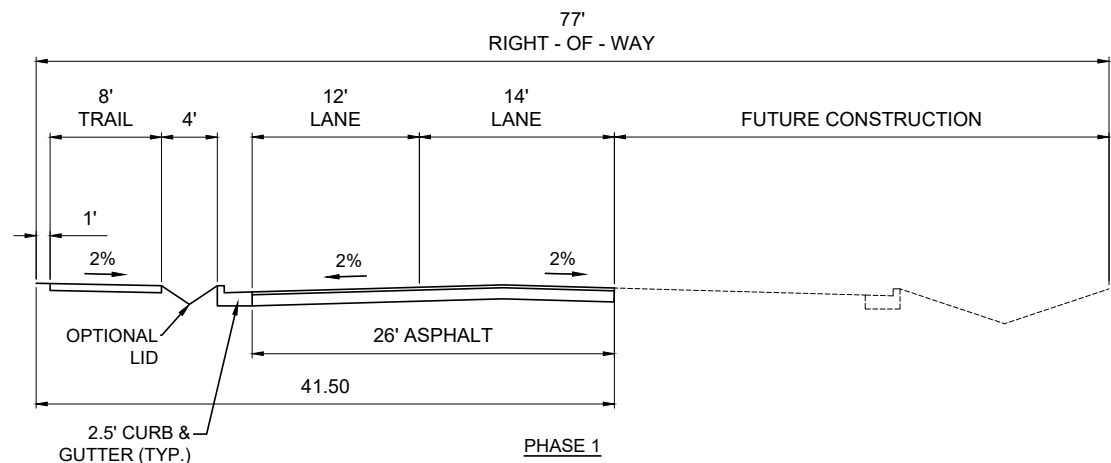
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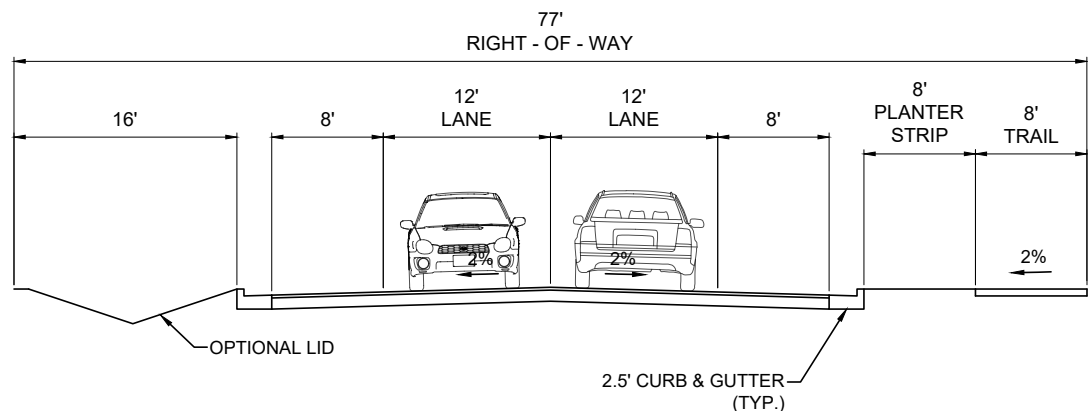


5 57' LIMITED LOCAL SECTION

6 55' INDUSTRIAL SECTION



7 77' INDUSTRIAL SECTIONS

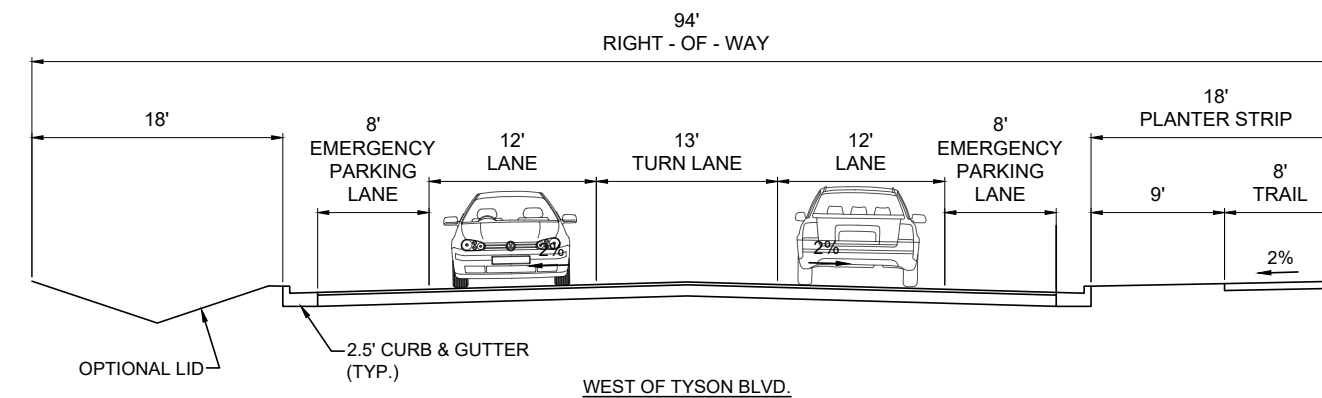
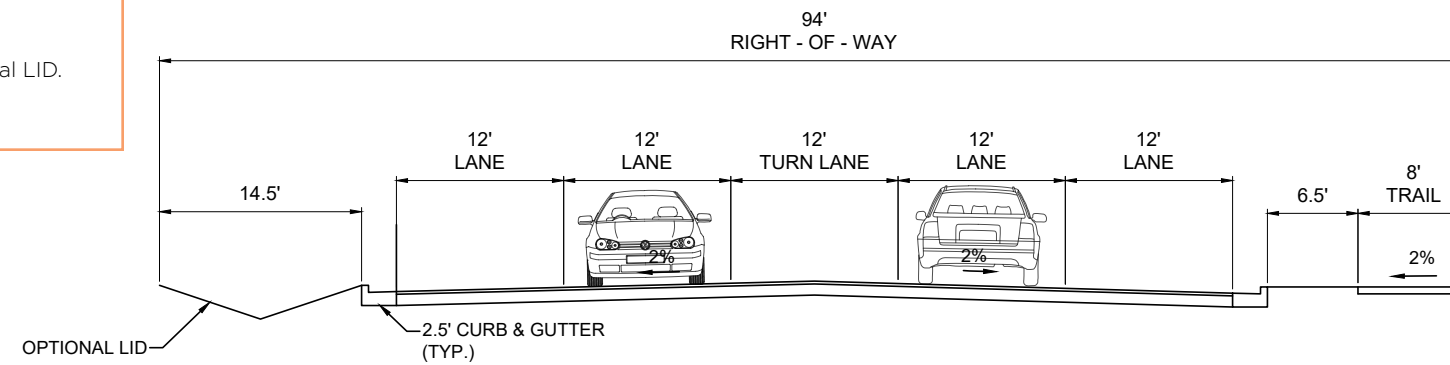


8 77' MINOR COLLECTOR SECTION

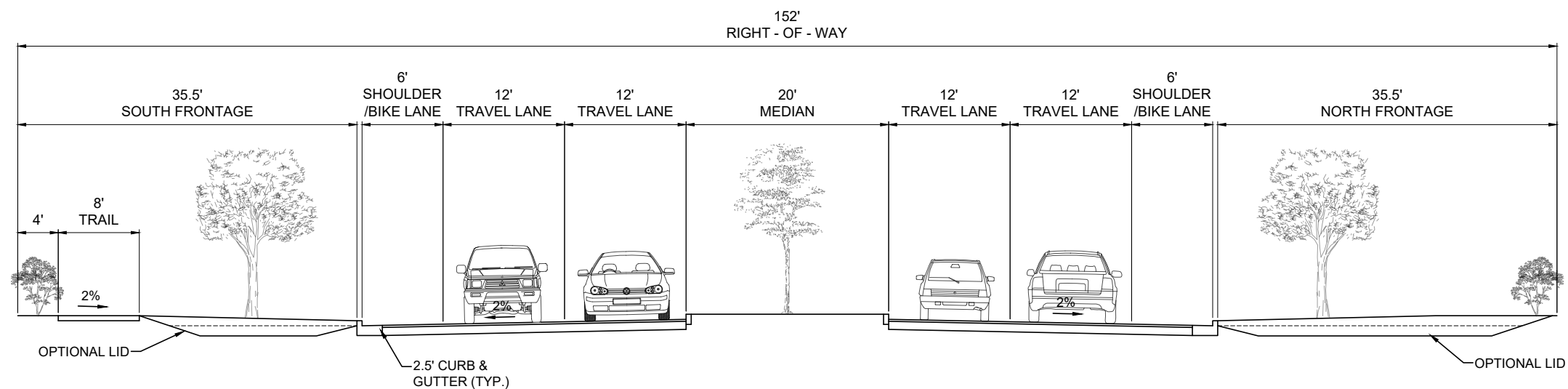


NOTE:

1. Trees, as required, are allowed within the optional LID.
2. Public/private determined by Master Developer.



9 94' MAJOR COLLECTOR SECTIONS



10 152' ARTERIAL SECTION



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DESIGNED BY:
GDM

SCALE:
N.T.S.

DATE:
4/19/2023

SHEET

3





EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
APRIL 23, 2024

TITLE: ACTION ITEM - Pinnacles Multi-Unit - Preliminary Plat

ITEM TYPE: Preliminary Plat

APPLICANT: Focus Engineering

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

Table to 5/14/2024

ATTACHMENTS:



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
APRIL 23, 2024

TITLE: ACTION ITEM - Clearview Estates LDS Seminary - Rezone

ITEM TYPE: Rezone

APPLICANT: City-Initiated

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

Some time ago Staff reviewed working concept plans for a religious seminary building proposed to be built just south of Alpine School District's new middle school in the Clearview Estates area on property addressed as 1215 E Harmony Way. The subject property lies within an old Tier 1 Residential Zone. Realizing that the building would not conform to that zone's setback requirements [50' rear and 25' side minimums], that a Variance would not be able to cure the matter, and, that the Tier 1 Residential Zone no longer is found within the City's municipal code(s), Staff offered to advance a City-initiated effort to change the land's zoning designation and associated rule set.

The proposed R1 Zone requires a less restrictive rear setback of 25' and a side setback of 10' and, is land use district currently in use.

Staff considers the proposal both commonplace and, in the case of the matter at hand, a way to "do housekeeping" by converting the old, non-existent assigned zone into one that is currently in use and of effect. Planner David Stroud will present the matter as lead and initiator of the action.

ITEMS FOR CONSIDERATION:

Rezoning of Property (EMMC17.90.160): Code Criteria and Findings/Opinions

There is no minimum parcel size or diversity of ownership required for rezoning of property. Rezoning of property shall be evaluated using the following criteria, and may be approved if the requirements below are met:

A. Compliance with General Plan. The requested zones are

consistent with the land uses shown on the General Plan's Future Land Use and Transportation Corridor Map and comply with the policies and finding provisions of the City General Plan.

Finding(s): The City's Future Land Use Map identifies the land area wherein the Rezone action is proposed as being within an Agricultural Residential Density 2 setting/category. Code designated, compatible land use zones tied to that setting include the: RD1 and RD2 Zones (EMMC 17.60.160(1)). Nevertheless, the R1 Zone is a residential district that largely mimics conditions of the RD1 and RD2 Zones, save for its lot sizing and setback requirements. Courts have been more willing as of late to allow jurisdictions flexibility in interpreting and applying their own general plans.

.
B. Compatibility Determination. The proposed uses and densities will be reasonably compatible with adjacent land uses and the pattern of proposed uses and densities will appropriately buffer potentially incompatible uses from others based on the assumption that the proposed uses and densities will comply with [Title 17], including the performance standards designed to help ensure land compatibility.

Finding(s):

1. Adjoining Land Uses - The single seminary structure (as repeated hereafter) is commonly found near residential developments at the side, *per se*, of middle and secondary schools in Eagle Mountain -- and many other communities where the LDS church is present.

2. Harmonious Zoning - It also proposed to be within a residential district, wherein (like most residential districts in Eagle Mountain and other cities) a religious facility and accessory uses thereto are allowed by right. The Clearview Estates 2013 Development Agreement depicts the property and surrounds where the school and seminary building are proposed as being in a "residential" area (B & A).

C. City Services. The proposed use can be accommodated with public services and will not overburden the City's service capacity.

Finding(s): Installation of the school and its associated infrastructure improvements and/or other utility improvements already in-ground at the site will be serve the seminary. City Engineering has not expressed concern regarding the availability and capacity of existing utility services in handling the loading of the building or the ability of future improvements (i.e., perhaps those made a part of the adjoining school's buildout) to provide service to the seminary.

The developer/builder of the seminary will be required to connect to

and/or install all needed infrastructure improvement dictated by City code (e.g., street widening, curb, gutter, sidewalk, storm drainage, parking, landscaping, etc.).

D. Traffic Generation. Traffic generation by the proposed use is within capabilities of streets serving the property.

Finding(s): City Engineering has not expressed concern regarding trip generation or flow for seminaries, including the one under consideration.

E. Property Values. The proposed use is not expected to have a significant negative impact on surrounding property values.

Finding(s):

1. Proximity - LDS seminary buildings are commonly found adjacent to middle, junior and senior high schools in areas where the religion has a presence in a community. They are often brick structures of smaller, single-family stature featuring standard site improvements (i.e., paving and landscaping) and are positioned close to the schools they serve -- often fronting on a public right-of-way. In said configuration they are routinely considered acceptable by communities and surrounding or nearby residential neighborhoods -- much like a low-impact, small office building might be.

2. School Partner - They function as a sort of curriculum colleague with schools in that as classes taught therein usually offer students an elective credit accumulation opportunity.

3. Value - Finally, establishing property values by appraisal routinely uses sales values of comparable homes in the vicinity and nearby non-residential uses have a less direct impact on said values in many cases. Their customary appearance uses brick siding, a residentially pitched roofline, front and back doors with windows. Coloration is usually earth-toned hues. Such elements are in care and keeping with typical housing stock.

REQUIRED FINDINGS:

A "Rezone" is a legislative decision and is considered valid if reasonably debatable and not illegal. The criteria for approval for a Rezone are listed in EMMC 17.90.060 (see "Items for Consideration" section below).

RECOMMENDATION:

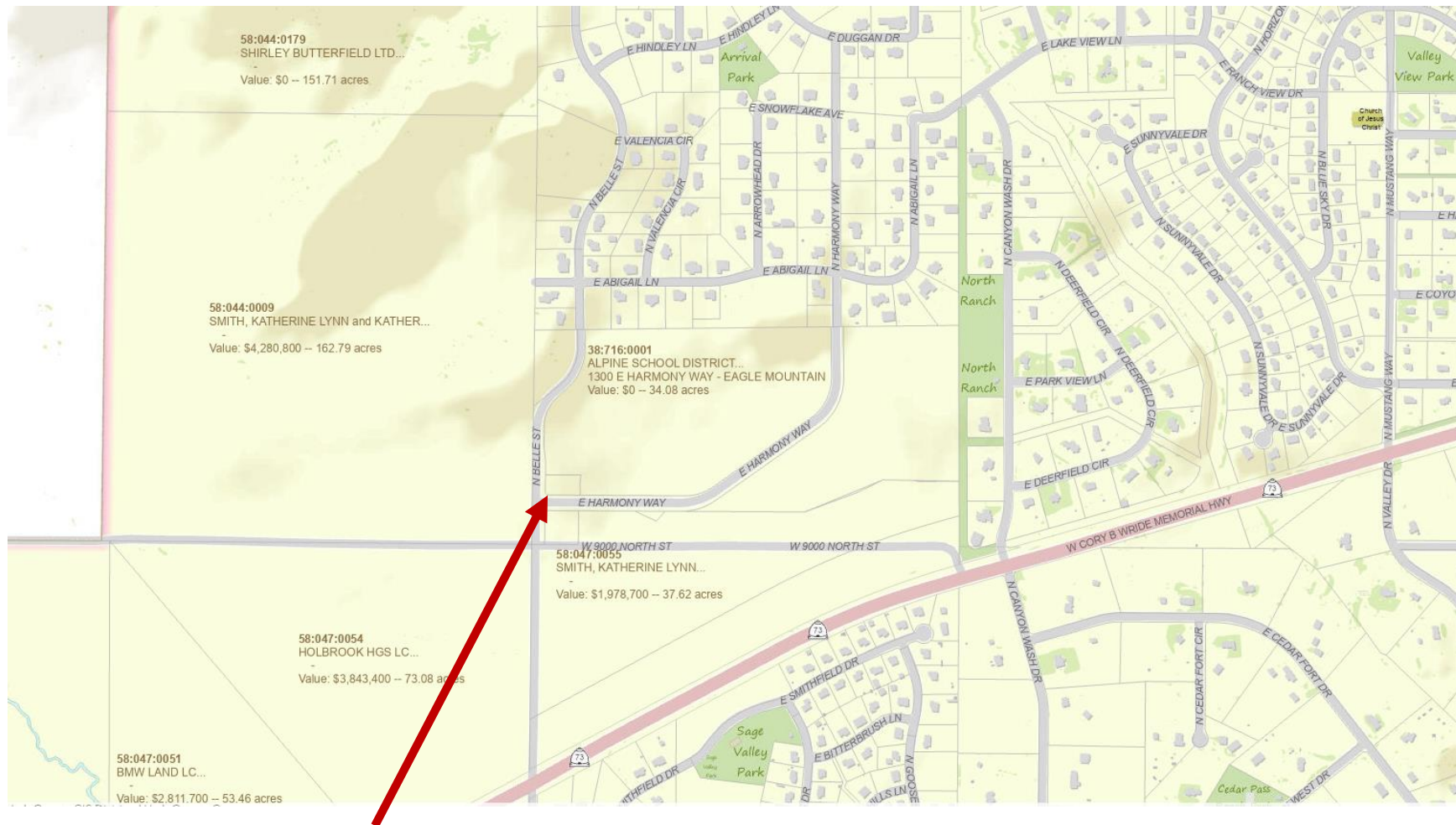
Recommend approval to City Council <with any recommended

conditions motioned by the Planning Commission>...

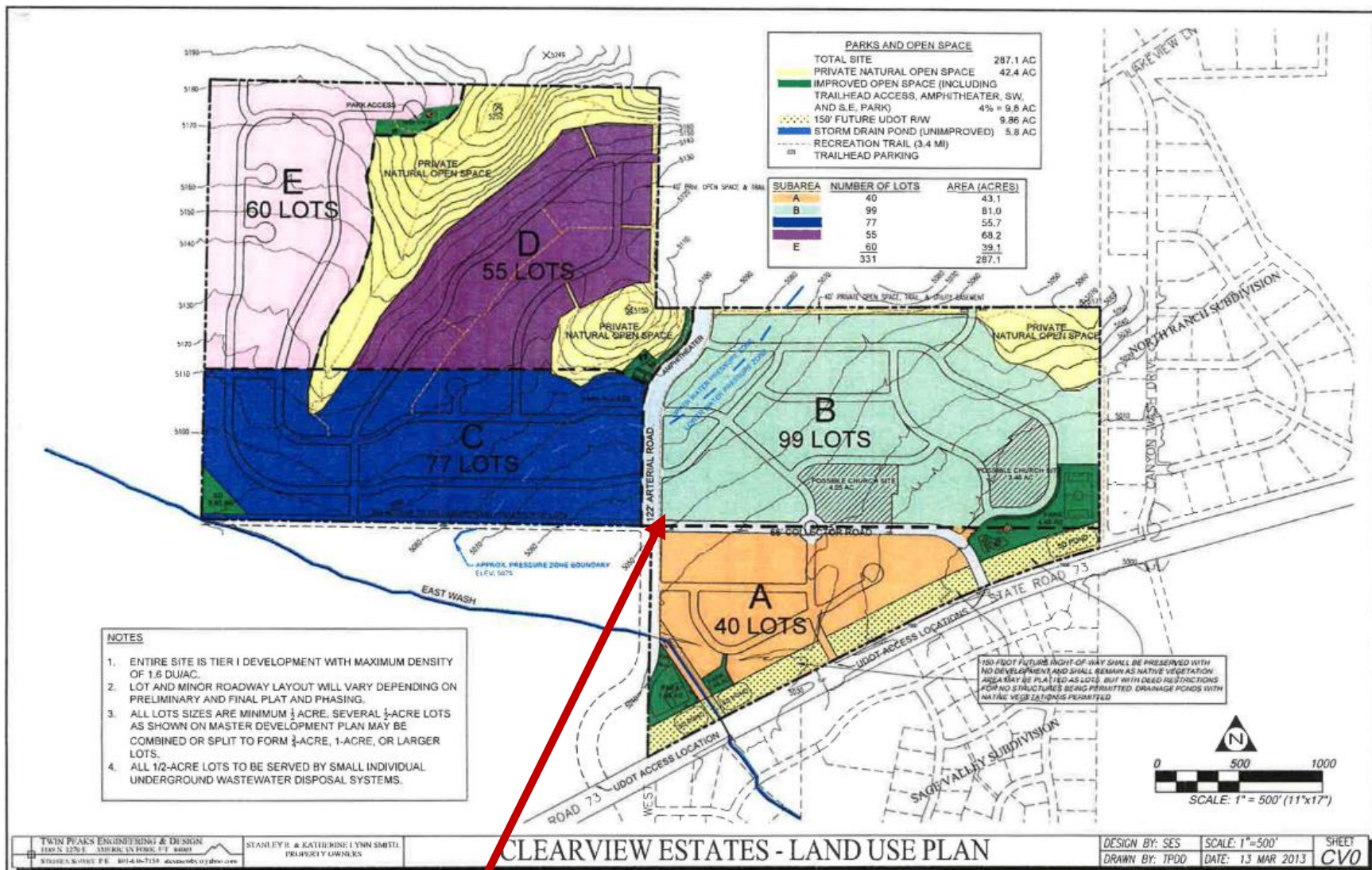
ATTACHMENTS:

[LDS Seminary Vicinity Map and Clearview Estates Plan Maps](#)

Vicinity and Clearview Estates Maps Exhibit



Property/Site



Property/Site

