EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

March 28, 2023, 5:30 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Approval of Meeting Minutes

3.A March 14, 2023 Planning Commission Minutes
PC 03.14.23 DRAFT Minutes

4. Status Report

5. Action and Advisory Items

5.A ACTION ITEM -- PUBLIC HEARING: TACO BELL SITE PLAN
Site plan approval of Taco Bell at 4265 N. Pony Express Parkway in the Marketplace at Eagle Mountain commercial development.
Civil Taco Bell
Elevations Taco Bell
Dumpster Taco Bell
Lighting Taco Bell
Menu Board Taco Bell
Speaker Post Taco Bell

5.B ACTION ITEM -- PUBLIC HEARING: REZONE OF APPROXIMATELY 668 ACRES COMPRISED OF PARCELS 59:047:0011, 59:069:0003, AND A PORTION OF PARCEL 59:030:0003, TO ADD THE REGIONAL TECHNOLOGY AND INDUSTRY OVERLAY ZONE
Approving a zoning map amendment of approximately 668 acres to add the Regional Technology and Industry Overlay zone.
Triple Tail RTI rezone exhibit
RTI Overlay letter of support

5.C ACTION ITEM -- PUBLIC HEARING: DEVELOPMENT CODE AMENDMENT - SECTION 17.60.160 ZONE TRANSITIONS

An applicant-proposed code amendment, amending EMMC to permit the City Council to make exceptions regarding buffering between different zones.

Buffer Code amendment

5.D ACTION ITEM -- PUBLIC HEARING: GENERAL PLAN LAND USE MAP AMENDMENT ON PARCEL 58:033:0404 FROM NEIGHBORHOOD RESIDENTIAL ONE AND COMMUNITY COMMERCIAL TO REGIONAL COMMERCIAL AND REZONING THE SAME PARCEL FROM AGRICULTURE TO COMMERCIAL REGIONAL.

Amending the General Plan Land Use Map from Neighborhood Residential One and Community Commercial to Regional Commercial and rezoning the subject lot from Agriculture to Commercial Regional for the purpose of permitting "big box" development. The subject property is located at the northwest intersection of SR-73 and Spring Run Parkway.

Future land use map

Conceptual Site Plan

Application packet

5.E ACTION ITEM - EAGLE QUEST EAST MDA

A Master Development Agreement for the approved Eagle Quest East Master Development Plan, located on approximately 163 acres north of the Sunset Flats neighborhood and west of Lake Mountain Road on parcel 59:006:0053.

Eagle Quest East MDA

Eagle Quest East MDA Exhibits

6. Discussion Items

6.A DISCUSSION ITEM -- EAGLE MOUNTAIN PET CARE CONCEPT PLAN

EM Pet Care Floor Plan and Elevations

EM Pet Care Site Plan

EM Pet Care Vicinity Maps

7. Next scheduled meeting

8. Adjournment

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.
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EAGLE MOUNTAIN
Planning Commission MEETING MINUTES

March 14, 2023, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; David Stroud, Senior Planner; Steven Lehmitz, Planner; and Todd Black, Wildlife Biologist/Environmental Planner.

CITY STAFF PRESENT ELECTRONICALLY: Elizabeth Fewkes, Recording Secretary.

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

Commissioner Everett called the meeting to order at 5:35 p.m.

1. Discussion Items

1.A. DISCUSSION ITEM – Upcoming Code Amendments

Senior Planner David Stroud presented the proposed amendments.

17.60.040 General Landscape Provisions – require commercial and industrial property owners to maintain park strips adjacent to their properties unless otherwise approved by the City.

- Implementing water-wise landscaping requirements in response and State encouragement to remove landscaping from park strips;
- Concern with the suggestion to remove park strips because park strips serve as a safety buffer between pedestrians and traffic;
- The ability to use xeriscape designs with drip irrigation for trees;
- The Economic Development Director has been working on water-wise standards for the City that have been reviewed by but not approved by the City Council;
- Central Utah Water Conservancy District (CUWCD) City-wide water-wise standards;
- Clearly defining park strip and the areas to which the standards would apply;
- Concern with requiring a property owner to assume responsibility for areas designed by and currently maintained by the City; and
- The cost of the rehabilitation of improperly maintained areas and the potential for legal battles.

17.70.030 Accessory Dwelling Unit Standards – remove the 50% of the primary home's footprint (including garage) limitation for the size of detached accessory dwelling units (ADUs) but maintain 400 square foot minimum and 1,200 square foot maximums and two-bedroom limitations.

DRAFT

- The size of the lot will limit the size of a detached ADU that can fit on the property;
- Possible reasons for the two-bedroom limitations are to reduce additional parking needs and for the ADU to serve as an accessory to the primary dwelling rather than a secondary full-sized dwelling; and
- The proposed amendment is in response to a resident on a .82-acre lot with a 1,900-square-foot home requesting to build a detached ADU larger than 50% of the primary dwelling.

12.25.040 Residential Development Standards – allow three-story buildings to have a height of 45 feet to accommodate a 4/12 pitched roof to allow taller or vaulted ceilings or other architectural features for the benefit of the residents.

Commissioner Pengra advocated for the City to consider the economic and other benefits of permitting four-story buildings in appropriate areas in the City in a future amendment in addition to this proposal.

Commissioner Everett supported the amendment to allow 45-foot-high buildings while retaining a three-story maximum for multifamily buildings.

Commissioner Bergener stated that although he had originally been against four-story multifamily buildings, he is now willing to entertain consideration of such projects due to the economic benefits.

The following items were presented and discussed during the policy session after item 8.

7.100.050 Site Plan Development Standards – clarify the measurement location for the 100-foot minimum distance between accesses onto public rights-of-way and intersections.

Table 17.05.200(d) Application Expiration – add that an application shall be expired if inactive for a period of 6 to 12 months with no substantial action. The expiration timeframe is dependent upon the type of application – 12 months for land use applications and 6 months for other planning applications.

- The potential for the standards to be onerous due to unforeseen delays and economic impacts beyond the applicant's control;
- Concern with the definition of "substantial action;" and
- Clarification that the standards would apply to applications that have not been approved and have vested rights; and
- One purpose of the amendment is to prevent inactive applications from qualifying for outdated development standards.

1.B. Open Space – Wildlife Corridor GIS Layer

Wildlife Biologist/Environmental Planner Todd Black gave an update on the plan for the Wildlife Corridor Overlay Zone and proposed amendments to EMMC 17.49. He presented draft GIS layer data showing open space, wildlife corridors, non-developed parks, connectivity of habitat, and unconnected areas. The GIS data will be made available to the public once it is finalized and approved. The City needs to work with property owners to hopefully preserve corridor areas with

development agreements that predate the implementation of the Wildlife Corridor Overlay Zone. His focus is to find the areas with the least amount of conflict to preserve and connect and fence the critical mule deer migration route to direct wildlife to migrate through the City in the designated locations. Other wildlife corridors and open space will be preserved for wildlife use. The migration route will be closed during migration season but open the rest of the year as a trail for resident recreation.

Commissioner Pengra requested to have preserved or protected land indicated differently on the map from land that needs agreements.

Commissioner Everett adjourned the work session at 6:34 p.m.

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

Commissioner Everett called the policy session to order at 6:34 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. February 28, 2023 Planning Commission Minutes

MOTION: ***Commissioner Pengra moved to approve the February 28, 2023 minutes. Commissioner Strong seconded the motion.***

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

The motion passed with a unanimous vote.

5. Status Report

Assistant City Administrator/Community Development Director Steve Mumford reviewed the planning items discussed and voted upon during the March 7, 2023 City Council meeting and upcoming planning items on future City Council meeting agendas.

6. Action and Advisory Items

6.A. ACTION ITEM – PUBLIC HEARING: AMENDING EMMC SECTION 17.55.080.

Mr. Stroud presented the amendment to further clarify on-site landscaping requirements when a site is adjacent to a public right-of-way and emphasize headlight screening standards. Landscaping adjacent to a public right-of-way shall be ten feet wide and boundary strips not adjacent to a public right-of-way along parcels that have the same land use shall be a minimum of six feet wide. Businesses would be permitted to have shared parking excluding boundary strips.

Commissioner Everett opened the public hearing at 6:46 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Bergener moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code 17.55.080 changing "adjacent <u>on</u> the right-of-way line" within the first sentence within 17.55.080(A) to "adjacent <u>to</u> the right-of-way line." Commissioner Strong seconded the motion.***

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

The motion passed with a unanimous vote.

6.B. ACTION ITEM – PUBLIC HEARING: CODE AMENDMENTS TO TITLES 17.20.050, 17.25.040, and 17.40.040.

Planner Steve Lehmitz presented the amendments. The amendment to EMMC 17.25.040 adds footnote 3, "Setbacks shall only apply to structures that require a city building permit or approval. No structure which cannot be removed shall be constructed across an easement. Up to a 10 percent variation in setbacks may be approved by the planning director and building official if the variation is deemed appropriate due to an issue with slope, unique lot configuration, or other unique circumstance. Guidance regarding allowed projections into setbacks is outlined in EMMC 17.25.060," to minimum setbacks for accessory structures. The amendments to EMMC 17.20.050 and 17.40.040 add kennels to the list of conditional uses in agriculture and industrial zones to align the lists with EMMC 6.05.270 which states that kennels are conditional uses within the agriculture and industrial zones.

Commissioner Everett opened the public hearing at 6:50 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Allen moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code Sections 17.20.050, 17.25.040, and 17.40.040. Commissioner Everett seconded the motion.***

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

The motion passed with a unanimous vote.

8. Discussion Items

Commissioner Everett urged the City Council to move forward with the water conservation standards.

Staff and the Commission discussed water concerns, the impact of landscaping requirements on water usage, infrastructure damage caused by street trees, and proposed water-wise standards and CUWCD requirements.

9. Next Scheduled Meeting

The next Planning Commission Meeting is scheduled for March 28, 2023.

10. Adjournment

MOTION: ***Commissioner Allen moved to adjourn at 7:15 p.m. Commissioner Strong seconded the motion.***

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

The motion passed with a unanimous vote.

The meeting was adjourned at 7:15 p.m.

Approved by the Planning Commission on March 28, 2023.

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Steve Mumford, AICP
Assistant City Administrator/Community Development Director

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EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **MARCH 28, 2023**
TITLE:	ACTION ITEM -- PUBLIC HEARING: TACO BELL SITE PLAN
ITEM TYPE:	Site Plan
APPLICANT:	Daniel Goodwin, agent for Gen2Utah Properties, LLC

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
David Stroud, Planning

BACKGROUND:

This request is for site plan approval of a commercial building for use by Taco Bell. The subject property is platted as Lot 201 of The Marketplace at Eagle Mountain Phase 2 Subdivision. Zoning of the property is Commercial Community (CC) and follows the standards of the CC zone unless otherwise permitted in the *Development Agreement for the Marketplace at Eagle Mountain Town Center*. The use as a *Restaurant* is classified as a permitted use in the CC zone.

ITEMS FOR CONSIDERATION:

Site Plan Development Standards: The following are standards required for all site plans in any zoning district (17.100.050)
A. Use of Property: The entire parcel is to be built, landscaped, or paved, thus the proposal complies with 17.100.050.A.
B. Screening Requirements: The project is located within a commercial district, and does not abut any agriculture or residential property, therefore it complies with 17.100.050.B.
C. Access Requirements: The building is accessed via an internal roadway. The width of the access is 28' which complies with 17.100.050.C.
D. Off-Street Truck Loading Space: This use does not require the frequent distribution of materials via and therefore does not provide off-street truck loading space.
E. Utilities: All utilities are shown as being underground and in proper easements in compliance with 17.100.050 E.
F. Grading and Drainage: The applicant has provided grading and draining plans that have been reviewed by the City Engineer.

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

17.72.030.A requires buildings be located at or near the front setback with pedestrian access leading to the primary entrance and with landscaping between the building and the street. The building is located adjacent to Pony Express Parkway with the drive-thru between the building and interior lot line. Pedestrian access is provided from the Pony Express trail.

17.72.030.A.1 requires the primary entrance of a commercial building to orient toward the street and the sidewalk. Orienting the primary entrance to a parking area without addressing the street-facing facade with entrances, display windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited. The main entrance to the building is located on the north elevation which opens to the main parking area with the side (east elevation) facing toward Pony Express Parkway. It is the opinion of staff that the architecture and landscaping is sufficient to provide needed elements when facing a public ROW. Additional site plans approved in the Marketplace development have similar characteristics.

17.72.030.B requires surface parking to be located to the rear or side of the building and that parking should not be located between any commercial building and the street. All parking is located to the side (from the Pony Express perspective) of the building in compliance with the required design standard.

Architectural Standards: The following architectural elements shall be applied to commercial development. Minor variations to these standards may be considered. 17.72.040 A requires that commercial buildings be similar in style to adjacent buildings, and that all facades of the building be designed with consistent architectural style, detail, and trim features as the primary façade. The proposed Taco Bell elevations vary from approved/built elevations with elements unique to each user. It is the opinion of staff that the elevations largely comply with code and are in harmony with approved building architecture.

17.72.040.B states "the main entrance of a structure should orient to major sidewalks, pedestrian ways, plazas, courtyards, or other public spaces. It shall be clearly identifiable, and consist of a sheltering element such a porch, stoop, awning, arcade, or portico.” The main entrance of the structure orients towards the parking area. The

pedestrian entrance is readily identifiable and uses an awning structure. The drive-through elevation also contains awnings over windows where customer transactions are made.

17.72.040.C states: "the primary roof form of a structure should help reduce the perceived scale of the building. All commercial buildings shall contain either a sloping roof with overhanging eaves, or a decorative parapet and multiple roof planes and heights..." The proposed building has multiple roof planes and heights. The drive-through elevation is fairly uniform in height but does have architectural relief on the east end.

17.72.040.D requires vertical and horizontal articulation. The building includes vertical and horizontal elements, awnings, and various materials providing visual articulation.

17.72.040.E.1 states: "Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and molding, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers and trellis structures, all side of a building shall include chosen details" The proposal uses awnings, a column, architectural lightings, and decorative doors and windows.

17.72.040.F.2 states: "All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides..." It shall be up to the Planning Commission to determine if the elevations meet this standard. In staff's opinion, the elevations use an acceptable combination of materials, textures, and colors.

17.72.040.G states "Buildings should not be restricted to using desert landscape colors such as beige, tan, grays, browns etc. A wide palette of colors is recommended..." The proposed elevations match the colors and materials of other developments within the Marketplace development, and it is the opinion of staff that the elevations comply with this requirement.

Parking. Table 17.55.120(c), Required Parking by Land Use, requires a *Restaurants (Fast Food/Drive-Thru)* to have one stall per 125 square feet of area which is then 18 stalls; 22 are provided.

Bike Racks
The applicant is providing bike racks in compliance with 17.35.050.K.

Site plan approval is based on compliance with the Marketplace at Eagle Mountain Development Agreement and EMMC.

REQUIRED FINDINGS:

Site Plan approvals are based upon compliance with City Code requirements and the Marketplace at Eagle Mountain Development Agreement. The approval criteria of a Site Plan can be found in EMMC 17.100.

RECOMMENDATION:

Staff recommends the Planning Commission consider the site as it relates to the applicable EMMC requirements and the Development Agreement for the Marketplace at Eagle Mountain Town Center and forward a positive recommendation to the City Council subject to to the following:

1. Correction of any outstanding redlines, if any.

(Additional conditions as appropriate by the Planning Commission.)

ATTACHMENTS:

Civil Taco Bell
Elevations Taco Bell
Dumpster Taco Bell
Lighting Taco Bell
Menu Board Taco Bell
Speaker Post Taco Bell

RBallif reviewed 02/27/23 no comments

Brad Hickman - Reviewed - 02/27/2023 - Comments

DDeVoogd/UFA reviewed 2/28/2023 - No Comments

M BAHR 2-28-23
NO COMMENTS

D Payne- Reviewed 3/1/2023- Comments

D Stroud 3.3.23 elevation comments

Taco Bell - Eagle Mountain

4265 North Pony Express Parkway
Eagle Mountain, Utah, 84043

Planning, David Stroud, 801-789-6615 dstroud@emcity.org
Engineering, Chris Trusty, 801-789-6671, ctrusty@emcity.org
Public Works, Mack Straw, 801-789-6678, mstraw@emcity.org
Parks, Brad Hickman, 801-789-6664 bhickman@emcity.org
Fire, Dan DeVoogd, 801-743-7232 ddevoogd@unifiedfire.org

Vicinity Map
Not to Scale

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Abbreviations

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

Legend

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

Civil Sheet Index

0.1	Cover Sheet
	ALTA Survey
1.1	Demolition Plan
2.1	Site Plan
2.2.1	Utility Plan
2.3.1	Grading Plan
2.3.2	Grading Details and Notes
2.4.1	Erosion Control Plan (Pre-Construction)
2.4.2	Erosion Control Plan (During Construction)
2.4.3	Erosion Control Details
2.5.1	Details
2.5.2	Details
2.5.3	Details
2.7.1	Landscape Plan
2.8.1	Irrigation Plan
2.8.2	Landscape & Irrigation Details
8.1	Level 1 Lighting/Fire Alarm Plan
8.14	Electrical Site Lighting Calculations

Eagle Mountain City General Notes

SEWER

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

WATER

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

STORM DRAIN

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

ROAD SECTION

- Proof rolls: proof roll required on all sections of road: i.e. sub-grade, sub-base, and curb base and road base. Curb stakes required for sub-grade inspection and string line required for sub-base and road base inspection.
- UTBC: state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.
- Collars: all collars to be 1' wide by 1' deep with a 6000 psi concrete with 1.5# fiber mesh per cubic yard (3/4" monofilament) required for all street collars. Manhole covers and water valve towers to be ½" down from asphalt edge and concrete to be ¼" to 3/8" down from asphalt edge.

Flood Zone

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

Basis of Bearings

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

Benchmark

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

Legal Description

Lot 201 of the Marketplace at Eagle Mountain Town Center Phase 2 A part of the South Half of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Eagle Mountain City, Utah County, Utah

REVISIONS:
1 -

Cover Sheet

NEW RESTAURANT FOR:
TACO BELL
Eagle Mountain Blvd., Eagle Mountain, UT 84005

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

REGISTERED PROFESSIONAL ENGINEER
11/29/2022
No. 8035135
-2202
Daniel Calvin Goodwin
STATE OF UTAH

Charles William Pope & Associates
ARCHITECTURE PLANNING CONSULTING
7400 BLANCO RD., SUITE 257, SAN ANTONIO, TX. 78216

DATE: 11.29.22
JOB NO: 44238
DRAWN BY: JW
SHEET NUMBER:
0.1
OF .

FILE NAME: 21-209 CV
DESCRIPTION: Taco Bell - Eagle Mountain
DRAWING SCALE:
PLOT SCALE:

Record Description

The proposed Lot 10 of Marketplace at Eagle Mountain City Center Subdivision Phase 2. Being is a portion of particularly described as follows:

The North Half of the Southeast Quarter; and the North Half of the Southwest Quarter, all in Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Utah County, State of Utah. Less and excepting the following parcels:

A: All lands lying Southerly of the North Right of Way line of Eagle Mountain Boulevard Plat Recorded October 23, 1997 as Entry No. 5.1.2:1997, Map 7292-85, Utah County Recorder's office, Utah County, State of Utah. (Utah County Tax Parcel No. 59:034:0005).

B: All lands lying Easterly of the West Right of Way line of Sweetwater Road as described and recorded in Eaglepark Phase I (aka "Eaglepark Phase 1") a Subdivision dated April 9, 1998, recorded April 15, 1998, as Entry No. 36958:19983, Map 7492-87 Utah County Recorder's Office, Utah County, State of Utah.

C: That certain Parcel conveyed to Homeland Holding Corp. by Warranty Deed dated August 20, 2002, recorded August 23, 2002 as Entry No. 97846:2002 Utah County Recorders Office, State of Utah. said Parcel is further referred to as Autumn Ridge Phase 1 & 2, a Proposed Subdivision, (Tax Parcel No. 59:044:0067), and more particularly described as follows:
Commencing South 02°17'03" West 2,468.73 feet and East 33.21 feet from the Northwest Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian: thence North 89°33'55" East 1,072.63 feet; thence South 74°29'22" East 182.00 feet; thence North 89°33'55" East 101.97 feet; thence South 01°21'47" West 1,638.29 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 9,953.50 feet, a radial line bears North 28°20'16" East; thence Northwesterly 1,648.08 feet along said curve through a Central Angle of 09°29'13" (chord bearing and distance of said curve being North 56°55'08" West 1,646.22 feet) to the beginning of a compound curve concave to the Northeast having a radius of 2,653.50 feet; thence Northwesterly 632.60 feet along said curve through a central angle of 13°39'34" (chord bearing and distance of said curve being North 45°20'43" West 631.10 feet) to the beginning of a non-tangent curve concave to the Northeast having a radius of 20 feet, a radial line bears North 51°29'04" East; thence Southeasterly 32 feet along said curve through a central angle of 91°40'31" (chord bearing and distance of said curve being South 84°21'12" East 28.69 feet); thence North 49°48'33" East 90.09 feet to the beginning of a tangent curve concave to the Northwest having a radius of 80 feet; thence Northeasterly 121.36 feet along said curve through a central angle of 86°54'56" (chord bearing and distance of said curve being North 06°21'05" East 110.05 feet); thence North 53°11'30" East 51.39 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 100 feet, a radial line bears North 43°31'38" East; thence Southeasterly 71.77 feet along said curve through a central angle of 41°07'22" (chord bearing and distance of said curve being South 67°02'03" East 70.24 feet) to the beginning of a reverse curve concave to the Southwest having a radius of 91 feet; thence Southeasterly 75.28 feet along said curve through a central angle of 47°24'17" (chord bearing and distance of said curve being South 63°53'35" East 73.16 feet; thence North 49°48'33" East 309.30 feet to the point of beginning.

D: Eaglepark phase I (aka "Eaglepark Phase 1"), a recorded Subdivision Plat dated April 9, 1998, recorded April 15, 1998, as Entry No. 36958:1998, Map 7492-87, Utah County recorders office, State of Utah.

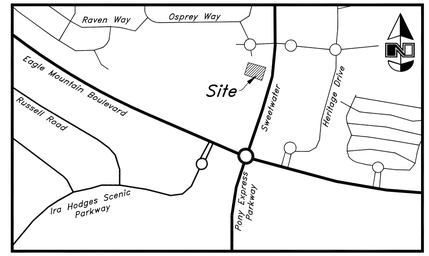
E: That certain Storm Water Detention Pond conveyed to the town of Eagle Mountain as described in the Eagle Park Public Access Plat of Eaglepark Phase I (aka "Eaglepark Phase 1"), a recorded Subdivision Plat dated April 9, 1998, recorded April 15, 1998, as Entry No. 36958:1998, Map 7492-87, Utah County recorders office, State of Utah, (Tax Parcel No. 59:044:0015), and more particularly described as:
Beginning at a point that lies North 00°25'52" East along the Section Line 1,589.96 feet and West 3,568.94 feet from the Southeast Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base & Meridian, Utah County, Utah: thence West 306.00 feet; thence North 306.00 feet; thence East 306.00 feet; thence South 306.00 feet to the point of beginning.

F: That certain entrance Road conveyed to the Town of Eagle Mountain as described in the Eagle Park Public Access Plat of Eaglepark phase I (aka "Eaglepark Phase 1"), a recorded Subdivision Plat dated April 9, 1998, recorded April 15, 1998, as Entry No. 36958:1998, Map 7492-87, Utah County recorders office, State of Utah, (Tax Parcel No. 59:044:0503), and more particularly described as:
A 114 foot Right of Way known as Eagle Park Entry Road, the centerline of which is described as follows:
Beginning at a point that lies North 00°25'52" East along the Section Line 1,889.94 feet and West 2,205.67 feet from the Southeast Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base & Meridian, Utah County, Utah: thence North 89°50'58" West 301.44 feet; the Right of Way width then changes to 50 feet; thence North 22°13'07" West 117.24 feet to the South Boundary of Eagle Park Subdivision Phase 1.

G: That certain Parcel conveyed to M&J Development by that certain Warranty Deed recorded May 19, 1999 as Entry No. 58459 in Book 5090 at Page 792, Utah County Recorders Office, State of Utah. said parcel being further described as:
Commencing North 00°25'52" West along the Section Line 1746.96 feet and West 2258.66 feet from the Southeast Corner of Section 12, Township 6 South, Range 2 West, Salt Lake and Meridian to the true point of beginning; thence West 391.09 feet; thence North 252.25 feet to the South Boundary Line of Eagle Park Subdivision Phase 1; thence North 89°57'53" East along said South Boundary Line 398.08 feet to the West Right of Way Line of Sweetwater Road; thence South 01°12'23" West along said West Right of Way line 176.07 feet to the beginning of a 1750.00 feet radius curve concave to the Northwest; thence Southwesterly 76.54 feet along said curve and said West Right of Way line through a central angle of 2°30'21" (chord bearing and distance for said curve being South 02°27'33" West 76.53 feet) to the true point of beginning.

H: That certain Parcel conveyed to Town Center NW, LLC, a Delaware Limited Liability Company by that certain General Warranty Deed recorded January 08, 2021 as Entry No. 4261:2021. said parcel being further described as:
A part of the South Half of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah.
Beginning at a point on the Westerly line of Sweetwater Road as it exists at 50.00 foot half-width located 1333.00 feet North 0°27'04" East along the Section line; and 2351.47 feet South 88°43'29" West along the Sixteenth Section line from the Southeast Corner of said Section 12; and running thence South 18°56'36" West 729.56 feet along said Westerly line of Sweetwater Road to the Northerly line of Eagle Mountain Boulevard as it exists at 46.50 foot half-width; thence Northwesterly along the arc of a 9953.50 foot radius curve to the right a distance of 857.57 feet (center bears North 18°57'04" East, central angle equals 4°56'11" and long chord bears North 68°34'50" West 857.30 feet) along said Northerly line of Eagle Mountain Boulevard; thence North 24°25'06" East 54.16 feet to a point of curvature; thence Northeasterly along the arc of a 379.50 foot radius curve to the left a distance of 76.97 feet (central angle equals 11°37'13" and long chord bears North 18°36'30" East 76.84 feet) to a point of reverse curvature; thence Northeasterly along the arc of a 420.50 foot radius curve to the right a distance of 45.10 feet (central angle equals 6°08'42" and long chord bears North 15°52'15" East 45.08 feet to a point of tangency; thence North 18°56'36" East 186.10 feet; thence South 71°03'24" East 25.75 feet; thence North 18°56'36" East 281.83 feet; thence South 71°03'24" East 350.57 feet; thence North 18°56'36" East 62.44 feet to a point of curvature; thence Northeasterly along the arc of a 1272.12 foot radius curve to the left a distance of 79.57 feet (central angle equals 3°35'01" and long chord bears North 17°09'05" East 79.56 feet); thence South 74°38'24" East 477.88 feet to the Westerly line of Sweetwater road; thence along said Westerly line the following two courses: Southwesterly along the arc of a 1750.00 foot radius curve to the right a distance of 109.46 feet (center bears North 74°38'25" West, central angle equals 3°35'01" and long chord bears South 17°09'05" West 109.44 feet to a point of tangency; and South 18°56'36" West 13.61 feet to the point of beginning.

I: That certain parcel conveyed to Jerry I. Ridley and Constance F. Ridley, husband and wife as joint tenants by that certain Special Warranty Deed recorded January 08, 2021 as Entry No. 4263:2021. said parcel being further described as:
A part of the South Half of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:
Beginning at a point on the Northerly line of Eagle Mountain Boulevard as widened to 61.00 foot half-width located 695.91 feet North 0°27'04" East along the Section line; and 2893.76 feet North 89°32'56" West from the Southeast Corner of said Section 12; and running thence Northwesterly along the arc of a 9939.00 foot radius curve to the right a distance of 330.69 feet (center bears North 20°53'13" East, central angle equals 1°54'23" and long chord bears North 68°09'36" West 330.68 feet) along said Northerly line of Eagle Mountain Boulevard; thence North 18°56'36" East 231.08 feet; thence North 71°03'24" West 188.24 feet; thence North 18°56'36" East 130.88 feet; thence South 71°03'24" East 25.75 feet; thence North 18°56'36" East 281.83 feet; thence South 71°03'24" East 403.95 feet; thence South 65°19'22" East 70.35 feet; thence South 18°56'36" West 292.28 feet; thence South 73°41'43" East 58.11 feet; thence South 18°56'36" West 258.00 feet; thence North 71°03'24" West 39.25 feet; thence South 18°56'36" West 105.88 feet to the Northerly line of Eagle Mountain Boulevard and the point of beginning.



Vicinity Map
Not to Scale

Benchmark

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

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Eagle Mountain, Utah County, Utah and Incorporated Areas Map Number 49049C0275F dated 19 June, 2020 (Not Printed). Flood Zone X is defined as 'Area of Minimal Flood Hazard.'

Zoning Information

Building Setback Requirements	=	CC (Community Commercial)
Front yard	=	10' min 25' max (Maximum setback does not apply to anchor buildings if pad sites are provided which comply with this standard)
Back yard	=	20' (35' adjacent to residential)
Side yard	=	none (equal to building height adjacent to residential)
Height Restrictions	=	50'

Notes

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

Pertaining to ALTA Table A Item No. 6: No zoning information was supplied for review, information provided was found on the the City of Eagle Mountain Zoning Website.

Pertaining to ALTA Table A Item No. 7: There are no buildings located on this site.

Pertaining to ALTA Table A Item No. 8: There were no observed areas of substantial refuse on the site.

Pertaining to ALTA Table A Item No. 9: There are no improved parking stalls on this site.

Pertaining to ALTA Table A Item No. 11(a): The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

Narrative

This Survey was requested by Desert de Oro Foods, Inc. prerequisite to the development of this property.

This Survey retraces honors the forthcoming The Marketplace at Eagle Mountain Town Center Phase 2 Subdivision and the adjacent recorded Plat of the Marketplace at Eagle Mountain Town Center Subdivision by AWA.

A line between monuments found for the Southeast Corner and the East Quarter Corner of Section 12 was assigned the Utah County Survey bearing of North 0°27'04" East as the Basis of Bearings to place the Survey on the NAD 1983 Utah Central Zone State Plane datum.

The Title Report exhibited hereon references a Lot 10 of Phase 2 that has been subsequently proposed as being Lot 201 of the Marketplace at Eagle Mountain Town Center, Phase 2.

No Property Corners were placed with this Survey.

Title Information

This survey was completed using Title Report File No. NCS-1072995-SLC1 Revision 1 dated July 16, 2021 from First American Title Insurance Company National Commercial Services:

The following survey related items circled (Solid) from Schedule B - Part II of the title report are plotted on the survey:

The following survey related items circled (Dashed) from Schedule B - Part II of the title report blanket all or a portion of this site but contain nothing to plot:

The following survey related items not circled from Schedule B - Part II of the title report could not be plotted.

10 The effect of the 1969 Farmland Assessment Act recorded April 25, 2012 as Entry No. 33948:2012 of Official Records, covers this site along with more land, contains nothing to plot.

12 Resolution NO. 24-98 establishing the Eagle Mountain, Utah Special Improvement District NO. 98-3 (Sweet Water Road/Storm Drainage Phase I) recorded November 16, 1998 as Entry No. 118016 in Book 4859 at Page 74 of Official Records covers this site along with most of Utah County, but contains nothing to plot.

13 Easements, notes, and restrictions as shown on the recorded Plat of Autumn Ridge Phase 1 recorded July 27, 2007 as Entry No. 108734:2007, Map Filing No. 12383-136 of Official Records, plat plots to the West and does not affect this site.

14 Any covenants, conditions and restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded October 29, 2009 as Entry No. 113261:2009 and an Amendment to declarations recorded December 13, 2010 as Entry No. 108314:2010 and as Entry No. 49096:2018 recorded May 25, 2018 and as Entry No. 54420:2019 recorded June 14, 2009 and as Entry No. 92248:2019 recorded September 17, 2019 and as Entry No. 117084:2019 recorded November 8, 2019, covers this site along with more land, contains nothing to plot.

15 Notice of Reinvestment Fee Covenant recorded May 20, 2010 as Entry No. 41553:2010 of Official Records covers this site along with more land, contains nothing to plot.

16 Non-Exclusive Right-of-Way Easement recorded January 5, 2011 as Entry No. 1460:2011 and an Agreement for the Appointment of Easements recorded September 19, 2016 as Entry No. 91360:2016 of Official Records, does not affect this site.

17 Communications Easement recorded August 15, 2018 as Entry No. 77533:2018 of Official Records covers this site along with more land, contains nothing to plot.

19 Covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions recorded July 27, 2021 as Entry No. 130929:2021 of Official Records, covers this site along with more land, contains nothing to plot.

* Exception No.'s 1-9, 18 & 20 are general and/or standard exceptions and do not reveal matters of survey.

** Exceptions No. 11 describes and affects this site but does not reveal matters of survey.

Certification

Desert de Oro Foods, Inc, GEN2 Utah Properties, LLC, an Arizona limited liability company, Monte Vista Ranch, LC, a Utah limited liability company, First Horizon Bank, its successors and or/assigns and First American Title Insurance Company National Commercial Services:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6(a), 7(a), 8, 9, and 11(a) of Table A thereof. The field work was completed on April 20, 2022.

Date: 11/08/2022

PROFESSIONAL LAND SURVEYOR 8707113 KEN B. HAWKES STATE OF UTAH

Ken B. Hawkes
Utah PLS No. 8707113

PROFORMA

REV	DATE	DESCRIPTION
1	28 Oct, 2022	Update Certification

Designed by: DH
Drafted by: NE
Client Name:
Desert de Oro Foods, Inc.

21-208as

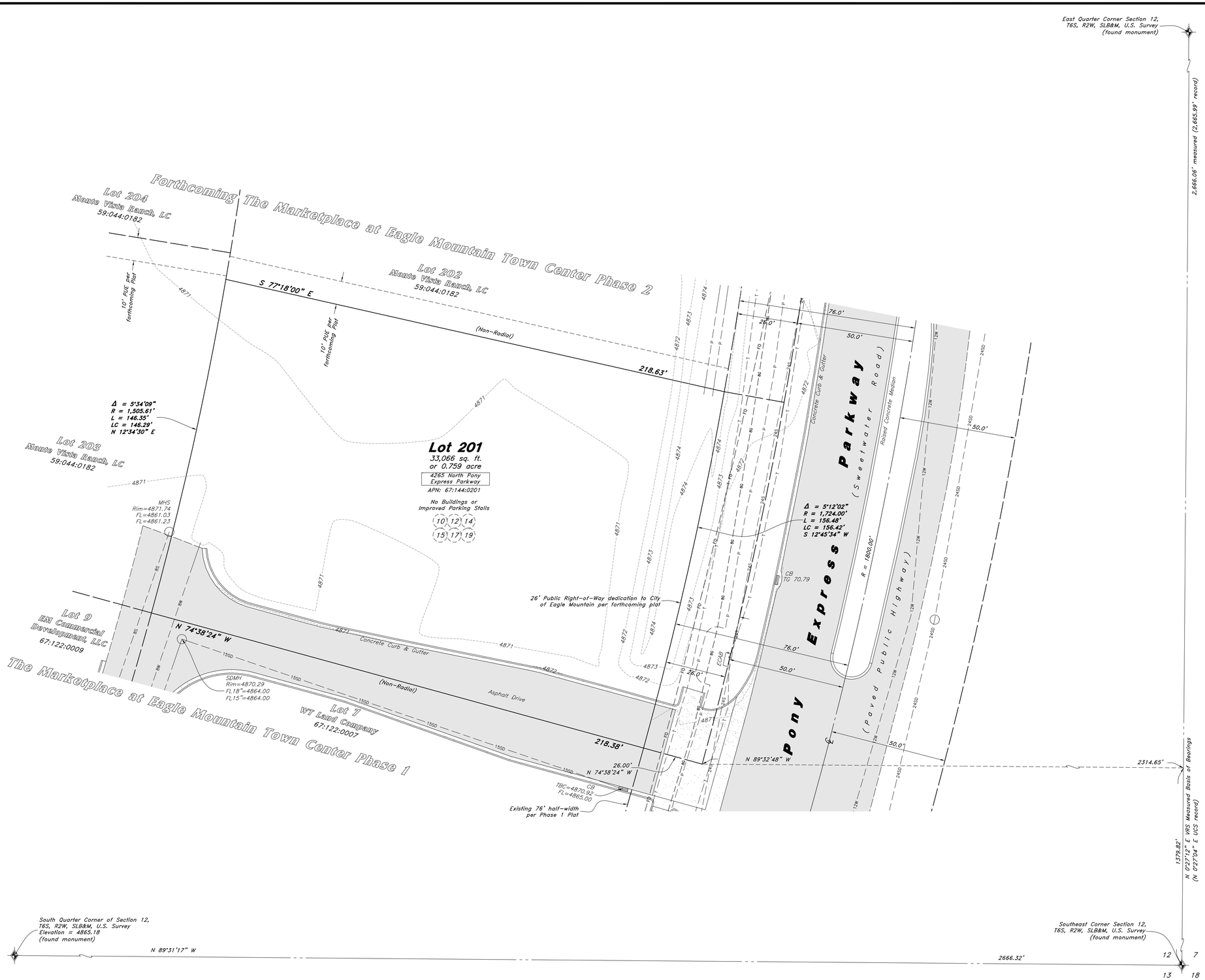
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

ALTA / NSPS Land Title Survey

Taco Bell Eagle Mountain
4265 North Pony Express Parkway
Eagle Mountain City, Utah County, Utah
A Part of the Southeast Quarter of Section 12, T6S, R2W, SLB&M, U.S. Survey

19 Apr, 2022

SHEET NO.
1
of 2



Scale: 1" = 20'

20' 0 20' 40'

Legend

- Property Line
- Easement Line
- Adjoiner Line
- Sanitary Sewer Line
- Culinary Water Line
- Storm Drain Line
- Gas Line
- Underground Power
- Telephone Line
- Section Line
- Center Line
- Fiber Optic Line
- Section Corner
- MH Manhole
- EBOX Electrical Box
- Asphalt
- Concrete
- Contour
- UCS Utah County Survey
- VRS Virtual Reference Station

REV	DATE	DESCRIPTION

Designed by: DH
Drafted by: NE
Client Name:
Desert de Oro Foods, Inc.

21-208as

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

ALTA / NSPS Land Title Survey

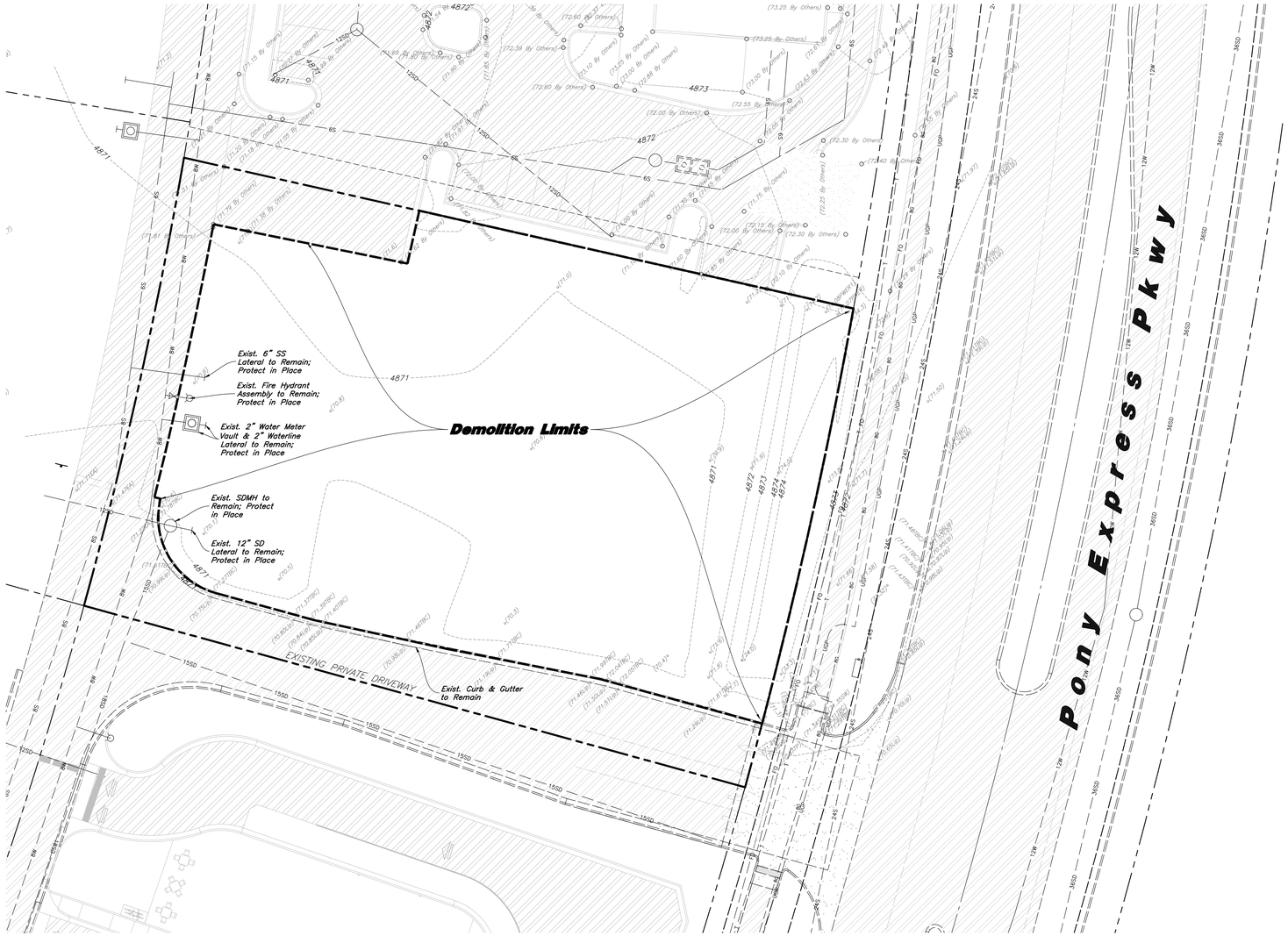
Taco Bell Eagle Mountain

4265 North Pony Express Parkway
Eagle Mountain City, Utah County, Utah
A Part of the Southeast Quarter of Section 12, T6S, R2W, SLB&M, U.S. Survey

PROFESSIONAL LAND SURVEYOR 8707113 KEN B. HAWKES STATE OF UTAH

19 Apr, 2022

SHEET NO.
2
of 2



Scale: 1" = 20'

20' 0 20' 40'

General Demolition Notes:

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

CAUTION :

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

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

REVISIONS:
1

Demolition Plan

NEW RESTAURANT FOR:
TACO BELL
Eagle Mountain Blvd., Eagle Mountain, UT 84005

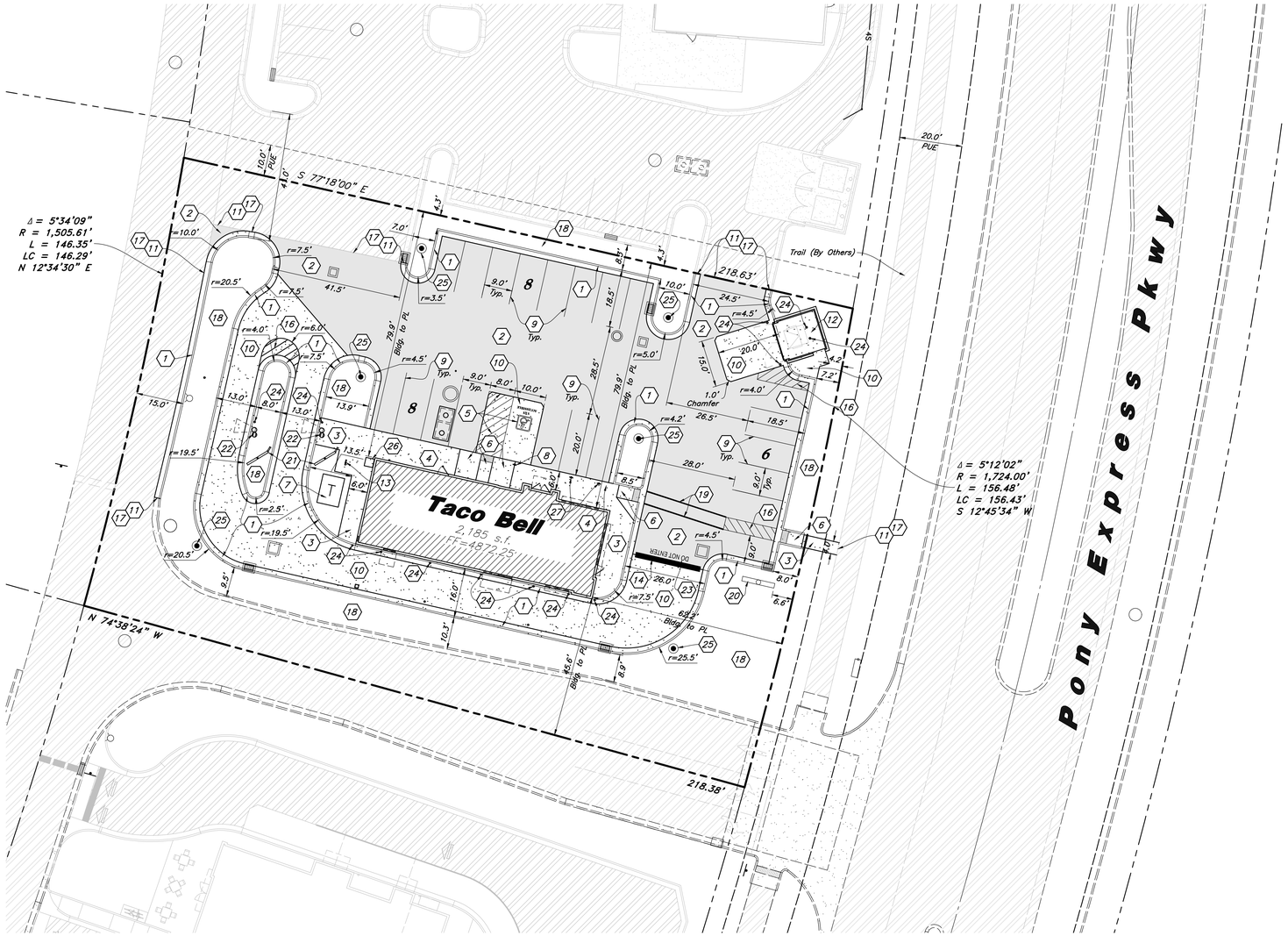
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – awengineering.net

REGISTERED PROFESSIONAL ENGINEER
11/29/2022
No. 8035135
-2202
Daniel Calvin Goedwin
STATE OF UTAH

Charles William Pope & Associates
ARCHITECTURE, PLANNING, CONSULTING
7400 BLANCO RD., SUITE 257, SAN ANTONIO, TX. 78216

DATE: 11.29.22
JOB NO: 44238
DRAWN BY: JW
SHEET NUMBER:
1.1

DESCRIPTION: Taco Bell – Eagle Mountain
NO SCALE:
SCALE:



Site Data

Site Area = 33,066 s.f. (0.759 ac.)
Landscape Area Provided = 6,647 s.f. (20.10%)
Impervious Area Provided = 24,234 s.f. (73.29%)
Building Area = 2,185 s.f (6.61%)
Parking Required
Drive Thru = 1/125 s.f. = 18 stalls
Parking Provided = 22 stalls
Zone = Community Commercial

Scale: 1" = 20'

20' 0 20' 40'

Hatch Legend

- Light Duty Asphalt Paving
- Heavy Duty Asphalt Paving
- Existing Asphalt Paving
- Concrete Paving
- Building Interior

Construction Survey Note:

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

Survey Control Note:

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

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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

General Site Notes:

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

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

Site Construction Notes

1. Const. 24" Curb & Gutter (1/2.5.1)
2. Const. Asphalt Paving (2/2.5.1)
3. Const. Conc. Sidewalk (4/2.5.1)
4. Const. Thickened Edge Sidewalk (5/2.5.1)
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (1/2.3.2)
6. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
7. Transformer (See Electrical Plans)
8. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2/2.3.2)
9. Const. 4" Yellow Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
10. Const. Conc. Paving (6/2.5.1)
11. Sawcut; Provide Smooth Clean Edge
12. Dumpster Enclosure (See Arch. Plans)
13. Const. Bike Rack (18/2.5.3)
14. Const. 18" White Stop Bar
15. Not Used
16. Const. 4" Yellow Stripe @ 24" O.C., (2 Coats), Contractor Shall Provide 15mm Dry Thickness
17. Conn. & Match Existing Improvements
18. Const. Landscape (Coordinate w/ Landscape Plan)
19. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
20. Monument Sign (By Separate Permit)
21. Menu Board (See Architectural Plans)
22. Speaker Box (See Architectural Plans)
23. Const. 12.5'x18" "Do Not Enter" Painted Text
24. Const. Conc. Bollard (16/2.5.3)
25. Const. Site Light Pole (See Electrical Plans)
26. Equipment Cabinet (See Architectural Plans)
27. Mobile Pickup Parking Sign w/ Bollard (Coord. w/ Owner)

REVISIONS:
1 .

Site Plan

NEW RESTAURANT FOR:
TACO BELL
Eagle Mountain Blvd., Eagle Mountain, UT 84005

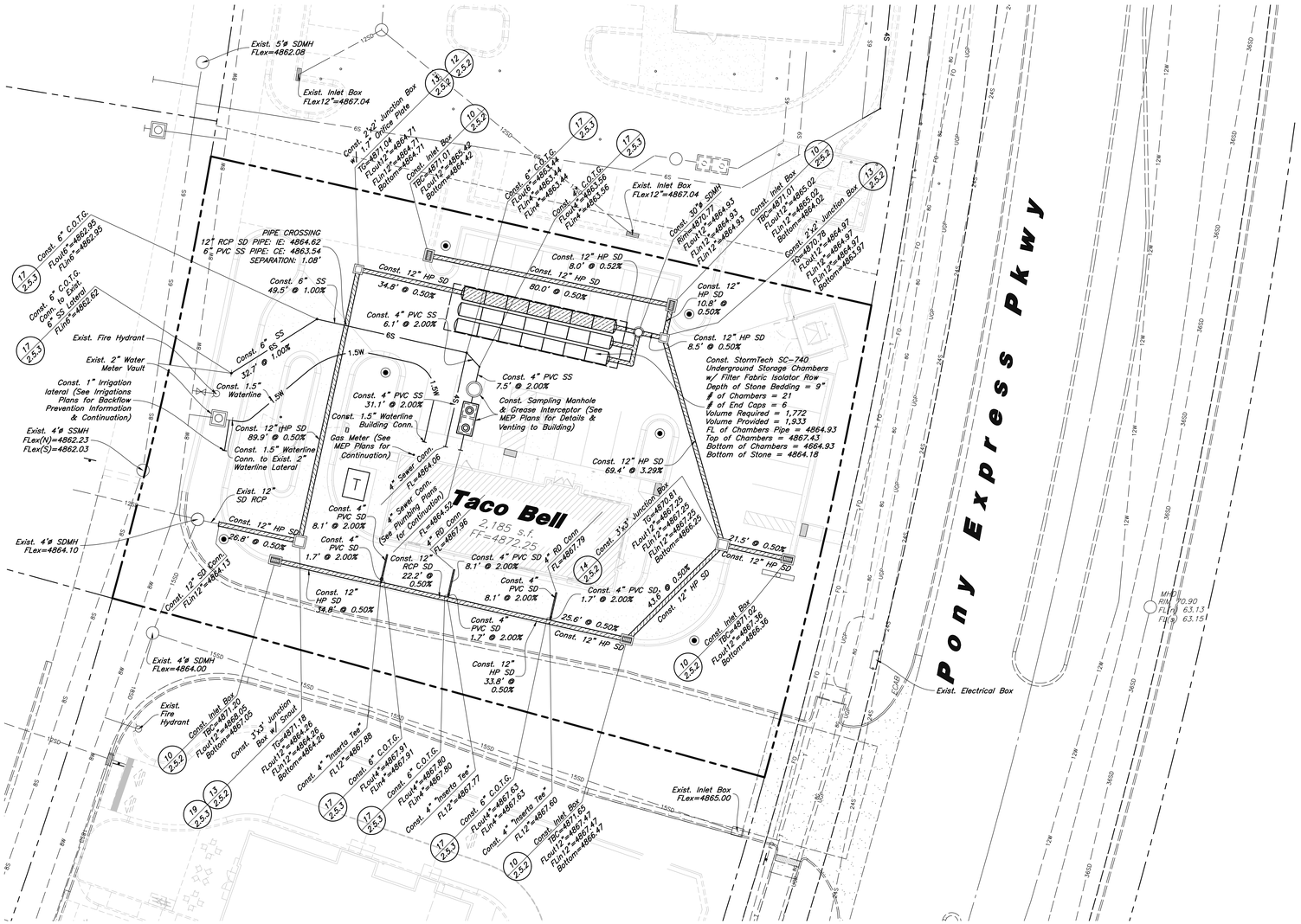
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

REGISTERED PROFESSIONAL ENGINEER
11/29/2022
No. 8035135
-2202
Daniel Calvin Goodwin
STATE OF UTAH

Charles William Pope & Associates
ARCHITECTURE PLANNING CONSULTING
7400 BLANCO RD., SUITE 257, SAN ANTONIO, TX. 78216

DATE: 11.29.22
JOB NO: 44238
DRAWN BY: JW
SHEET NUMBER:
2.1
OF .

FILE NAME: 21-208 SP
DESCRIPTION: Taco Bell – Eagle Mountain
DRAWING SCALE: Scale: 1" = 20'
PLOT SCALE: 240



Scale: 1" = 20'

20' 0 20' 40'

General Utility Notes:

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

Utility Piping Materials:

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

Culinary Service Laterals

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

Water Main Lines and Fire Lines

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

Sanitary Sewer Lines

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

Storm Drain Lines

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

Building Data	
Square Footage:	2,185
Fire Sprinkled:	No

CAUTION :

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

Storm Drain & Sanitary Sewer Note:

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

Onsite Utility Connection Notes:

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

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

REVISIONS:
1 .

Utility Plan

NEW RESTAURANT FOR:
TACO BELL
Eagle Mountain Blvd., Eagle Mountain, UT 84005

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-2202
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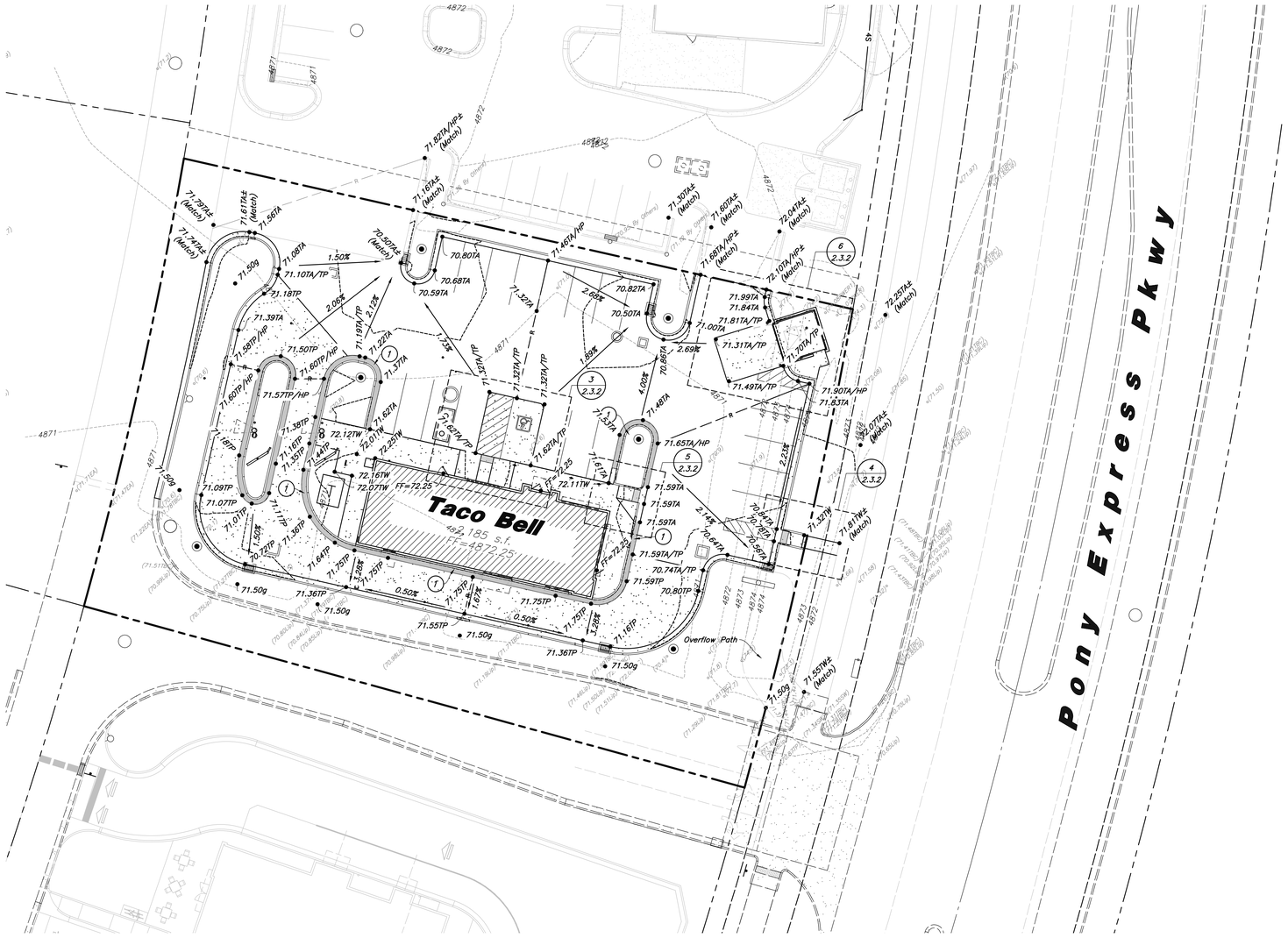
7400 BLANCO RD., SUITE 257, SAN ANTONIO, TX. 78216

DATE: 11.29.22
JOB NO: 44238
DRAWN BY: JW
SHEET NUMBER:
2.2.1
OF .

FILE NAME: 21-208 UT
DESCRIPTION: Taco Bell - Eagle Mountain
DRAWING SCALE:
PLOT SCALE:



Scale: 1" = 20'

20' 0 20' 40'

General Grading Notes:

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

    Project No.: 61215165
    Dated: October 14, 2021
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

NOTE:

The geotechnical investigation identified hydro-collapsible soils at the site. Refer to the geotechnical investigation for over-excavation and backfilling requirements. Geotechnical engineer to observe compaction efforts prior to footing construction.

Curb and Gutter Construction Notes:

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

Sidewalk Construction Notes:

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

FILE NAME: 21-209 GP
DESCRIPTION: Taco Bell – Eagle Mountain
DRAWING SCALE: Scale: 1" = 20'
PLOT SCALE: 240

REVISIONS:
1 .

Grading Plan

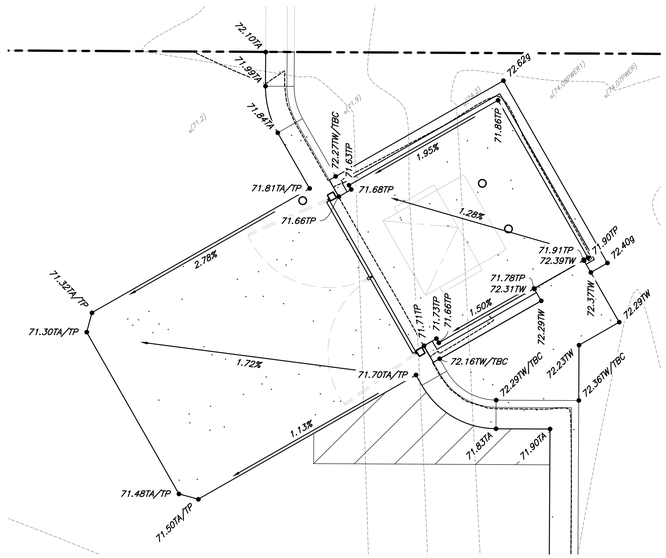
NEW RESTAURANT FOR:
TACO BELL
Eagle Mountain Blvd., Eagle Mountain, UT 84005

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

REGISTERED PROFESSIONAL ENGINEER
11/29/2022
No. 8035135-2202
Daniel Calvin Goodwin
STATE OF UTAH

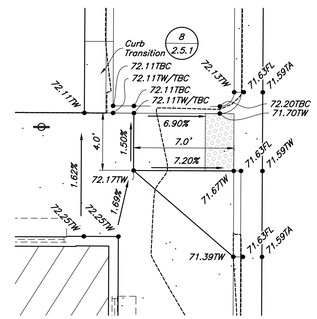
Charles William Pope & Associates
ARCHITECTURE PLANNING CONSULTING
7400 BLANCO RD., SUITE 257, SAN ANTONIO, TX. 78216

DATE: 11.29.22
JOB NO: 44238
DRAWN BY: JW
SHEET NUMBER:
2.3.1
OF .



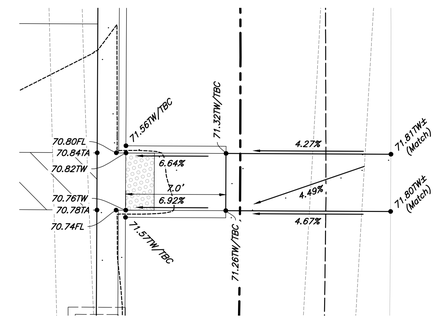
6 Trash Enclosure Detail

Scale: 1" = 5'



5 Accessible Ramp Detail

Scale: 1" = 5'



4 Curb Ramp Detail

Scale: 1" = 5'

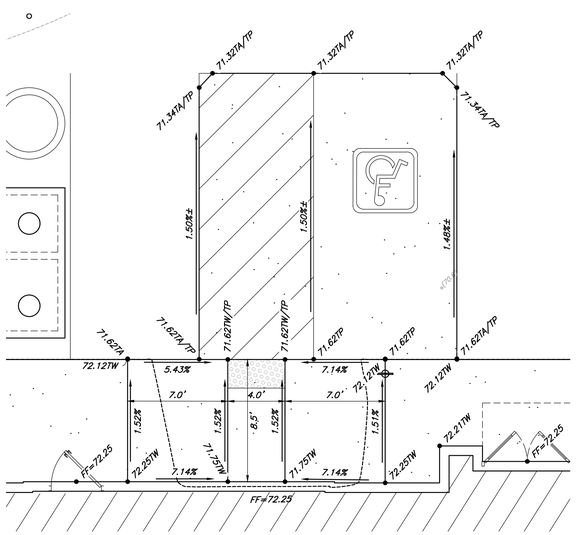
Prior to any construction of any Accessible Improvements, a Pre-Construction meeting shall be held between Contractor and Engineer. Contractor is Responsible to contact Engineer and Schedule Pre-Construction Meeting

Public Curb Ramp Construction Notes

1. *All public curb ramps shall be constructed in accordance with governing municipalities standards and specifications.*
2. *It is the contractors responsibility to obtain governing municipalities standards and specifications.*
3. *The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHAA.*

Private Curb Ramp Construction Notes

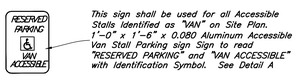
1. *Slopes provided are per Anderson Wahlen & Associates design standards. Slopes shown are below ADA and ICC maximum requirements, unless noted otherwise in project plans.*
2. *The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they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



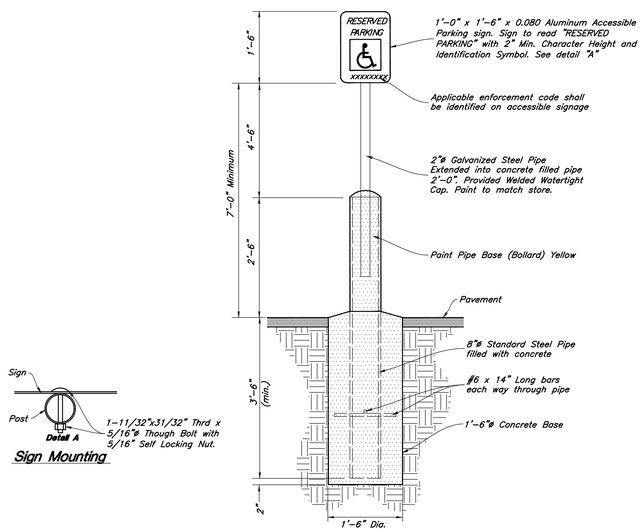
3 Accessible Ramp Detail

Scale: 1" = 5'

Accessible Van Stall Alternate Sign



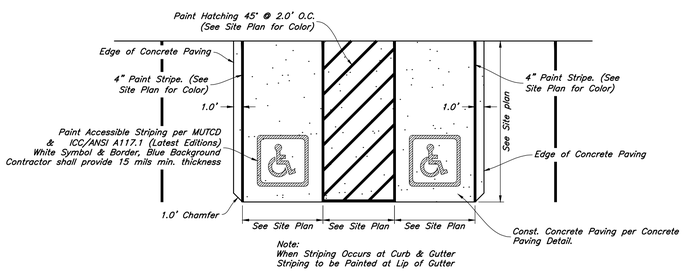
This sign shall be used for all Accessible Stalls identified as "VAN" on Site Plan. 1'-0" x 1'-6" x 0.080 Aluminum Accessible Van Stall Parking sign Sign to read "RESERVED PARKING" and "VAN ACCESSIBLE" with Identification Symbol. See Detail A



Sign Mounting

In Parking Lot Areas
2 Accessible Parking Sign w/ Bollard

Not to Scale



1 Accessible Striping Detail

Not to Scale

REVISIONS:

1

Grading Details and Notes

NEW RESTAURANT FOR:
TACO BELL
Eagle Mountain Blvd., Eagle Mountain, UT 84005

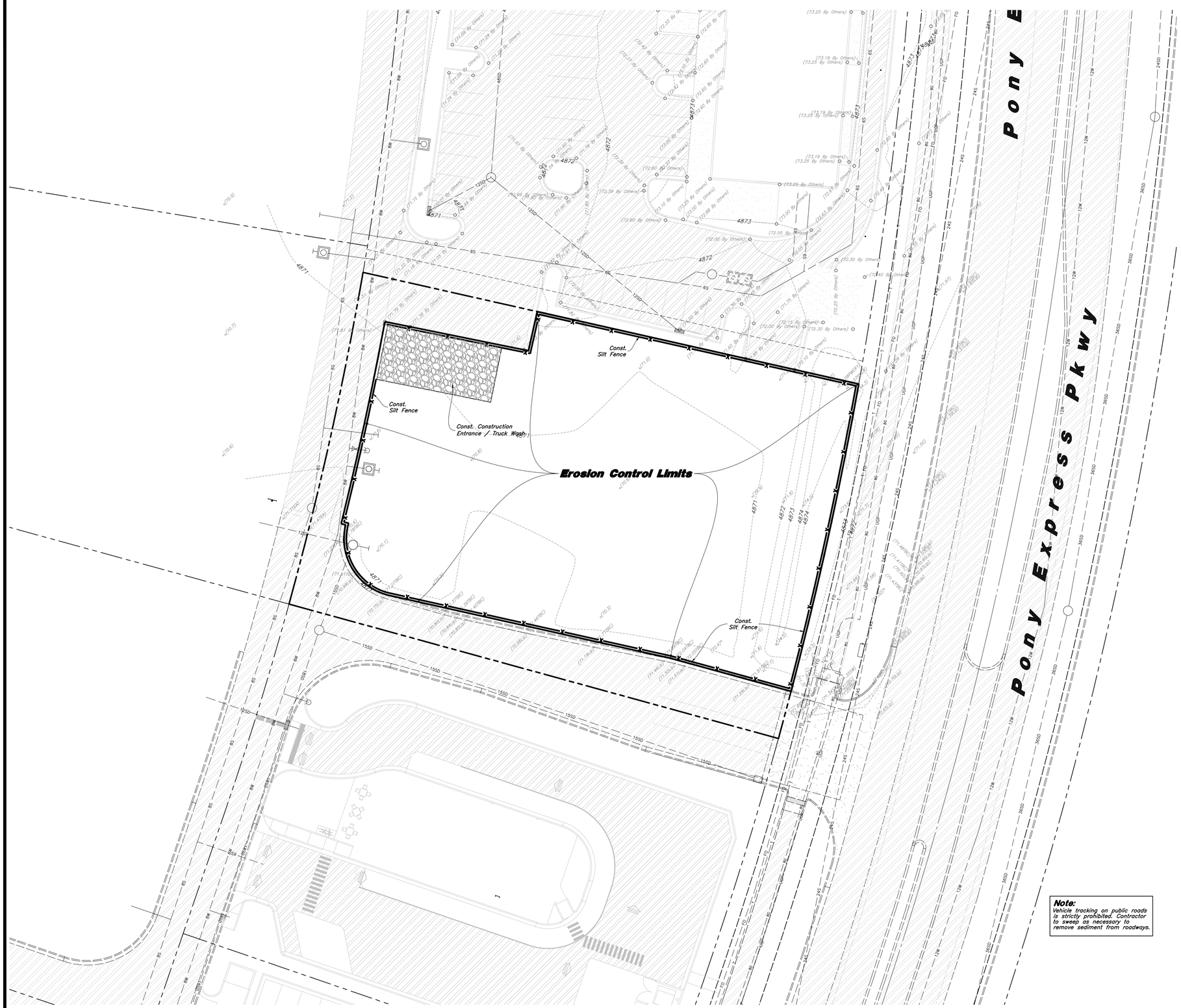
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

REGISTERED PROFESSIONAL ENGINEER
11/29/2022
No. 8035135-2202
Daniel Calvin Goodwin
STATE OF UTAH

Charles William Pope & Associates
ARCHITECTURE PLANNING CONSULTING
7400 BLANCO RD., SUITE 257, SAN ANTONIO, TX. 78216

DATE: 11.29.22
JOB NO: 44238
DRAWN BY: JW
SHEET NUMBER:
2.3.2
OF .

FILE NAME: 21-209 GP
DESCRIPTION: Taco Bell - Eagle Mountain
DRAWING SCALE: Scale: 1" = 20'
PLOT SCALE: 240



Scale: 1" = 20'

20' 0 20' 40'

Legend

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

Erosion Control Notes

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

Note:
Vehicle tracking on public roads is strictly prohibited. Contractor to sweep as necessary to remove sediment from roadways.

FILE NAME: 21-208 EC1
DESCRIPTION: Taco Bell - Eagle Mountain
DRAWING SCALE:
PLOT SCALE:

REVISIONS:
1

Erosion Control Plan (Pre-Construction)

NEW RESTAURANT FOR:
TACO BELL
Eagle Mountain Blvd., Eagle Mountain, UT 84005

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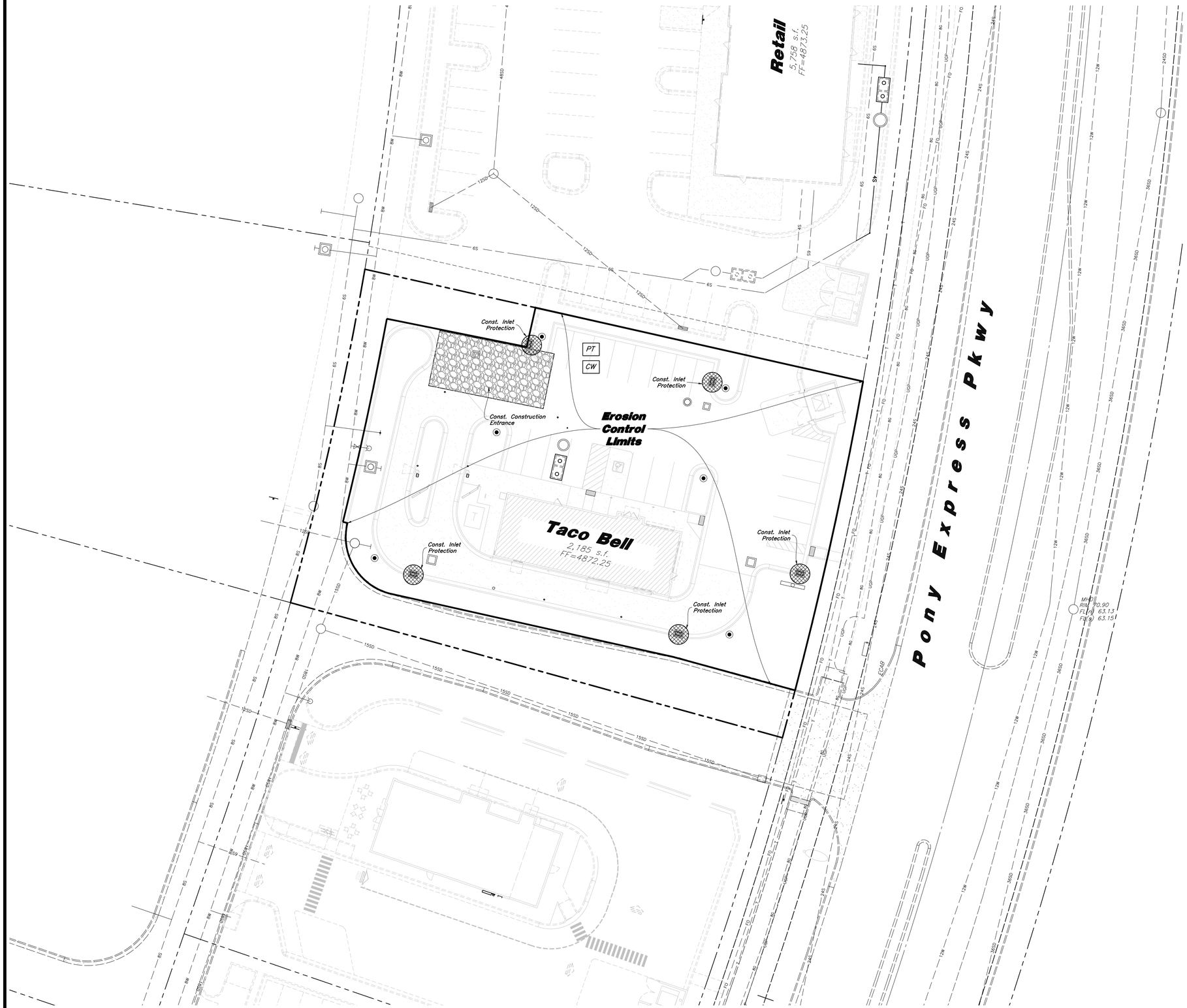

Scale: 1" = 20'

20' 0 20' 40'

Legend

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

Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
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11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

REVISIONS:

Erosion Control Plan (During Construction)

NEW RESTAURANT FOR:
TACO BELL
Eagle Mountain Blvd., Eagle Mountain, UT 84005

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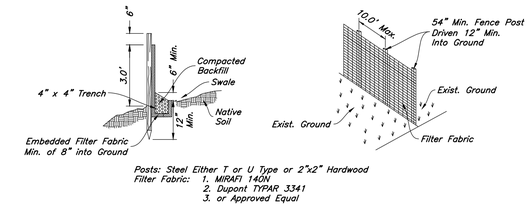
DATE: 11.29.22
JOB NO: 44238
DRAWN BY: JW
SHEET NUMBER:
2.4.2
OF .

FILE NAME: 21-208 EC2
DESCRIPTION: Taco Bell - Eagle Mountain
DRAWING SCALE:
PLOT SCALE:



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

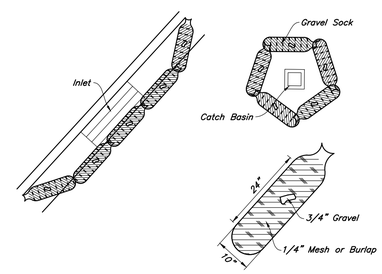
Notes:

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

3 Silt Fence Section

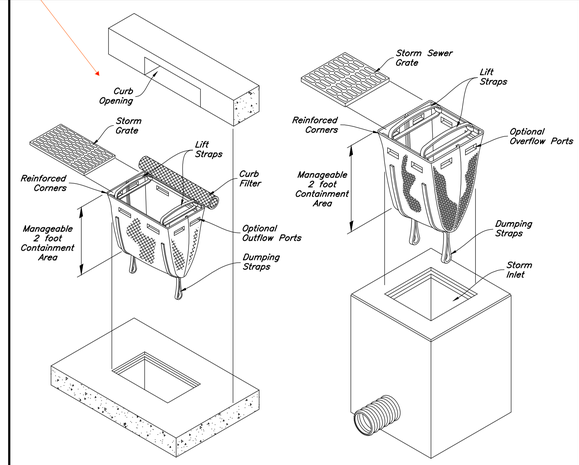
Not to Scale

Storm water inlet protection to meet or exceed ASTM D8057 as per EM City code 15.50.070



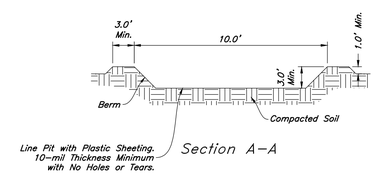
5 Gravel Sock Sediment Barrier

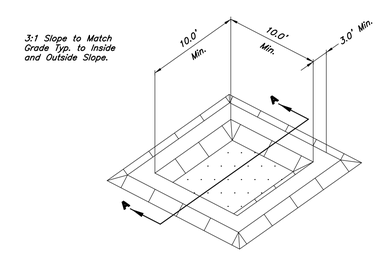
Not to Scale



2 Dandy Sack Inlet Protection

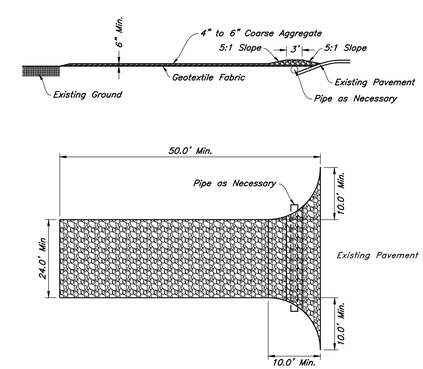
Not to Scale





4 Concrete Washout

Not to Scale



1 Stabilized Construction Entrance

Not to Scale

REVISIONS:

1

Erosion Control Details

NEW RESTAURANT FOR:
TACO BELL
Eagle Mountain Blvd., Eagle Mountain, UT 84005

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

REGISTERED PROFESSIONAL ENGINEER
11/29/2022
No. 8035135 -2202
Daniel Calvin Goodwin
STATE OF UTAH

Charles William Pope & Associates
ARCHITECTURE PLANNING CONSULTING
7400 BLANCO RD., SUITE 257, SAN ANTONIO, TX. 78216

DATE: 11.29.22
JOB NO: 44238
DRAWN BY: JW
SHEET NUMBER:
2.4.3
OF .

FILE NAME: 21-208 EC2
DESCRIPTION: Taco Bell - Eagle Mountain
DRAWN BY:
PLOT SCALE:

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

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

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

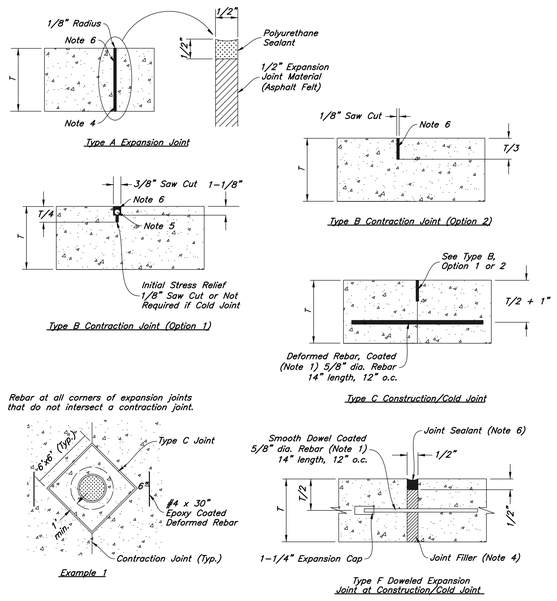
3. JOINTS: Lay out joints to aid construction and control random cracking.

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

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

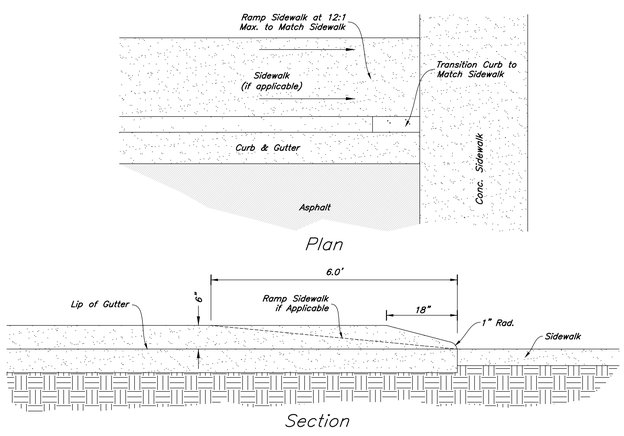
5. BACKER ROD: Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.

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



9 Concrete Joint Detail

Not to Scale



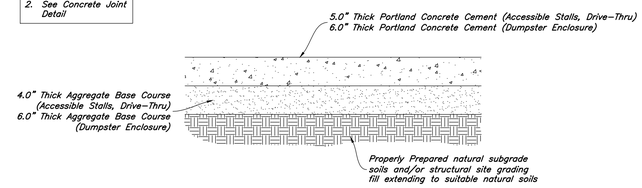
8 Curb Transition

Not to Scale

7 Not Used

Not to Scale

1. See Geotechnical Report for Project for Future Details
2. See Concrete Joint Detail



6 Concrete Paving Section

Not to Scale

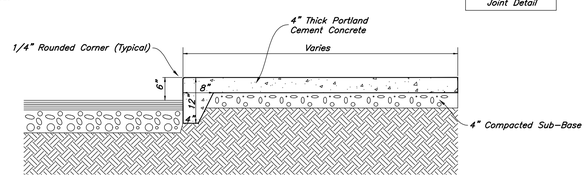
Contraction Joints

A. Spacing = 10' O.C.

Expansion Joints

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

1. See Concrete Joint Detail



5 Thickened Edge Walk

Not to Scale

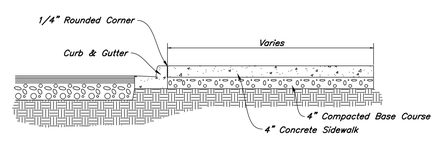
Contraction Joints

A. Spacing = 10' O.C.

Expansion Joints

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

1. See Concrete Joint Detail



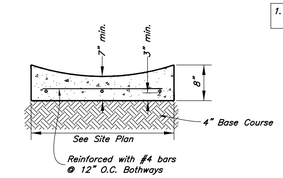
4 Typical Sidewalk Detail

Not to Scale

Contraction Joints

A. Spacing = 10' O.C.
B. 1/8" Wide by 2" Deep

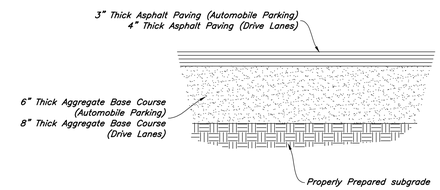
1. See Concrete Joint Detail



3 Typical Waterway Detail

Not to Scale

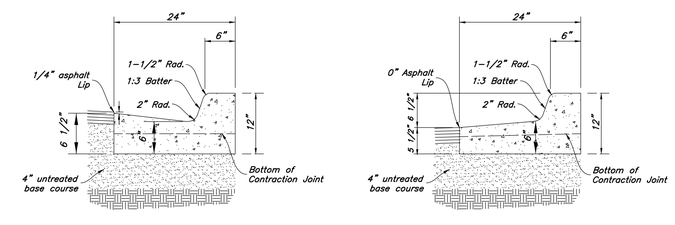
1. See Geotechnical Report for Project



2 Standard Asphalt Section

Not to Scale

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



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

1. See Concrete Joint Detail

1 24" Curb And Gutter

Not to Scale

REVISIONS:

Details

NEW RESTAURANT FOR:
TACO BELL
Eagle Mountain Blvd., Eagle Mountain, UT 84005

ANDERSON WAHLEN & ASSOCIATES
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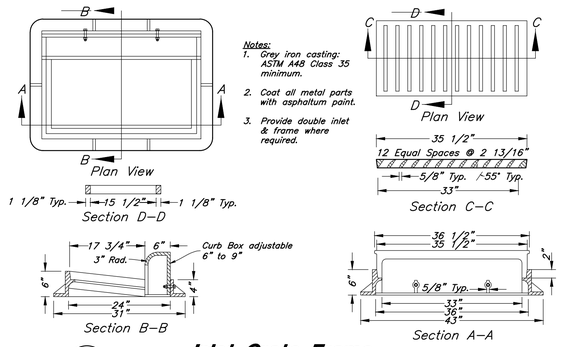
REGISTERED PROFESSIONAL ENGINEER
11/29/2022
No. 8035135-2202
Daniel Calvin Goodwin
STATE OF UTAH

Charles William Pope & Associates
ARCHITECTURE PLANNING CONSULTING
7400 BLANCO RD., SUITE 257, SAN ANTONIO, TX. 78216

DATE: 11.29.22
JOB NO: 44238
DRAWN BY: JW
SHEET NUMBER:
2.5.1
OF .

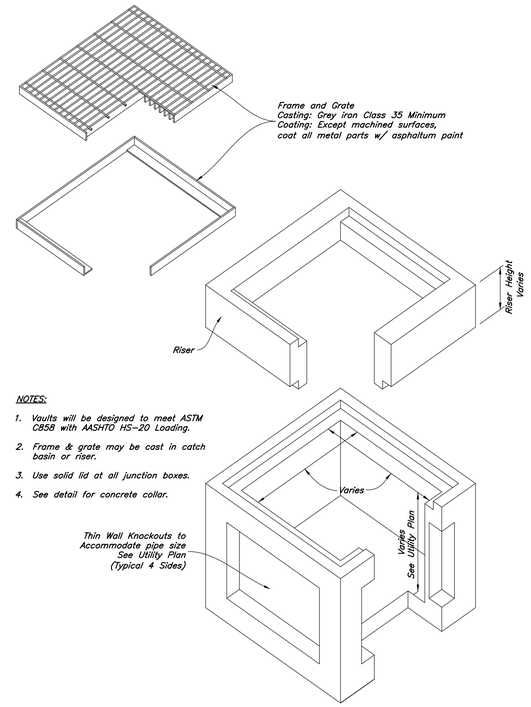
FILE NAME: 21-208 D7
DESCRIPTION: Taco Bell - Eagle Mountain
DRAWN BY:
PLOT SCALE:



Notes:
1. Grey iron casting: ASTM A48 Class 35 minimum.
2. Coat all metal parts with asphaltum paint.
3. Provide double inlet & frame where required.

15 Inlet Grate Frame

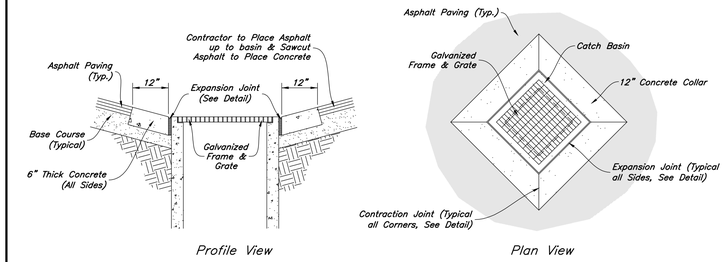
Not to Scale



NOTES:
1. Vaults will be designed to meet ASTM C858 with AASHTO HS–20 Loading.
2. Frame & grate may be cast in catch basin or riser.
3. Use solid lid at all junction boxes.
4. See detail for concrete collar.

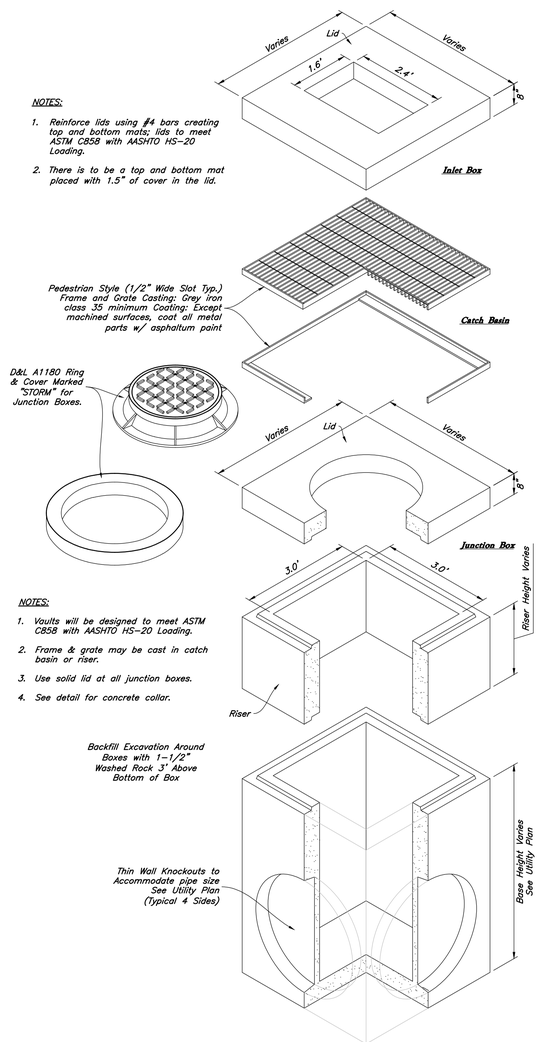
13 Precast Catch Basin

Not to Scale



11 Concrete Collar Detail

Not to Scale

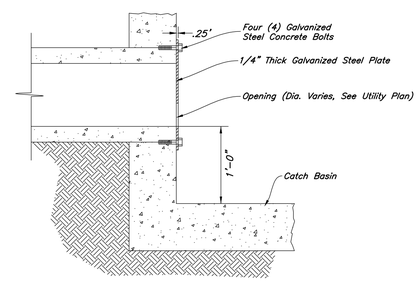


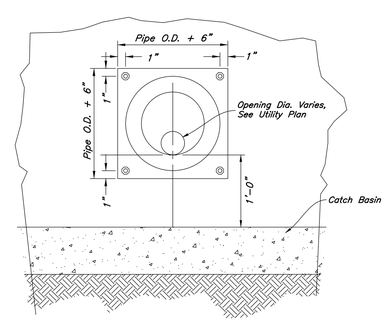
NOTES:
1. Reinforce lids using #4 bars creating top and bottom mats; lids to meet ASTM C858 with AASHTO HS–20 Loading.
2. There is to be a top and bottom mat placed with 1.5" of cover in the lid.

NOTES:
1. Vaults will be designed to meet ASTM C858 with AASHTO HS–20 Loading.
2. Frame & grate may be cast in catch basin or riser.
3. Use solid lid at all junction boxes.
4. See detail for concrete collar.

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

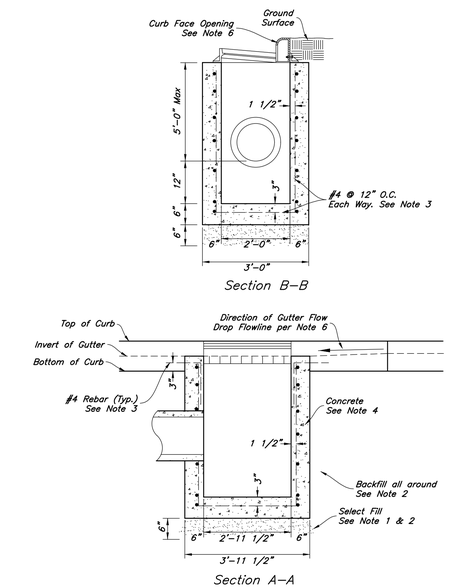
Not to Scale



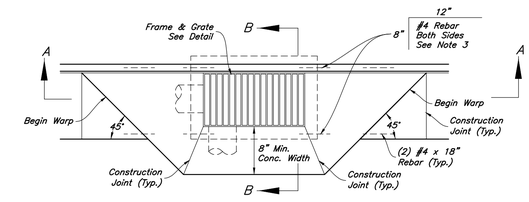


12 Orifice Plate Detail

Not to Scale



Catch Basin Notes:
1. Select Fill: Use untreated base course grade 1 or grade 3/4 per APWA Section 02060. Use of sewer rock or recycled aggregate requires Engineers written approval.
2. Backfill: Install and compact all backfill material or APWA Section 02321.
3. Reinforcement: Use ASTM A 615, grade 60 deformed steel rebar. See APWA Section 03200.
4. Concrete: Class 4,000 per APWA Section 03304. Place per APWA Section 03310. Apply a sealing / curing compound per APWA Section 03390 or use an acceptable alternate curing method.
5. Pipe Laterals: The drawing shows alternate connections to the curb outlet. Refer to construction drawings for connection locations.
6. Curb Face Opening: Make opening 4 inches high. Provide at least a 2 inch drop from the gutter flowline to the invert of the curb face opening.
7. Conc. Apron in front of Inlet Grate to be 8" min. & 12" max.



10 Curb Inlet with Single Grate

Not to Scale

REVISIONS:

Details

NEW RESTAURANT FOR:
TACO BELL
Eagle Mountain Blvd., Eagle Mountain, UT 84005

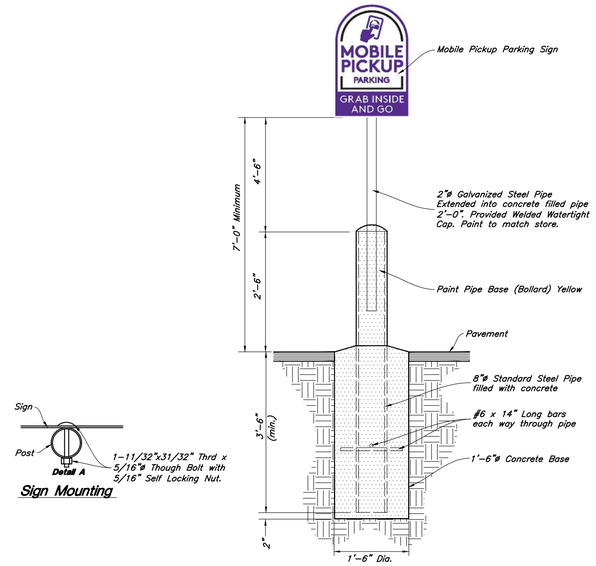
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521–8529 – AWAengineering.net

REGISTERED PROFESSIONAL ENGINEER
11/29/2022
No. 8035135 -2202
Daniel Calvin Goodwin
STATE OF UTAH

Charles William Pope & Associates
ARCHITECTURE, PLANNING CONSULTING
7400 BLANCO RD., SUITE 257, SAN ANTONIO, TX. 78216

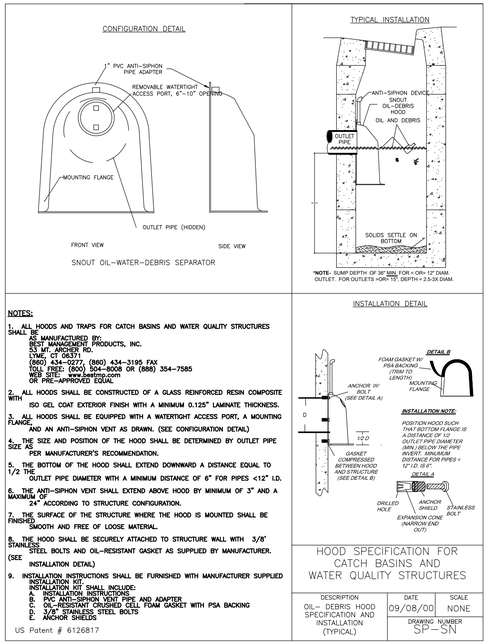
DATE: 11.29.22
JOB NO: 44238
DRAWN BY: JW
SHEET NUMBER:
2.5.2
OF .

FILE NAME: 21–208 D7
DESCRIPTION: Taco Bell – Eagle Mountain
DRAWING SCALE:
PLOT SCALE:



Sign Mounting

20 Mobile Pickup Parking Sign w/ Bollard



NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE
   AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860) 434-0277, (860) 434-3195 FAX
   TOLL FREE: (800) 504-8008 OR (888) 354-7585
   WEB SITE: www.bestpro.com
   OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH
   ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE,
   AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS
   PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE
   OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF
   24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED
   SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS
   STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE
   INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
   INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. 1/2" CONSTANT COMPRESSIBLE CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS

US Patent # 6126817

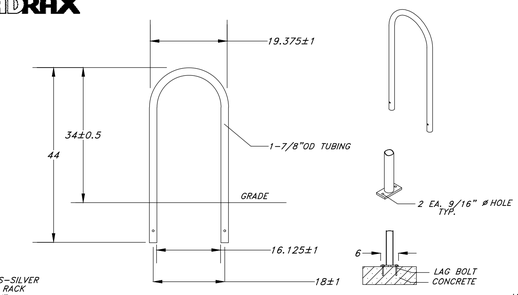
HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

DESCRIPTION	DATE	SCALE
OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/00	NONE
	DRAWING NUMBER SP-SN	

19 Snout Detail

Not to Scale

MADRAX



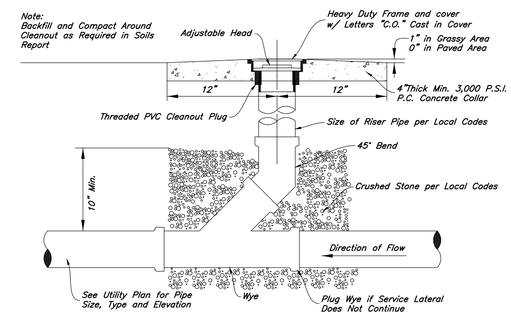
PRODUCT: U190-SF-MS-SILVER
DESCRIPTION: 'U' BIKE RACK
2 BIKE, SURFACE MOUNT

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR(FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

MADRAX DIVISION
TRILARY, INC.
1080 UNIEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM

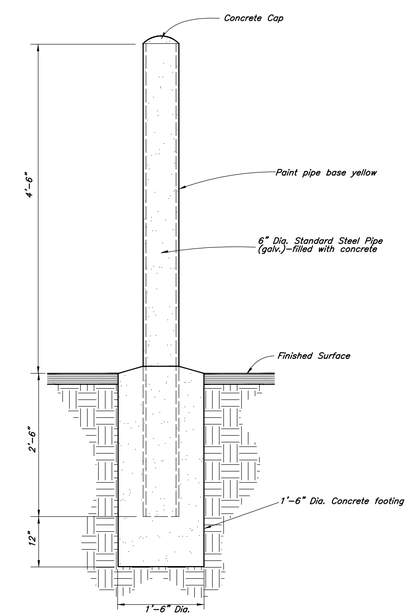
18 Bike Rack Detail

Not to Scale



17 Typical Cleanout Detail

Not to Scale



16 Bollard Detail

Not to Scale

FILE NAME: 21-208 07
DESCRIPTION: Taco Bell - Eagle Mountain
DRAWN BY:
PLOT SCALE:

REVISIONS:
1

Details

NEW RESTAURANT FOR:
TACO BELL
Eagle Mountain Blvd., Eagle Mountain, UT 84005

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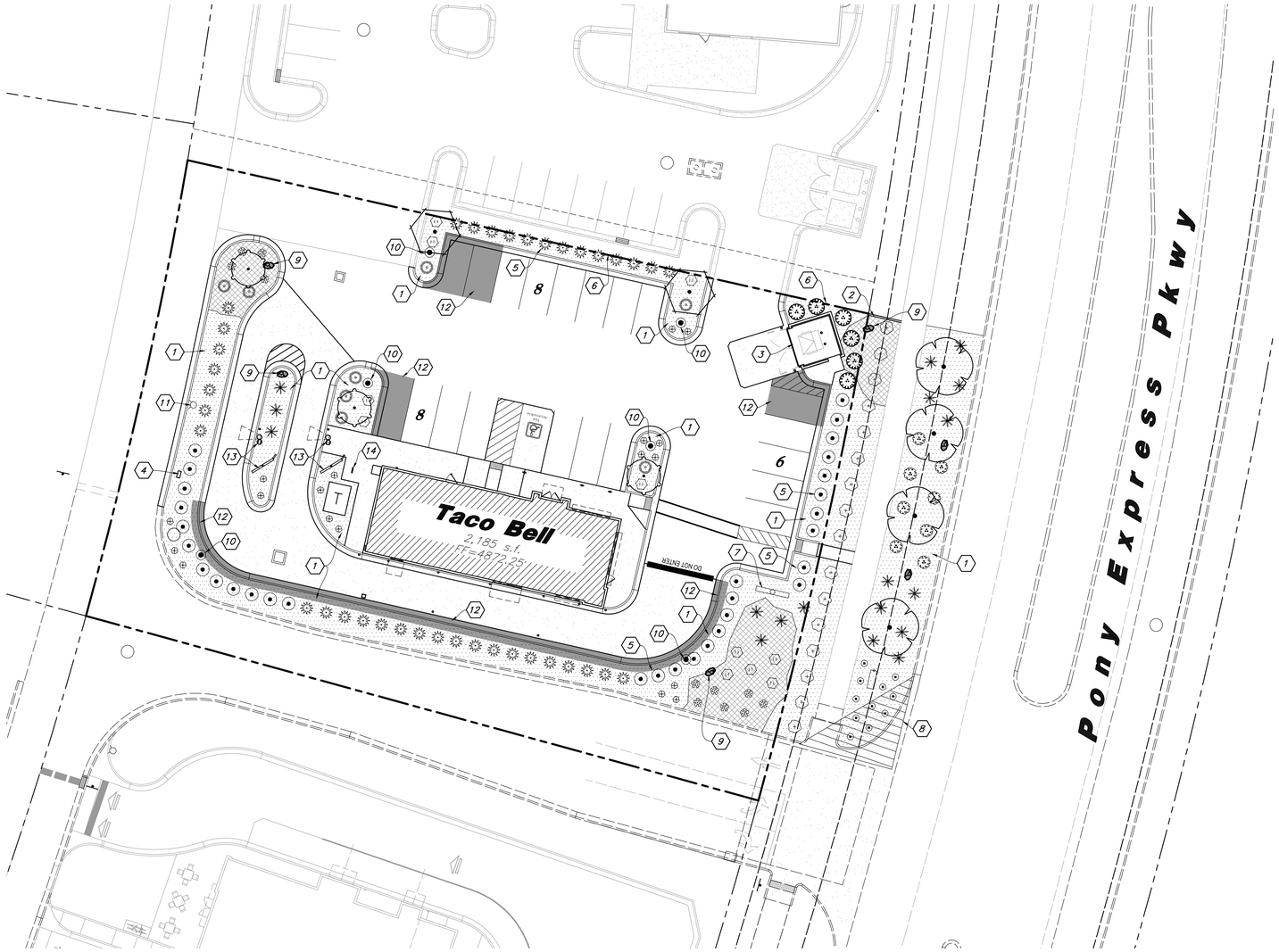

Zone: Commercial Community

Site Area = 33,066 s.f. (0.759 ac.)

On-site Landscape Area Provided = 6,647 s.f. (20%)

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

Xeriscaping = 6,647 s.f. (100%)

Off-site Landscape Area Provided = 3,756 s.f.

Pony Express Street Frontage = 131 l.f.

Pony Express Street Trees Required = 4 Trees (4 Provided)

50% of Landscape Area Shall be Live Vegetation

Drought Tolerant Plant Material = 135/172 (78%)

Parking Lot Area = 14,494 s.f. @ 4" Depth

Parking Lot Snow Storage Required = 4,783 c.f.

Parking Lot Snow Storage Provided = 1,598 s.f. @ 3-5' High*

* The site is Over Park by 4 Stalls. Four Stalls Around the Perimeter Shall be Used for Snow Storage.

Litter Maintenance

Taco Bell Shall Provide Trash Receptacles Where Needed to Assist in Keeping the Site Clean and Free of Trash. The Site Shall be Inspected Regularly to Eliminate Trash.

Scale: 1" = 20'

20' 0 20' 40'

Landscape Maintenance:

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

Does this mean the city is going to be responsible for the maintenance of the landscaping?

Make it clear that it is the adjacent owner of this site.

Landscape Notes:

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

Landscape Keynotes

1. Install Shrub Planter with Decorative Stone
2. Install Landscape Concrete Curbing Between Existing Lawn and New Shrub Planter
3. Dumpster Enclosure with Evergreen Tree Plant Screening
4. Irrigation Backflow Preventer; Install Between Plant Material See Irrigation Plan for More Detail; Backflow Shall be Centered in Shrub Planter
5. Planting Screen to Screen Headlights From Leaving the Site (42" High Evergreen Hedge at Maturity)
6. Blend New Landscape into Existing
7. New Taco Bell Sign by Separate Permit
8. 30'x30' Clear Vision Triangle; No Landscaping Over Three Feet in Height Shall be Allowed Within a Clear Vision Triangle
9. Install Landscape Boulder
10. New Light Pole – See Site Elect. Plans
11. Existing Fire Hydrant
12. Snow Storage Area; See Landscape Data Table for More Info.
13. Menu and Ordering Board; Adjust Plant Material as Needed to Access and Visibility to Restaurant Boards
14. Bike Rack – See Civil Plans for More Detail

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURITY DIMENSIONS
	2	Koelreuteria paniculata / Golden Rain Tree *	1 1/2" Caliper	15' (H) x 25' (W)
	3	Quercus robur 'Skyrocket' / Skyrocket English Oak	1 1/2" Caliper	12' (H) x 30' (W)
	4	Tilia cordata 'Greenspire' / Greenspire Linden	1 1/2" Caliper	20' (H) x 30' (W)
EVERGREEN TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	
	6	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper *	6' Min. Ht.	18' (H) x 5' (W)
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	
	31	Buxus microphylla 'Wintergreen' / Wintergreen Boxwood	5 gal	42" (H) x 36" (W)
	38	Prunus x cistena / Purple Leaf Sand Cherry *	5 gal	48" (H) x 48" (W)
	11	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Bumald Spiraea *	1 gal	36" (H) x 36" (W)
GROUNDCOVER	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	
	8	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper *	1 gal	8" (H) x 60" (W)
	16	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac *	1 gal	24" (H) x 60" (W)
	11	Rosa x 'Meigalpio' / Red Drift Rose *	1 gal	12" (H) x 36" (W)
PARK STRIP PLANTING	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	
	11	Artemisia rigida / Scabland Sagebrush *	1 gal	24" (H) x 24" (W)
	18	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass *	1 gal	18" (H) x 18" (W)
	18	Juniperus communis / Common Juniper *	1 gal	12" (H) x 36" (W) (Groundcover)
	8	Mirabilis multiflora / Desert Four O'Clock *	1 gal	12" (H) x 36" (W) (Groundcover)

* Drought Tolerant Tree, Shrub, Ornamental Grass, Groundcover, or Perennial

MATERIAL SCHEDULE

Symbol	Comments	Detail
	Decorative Stone #1 – Install a (4) Four Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Specified Shrub Planters Where Shown on Plan; Wash Prior to Installation; Stone Shall be 1 1/2" Diameter, Crushed South Town From Utah Landscaping Rock (435-623-3232); Match Stone Used at the Adjacent Grocery Store; Submit Sample for Approval	Detail: 4/L3.1
	Decorative Stone #2 (Accent) – Install a (6) Six Inch Depth over Dewitt Pro5 Weed Barrier in Specified Shrub Planters Where Shown on Plan; Wash Prior to Installation; Stone Shall be 3-5" Diameter, Cobble South Town From Utah Landscaping Rock (435-623-3232); Submit Sample for Approval	Detail: 4/L3.1
	3-4' Diameter Landscape Boulder – Boulders Shall be Fractured, Earth Tone/Tan Color and to Match Decorative Stone; All Boulders Shall be Recessed in the Stone Two Inches, Washed and Cleaned; Provide Photo for Approval	Detail: 5/L3.1

General Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
13. The contractor shall install all landscape material per plan, notes and details.
14. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
15. No grading or soil placement shall be undertaken when soils are wet or frozen.
16. Imported or existing stockpiled topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
17. Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
18. Provide a 12" depth of imported or existing stockpiled topsoil in parking islands and an 8 inch depth in all other shrub areas.
19. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
20. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole.Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
21. All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
22. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas. Stone shall be washed prior to installation.
23. All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
24. Install landscape concrete curbing between existing lawn and shrub areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
24. Landscape installer shall repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period. Failures include, but are not limited to, the following: Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond installer's control. Warranty period shall be 12 months and begin at date of final project acceptance.

Know what's below. Call before you dig.

REVISIONS:

Landscape Plan

NEW RESTAURANT FOR:
TACO BELL
Eagle Mountain Blvd., Eagle Mountain, UT 84005

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

State of Utah
Jared R. Manscill
No. 7740426-5301
11/29/2022
Licensed Landscape Architect

Charles William Pope & Associates
ARCHITECTURE PLANNING CONSULTING
7400 BLANCO RD., SUITE 257, SAN ANTONIO, TX. 78216

DATE: 11.29.22
JOB NO: 44238
DRAWN BY: JW
SHEET NUMBER:
2.7.1
OF .

FILE NAME: 21-208 LS
DESCRIPTION: Taco Bell - Eagle Mountain
DRAWING SCALE: Scale: 1" = 20'
PLOT SCALE: 240

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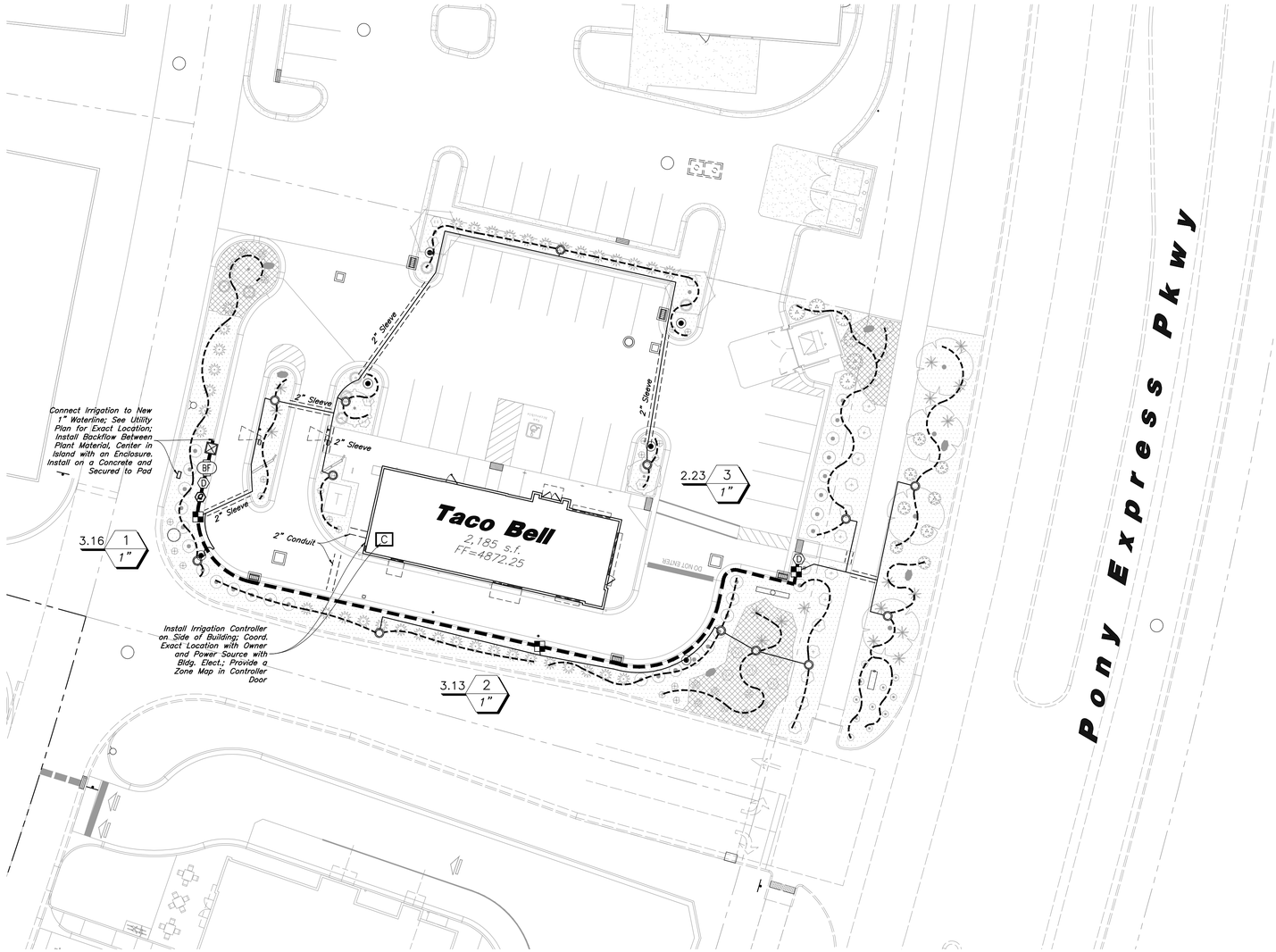

Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Maintenance:

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

Scale: 1" = 20'

20' 0 20' 40'

Irrigation Notes

1. See Sheet L1.1 for Plant Layout and Sheet L3.1 for Planting Details.
2. See Sheet L3.1 for Irrigation Details.
3. The City Reported a Water Pressure Range of 85 psi in the Area. The City Suggests that the Irrigation System Shall be Designed in the Range of 40–60 psi to Accommodate for Future Water Usage Growth in the City. The Irrigation System is Designed for a Minimum of 47 psi.

IRRIGATION SCHEDULE

Symbol	Manufacturer/Model #	Description	Notes	Detail
Valves				
	Rain Bird XCZ-100-PRB-COM	Drip Remote Control Valve	1 Inch Size; Drip Control Zone Kit; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	6/L3.1
Q	Rain Bird 44RC	Quick Coupler Valve with Swing Joint	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	7/L3.1
D	Matco-Norca 759	Manual Drain Valve	1/2 Inch Size; Install at End of the Mainline and After the Backflow Preventer in a 10" Round Valve Box with Weed Barrier and a Gravel Sump	10/L3.1
Drip				
	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	16/L3.1
	Rain Bird XBS-940 Rain Bird XQ-100 Rain Bird XB-20PC Rain Bird TS025 Rain Bird DBC-025 Rain Bird MDCFCAP	3/4" Distribution Tubing – Pipe shown on Plan is Schematic; Adjust as Needed 1/4" Distribution Tubing – Install one per Emitter Xeri-Bug Emitter (2 Gal/Hr.) – 1 Perennial, 2 Shrub, 1 Ornamental Grass, 3 Tree Tie Down Stake – Tubing to be Staked every 3' Diffuser Bug Cap – Install one per Emitter Removable Flush Cap – Install at the End of Each Line		9&15/L3.1
P.O.C. Components				
	Mueller Oriseal Mark II	Stop & Waste Valve	1 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump	13/L3.1
BF	Wilkins 375XL Series	Reduce Pressure Backflow Assembly	1 Inch Size; Backflow Preventer Shall be Properly Installed & Tested to Meet all State & Local Health & Safety Laws & Ordinances; Install in Artificial Rock Enclosure (110-ST from DekoRiTa Products, LLC.); Rock Color Shall be Riverbend Brown; Install on Concrete Pad with Frost Bag (602-DT)	14/L3.1
Pipes				
	Schedule 40 PVC	Mainline Pipe	1 Inch Size; Schedule 80 Fittings Shall be Used for Mainline Components	8/L3.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe	8/L3.1
Controller				
C	Rain Bird ESP4MEI	4 Station Base Indoor Controller	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor	12/L3.1
Sleeving				
	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals, and Controller Wire Located under Concrete and Asphalt Paving at specified depths	Contractor shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving is by the Landscape Contractor unless otherwise noted.	11/L3.1

Valve Callout: # Valve Number; # Valve Flow; # Valve Size

VALVE SCHEDULE

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1"	Area for Drip Emitters	3.16	32.3	46.4	0.36 in/h
2	1"	Area for Drip Emitters	3.13	32.2	46.7	0.51 in/h
3	1"	Area for Drip Emitters	2.23	31.9	46.3	0.22 in/h

General Irrigation Notes:

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

Know what's below. Call before you dig.

REVISIONS:

Irrigation Plan

NEW RESTAURANT FOR:
TACO BELL
Eagle Mountain Blvd., Eagle Mountain, UT 84005

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

State of Utah
Jared R. Manscill
No. 374049-5301
Licensed Landscape Architect
11/29/2022

Charles William Pope & Associates
ARCHITECTURE PLANNING CONSULTING
7400 BLANCO RD., SUITE 257, SAN ANTONIO, TX. 78216

DATE: 11.29.22
JOB NO: 44238
DRAWN BY: JW
SHEET NUMBER:
2.8.1
OF .

FILE NAME: 21-208 IR
DESCRIPTION: Taco Bell – Eagle Mountain
DRAWING SCALE: Scale: 1" = 20'
PLOT SCALE: 240

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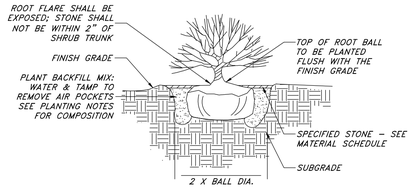
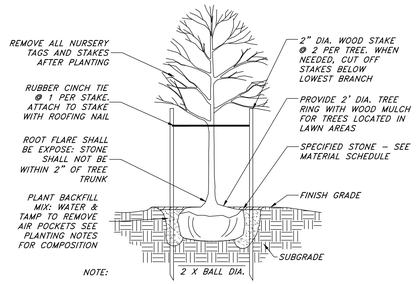


NOTE:

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

1 SHRUB PLANTING

NOT TO SCALE



NOTE:

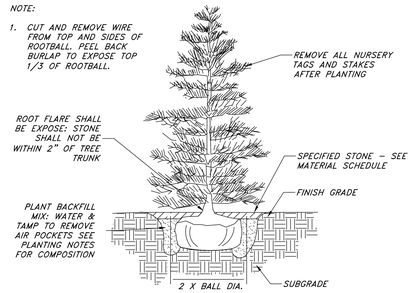
1. CUT AND REMOVE WIRE FROM TOP AND SIDES OF ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL.

2 DECIDUOUS TREE PLANTING

NOT TO SCALE

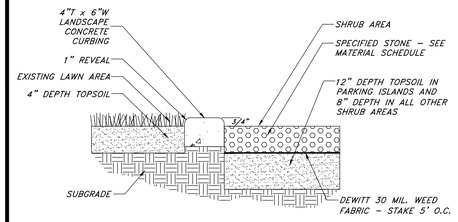
NOTE:

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



3 EVERGREEEN TREE PLANTING

NOT TO SCALE



NOTE:

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

4 LANDSCAPE CONCRETE CURBING

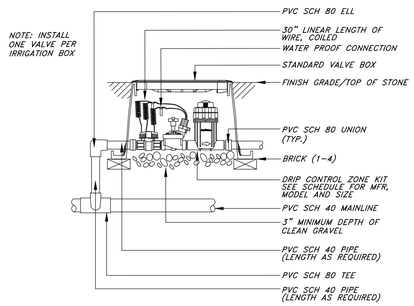
NOT TO SCALE

NOTE:

1. USE CARE TO MINIMIZE MARRING & SCRATCHING
2. SLIGHTLY BURY BOULDER INTO SOIL, KEEPING BEST VISUAL SIDE ABOVE GROUND.

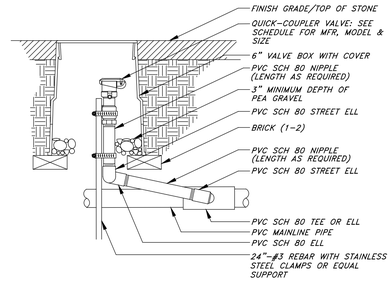
5 LANDSCAPE BOULDER

Not to Scale



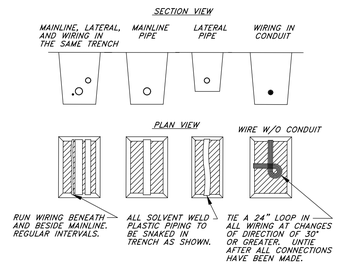
6 DRIP CONTROL VALVE

NOT TO SCALE



7 QUICK COUPLING VALVE

NOT TO SCALE

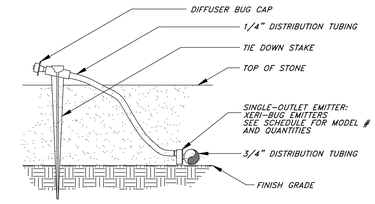


NOTES:

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

8 PIPE & WIRE TRENCHING

NOT TO SCALE

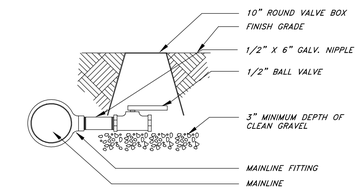


NOTE:

1. USE RAIN BIRD XERIMAN TOOL MODEL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 3/4" DISTRIBUTION TUBING.
2. INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MIN. OF 1" AND AND A MAX. OF 2". FLUSH ALL LINES THOROUGHLY, INCLUDING 1/4" DISTRIBUTION TUBING PRIOR TO EMITTER INSTALLATION. IF PLANTING IN A 4:1 SLOPE OR GREATER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOTBALL.

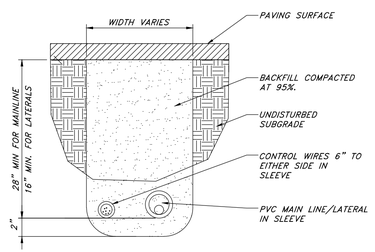
9 EMITTER INTO DISTRIBUTION TUBE

NOT TO SCALE



10 MANUAL DRAIN VALVE

NOT TO SCALE

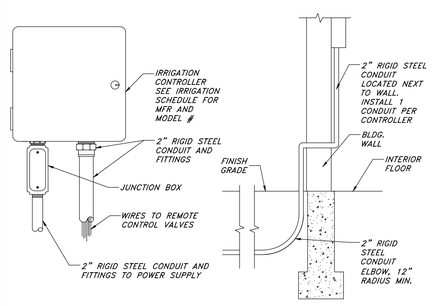


NOTE:

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

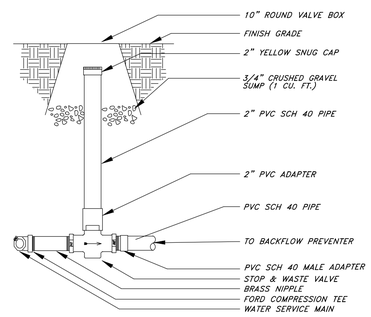
11 PIPE SLEEVING

NOT TO SCALE



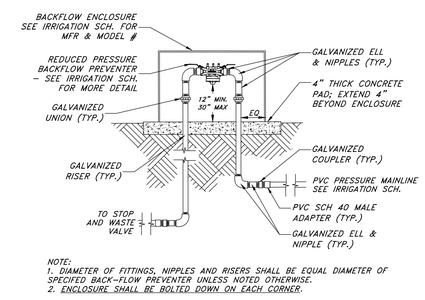
12 IRR. CONTROLLER - INDOOR WALL MOUNT

NOT TO SCALE



13 STOP AND WASTE VALVE

NOT TO SCALE

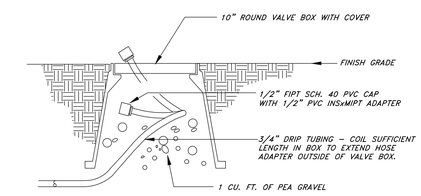


NOTE:

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

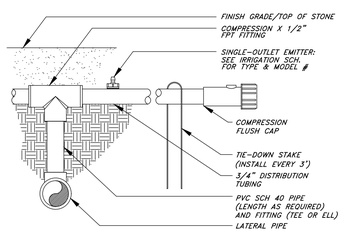
14 BACKFLOW PREVENTION DEVICE

NOT TO SCALE



15 COMPRESSION FLUSH CAP

NOT TO SCALE



NOTE:

1. USE RAIN BIRD XERIMAN TOOL MODEL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 3/4" DISTRIBUTION TUBING.

16 PVC TO POLY PIPE CONNECTION

NOT TO SCALE

Know what's below.
Call before you dig.

REVISIONS:

1

Landscape & Irrigation Details

NEW RESTAURANT FOR:
TACO BELL
Eagle Mountain Blvd., Eagle Mountain, UT 84005

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

State of Utah
Jared R. Manscill
No. 7740428-5301
Licensed Landscape Architect
11/29/2022

Charles William Pope & Associates
ARCHITECTURE PLANNING CONSULTING
7400 BLANCO RD., SUITE 257, SAN ANTONIO, TX. 78216

DATE: 11.29.22
JOB NO: 44238
DRAWN BY: JW
SHEET NUMBER:
2.8.2
OF .

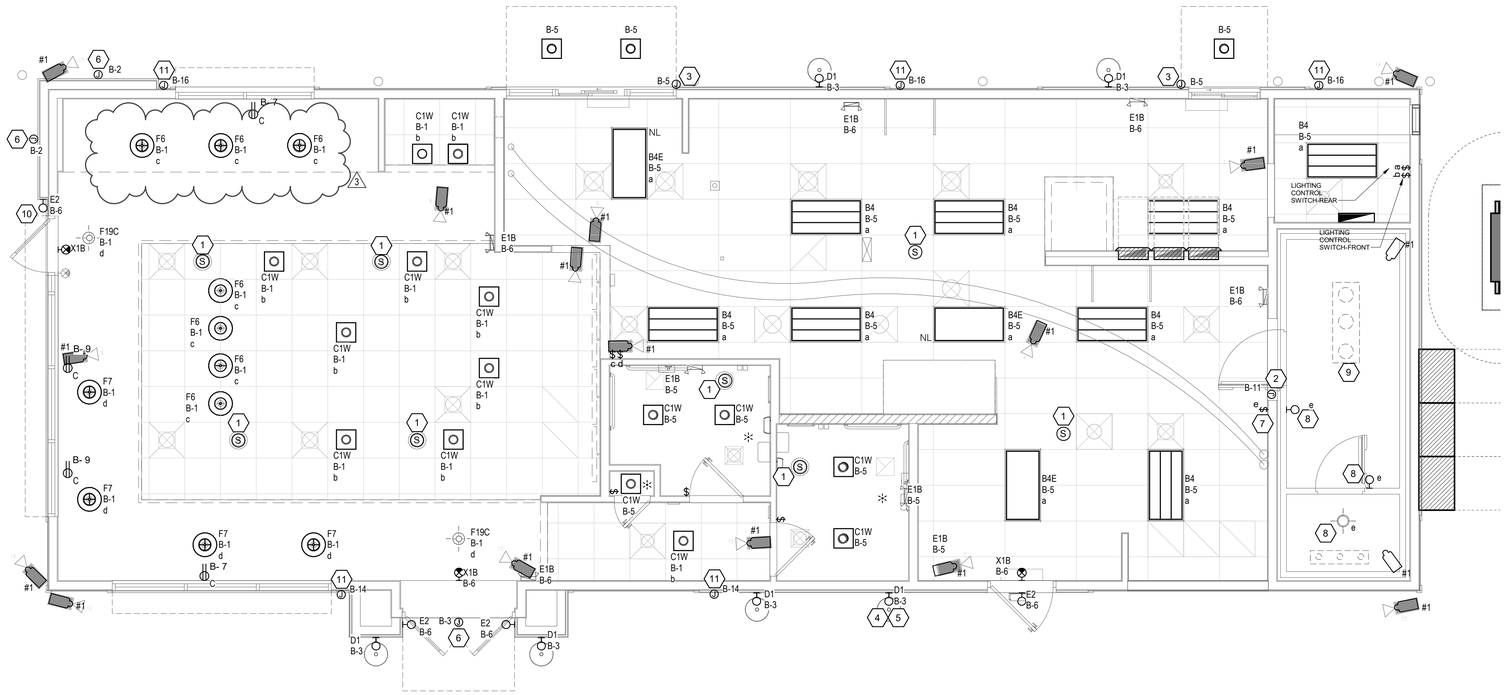
FILE NAME: 21-208 IR
DESCRIPTION: Taco Bell - Eagle Mountain
DRAWING SCALE: Scale: 1" = 20'
PLOT SCALE: 240

W:\21-208 Taco Bell - Eagle Mountain\dwgs\21-208 IR.dwg, 11/29/2022 1:12:42 PM, 1:1

NO.	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	MOUNTING	LAMP #/TYPE	BALLAST TYPE	ELECTRICAL DATA	REMARKS
A1	LSI INDUSTRIES	MRM-LED-15L-SIL-FT-40-70CRI	LED POLE LIGHT	POLE LIGHT MOUNTED AT 15'	LED	NA	120 V/1-135 VA	
A1H	LSI INDUSTRIES	MRM-LED-15L-SIL-FT-40-70CRI-HI	LED POLE LIGHT W/ HOUSESIDE SHIELD	POLE LIGHT MOUNTED AT 15'	LED	NA	120 V/1-135 VA	
A4	LSI INDUSTRIES	4SQB3-SO7G-15-BRZ	LIGHT POLE	15' LIGHT POLE	NA	NA	0 V/1-0 VA	
B4	ABB	FLP24-D53W40	2X4 LED TROFFER	RECESSED GRID	LED	NA	120 V/1-45 VA	-
B4E	ABB	FLP24-D53W40-EM	2X4 LED TROFFER	RECESSED GRID	LED	NA	120 V/1-45 VA	-
C1W	MAXLITE	B6IC-AT-W- LED14DR5630KB95	LED TRIM 14W 6" RECESSED 30K 80CRI WHITE TRIM, W/ ELITE B6IC-AT-W 6" IC AIR SHUT HOUSING	RECESSED	LED	NA	120 V/1-14 VA	-
D1	TROY	B2772	17"X14" WALL MOUNT SCONCE, OLD SILVER FINISH, MEDIUM BASE SOCKET, 100 WATT MAX	WALL, CENTER OF BRACKET @ 14'-0" A.F.F.	LED9A19D2527K	NA	120 V/1-60 VA	ALIGN BOTTOM OF FIXTURE'S MOUNTING WITH CHANGE IN EIFS THICKNESS
E1B	ELITE	ELM-809-B	EMERGENCY LIGHT FROG EYE - BLACK	WALL, TOP @ 9'-4" U.O.N.	-	EM	120 V/1-12 VA	-
E1W	ELITE	ELM-809-W	EMERGENCY LIGHT FROG EYE - WHITE	WALL, TOP @ 9'-4" U.O.N.	-	EM	120 V/1-12 VA	-
E2	ELITE	ELM-807-SDT-BZ	CAMRAY LED EM WALL MNT, DRK BRNZ, CLD WEATHER	UNIVERSAL	-	EM	120 V/1-16 VA	-
F6	KICHLER	43852OZ	9.75" GLASS PENDANT AVERY WITH MED BASE SOCKET RATED 100W MAX OLDE BRONZE FINISH	PENDANT, 6'-0" A.F.F.	1/LED AAMSCO LED-6W-ST64HYBRID-DIM	NA	120 V/1-100 VA	PLACEHOLDER INCLUDES LAMP
F7	HI-LITES	H24212-96-CB15-20WLBL-6OP	12" GALVANIZED PENDANT WITH BLACK CORD AND CANOPY MED BASE SOCKET	PENDANT, 6'-0" A.F.F.	1/LED 10A19D0D27K	NA	120 V/1-0 VA	-
F19C	SPECTRUM LIGHTING	SPCO304INC-MWL(25W)PAR20-CM-180°-MB	LED PENDANT - 3"	PENDANT, 6'-0" A.F.F.	1/LED LR20/40/27K/975/BK	NA	120 V/1-9 VA	-
X1B	LIGHTALARMS	GRANNRB	LED UNIVERSAL MNTG THERMOPLASTIC EXIT, RED LETTERS, BLACK HSNG	UNIVERSAL	-/LED	EM	120 V/1-3 VA	-

GENERAL NOTES:

A. CONFIRM LIGHTING FIXTURE QUANTITIES WITH SUPPLIER.
B. EMERGENCY AND NORMAL LIGHTING MARKED WITH "NL" SUBSCRIPT SHALL OPERATE CONTINUOUSLY. PROVIDE UNSWITCHED HOT TO NORMAL AND EMERGENCY BALLAST.
C. EMERGENCY LIGHTING NOT MARKED WITH "NL" SUBSCRIPT SHALL OPERATE UNDER CONTROL OF LIGHTING SWTICH AS INDICATED. PROVIDE UNSWITCHED CONSTANT HOT TO EMERGENCY BALLAST AND SWITCHED HOT TO NORMAL BALLAST.
D. ALL CONDUITS ENTERING OR LEAVING COOLER/FREEZER SHALL BE PROVIDED WITH SEAL-OFF FITTING WITH COMPOUND PER NEC 300-(7a).
E. ALL INTERIOR LIGHTING CIRCUITS TO BE WIRED THROUGH TBCCB . SEE 8.3.2 THROUGH 8.3.3.
F. CONTRACTOR TO FIELD VERIFY CEILING TYPE AND PROVIDE PROPER MOUNTING HARDWARE.
G. ALL FIXTURES SUPPLIED WITH LAMPS.
H. ALL EXTERIOR NON-EMERGENCY LIGHT FIXTURES, BUILDING SIGNS, AND EXTERIOR SIGNS SHALL BE CONTROLLED THROUGH PHOTOCELL AND LIGHTING CONTROL RELAYS. SEE 8.3.2 THROUGH 8.3.3 FOR ADDITIONAL DETAILS.



1 LEVEL 1 LIGHTING / FIRE ALARM PLAN
SCALE: 1/4" = 1'-0"

GENERAL SHEET NOTES

1. CENTER ALL CEILING MOUNTED LIGHT FIXTURES AND DEVICES SHALL BE CENTERED IN CEILING TILE, UNLESS OTHERWISE NOTED.
2. CIRCUIT ALL EXIT SIGNS TO NEAREST UNSWITCHED LEG OF EMERGENCY LIGHTING CIRCUIT.
3. ALL ENCLOSED SPACES SHALL HAVE MANUAL ON LIGHTING CONTROL WITH AUTOMATIC OFF VIA DUAL TECHNOLOGY SENSOR OR TIME CLOCK. SENSOR(S) SHALL PROVIDE A MINIMUM OF 90 PERCENT COVERAGE IN SPACE. PROVIDE ADDITIONAL SENSORS AS REQUIRED. COMPLY WITH 2015 IECC SECTION C405.
4. PROVIDE DAYLIGHTING CONTROL FOR ALL LIGHTING WITH IN DAYLIGHT ZONE AS DEFINED BY THE 2018 IECC. PROVIDE DIMMING LIGHTING FIXTURES AND DAYLIGHT SENSOR PHOTOCELL.
5. INSTALL LIGHT FIXTURES INLINE AND CENTERED.
6. COORDINATE ALL LIGHT FIXTURE MOUNTING HEIGHTS WITH ARCHITECT.
7. ARCHITECT TO SELECT ALL LIGHT FIXTURE FINISHES.
8. COVE/CLOUD LIGHTING SHALL HAVE EVEN ILLUMINATION THE ENTIRE LENGTH OF THE COVE/CLOUD. PROVIDE THE NUMBER OF FIXTURES REQUIRED TO EVENLY ILLUMINATE THE COVE/CLOUD. STAGGER COVE/CLOUD LIGHTING OR PROVIDE DIFFERENT LENGTHS OF THE FIXTURE TO ILLUMINATE THE ENTIRE COVE/CLOUD.
9. LOCATE ALL VACANCY/OCCUPANCY SENSORS MINIMUM OF 6 FEET FROM SUPPLY AIR DIFFUSERS AND 3 FEET FROM RETURN AIR DIFFUSERS.
10. ALL CEILING AND WALL MOUNTED SENSORS SHALL BE DUAL TECHNOLOGY WITH BUILT IN LIGHT LEVEL SENSOR AND BAS/HVAC ISOLATED RELAY.
11. ALL LIGHT FIXTURES THAT PENITRATE FIRE RATED SURFACE SHALL BE IN A FIRE RATED ASSEMBLE OR BE PROVIDED WITH A FIRE RATED ASSEMBLE TO MAINTAIN A FIRE RATE SURFACE.
12. LOCATE ALL ROOM CONTROLLER IN ACCESSIBLE CEILINGS OR IN THE ELECTRICAL ROOM.
13. LIGHTING CONTROLS SHALL COMPLY WITH IECC 2018 C405.2.2.1

COMMISIONING NOTES

1. THE CONTRACTOR SHALL PERFORM OR SHALL ENGAGE A PARTY TO PERFORM THE FOLLOWING TESTS AND INSPECTIONS WITH THE ASSISTANCE OF A FACTORY-AUTHORIZED SERVICE REPRESENTATIVE.
2. ENSURE THAT THE LIGHTING CONTROLS FOR AUTOMATIC LIGHTING SYSTEMS COMPLY WITH 2018 IECC SECTION C408.3.
3. ENSURE THAT CONTROL HARDWARE AND SOFTWARE ARE CALIBRATED, ADJUSTED, PROGRAMMED AND IN PROPER WORKING CONDITION IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. WHERE REQUIRED BY THE CODE OFFICIAL, AN APPROVED PARTY INDEPENDENT FORM THE DESIGN OR CONSTRUCTION OF THE PROJECT SHALL BE RESPONSIBLE FOR THE FUNCTIONAL TESTING AND SHALL PROVIDE DOCUMENTATION TO THE CODE OFFICIAL CERTIFYING THAT THE INSTALLED LIGHTING CONTROLS MEET THE PROVISIONS OF 2018 IECC SECTION C405.
5. PROVIDE THE FOLLOWING PROCEDURES FOR EACH; OCCUPANT SENSOR, TIME SWITCH, PROGRAMMABLE SCHEDULE CONTROL, PHOTOSENSOR, AND DAYLIGHTING CONTROL.
6. CONFIRM THAT THE PLACEMENT, SENSITIVITY, AND TIME-OUT ADJUSTMENTS FOR THE OCCUPANT SENSOR S YIELD ACCEPTABLE PERFORMANCES.
7. CONFIRM THAT THE TIME SWITCHES AND PROGRAMMABLE SCHEDULE CONTROLS ARE PROGRAMMED TO TURN THE LIGHTS OFF.
8. CONFIRM THAT THE PLACEMENT AND SENSITIVITY ADJUSTMENTS FOR THE PHOTOSENSOR CONTROLS REDUCE ELECTRIC LIGHT BASED ON THE AMOUNT OF USABLE DAYLIGHT IN THE SPACE AS SPECIFIED.

SHEET KEYNOTES

1. PROVIDE ROUGH-IN FOR SPEAKER. COORDINATE WITH OWNER/ARCHITECT & SYSTEM PROVIDER FOR ROUGH-IN REQUIREMENTS & HEAD END LOCATION.
2. PROVIDE ELECTRICAL CONNECTION FOR COOLER/FREEZER LIGHTING. COORDINATE WITH EQUIPMENT PROVIDER FOR EXACT CONNECTION TYPE AND LOCATION(S). LIGHTS SHALL HAVE AN EFFICACY OF 40 WATTS PER MINUTE OR BE PROVIDED WITH AN OCCUPANCY SENSOR.
3. PROVIDE POWER CONNECTION TO CANOPY AT FACTORY INSTALLED DISCONNECT SWITCH FOR CANOPY LIGHTS. LIGHTS ARE FURNISHED WITH CANOPY. PROVIDE ALL REQUIRED FIELD WIRING. COORDINATE REQUIREMENTS WITH MANUFACTURER.
4. COORDINATE J-BOX LOCATION WITH WOOD FRAMING SO IT REMAINS CONCEALED BEHIND FIXTURE. VERIFY MOUNTING HEIGHT WITH ARCH. DRAWINGS (TYPICAL).
5. REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS FOR DIMENSIONED LOCATION OF FIXTURE.
6. VERIFY MOUNTING HEIGHT FOR SIGN POWER WITH ARCHITECTURAL ELEVATIONS AND SIGN VENDOR.
7. FIXTURE AND SWITCH FACTORY INSTALLED WITH UNIT. G.C. TO COMPLETE CIRCUITING.
8. FOR LIGHTING FIXTURES, CONDUIT, CONDUCTORS AND INSTALLATION RESPONSIBILITIES, REFER TO SCOPE OF WORK.
9. SEAL ALL ELECTRICAL CONDUITS INTO THE WALK-IN COOLER.
10. MOUNT "E2" AT 8'-6" A.F.G. TO CENTER OF FIXTURE.
11. PROVIDE POWER CONNECTION TO PURPLE WALLWASH LIGHTS FURNISHED BY SIGN VENDOR. PROVIDE ALL REQUIRED FIELD WIRING. COORDINATE EXACT LOCATIONS WITH ARCHITECTURAL ELEVATIONS. COORDINATE REQUIREMENTS WITH VENDOR.

Mark	Date	Desc.
3	10/13/2022	Corporate Review
2	09/27/2022	CODE COMMENTS
1	08/29/2022	OWNER REVISIONS

SHEET TITLE: LEVEL 1 LIGHTING / FIRE ALARM PLAN

NEW RESTAURANT FOR:
TACO BELL
Eagle Mountain Blvd., Eagle Mountin, UT 84005

CONSULTANTS
SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

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PROJECT NO: 220348

ISSUE: PERMIT SET

DESIGNED BY: MCF
CHECKED BY: SCL

LICENSED PROFESSIONAL ENGINEER
License No. 7258080
SPENCER C. LITTLE
11/28/2022
STATE OF UTAH

Charles William Pope & Associates
ARCHITECTURE, PLANNING, CONSULTING
PROJECT NUMBER 90-2-1

DATE: 07/14/2022
JOB NO: 44238
DRAWN BY: AAR
SHEET NUMBER:
8.1
OF .

FILE NAME: C:\Users\aar\Documents\220348 - TACO BELL (EAGLE MTN)- ELEC CENTRAL_aar23.325.rvt
DESCRIPTION:
Drawing SCALE:
PLOT SCALE:
11/28/2022 10:36:08 PM

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A1		2	LSI INDUSTRIES, INC.	MRM-LED-12L-SIL-FT-40--70CRI	LED POLE LIGHT	1	13143	0.8	135	Max: 8755cd
	A1H		4	LSI INDUSTRIES, INC.	MRM-LED-12L-SIL-FT-40--70CRI-IH	LED POLE LIGHT W/ HOUSESIDE SHIELD	1	9439	0.8	135	Max: 8163cd
	D1		6	TROY	B2772	17"X14" WALL MOUNT SCONCE. OLD SILVER FINISH, MEDIUM BASE SOCKET, 100 WATT MAX	1	800	0.8	9	Max: 467cd

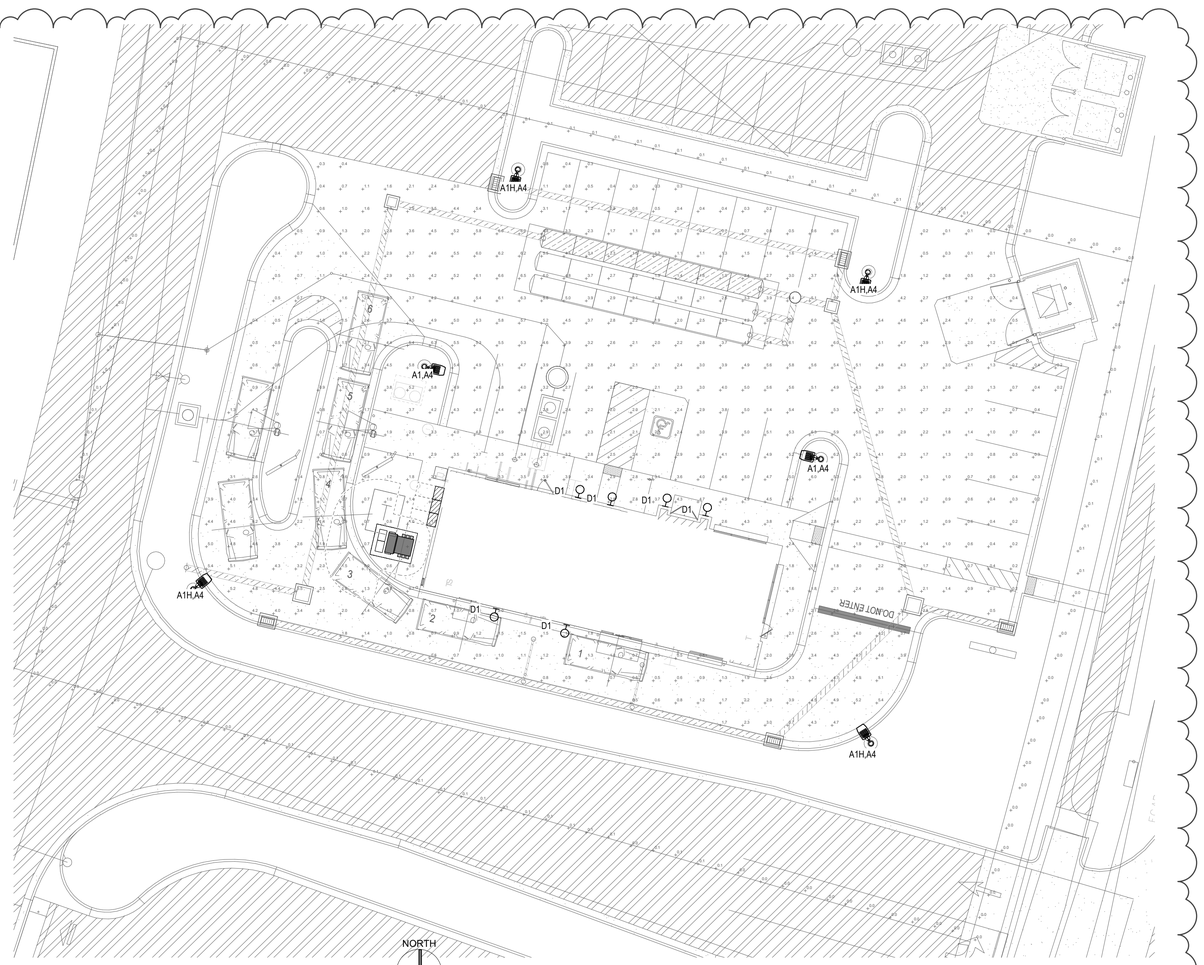
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site Plan	+	2.5 fc	6.7 fc	0.0 fc	N/A	N/A
Tresspass	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A

TOTAL OUTDOOR LUMENS: 76800
LUMENS PER NET ACRE: 98462

GENERAL SHEET NOTES

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



1 SITE LIGHTING CALCULATIONS
SCALE: 1/16" = 1'-0"

Mark	Date	Desc.
3	10/13/2022	Corporate Review

SHEET TITLE: ELECTRICAL SITE LIGHTING CALCULATIONS

NEW RESTAURANT FOR:
TACO BELL
Eagle Mountain Blvd., Eagle Mountin, UT 84005

CONSULTANTS

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

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PROJECT NO: 220348

ISSUE:
PERMIT SET

DESIGNED BY: MCF
CHECKED BY: SCL

LICENSED PROFESSIONAL ENGINEER
No. 7258080
SPENCER C. LITTLE
11/28/2022
STATE OF UTAH

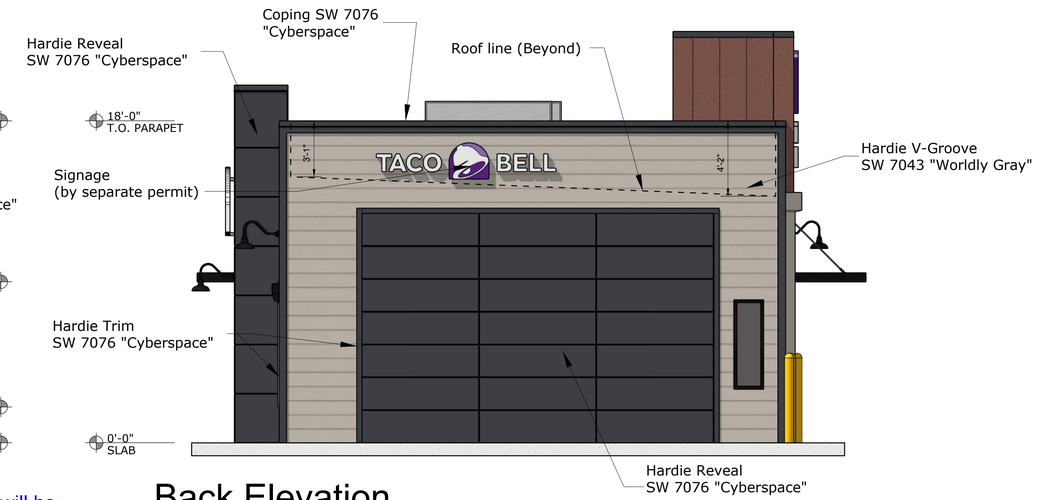
Charles William Pope & Associates
ARCHITECTURE, PLANNING, CONSULTING
4400 BLACKLICK RD., COLUMBUS, OH 43026

DATE: 07/14/2022
JOB NO: 44238
DRAWN BY: AAR
SHEET NUMBER:
8.14
OF

FILE NAME: C:\Users\aar\Documents\220348 - TACO BELL (EAGLE MTN)- ELEC CENTRAL_aar2.3ZB.rvt
DESCRIPTION:
DRAWING SCALE:
PLOT SCALE:
11/28/2022 10:26:48 PM

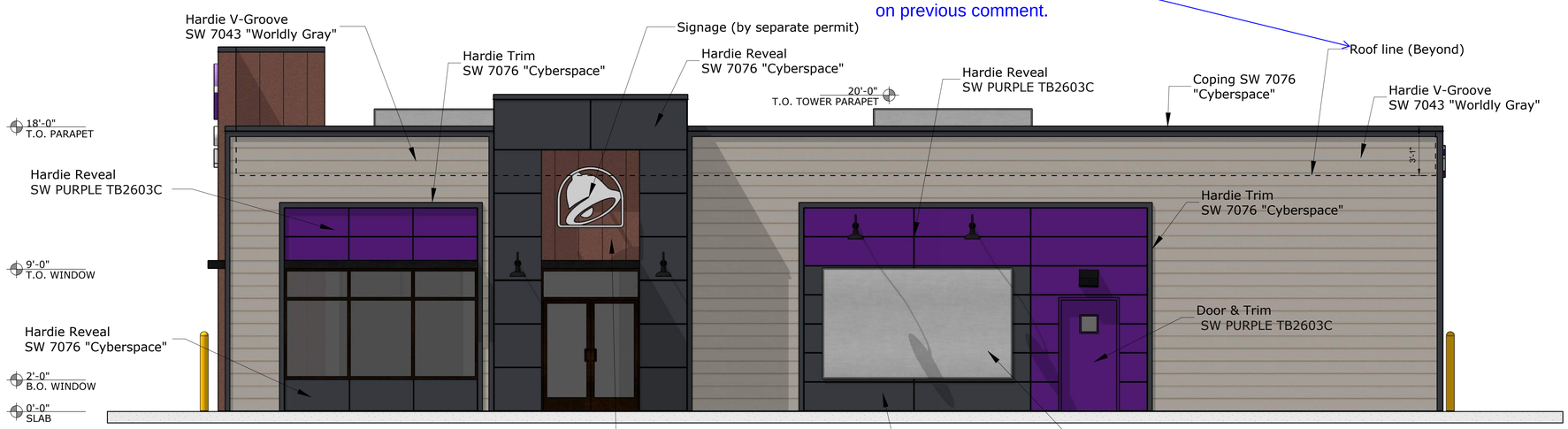
Add a note that signs are not vested and are approved with a separate permit. Repeat comment. Not on Sheet 2.1 as indicated on response sheet. Monument sign only indicated on Sheet 2.1, note 20. Show note on this sheet.

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



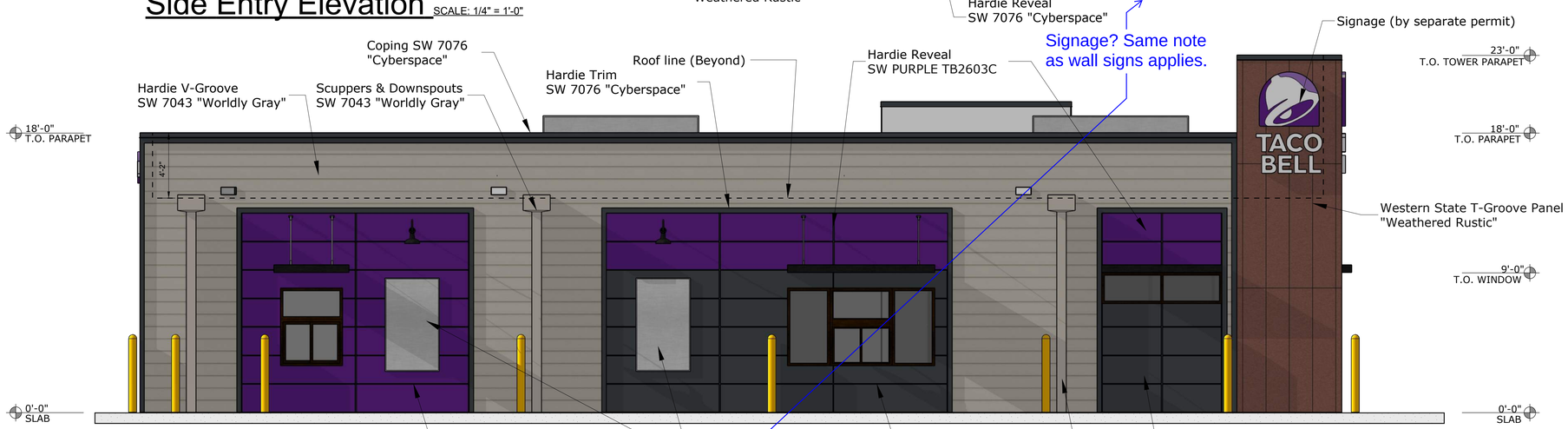
Back Elevation SCALE: 1/4" = 1'-0"

Verify mechanical will be screened by parapet. Based on previous comment.



Side Entry Elevation SCALE: 1/4" = 1'-0"

Signage? Same note as wall signs applies.



Drive-Thru Elevation SCALE: 1/4" = 1'-0"

Material and Color Legend

WESTERN STATES
T Groove Metal Panel
"Weathered Rustic"

Field Color:
Tower Walls

SHERWIN WILLIAMS
Exterior Paint
SW 7043 "Worldly Gray"

Field Color:
Hardie V-Groove
Panel Wall Color

SHERWIN WILLIAMS
Exterior Paint
SW 7047 "Porpoise"

Field Color:
Hardie Reveal
Panel Wall Color

SHERWIN WILLIAMS
Exterior Paint
SW 7076 "Cyberspace"

Field Color:
Hardie V-Groove
Panel Wall/Door/Trim Color

REVISIONS:

Exterior Renders

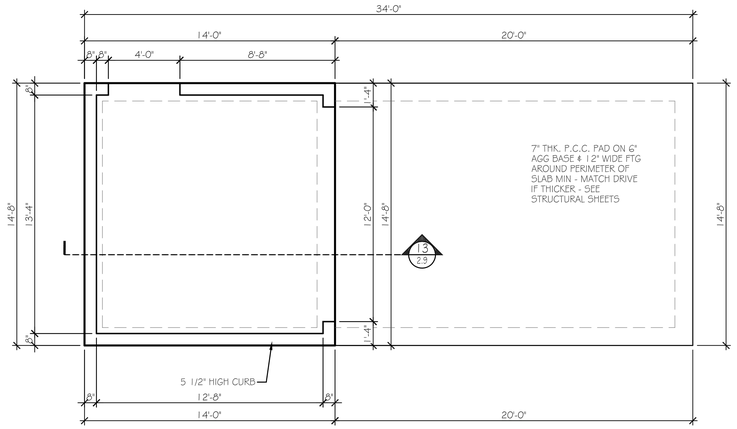
NEW RESTAURANT FOR:
TACO BELL
Eagle Mountain Blvd., Eagle Mountin, UT 84005

PRELIMINARY 01.28.20
THIS DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR BIDDING, PERMIT, OR CONSTRUCTION PURPOSES...
CHARLES W. POPE UT # 1160927-0301

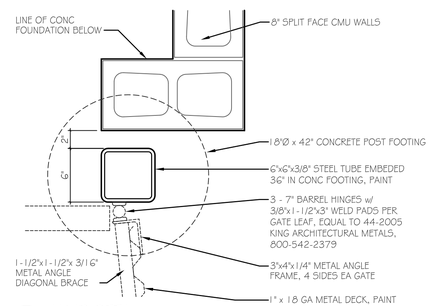
Charles William Pope & Associates
ARCHITECTURE PLANNING CONSULTING
7400 BLANCO RD., SUITE 257, SAN ANTONIO, TX. 78216

DATE: 09.15.10
JOB NO: 44238
DRAWN BY:
SHEET NUMBER:
3.3.4
OF

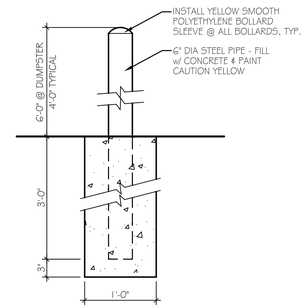
FILE NAME:
DESCRIPTION:
DRAWING SCALE:
PLOT SCALE:



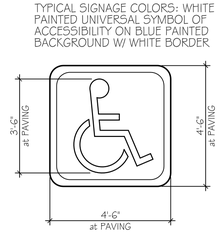
1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



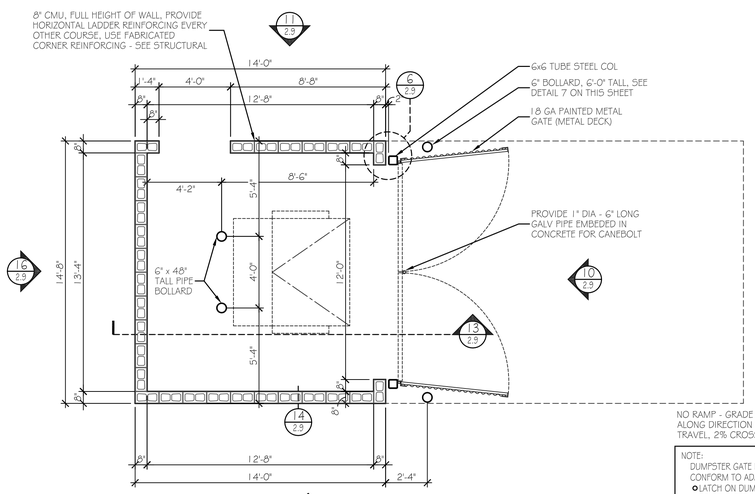
6 JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



7 TYPICAL BOLLARD
SCALE: 1" = 1'-0"



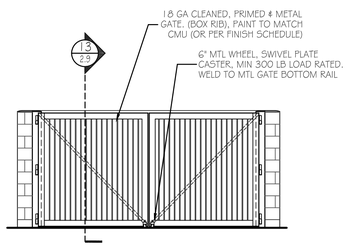
8 UNIVERSAL SYMBOL
SCALE: 3/8" = 1'-0"



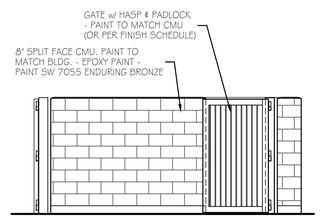
NO RAMP - GRADE MAX 5% ALONG DIRECTION OF TRAVEL, 2% CROSS SLOPE.

NOTE:
DUMPSTER GATE LATCH TO CONFORM TO ADA REQUIREMENTS:
- LATCH ON DUMPSTER GATE TO BE 48" A.F.F. MAX.
- PROVIDE LEVER OR PULL ROD - NO HANDLE ALLOWED THAT REQUIRES A TWISTING OR A PINCHING MOTION

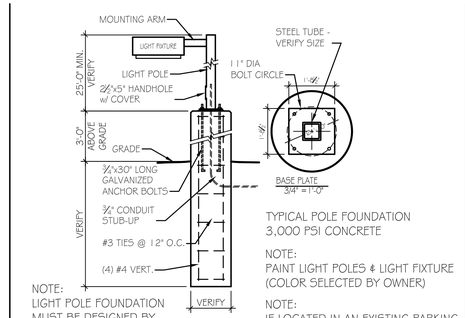
9 DUMPSTER FLOOR PLAN
SCALE: 1/4" = 1'-0"



10 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



11 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



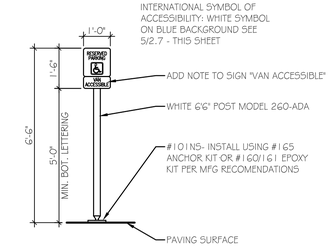
TYPICAL POLE FOUNDATION
3,000 PSI CONCRETE

NOTE:
PAINT LIGHT POLES & LIGHT FIXTURE (COLOR SELECTED BY OWNER)

NOTE:
IF LOCATED IN AN EXISTING PARKING LOT - MATCH HEIGHT OF LIGHT POLE W/ EXISTING ADJACENT POLES

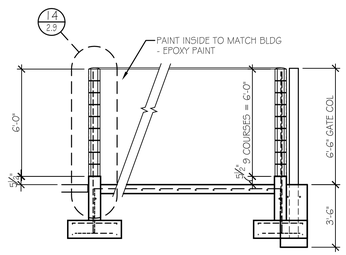
NOTE:
LIGHT POLE FOUNDATION MUST BE DESIGNED BY AN ENGINEER USING SOILS REPORT

4 DETAIL @ YARD LIGHT
SCALE: 3/8" = 1'-0"

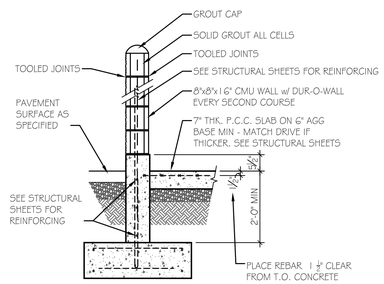


HANDICAP SIGN BY IMPACT RECOVERY SYSTEMS, 800-736-5256, WWW.IMPACTRECOVERY.COM

12 H.C. SIGN
SCALE: 3/8" = 1'-0"

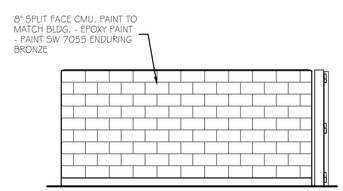


13 DUMPSTER SECTION
SCALE: 1/4" = 1'-0"

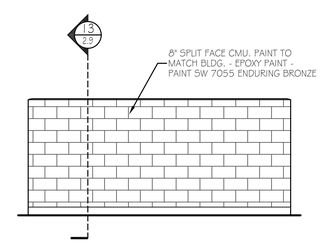


NOTE:
FOOTINGS SHALL EXTEND 18" MINIMUM BELOW ADJACENT FINISH GRADE/SURFACE OR REF. SEE SOILS REPORT FOR ANY ADDITIONAL DESIGN CRITERIA.

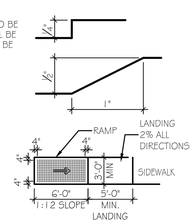
14 TYPICAL DUMPSTER WALL
SCALE: 3/4" = 1'-0"



15 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



16 BACK ELEVATION
SCALE: 1/4" = 1'-0"



17 TYPICAL RAMP DETAIL
SCALE: 1/8" = 1'-0"

REVISIONS:

DUMPSTER DETAILS

NEW RESTAURANT FOR:
TACO BELL
Eagle Mountain Blvd., Eagle Mountin, UT 84005

PRELIMINARY 06.22.22
THIS DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR BIDDING, PERMIT, OR CONSTRUCTION PURPOSES...
CHARLES W. POPE III # 1169237-0301

Charles William Pope & Associates
ARCHITECTURE, PLANNING, CONSULTING
7400 BLANCO RD., SUITE 257, SAN ANTONIO, TX. 78216

DATE: 06.22.22
JOB NO: 44238
DRAWN BY:
SHEET NUMBER:
2.9
OF .

FILE NAME: TBH-02_9 Dumpster.dwg
DESIGNATOR:
DRAWING SCALE: 1/4" = 1'-0"
PLOT SCALE: FULL

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Mirada Medium (MRM)

Outdoor LED Area Light

IP66 IK08

OVERVIEW	
Lumen Package	7,000 - 48,000
Wattage Range	48 - 401
Efficacy Range (LPW)	117 - 160
Weight lbs(kg)	30 (13.6)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT, FTA and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40ºC.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor (see page 8 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see controls section for more details).

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IK08 rated luminiare per IEC 66262 mechanical impact code

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Mirada Medium Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation[2]	Voltage	Driver
MRM - Mirada Medium Area Light	**LED**	**7L** - 7,000 lms **9L** - 9,000 lms **12L** - 12,000 lms **18L** - 18,000 lms **24L** - 24,000 lms **30L** - 30,000 lms **36L** - 36,000 lms **42L** - 42,000 lms **48L** - 48,000 lms Custom Lumen Packages[1]	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **5W** - Type 5 Wide **FT** - Forward Throw **FTA** - Forward Throw Automotive **AM** - Automotive Merchandise	**(blank)** - standard **L**- Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Finish		Options
50 - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT **AMB** - Phosphor Converted Amber[12]	**70CRI** - 70 CRI	**BLK -** Black **BRZ -** Dark Bronze **GMG -** Gun Metal Gray **GPT -** Graphite	**MSV -** Metallic Silver **PLP -** Platinum Plus **SVG -** Satin Verde Green **WHT -** White	**(Blank)** - None A1 **IH -** Integral Half Louver (Moderate Spill Light Cutoff[2] A1H **IL -** Integral Louver (Sharp Spill Light Cutoff)[2]

Controls (Choose One)

(Blank) - None

Wireless Controls System
ALSC - AirLink Synapse Control System
ALSCH - AirLink Synapse Control System Host / Satelite[3]
ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor
ALSCHS02 - AirLink Synapse Control System Host / Satelite with 12-20' Motion Sensor[3]
ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor
ALSCHS04 - AirLink Synapse Control System Host / Satelite with 20-40' Motion Sensor[3]
ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height)
ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height)

Stand-Alone Controls
EXT - 0-10v Dimming leads extended to housing exterior
CR7P - 7 Pin Control Receptacle ANSI C136.41[6]
IMSBT1- Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[5]
IMSBT2- Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[5]

Button Type Photocells
PCI120 - 120V
PCI208-277 - 208 -277V
PCI347 - 347V

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION[7]

CONTROLS ACCESSORIES

Description	Order Number
PC120 Photocell for use with CR7P option (120V)[8]	122514
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V)[8]	122515
Twist Lock Photocell (347V) for use with CR7P [8]	122516
Twist Lock Photocell (480V) for use with CR7P [8]	1225180
AirLink 5 Pin Twist Lock Controller [8]	661409
AirLink 7 Pin Twist Lock Controller [8]	661410
Shorting Cap for use with CR7P	149328

FUSING OPTIONS[11]

Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

SHIELDING OPTIONS

Mirada Small	See Shielding Guide
Mirada Medium	
Mirada Large	
Zone Medium	
Zone Large	
Slice Medium	

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available with 5W distribution
3. Consult Factory for availability.
4. Not available in HV.
5. IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
6. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
7. Accessories are shipped separately and field installed.
8. Factory installed CR7P option required. See Options.
9. "CLR" denotes finish. See Finish options.
10. Only available with ALSC/ALSCH control options.
11. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.
12. Only available in 9L, 12L, 18L and 24L Lumen Packages. Consult factory for lead time and availability.

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Catalog # : _____ Project : _____

Prepared By : _____ Date : _____

Steel Poles

Square Straight

QUICK LINKS

Ordering Guide | Configurations | Dimensions | EPA

FEATURES & SPECIFICATIONS

Pole Shaft

- Straight poles are 4”, 5”, or 6” square.
- Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi.
- On Tenon Mount steel poles, tenon is 2-3/8” O.D. high-strength pipe. Tenon is 4-3/4” in length.

Hand-Hole

- Standard hand-hole location is 12” above pole base.
- Poles 22’ and above have a 3” x 6” reinforced hand-hole. Shorter poles have a 2” x 4” non-reinforced hand-hole.

Base

- Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.
- Two-piece square base cover is optional.

Anchor Bolts

- Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
- Anchor bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 psi.

Ground Lug

- Ground lug is standard.

Duplex Receptacle

- Weatherproof duplex receptacle is optional.

Ground Fault Circuit Interrupter

- Self-testing Ground fault circuit interrupter is optional.

Finishes

- Every pole is provided with the DuraGrip® Protection System and a 5-year limited warranty:
- When the top-of-the line DuraGrip® Plus Protection System is selected, in addition to the DuraGrip® Protection System, a non-porous, automotive-grade corrosion coating is applied to the lower portion of the pole interior, sealing and further protecting it from corrosion. This option extends the limited warranty to 7 years.

Determining The Luminaire/Pole Combination For Your Application:

- Select luminaire from luminaire ordering information
- Select bracket configuration if required
- Determine EPA value from luminaire/ bracket EPA chart
- Select pole height
- Select MPH to match wind speed in the application area (See windspeed maps).
- Confirm pole EPA equal to or exceeding value of luminaire/bracket EPA
- Consult factory for special wind load requirements and banner brackets

Pole Vibration Damper

- A pole vibration damper is recommended in open terrain areas of the country where low steady state winds are common.
- Non-tapered poles and lightly loaded poles are more susceptible to destructive vibration if a damper is not installed.

Listings

- UL Listed
- BAA/TAA Compliant

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ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: **4SQ B3 S11G 24 S PLP DGP**

Pole Series	Mounting Method	Material	Height [2]	Mounting Configuration	Pole Finish	Options
4SQ - 4" x 4" Square Straight Pole **5SQ -** 5" x 5" Square Straight Pole **6SQ -** 6" x 6" Square Straight Pole	**Bolt-On Mount**[1] - See pole selection guide for patterns and fixture matches. **B5 -** 5" Traditional Drilling Pattern **B3 -** 3" Reduced Drilling Pattern **B2 -** 2" Reduced Drilling Pattern **T -** Tenon Mount - See pole selection guide for tenon and fixture/bracket matches. **I -** No Mounting Holes[1] - Use with: • BKA 4ISF & BKA 5ISF • BKA X4ISF & BKA X5ISF	S11G – 11 Ga. Steel (4SQ and 5SQ only) S07G – 07 Ga. Steel	8' 10' 12' 13' 14' 15' 16' 17' 17' 6" 18' 20' 22' 22' 6" 23' 24' 25' 26' 27' 28' 30' 32' 35' 39' Height Restriction, Consult Pole Selection Chart on opposite page	S – Single/Parallel D180 – Double D90 – Double DN90 – Double T90 – Triple TN120 – Triple Q90 – Quad QN90 – Quad N – Tenon Mount (Standard tenon size is 2-3/8" O.D.)	BRZ – Bronze BLK – Black PLP – Platinum Plus WHT – White SVG – Satin Verde Green GPT – Graphite MSV – Metallic Silver BZA – Alternate Bronze	GA – Galvanized Anchor Bolts SF – Single Flood [3] DF – Double Flood [3] DGP – DuraGrip® Plus LAB – Less Anchor Bolts CRXX - Conduit Raceway[4] Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, except on 20' poles. Maximum height for SF and DF pole preparations on 20' poles is 13' from the base.

Accessory Ordering Information

Description	Order Number
4BC – 4" Square Base Cover	122559CLR
5BC – 5" Square Base Cover	122561CLR
6BC – 6" Square Base Cover	122563CLR
ER2 – Weatherproof Duplex Receptacle	122566CLR
GFI – Ground Fault Circuit Interrupter	122567CLR
MH5 - mounting Hole Plugs for use with 5" traditional drill pattern (3 set of 3 plugs)	132336
MH3 - mounting Hole Plugs for use with 3" reduced drill pattern (3 set of 3 plugs)	681126
MH2 - Mounting Hole Plugs for use with 2" reduced drill pattern (3 sets of 3 plugs)	725841

Description	Order Number
Vibration Damper - 4" Square Pole (bolt-on mount only)	172539
Vibration Damper - 5" Square Pole (bolt-on mount only)	172538
Vibration Damper - 6" Square Pole (bolt-on mount only)	178361

FOOTNOTES:

1 - See Area Light Brackets - 3" Reduced Drill Pattern and Area Light Brackets - 5" Traditional DrIll Pattern spec sheets.
2 - Pole heights will have +/- 1/2" tolerance.
3 - See Flood Lighting Brackets section for choice of FBO brackets.
4 - CR selection must indicate required height and side of pole mounting location. Mounting template required at time of order.

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Toledo

TOLEDO

B2771 M *WALL*

11"W 14¾"H 12½"P 2½"TCD
MM: 279 W 375 H 318 P 64 TCD
BACKPLATE: 5"W 1¼"D
MM: 127 W 32 D
1 - 100W MED

B2772 L *WALL*

14"W 17¼"H 16¾"P 3"TCD
MM: 356 W 438 H 425 P 76 TCD
BACKPLATE: 6"W 1¼"D
MM: 152 W 32 D
1 - 100W MED

F2773 M *PENDANT/SEMI-FLUSH*

11"W 6¾"H 56"MAX HT
MM: 279 W 171 H 1422 MAX HT
CANOPY: 5"W 1¼"D
MM: 127 W 32 D
1 - 100W MED

F2774 L *PENDANT/SEMI-FLUSH*

14"W 6¾"H 56"MAX HT
MM: 356 W 171 H 1422 MAX HT
BACKPLATE: 6"W 1¼"D
MM: 152 W 32 D
1 - 100W MED

F2776 M *ISLAND*

51"L 14"W 10¼"H 59½"MAX HT
MM: 1295 L 356 W 260 H 1511 MAX HT
BACKPLATE: 6"W 1¼"D
MM: 152 W 32 D
3- 100W MED

METALWORK
Wrought Iron and Aluminum

FINISH
Old Silver

SUSPENSION
Pendants include 4 stems
and hang-straight canopy:
1-6", 2-12", 1-18"
mm: 1-152, 2-305, 1-457
Stem not included in measurement

LAMP INFORMATION
Shown with optional
Early Electric Lamps

LB60-6 6-pack 60W med base
Early Electric Lamps

LB-6W-6 6-pack 6W med base
Early Electric LED Lamps
400 lm 2200K 120V

T24 COMPLIANT
DARK SKY QUALIFIED

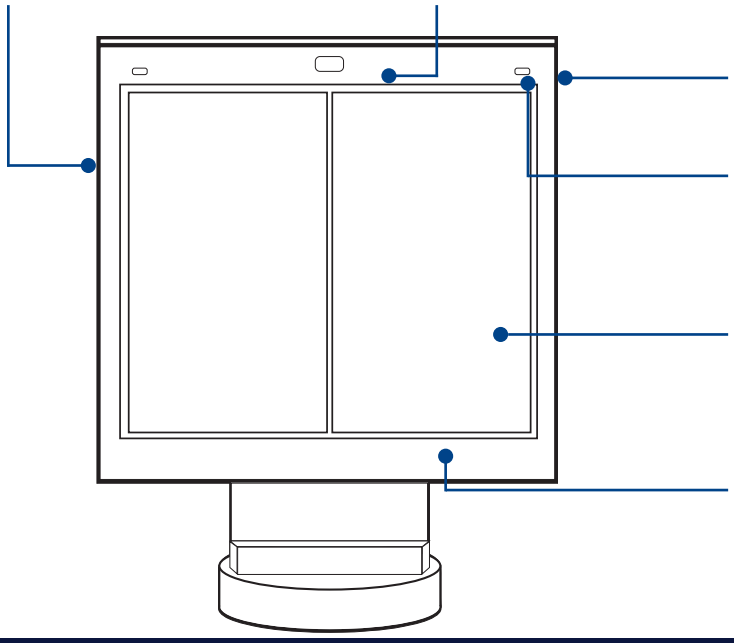
STRATACACHE

OUTDOOR DIGITAL DISPLAY

High quality and manufactured in the USA, STRATACACHE outdoor digital displays are designed to handle any weather condition and deliver maximum visibility even in direct sunlight. Integrated hardware and software provides streamlined content management with remote monitoring and control 24/7, making it easy to reboot a media player or troubleshoot. Our advanced display technology has a sensor-rich design that delivers personalization and predictive maintenance, ensuring the delivery of the best customer experience. A partnership with STRATACACHE for your outdoor digital signage needs means confident deployment and network management, at scale, regardless of your project's complexity or size. Discuss your outdoor digital display goals with us today, and we can create a custom solution for your business.

Modular Design
All components are field serviceable in 15 mins or less

24/7 Monitoring and Control
Easy to reboot a media player or troubleshoot remotely



Content Management
Streamlined using integrated hardware and software

Sensor-Rich Capabilities
Gives deeper understanding of operations and customer behavior ensuring the delivery of the best customer experience

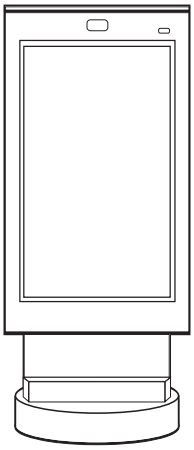
Visibility at All Angles
A brightness of 3,000 nits and vandal resistant tempered glass delivers clear views even in direct sunlight through polarized sunglasses

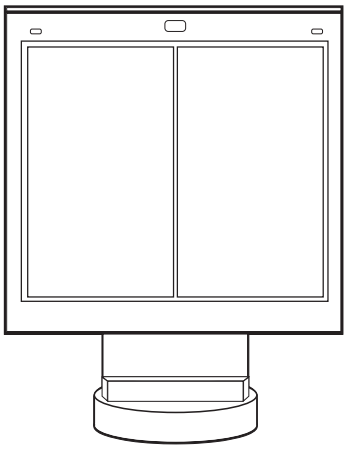
Maximum Reliablity
Able to withstand all harsh weather conditions with an operating temperature range of -25 F to +125 F, patented direct airflow cooling, and IP56 certification

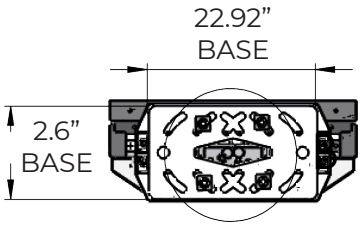
OUTDOOR DIGITAL DISPLAY

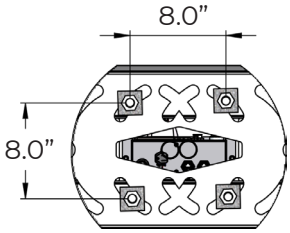
STRATACACHE

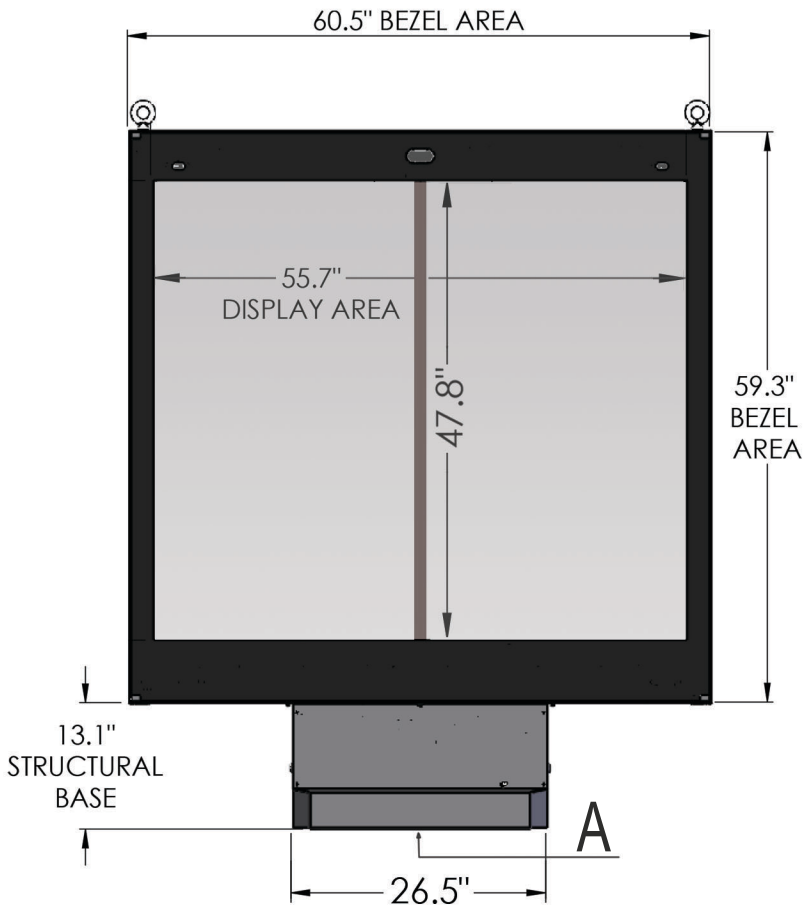
Description	Specification	55STR-V12S	55STR-V12D
LCD Panel	Configuration	1 x 1 Single Panel	1 x 2 Double Panel
	Panel Size	55” Diagonal LCD	2 x 55” diag
	Orientation	Portrait	
	Native Resolution (W x H)	1080 x 1920	2160 x 1920
	Brightness (Min/Max)	380/3,500 cd/m^2	
	Contrast Ratio	1300:1	
	LCD Technology	IPS RGB+W with QLP - polarized eyewear compatible	
	Viewing Angle	178° x 178°	
	External Control	Yes - RS232C	
Connectivity	Content	ActiVia for Media 4.0	
	Data Access	CAT 6 | Wi-Fi | 4GLTE	
Audio	Speakers	Optional - Side or Bottom Mounted	
	Microphone	Optional - Side or Bottom Mounted	
Enclosure	Thermal Management	Direct Air Cooling System (DACS) US Patent# 8472174 B2	
	Cover Glass	Proprietary AR treated tempered safety glass (UL48 Listed)	
	Ingress Protection	Water and Dust Protection to IP56 - NEMA 4 - Certified IEC-60950	
	Mount Design	8” x 8” Universal Base-Plate	
	Accessibility	Remote power lock with hinge-less front door access	
	Dimensions (HxWxD mm) (HxWxD in)	1849.2 x 850.9 x 330.2 72.8” x 33.5” x 13”	1849.2 x 1551.0 x 330.2 72.8” x 61.1” x 13”
	Overall Height (options)	1.8 m / 72” standard - Optional 1.68 m/ 66” and 1.98m / 78”	
	Net Weight	215 kg / 474 lbs	320 kg / 705 lbs
Special Features	Ambient Light Sensor	Yes - Automatically adjusts backlight brightness based on ambient light conditions (night sky compliance ready)	
	Field Serviceability	All components are on-site serviceable in under 15 min. (avg)	
	Easy Access Module Swap	All components are modular for simple trouble-shooting and swap.	
	Remote Monitoring	Remote diagnostics, control and monitoring of system health	
Power	Input Power	100/120/240V 50/60Hz	
	Consumption	450W/800W	830W/1150W
	Cable Access	Bottom via sealed junction box in base area.	
	Termination	Embedded circuit breaker, surge suppression protection and EMI filter	
Approval	Safety	UL, cUL, UL48, TUV, CB Report, IEC-60950	
	EMC	FCC Class “A” | CE Mark | CISPR	
Environmental	Operating Temperature	-30°C to +50°C Under full solar exposed conditions	
	Wind Load Rating	Up to 290 km/h | 180 mph	
	Operating Humidity	10% to 90% RH (non-condensing)	



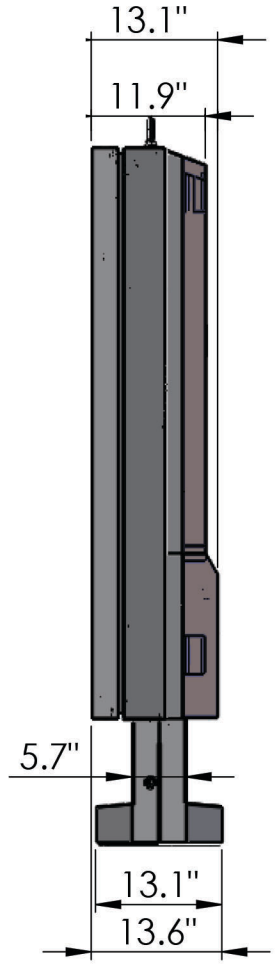








Front View



Side View

GENERAL SPECS

Material: Aluminum exterior with tube steel inner frame. Certified 180 MPH

Surface Treatment:
- Pretreatment - zinc primer & polyester powder coating

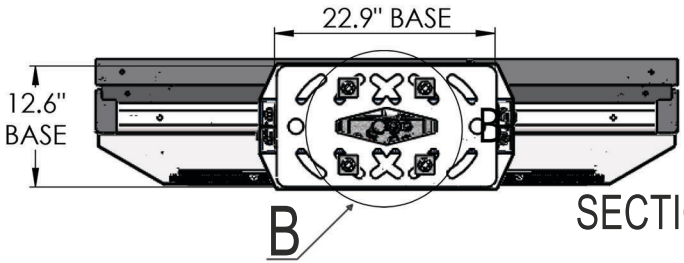
Surface Area:
- Display: 18.5 sq/ft
- Total surface: 24.9 sq/ft

Weight:
- Gross: 915 lbs / Net: 705 lbs

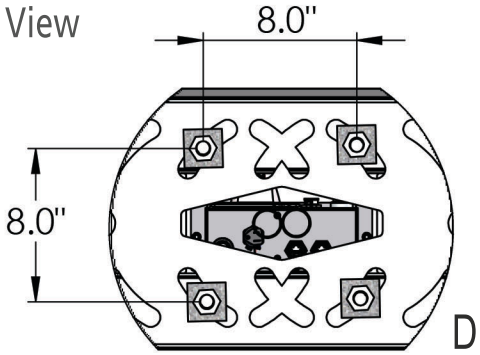
ELECTRICAL SPECS

Power:
- Hardwired AC Power
- 120/240V 50/60Hz
- 1150 W (@ max load)
- UL Rated @ 10 Amp

Backlight:
- LED Light Source
- 380 CD/M2 to 3,500 CD/M2
- Auto adjusting to outdoor ambient light levels



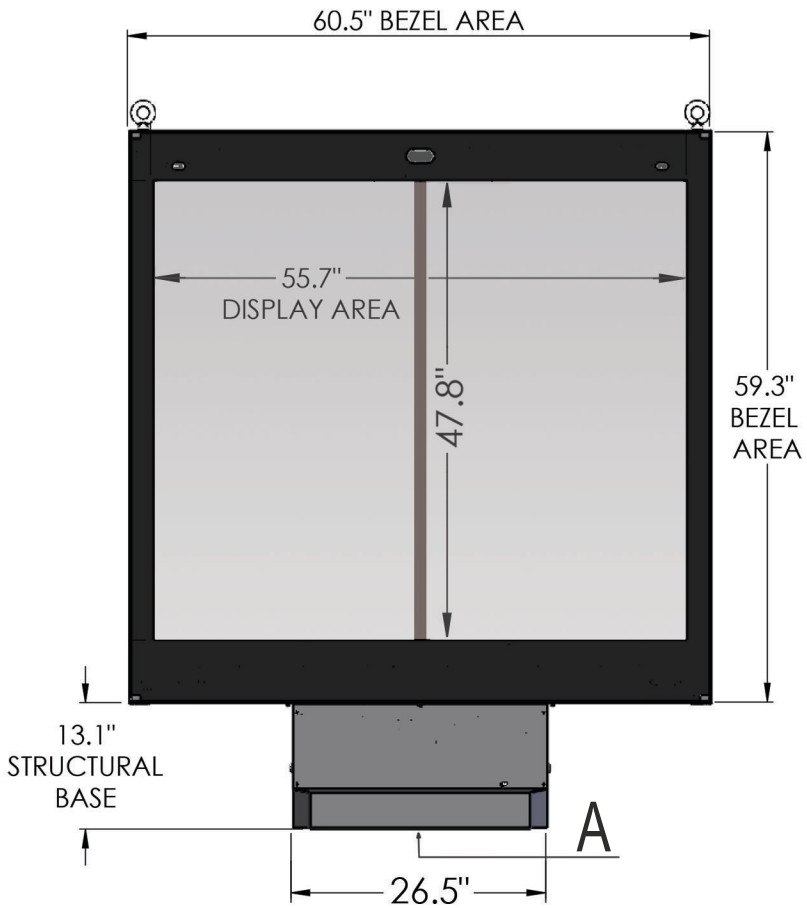
SECTION A-A



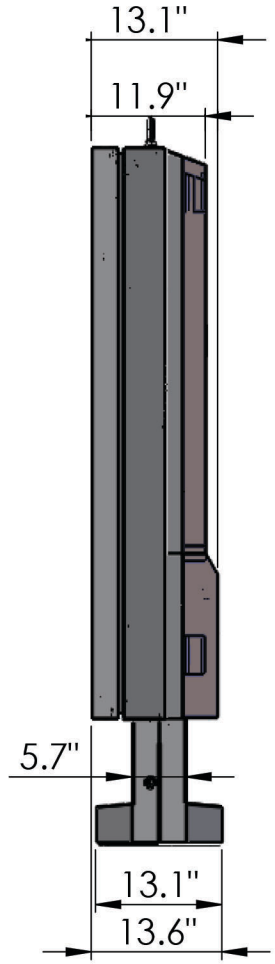
DETAIL B-B

TACO BELL	Product Model #: STR-D12-120	STRATACACHE MARKETING TECHNOLOGY	STRATACACHE 40 N. Main Street Dayton, Ohio 45423 1-800-244-8915	Drawing #: STR-D12 v1.1
	Project #:			Date: 2019-12-03
	Date: 2019-12-03			Author: B. Pupo

Drawing and dimensions are for graphic purposes only. For more information please reference Stratacache engineering drawings - Copywrite Stratacache 2019 - Unauthorized use prohibited.



Front View



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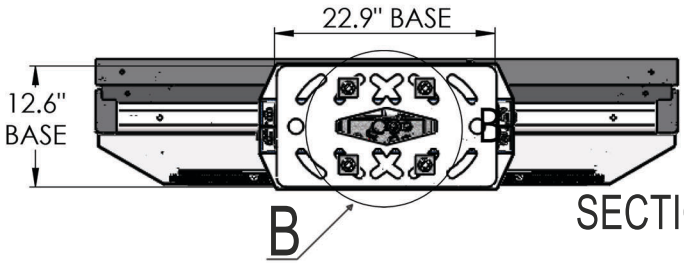
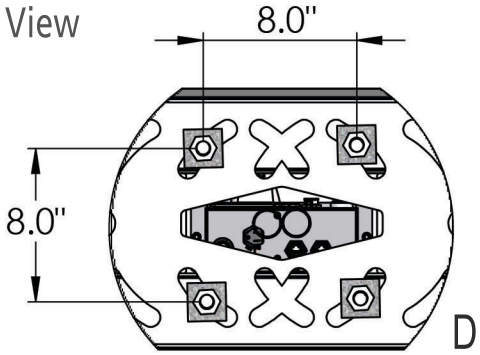


SECTION A-A



DETAIL B-B

TACO BELL	Product Model #: STR-D12-120	STRATACACHE MARKETING TECHNOLOGY	STRATACACHE 40 N. Main Street Dayton, Ohio 45423 1-800-244-8915	Drawing #: STR-D12 v1.1
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Drawing and dimensions are for graphic purposes only. For more information please reference Stratacache engineering drawings - Copywrite Stratacache 2019 - Unauthorized use prohibited.

HME

Customer Driven

SPP2™ Speaker Post for Clear Drive-Thru Communication

Enhanced Drive-Thru Communication

The SPP2 Full-Duplex Speaker Post is built tough to withstand the rigors of the drive-thru and give you the highest possible sound quality. Its full-duplex design houses both the speaker and microphone so customers and order-takers enjoy clear, two-way communication for better order accuracy and customer service.

SPP2 comes in a wide variety of colors to match virtually any restaurant's color-scheme and features an easy-to-spot, reflective "ORDER HERE" sign. Plus, its rugged construction minimizes your maintenance fees for a low overall cost of ownership.

Call toll-free **(800) 848-4468** or your authorized HME dealer for more information.

HME's SPP2 Speaker Post is designed to provide optimum sound quality for better order accuracy and happier customers.

SPP2 Speaker Post Highlights:

> **Enclosed Chambers**
Acoustically designed to significantly improve sound quality for better order accuracy.

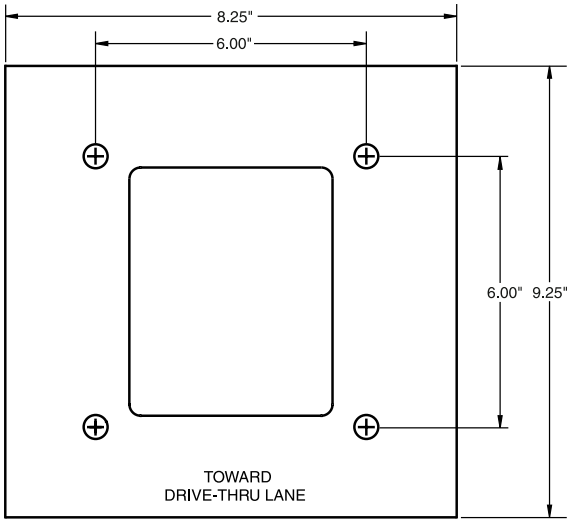
> **Easy Installation and Mounting**
Mounting kit provides easy installation for new and existing restaurants.

> **Matches Any Restaurant Color-Scheme**
A wide variety of available colors ensures a match with virtually any restaurant.

> **Reflective "ORDER HERE" Sign**
Easy-to-spot sign helps guide customers to your drive-thru.

> **Durable Design**
Rugged steel construction and zinc-based paint help SPP2 withstand the harshest weather conditions.

SPP2 Speaker Post for Clear Drive-Thru Communication



Mounting Template Diagram

Specifications

Components:

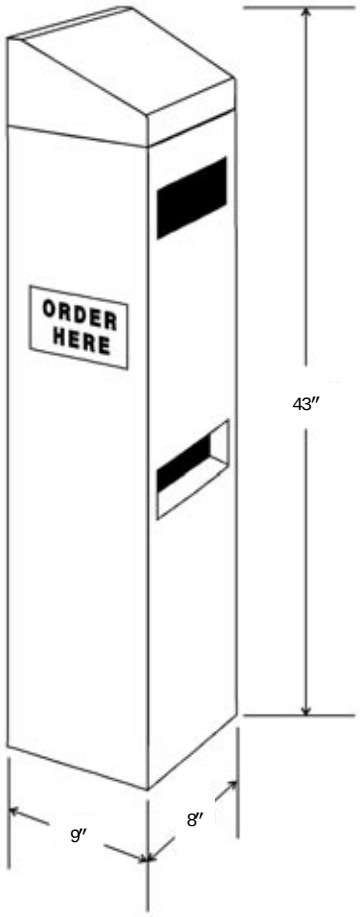
> Zinc-Plated Speaker Post and Speaker
> Mounting Kit*
> Lighting Kit**
> Microphone**

*Sold Separately
**Optional

Mechanical Dimensions:

> Height:	43"	(1.09 M)
> Width:	8"	(203 mm)
> Depth:	9"	(229 mm)

SPP2 Speaker Post Dimensions



Call toll-free (800) 848-4468 or your authorized HME dealer for more information.

About HME
HM Electronics, Inc. (HME) is the leading provider of customer-focused solutions for quick service restaurants. Our wireless communication systems, drive-thru timers, security systems, and service programs have helped businesses worldwide improve operations and increase profits. Incorporated in 1971, HME develops, manufactures, markets and services a comprehensive line of drive-thru solutions in over 70 countries worldwide.

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HM Electronics, Inc. 14110 Stowe Drive, Poway, CA 92064 | USA | www.hme.com | TEL: (800) 848.4468 or (858) 535.6060 | FAX: (858) 552.0139

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Concrete Foundation
For SPP2 Speaker Post

INSTALLATION INSTRUCTIONS

The SPP2 Speaker Post requires a concrete foundation with four anchor bolts and one or more conduits embedded in it. One conduit must be installed for the audio cable. Additional conduit(s) may be required for a vehicle detection cable and/or for an AC electrical cable. These instructions are for installation of the SPP2 concrete foundation at new drive-thru sites.

CAUTION: All electrical connections must be made by a licensed electrical contractor.

If you have any questions regarding this installation, call HME Customer Support at 1-800-848-4468.

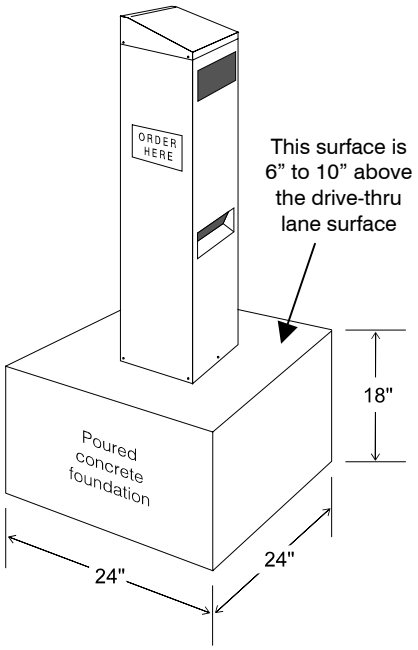


Figure 1. SPP2 Speaker Post on concrete foundation

Equipment Provided

1 ea	Template
4 ea	Anchor bolt with 2 hexagonal nuts

Material Required

Concrete, 6 cubic feet

Procedure

1. Position the foundation so that water will drain away from the base of the speaker post. The top surface of the foundation must be six to ten inches above the surface of the drive-thru lane. The side of the foundation must be 2 feet or less from the side of the drive-thru lane, and parallel to the lane as shown in Figure 2.

   Build a 24 x 24 inch form with its top six to ten inches above the surface of the drive-thru lane. Dig a hole in the ground to a depth 18 inches below the top of the form for pouring the concrete foundation shown in Figure 1.

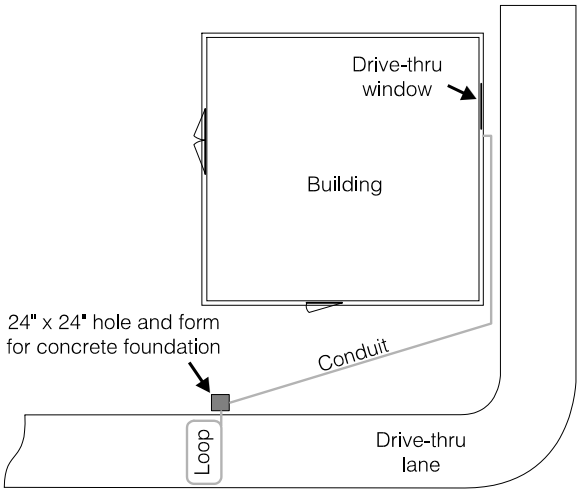


Figure 2. Typical site for concrete foundation

NOTE: In environments where permafrost is a problem, such as in northern Canada or Alaska, different concrete foundation measurements may be required than those shown in Figures 1 and 2. The foundation must be set below the frost line, which varies, depending on location. A fibre form can be used for pouring the concrete to the desired shape and size.

HM ELECTRONICS, INC. 14110 Stowe Drive, Poway, CA 92064 USA • Phone: 1-800-848-4468 Fax: (858) 552-0172

HME# 400G262
Rev D 8/8/06

2. Remove one of the two hexagonal nuts from each of the anchor bolts.

   Be certain the second nut is all the way down to the bottom of the threaded area on the anchor bolt as shown in Figure 3.

   Put the threaded end of each anchor bolt through one of the ½ inch holes in the template, and replace the nut on the anchor bolt until it holds the template snugly between the two nuts.
   Position the "L" ends of the anchor bolts outward, away from each other. Place the anchor bolts into the hole in the ground with the template ¼" to ½" above the top of the form, as level as possible. Be certain to comply with the note on the template to place one edge of the template "TOWARD DRIVE-THRU LANE."

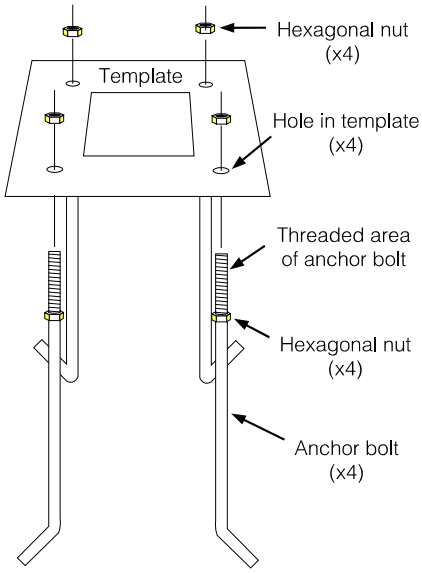


Figure 3.Assembly of anchor bolts with template

3. Route the conduit (one or more) so it/they will extend through the center of the hole, and upward approximately 6 inches through the center of the template as shown in Figure 4.

   NOTE: If a loop-type vehicle detector will be used, a separate conduit must be dedicated for the loop cable.

4. Hold the template steady, and fill the hole with concrete to the bottom of the template. Smooth the concrete, sloping it away from the template toward the form for proper drainage, and allow it to dry.

   After the concrete has dried, remove the upper nuts and template from the anchor bolts.

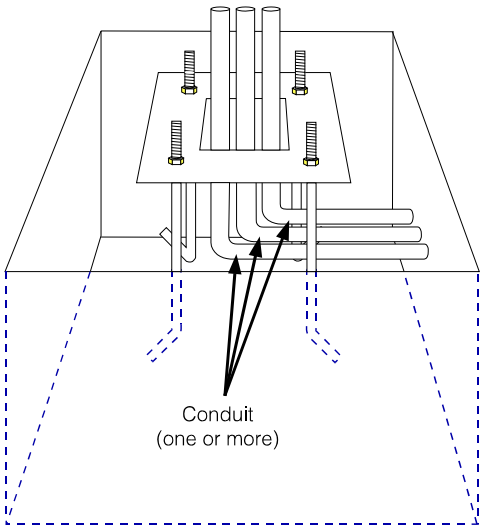


Figure 4. template, anchor bolt and conduit positions in hole

In the event of an electrical power outage —
Such as from a lightning storm or power generator failure, if you experience problems with your HME equipment after the electricity comes on again, unplug the AC power adapters from their electrical outlets, then plug them back in.

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **MARCH 28, 2023**
TITLE:	ACTION ITEM -- PUBLIC HEARING: REZONE OF APPROXIMATELY 668 ACRES COMPRISED OF PARCELS 59:047:0011, 59:069:0003, AND A PORTION OF PARCEL 59:030:0003, TO ADD THE REGIONAL TECHNOLOGY AND INDUSTRY OVERLAY ZONE
ITEM TYPE:	Rezone
APPLICANT:	Parsons, Behle, & Latimer

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
David Stroud, Planning

BACKGROUND:

The applicant requests that the City amend the zoning map to place the Regional Technology and Industry Overlay zone on approximately 668 acres comprised of two locations. The first location is along the east side of the future south extension of Pony Express Parkway with the second location along the south side of 4000 North and east of Tyson Foods and the Pole Canyon Industrial area. The two proposed RTI areas are adjacent to existing RTI overlay zone properties.

ITEMS FOR CONSIDERATION:

The extent of the applicant's request is to rezone to the RTI overlay zone and then market to TBD users. In order to qualify for the RTI site plan approval process, a development agreement approved by the City Council is required. This request is limited to the rezone and other considerations needed in order to develop the property will be processed at the appropriate time.

EMMC 17.90.060 Criteria for (rezone) approval

There is no minimum parcel size or diversity of ownership required for rezoning of property. Rezoning of property shall be evaluated

using the following criteria, and may be approved if the requirements below are met:

A. Compliance with General Plan. The requested zones are consistent with the land uses shown on the General Plan future land use and transportation corridor map, and comply with the policies and provisions of the City General Plan. *The land use map identifies this property as Business Park/Light Industry and Regional Commercial. The requested zone of the RTI Overlay is compatible with the Business Park/Light Industry land use and Regional Commercial land use.*

B. Compatibility Determination. The proposed uses and densities will be reasonably compatible with adjacent land uses and the pattern of proposed uses and densities will appropriately buffer potentially incompatible uses from others based on the assumption that the proposed uses and densities will comply with this title, including the performance standards designed to help ensure land compatibility. *Complies.*

C. City Services. The proposed use can be accommodated with public services and will not overburden the city's service capacity. *Public Works and Engineering do not identify any issues.*

D. Traffic Generation. Traffic generation by the proposed use is within capabilities of streets serving the property. *Complies.*

E. Property Values. The proposed use is not expected to have a significant negative impact on surrounding property values. *Complies.*

REQUIRED FINDINGS:

The requested zone to Regional Technology and Industry Overlay is compatible with the General Plan Land Use of Business Park/Light Industry and Regional Commercial and is appropriate in these locations due to the adjacency to existing overlay areas.

The Regional Technology and Industry (RTI) Overlay zone is intended to provide for the development and operation of large-scale technological, clean industrial, and high-tech manufacturing uses that

will increase the tax base and/or provide jobs for the city's residents. The standards and processes of the base or underlying zone shall be applicable unless modified or replaced by the overlay zone.

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation of the requested zone designation to the City Council based on the reasons set forth in this Staff report.

ATTACHMENTS:

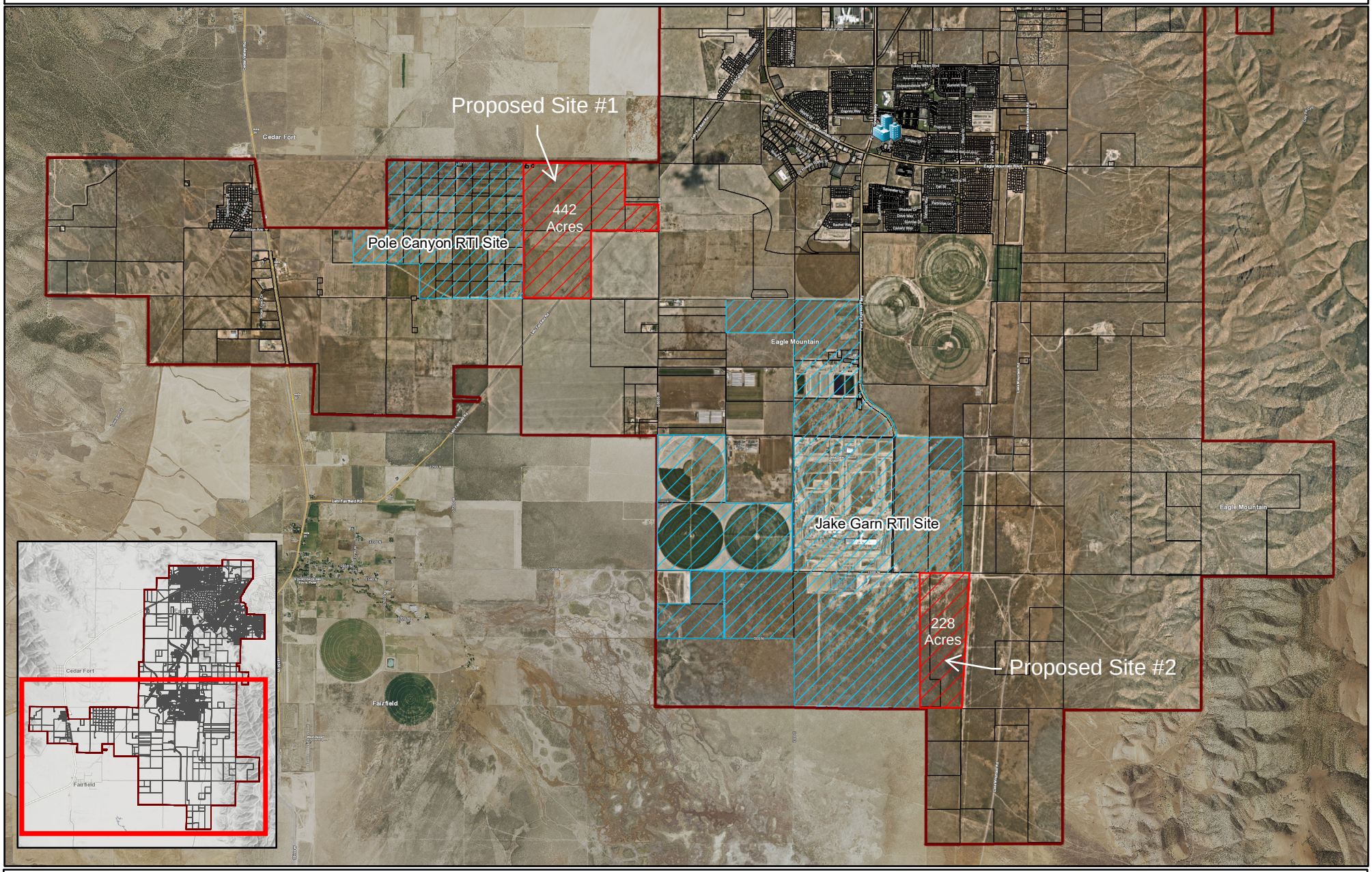
Triple Tail RTI rezone exhibit

RTI Overlay letter of support

EXHIBT B:**Vicinity Map**

Proposed Rezone - Sites in Red

Regional Technology and Industry Overlay Zone



RTI Overlay Zone

City Boundary

Parcels

City Hall

Proposed RTI Overlay Zone Expansion

N W E S

0 0.5 1 2 Miles

EAGLE MOUNTAIN

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Contact Eagle Mountain City
Engineering/GIS Department
801-789-6662

Date: March 17, 2023
From: Evan Berrett, Economic Development Director
To: Eagle Mountain City Planning Commission
Re: Applicant request for RTI Overlay Expansion

Eagle Mountain City Planning Commission,

I wish to convey my support for the request to expand the RTI overlay zone per the request of the applicant. Eagle Mountain City residents and leadership know well the positive impacts that the RTI overlay zone has had on the economic development of our city, and we have seen the tremendous impact that companies who benefited from this overlay have had on our community. The company has presented a new concept to City staff that would ultimately lead to additional companies more rapidly gaining interest in building datacenters in Eagle Mountain.

A few concerns I frequently hear about datacenters in Eagle Mountain include whether we will end up with too many datacenters, if datacenters will draw too much water, or whether we are not diversified enough economically. The RTI overlay zone currently covers sections in the southern end of our city and in the Pole Canyon area. The southern area, in particular, is uniquely suited for datacenters given the lack of transportation access for hauling goods. We have already discussed with the applicant the desire to attract only datacenter operates who do not use water for cooling. And Eagle Mountain City staff is working hard to attract other industrial partners but expect them to be more attracted to areas along Eagle Mountain Blvd. and SR-73 to be closer to workforce, major transportation corridors, and other amenities.

I believe that is in the interest of the City to support the addition of more datacenters, particularly in the areas that the applicant is seeking to ultimately develop. Please reach out with any questions at any time. Thank you.

Sincerely,

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **MARCH 28, 2023**
TITLE:	ACTION ITEM -- PUBLIC HEARING: DEVELOPMENT CODE AMENDMENT - SECTION 17.60.160 ZONE TRANSITIONS
ITEM TYPE:	Development Code Amendment
APPLICANT:	Caleb Beck, ARCO Murray

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
David Stroud, Planning

BACKGROUND:
EMMC contains a list of various zones and which compatible buffer zones may be located near a particular zone. As an example, the CR zone is compatible next to the MF1, MF2, CC, MEC, OP, LMD, and OS-1 zones. The proposed code amendment permits the City Council to make rare exceptions to the list of buffer zones.

ITEMS FOR CONSIDERATION:
The Planning Commission is to consider the advantages or disadvantages regarding changes to the buffer code standards. The Commission and Council would not be required to approve exceptions when requested, and will still have the ability to weigh the pros and cons of each zoning proposal and determine whether the exception would provide a benefit to the overall city as proposed, in addition to weighing it against the other standard rezone criteria.

REQUIRED FINDINGS:
Ordinances pertaining to zoning code amendments, and processing of the same, may be found in EMMC 17.05.120 & Utah State Code 10-9a-501.

RECOMMENDATION:
There will undoubtedly arise various locations and uses that will not comply to the strict zoning buffering/transitioning standards (economic development projects, major intersections, topography, areas near existing development, unique areas), and giving the Planning Commission and City Council some level of flexibility to make educated decisions related to possible exceptions for these

cases could be wise.

ATTACHMENTS:

Buffer Code amendment

Add Flexibility/Exception Language to the Zone Transitions

Strict "one-size-fits-all" codes should leave room for some level of flexibility to respond to unique situations. This option provides that flexibility without leaving the door wide open and/or without setting a precedent. See proposed text in red.

17.60.160 Zone transitions.

The zone transition table found in Table 17.60.160(1) below identifies the compatible zones that may be adjacent to each zone. Each column is defined as:

A. Zone. The existing or proposed zone designation for the subject property.

B. Compatible Buffer. The permitted zones for land adjacent to the zone identified in the first column.

C. General Plan Category Compatibility. The future land use designation in the general plan that the zone identified in the first column may be located within.

The "Zone Legend," "Overlay Zone Legend," and "General Plan Categories" found in Table 17.60.160(2) below are provided for reference. Exceptions to the compatible buffer zones should be rare but may be approved by the City Council in areas where, at the discretion of the Council, the value or benefit to the general public will be significantly higher with an alternative buffer.

Table 17.60.160(1)

ZONE	COMPATIBLE BUFFER	GENERAL PLAN CATEGORY COMPATIBILITY
AG	RA1, RA2, RD1, RD2, FR, MEC, OS-I, OS-N	ARD1, ARD2, FR, OS, PO
RA1	AG, RA2, OS-I, OS-N	ARD1
RA2	AG, RA1, RD1, OS-I, OS-N	ARD1
RD1	AG, RA2, RD2, OS-I, OS-N	ARD2
RD2	AG, RD1, FR, R1, OS-I, OS-N	ARD2
FR	AG, RD2, R1, CN, OS-I, OS-N	FR
R1	RD2, FR, R2, CN, OS-I, OS-N	NR1
R2	R, R3, CN, OS-I, OS-N	NR1
R3	R2, RC, CN, OS-I, OS-N	NR1

Table 17.60.160(1)		
ZONE	**COMPATIBLE BUFFER**	**GENERAL PLAN CATEGORY COMPATIBILITY**
RC	R3, MF1, MF2, CN, CC, OS-I, OS-N	NR2
MF1	RC, MF2, CN, CC, CR, CS, OS-I, OS-N	NR2, CC, CR
MF2	RC, MF1, CN, CC, CR, MEC, OP, CS, OS-I, OS-N	NR3, CC, CR, TCM
CN	FR, R1, R2, R3, RC, MF1, MF2, CC, MEC, OP, OS-I	CC, TCM
CC	RC, MF1, MF2, CN, CR, MEC, OP, LMD, OS-I	CC, ECC, TCM
CR	MF1, MF2, CC, MEC, OP, LMD, CS, OS-I	CR, ECC
MEC	AG, MF2, CN, CC, CR, OP, OS-I	ECC
OP	MF2, CN, CC, CR, MEC, OS-I	TCM, CC, CR, ECC
I	LMD, CS, OS-N	BPLI
LMD	I, CR, CC, CS, OS-N	BPLI
CS	MF1, MF2, CC, CR, I, LMD, OS-N	BPLI
OS-I	AG, RA1, RA2, RD1, RD2, FR, R1, R2, R3, RC, MF1, MF2, CC, CN, CR, MEC, OP, OS-N	PO
OS-N	AG, RA1, RA2, RD1, RD2, FR, R1, R2, R3, RC, MF1, MF2, OP, I, LMD, CS, OS-I	PO

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **MARCH 28, 2023**
TITLE:	ACTION ITEM -- PUBLIC HEARING: GENERAL PLAN LAND USE MAP AMENDMENT ON PARCEL 58:033:0404 FROM NEIGHBORHOOD RESIDENTIAL ONE AND COMMUNITY COMMERCIAL TO REGIONAL COMMERCIAL AND REZONING THE SAME PARCEL FROM AGRICULTURE TO COMMERCIAL REGIONAL.
ITEM TYPE:	General Plan Amendment and Rezone
APPLICANT:	Caleb Beck, ARCO Murray

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
David Stroud, Planning

BACKGROUND:

The applicant has interest in "big box" development of property with frontage along SR-73. Due to the high traffic volumes on a state highway and the current access control along with future traffic count considerations, the applicant views this as an ideal location of such development. In order for this type of development to occur at this location, the General Plan future land use map and zoning map must be amended. A text change is also required regarding buffering requirements.

The General Plan defines Regional Commercial as: *Larger scale commercial/retail centers that may include big box retail, entertainment, services, and potentially civic uses. Convenient vehicular access from major transportation corridors. Areas to be compact and designed with low-impact development/green infrastructure approaches. Generally includes thoughtful and safe pedestrian and multi-modal transportation network with access to city-wide network.* The applicant's request is to develop a big box retail location with a site adjacent to a major transportation corridor. Because this type of development is to be located near a major transportation corridor, traffic is a common concern. A detailed traffic study with mitigation suggestions will be conducted as part of the site plan approval process.

The applicant's request of a big box store falls under the permitted land use of *Retail Sales, Regional (generally > 55,000 sq. ft.)*. Regarding commercial zones, this land use is only permitted in the

Commercial Regional zone.

ITEMS FOR CONSIDERATION:

The extent of the applicant's request is to amend the General Plan land use map of the subject property from Neighborhood Residential One and Community Commercial to Regional Commercial. A rezone request on the entire parcel from Agriculture to Commercial Regional is also requested. A concept plan of the future development is included in the staff report and the applicant may receive non-binding feedback from the Planning Commission on the site plan.

EMMC 17.90.060 Criteria for (rezone) approval

There is no minimum parcel size or diversity of ownership required for rezoning of property. Rezoning of property shall be evaluated using the following criteria, and may be approved if the requirements below are met:

A. Compliance with General Plan. The requested zones are consistent with the land uses shown on the general plan future land use and transportation corridor map, and comply with the policies and provisions of the city general plan. *The land use map identifies the property as Neighborhood Residential One and Community Commercial. The requested zone of Commercial Regional would be appropriate on any property identified on the land use map (as amended) as Regional Commercial.*

B. Compatibility Determination. The proposed uses and densities will be reasonably compatible with adjacent land uses and the pattern of proposed uses and densities will appropriately buffer potentially incompatible uses from others based on the assumption that the proposed uses and densities will comply with this title, including the performance standards designed to help ensure land compatibility. *The City has zone transition buffer standards. The applicant has applied to amend those standards to give the City Council discretion on applying the standards. If EMMC buffer requirements are not amended and remain as currently written, the proposed use is not permitted as the zone needed (CR) for such use is not compatible with the adjacent residential zone.*

C. City Services. The proposed use can be accommodated with

public services and will not overburden the city's service capacity. *Public Works and Engineering do not identify any issues.*

D. Traffic Generation. Traffic generation by the proposed use is within capabilities of streets serving the property. *Complies.*

E. Property Values. The proposed use is not expected to have a significant negative impact on surrounding property values. *Complies.*

Discussion among staff and the applicant has taken place regarding the possibility of a trail/buffer/open space along the western property line. The trail will connect the existing Spring Run trail to the future SR-73 trail system. This will provide a public amenity as well as aid in buffering the proposed commercial use from the existing residential uses. This may be an item of consideration in regard to the applicant's request, and may resolve the zone transitions issue, potentially, if zoned OS-I.

REQUIRED FINDINGS:

The requested zone of Commercial Regional needs to be compatible with the General Plan. The parcel is currently identified with land uses of Neighborhood Residential One and Community Commercial. The desired zone of Commercial Regional is identified as appropriate with the land use of Regional Commercial.

RECOMMENDATION:

Staff recommends the Planning Commission consider the request to amend the General Plan land use map on parcel 58:033:0404 from Neighborhood Residential One and Community Commercial to Regional Commercial and forward a recommendation (approval or denial) to the City Council subject to the following condition(s):
1. The General Plan land use map amendment is valid if the City Council amends the buffer code requirements to allow the CR zone adjacent to the residential zone to the west.

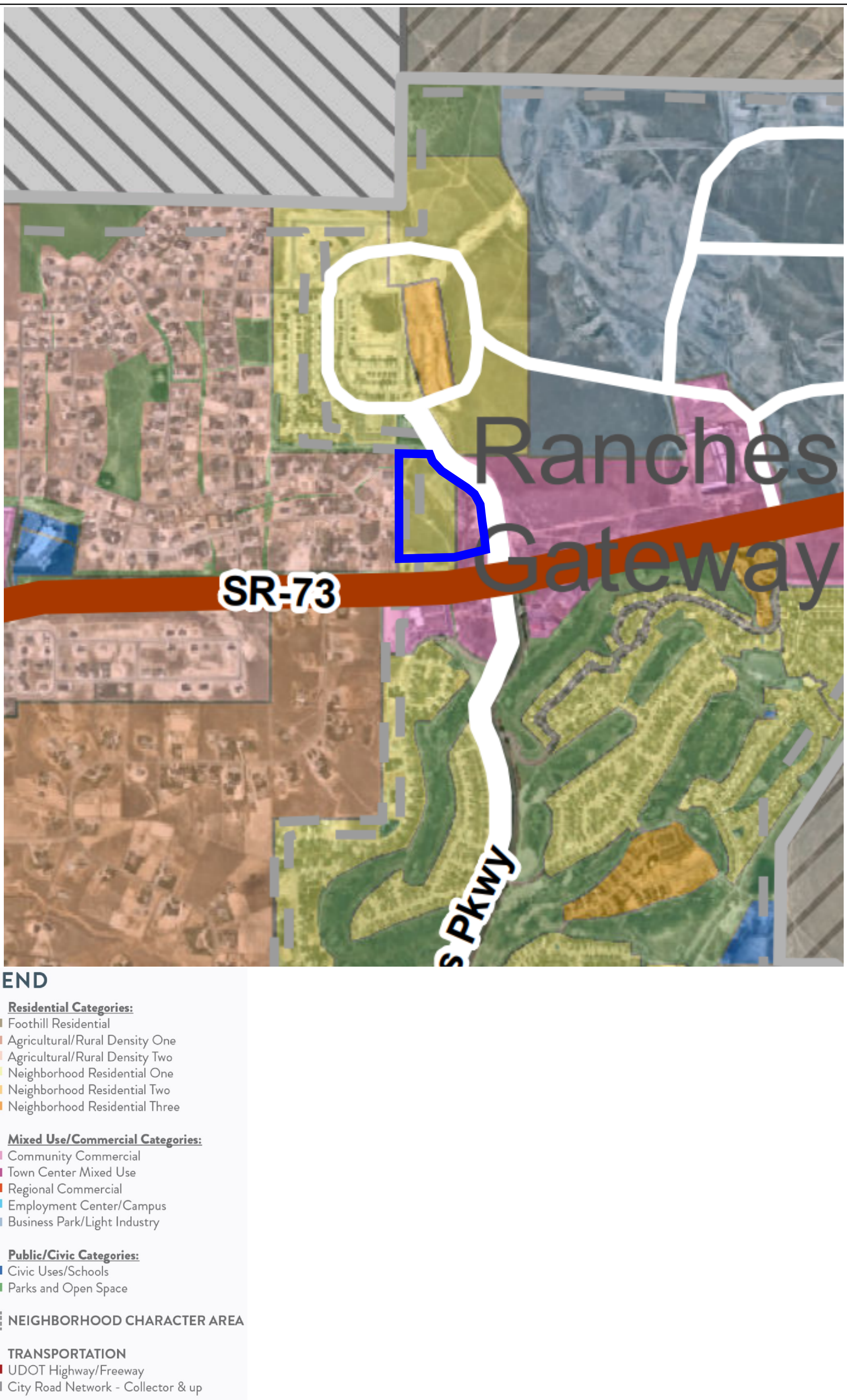
Staff recommends the Planning Commission consider the request to amend the Zoning Map on parcel 58:033:0404 from Agriculture to Commercial Regional and forward a recommendation (approval or denial) to the City Council subject to the following condition(s):

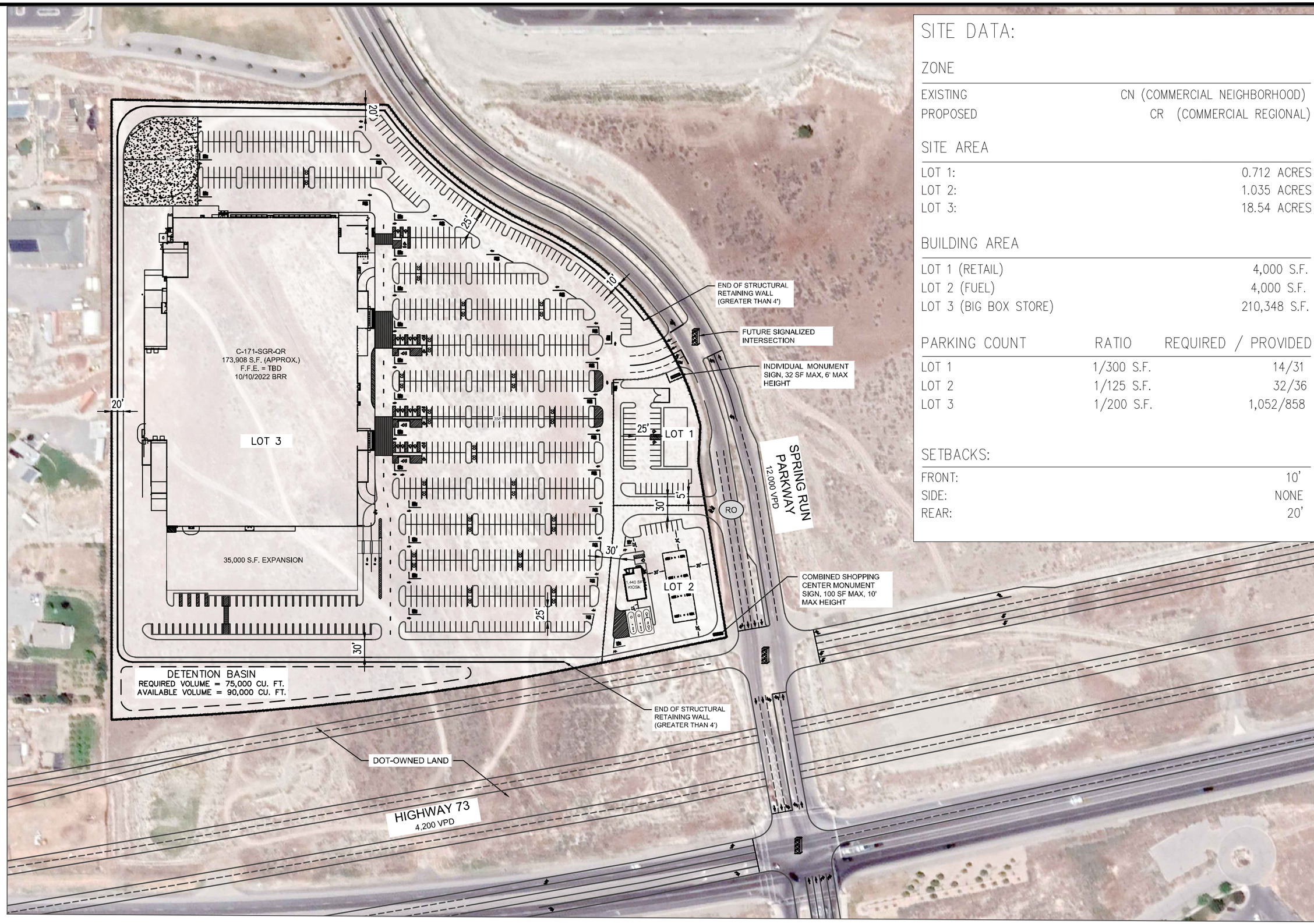
1. The rezone is valid if the City Council amends the buffer code requirements to allow the CR zone adjacent to the residential zone to the west.

ATTACHMENTS:

Future land use map
Conceptual Site Plan
Application packet

ANNEXATION AREAS, FUTURE LAND USE & TRANSPORTATION MAP





SITE DATA:

ZONE

EXISTING	CN (COMMERCIAL NEIGHBORHOOD)
PROPOSED	CR (COMMERCIAL REGIONAL)

SITE AREA

LOT 1:	0.712 ACRES
LOT 2:	1.035 ACRES
LOT 3:	18.54 ACRES

BUILDING AREA

LOT 1 (RETAIL)	4,000 S.F.
LOT 2 (FUEL)	4,000 S.F.
LOT 3 (BIG BOX STORE)	210,348 S.F.

PARKING COUNT	RATIO	REQUIRED / PROVIDED
LOT 1	1/300 S.F.	14/31
LOT 2	1/125 S.F.	32/36
LOT 3	1/200 S.F.	1,052/858

SETBACKS:

FRONT:	10'
SIDE:	NONE
REAR:	20'

Galloway
172 N. East Promontory, Suite 274
Farmington, UT 84025
801.953.1357
GallowayUS.com

Project No:	
Drawn By:	DJS
Checked By:	CM
Date:	3/16/2023

EAGLE MOUNTAIN
-
HIGHWAY 73 & SPRING RUN PARKWAY
-
ARMSTRONG CAPITAL DEVELOPMENT

DocuSign Envelope ID: D995000A-A3DA-439B-AD40-E69AFE297DBE

EAGLE MOUNTAIN

REZONE APPLICATION

(801) 789-6617 • 1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005 • WWW.EAGLEMOUNTAINCITY.COM

PROJECT INFORMATION

UPDATED: 6/2015

Official Project Name: Eagle Mountain Retail

Proposed Zoning: Regional Commercial Surrounding Zoning: NR1, AR2, CC

General Location of the Property: NW of SR-73 & Spring Run Parkway

Surrounding Land Uses: Residential, Rural Land Total Acreage of the Subject Property: 20.293

Does the proposed zoning require an amendment to the City's General Map? ☒ Yes ☐ No

AUTHORIZED AGENT INFORMATION	PROPERTY OWNER INFORMATION
Authorized Agent: Caleb Beck (ARCO Murray)	Property Owner: RCA65, LLC (Manager: Steven F. Allred) Utah Limited Liability Company
Address: 999 18th Street, Suite 2110	Address: 215 South Orem Blvd., Orem, UT 84058
Phone: _____ Cell: 720-882-5541	Phone: _____ Cell: 801-592-8388
E-mail: cbeck@arcomurray.com	E-mail: lawofficesfa@gmail.com

****IMPORTANT:** Incomplete applications will not be accepted. In order for an application to be deemed complete, all required materials must be submitted with the application, regardless of whether they have been previously submitted to Eagle Mountain City. If any required materials are not applicable to your submittal, you must submit a letter for each required item stating the reason why it is not applicable to your application.**

SUBMITTAL REQUIREMENTS

- 1 digital/electronic PDF copy of all plans & other required materials is required on jump drive or through Dropbox. Please ensure there is only one PDF electronic file for each type of plan; do not separate the individual pages within a set of plans. Please label accordingly. Plans will not be reviewed until all digital files are received.

FOR OFFICE USE ONLY

Date:	Received By:	Application Complete? ☐ Yes ☐ No Anything Missing:

Fees: $1,350.00

Total Amount Due:_____ Total Amount Paid:_____

Please see Applicant Certification on the following page.

DocuSign Envelope ID: D995000A-A3DA-439B-AD40-E69AFE297DBE

APPLICANT CERTIFICATION: I certify under penalty of perjury that this application and all information submitted as part of this application are true, complete and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Eagle Mountain City may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Eagle Mountain Development Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I acknowledge that I have reviewed and understand the section from the Consolidated Fee Schedule and hereby agree to comply with this ordinance. I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Property Owner's Signature: SFA Date: 3/6/2023 | 10:14 AM PST

Documents to attach to application:

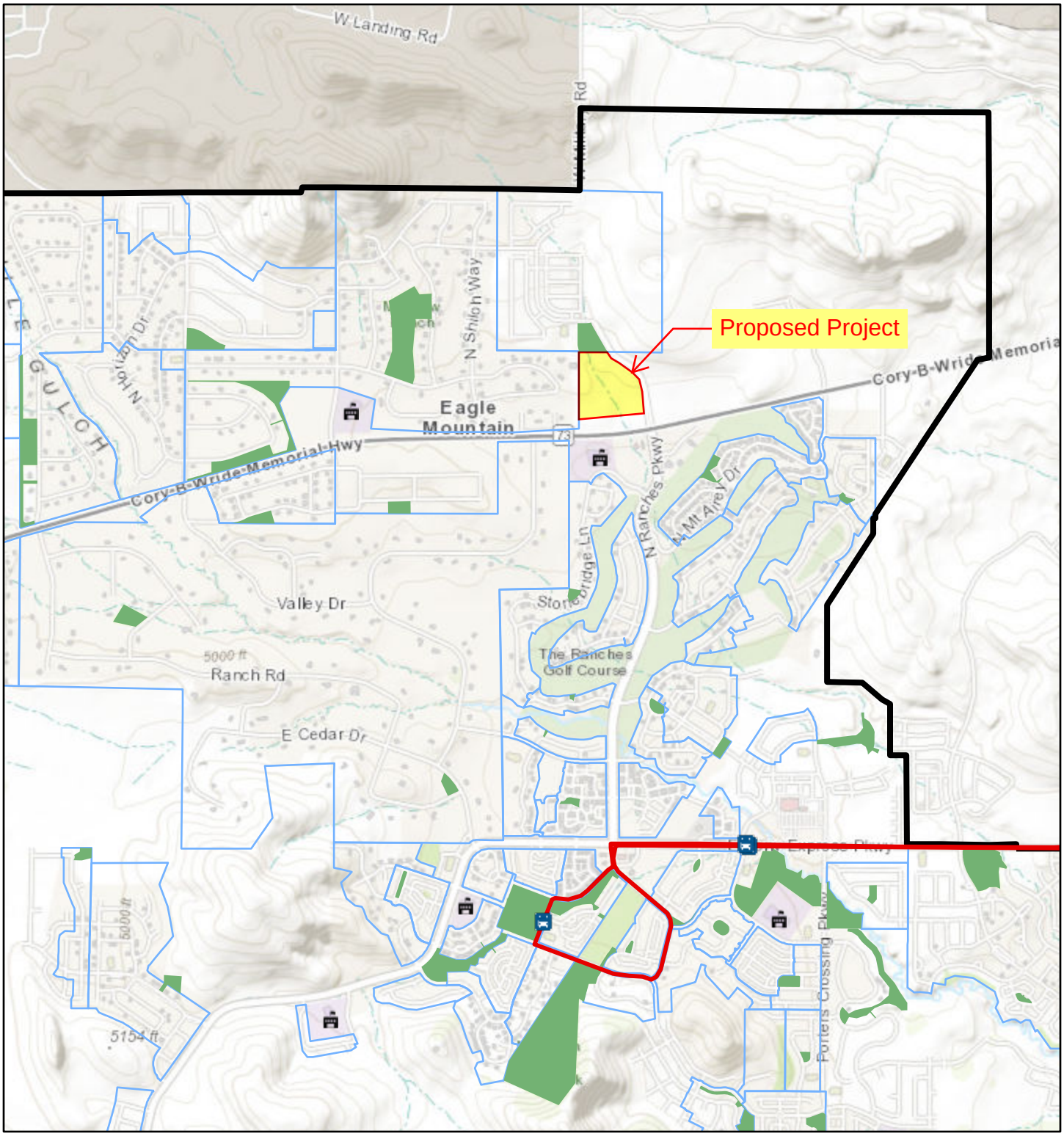
- Rezoning Application Requirements/Checklist

DocuSign Envelope ID: D995000A-A3DA-439B-AD40-E69AFE297DBE

REZONE APPLICATION REQUIREMENTS/CHECKLIST

- ☒ LEGAL DESCRIPTION: A legal description of the property. See attached ALTA Survey
- ☒ VICINITY MAP: A vicinity map showing the approximate location of the subject parcel with relation to the other major areas of the City. See attached vicinity map
- ☒ EXISTING CONDITIONS: A map showing the existing physical characteristics of the site including waterways, geological information, fault lines, general soil data and contour data in two foot intervals. See attached ALTA survey, topographic survey, and geotechnical report
- ☒ LAND USE MAPS: A map with a general description of the proposed development indicating the general development pattern, land uses, densities, intensities, open spaces, parks and recreation trails and any other important elements of the project. See attached conceptual site plan
- ☒ ZONING DISTRICTS: A compatibility statement in an acceptable format that demonstrates compliance with the zoning district that exists on the subject property or the zoning district that is being proposed for the subject property. Pends approval of code amendment - see separate application
- ☒ PUBLIC NOTICE FEE: $1 per mailed notice, calculated and prepared by City Staff, shall be paid in full prior to a Planning Commission Date being assigned. (Rezones require multiple public hearings requiring additional notices) TBD by staff - understood fee will be paid prior to PC meeting
- ☒ FEE: The processing fee of $1,350.00 shall be paid in full. To be processed at time of submittal

Vicinity Map



3/15/2023, 1:15:12 PM

1:36,112

0 0.23 0.45 0.9 mi

0 0.38 0.75 1.5 km

Schools

UTA Bus Stops

UTA Bus Route

Municipal Boundary

City_Parks

Subdivisions

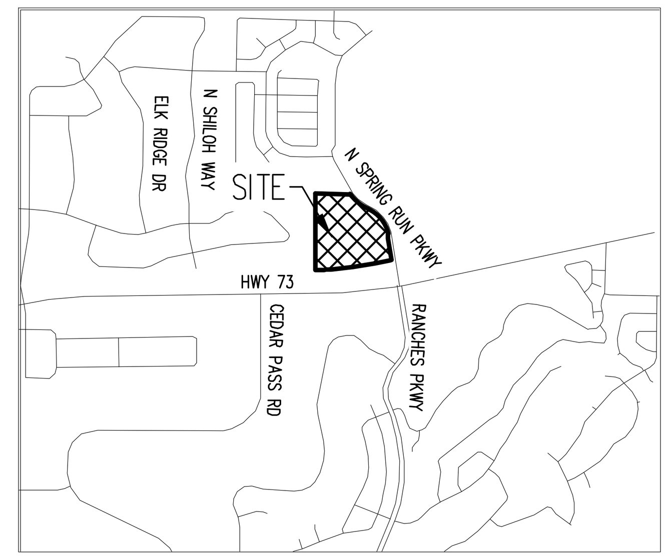
County of Utah, Bureau of Land Management, Utah AGRC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Web AppBuilder for ArcGIS

County of Utah, Bureau of Land Management, Utah AGRC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA | GIS Division of the Utah County Information Systems Department

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 5 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN,
CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, STATE OF UTAH



VICINITY MAP
NOT TO SCALE
N

TITLE COMMITMENT/REPORT INFORMATION

THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE THEREOF, GALLOWAY & COMPANY, INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT.

TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 94460, WITH AN EFFECTIVE DATE OF SEPTEMBER 14, 2022 AT 7:45 AM.

⬡ INDICATES ITEM IS PLOTTED ON THIS SURVEY

1. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
(NOT SURVEY RELATED AND NOT ADDRESSED.)

2. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
(AS SHOWN OR NOTED. SEE AREAS OF CONCERN)

3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.
(LIENS ARE NOT SURVEY RELATED AND THEREFORE NOT ADDRESSED, EASEMENTS AND ENCUMBRANCES ARE AS SHOWN)

4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
(ENCROACHMENTS, ENCUMBRANCE AND ADVERSE CIRCUMSTANCES ARE AS SHOWN-SEE AREA OF CONCERN NOTES. VIOLATIONS AND VARIATIONS ARE ZONING AND TITLE MATTERS AND ARE NOT ADDRESSED.)

5. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
(BEYOND THE SCOPE OF THIS SURVEY AND THEREFORE NOT ADDRESSED.)

6. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
(LIENS ARE NOT SURVEY RELATED AND THEREFORE NOT ADDRESSED.)

7. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET.
(DEFECTS AND LIENS ARE TITLE MATTER AND NOT ADDRESSED. ENCUMBRANCES AND ADVERSE CLAIMS ARE AS SHOWN-SEE AREAS OF CONCERN NOTES. "OTHER MATTERS" IS NOT DEFINED AND THEREFORE NOT ADDRESSED. SURVEYOR IS NOT IN CONTROL OF SCHUDLE B-1 REQUIREMENTS BEING MET AND IS DEEMED BEYOND THE SCOPE OF THIS SURVEY.)

THE PRINTED EXCEPTIONS 1 THROUGH 7 WILL BE DELETED FOR THE ALTA EXTENDED LOAN POLICY

8. TAXES FOR THE YEAR 2022 HAVE BEEN ASSESSED IN THE AMOUNT OF $24,183.53, AND ARE DUE AND PAYABLE ON NOVEMBER 1, 2022, AND WILL BE DELINQUENT AFTER NOVEMBER 30, 2022. TAXES FOR THE YEAR 2021 HAVE BEEN PAID. (TAX ID NO. 58:033:0404)
(NOT SURVEY RELATED.)

9. THE LAND DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF EAGLE MOUNTAIN, UNIFIED FIRE DISTRICT AND CENTRAL UTAH WATER CONSERVANCY DISTRICT (PAID THROUGH PROPERTY TAXES), AND IS SUBJECT TO ANY ASSESSMENTS LEVIED THEREBY.

10. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
(APPARENT SURFACE OBSERVATIONS ARE AS SHOWN. DOCUMENTS PROVIDED ARE ADDRESSED HEREON.)

11. RESERVATIONS OR EXCEPTIONS IN PATENT OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
(AS SHOWN BASED ON DOCUMENTS PROVIDED.)

12. ANY AND ALL OUTSTANDING OIL, GAS, MINING AND MINERAL RIGHTS, ETC., SITUATED IN, UPON OR UNDER THE SUBJECT LAND, INCLUDING THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT THE SAME THEREFROM SHOULD IT BE FOUND TO PENETRATE OR INTERSECT THE PREMISES, AND THE RIGHT OF INGRESS AND EGRESS FOR THE USE OF SAID RIGHTS.
(NO DOCUMENTS PROVIDED AND NO SURFACE FEATURES WERE OBSERVED.)

13. SUBJECT TO THE FOLLOWING OIL & GAS LEASE(S), INCLUDING THE TERMS AND CONDITIONS CONTAINED THEREIN:
4845:1953
16890:1961
1876:1962
11339:1962
11323:1962
11329:1962
4848:1963
(DOES NOT AFFECT.)

14. RESERVATIONS:
DISCLOSED BY: WARRANTY DEED
DATED: JANUARY 23, 1970
RECORDED: FEBRUARY 3, 1970
ENTRY NO.: 1144:1970
BOOK/PAGE: 1167 / 36
(PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)

15. ORDINANCE NO. 1990-13
RECORDED: MAY 23, 1990
ENTRY NO.: 16142:1990
AN ORDINANCE ADOPTING THE UTAH COUNTY ZONING ORDINANCE, AND REPEALING PRIOR ENACTMENTS OF SAID ZONING ORDINANCE.
(PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)

UTAH COUNTY ZONING ORDINANCE:
DATED: MAY 21, 1990
RECORDED: MAY 23, 1990
ENTRY NO.: 16143:1990
BOOK/PAGE: 2691 / 575
(PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)

16. RESOLUTION R-19-2013
RECORDED: SEPTEMBER 16, 2013
ENTRY NO.: 88537:2013

A RESOLUTION DESIGNATING AN ASSESSMENT AREA. SEE DOCUMENT FOR PARTICULARS.

NOTE: THE ASSESSMENTS MAY BE PAID PROPERTY OWNERS IN 20 ANNUAL PRINCIPAL INSTALLMENTS WITH INTEREST. SEE DOCUMENT FOR PARTICULARS.
(PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)

⬡17. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: TOWN OF EAGLE MOUNTAIN
PURPOSE: INSTALLING AND MAINTAINING UTILITY LINES AND APPURTENANT PARTS THEREOF.
RECORDED: AUGUST 22, 2000
ENTRY NO.: 65814:2000
(SHOWN HEREON.)

18. EAGLE MOUNTAIN CDA #2008-01 PROJECT AREA PLAN VERIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF:
RECORDED: AUGUST 7, 2008
ENTRY NO.: 88592:2008
BOOK / PAGE: /
(PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)

19. THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY EAGLE MOUNTAIN ECONOMIC DEVELOPMENT PROJECT AREA #2012-1, INCLUDING THE TERMS AND CONDITIONS THEREOF:
RECORDED: OCTOBER 18, 2012
ENTRY NO.: 90674:2012
AFFIDAVIT OF CORRECTION OF EDA #2012-1 (DOCUMENT ENTRY NO. 90674:2012)
RECORDED: JUNE 11, 2013
ENTRY NO.: 56441:2013
(PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)

20. NOTICE OF ENCUMBRANCE AND ASSESSMENT AREA DESIGNATION, INCLUDING THE TERMS AND CONDITIONS THEREOF:
PL ASSESSMENT AREA: EAGLE MOUNTAIN ASSESSMENT AREA 2013-1
RECORDED: AUGUST 23, 2013
ENTRY NO.: 80979:2013
(PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)

21. DEED OF PUBLIC UTILITY EASEMENT FOR CONSTRUCTION, OPERATION, MAINTENANCE AND REPLACEMENT OF UTILITY FACILITIES, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: EAGLE MOUNTAIN CITY
PURPOSE: UNDERGROUND POWER TRANSMISSION OR DISTRIBUTION LINES, TELEPHONE, TELEVISION AND COMMUNICATION SYSTEM LINES AND OPTICAL FIBERS, AND NATURAL GAS PIPELINES. SEE DOCUMENT FOR PARTICULARS.
RECORDED: AUGUST 30, 2013
ENTRY NO.: 83361:2013
(DOES NOT AFFECT.)

22. EACH AND EVERY RIGHT OF ACCESS TOGETHER WITH ALL RIGHTS OF ABUTTERS TO THE UNDERLYING FEE CONVEYED TO:
GRANTEE: UTAH DEPARTMENT OF TRANSPORTATION
RECORDED: OCTOBER 9, 2015
ENTRY NO.: 92628:2015
(PROPERTY IS SUBJECT TO AND BLANKET IN NATURE.)

23. DISCREPANCIES, CONFLICTS IN THE BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

24. SUBJECT TO THE RIGHTS OF PARTIES IN POSSESSION OF THE SUBJECT PROPERTY UNDER UNRECORDED LEASES, RENTAL OR OCCUPANCY GREEMENTS AND ANY CLAIMS THEREUNDER.

PROPERTY DESCRIPTION

EXHIBIT "A"
BEGINNING AT A POINT WHICH IS SOUTH 88°53'50" EAST 1320.09 FEET ALONG THE MID-SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 88°53'50" EAST 1362.63 FEET ALONG SAID MID-SECTION LINE TO THE CENTER OF SECTION; THENCE SOUTH 88°53'50" EAST 1307.01 FEET ALONG SAID MID-SECTION LINE; THENCE SOUTH 00°33'59" WEST 821.88 FEET TO THE NORTH RIGHT OF WAY LINE OF HIGHWAY 73; THENCE SOUTH 78°12'35" WEST 1184.28 FEET ALONG SAID NORTH LINE; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 1516.13 FEET, WITH A RADIUS OF 6191.82 FEET, WITH A CHORD BEARING OF SOUTH 83°12'22" WEST, WITH A CHORD LENGTH OF 1512.35 FEET TO THE EAST BOUNDARY LINE OF MEADOW RANCH SUBDIVISION, PLAT 1; THENCE NORTH 1293.95 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING SPRING RUN PARKWAY, BY THAT DEDICATION RECORDED JULY 20, 2015, AS ENTRY NO. 64938:2015, MAP FILING NO. 14685, ARM 159, OF OFFICIAL RECORDS.

ALSO LESS AND EXCEPTING FROM ABOVE, ALL LAND LYING EAST OF SAID SPRING RUN PARKWAY.

ALSO LESS AND EXCEPTING THAT PROPERTY CONVEYED IN THAT SPECIAL WARRANTY DEED TO UTAH DEPARTMENT OF TRANSPORTATION, RECORDED OCTOBER 9, 2015, AS ENTRY NO. 92628:2015, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR CORRIDOR PRESERVATION, KNOWN AS UDOT PROJECT S-0073(29)0, BEING PART OF ENTIRE TRACT OF PROPERTY, SITUATE IN THE NE1/4 SW1/4 AND NW1/4 SE1/4 OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE EXISTING NORTHERLY RIGHT OF WAY LINE OF SR-73 OF UDOT PROJECT S-0073(20)33 AT THE SOUTHWEST CORNER OF SAID ENTIRE TRACT WHICH POINT IS 1320.00 FEET SOUTH 88°53'47" EAST ALONG THE SECTION LINE AND 1295.08 FEET SOUTH 0°36'41" WEST FROM THE WEST QUARTER CORNER OF SAID SECTION 17 (NOTE: SAID POINT IS ALSO THE SOUTHEAST CORNER OF MEADOW RANCH PLAT 1, RECORDED MAY 27, 1998, AS ENTRY NO. 52732 MAP FILING NO. 7551 IN THE OFFICE OF THE UTAH COUNTY RECORDER); AND RUNNING THENCE NORTH 0°36'41" EAST 238.76 FEET (DEED=NORTH) ALONG THE EAST BOUNDARY LINE OF SAID MEADOW RANCH PLAT 1 TO A POINT DESIGNATED AS POINT "A" WHICH POINT IS 312.41 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF STATE ROUTE 73 OF SAID PROJECT NO. S-0073(20)33 AT ENGINEER STATION 113+17.37; THENCE NORTH 86°54'12" EAST 131.10 FEET; THENCE EASTERLY 28.40 FEET ALONG THE ARC OF A 4800.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS NORTH 86°44'02" EAST FOR A DISTANCE OF 28.40 FEET) TO A POINT DESIGNATED AS POINT "B" WHICH POINT IS 318.83 FEET RADIALLY DISTANT NORTHERLY FROM SAID CONTROL LINE AT ENGINEER STATION 114+78.95; THENCE CONTINUING EASTERLY 66.00 FEET ALONG THE ARC OF A 4800.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS NORTH 86°10'14" EAST FOR A DISTANCE OF 66.00 FEET) TO A POINT DESIGNATED AS POINT "C" WHICH POINT IS 321.52 FEET RADIALLY DISTANT NORTHERLY FROM THE SAID CONTROL LINE AT ENGINEER STATION 115+48.54; THENCE CONTINUING EASTERLY 608.40 FEET ALONG THE ARC OF A 4800.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS NORTH 82°08'44" EAST FOR A DISTANCE OF 607.99 FEET) TO A POINT OF TANGENCY WHICH IS 353.58 FEET RADIALLY DISTANT NORTHERLY FROM SAID CONTROL LINE AT ENGINEER STATION 121+91.49; THENCE NORTH 78°30'52" EAST 216.69 FEET TO A POINT DESIGNATED AS POINT "D" WHICH POINT IS 363.25 FEET RADIALLY DISTANT NORTHERLY FROM SAID CONTROL LINE AT ENGINEER STATION 124+21.47; THENCE CONTINUING NORTH 78°30'52" EAST 160.00 FEET TO A POINT DESIGNATED AS POINT "E" WHICH POINT IS 365.15 FEET RADIALLY DISTANT NORTHERLY FROM SAID CONTROL LINE AT ENGINEER STATION 125+91.60; THENCE CONTINUING NORTH 78°30'52" EAST 628.84 FEET TO A POINT DESIGNATED AS POINT "F" WHICH POINT IS 362.10 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE AT ENGINEER STATION 132+21.48; THENCE CONTINUING NORTH 78°30'52" EAST 66.00 FEET TO A POINT DESIGNATED AS POINT "G" WHICH POINT IS 361.77 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE AT ENGINEER STATION 132+87.48; THENCE CONTINUING NORTH 78°30'52" EAST 781.01 FEET TO A POINT DESIGNATED AS POINT "H" WHICH POINT IS 357.95 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE AT ENGINEER STATION 140+68.48; THENCE CONTINUING NORTH 78°30'52" EAST 33.00 FEET TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AS DETERMINED BY BOUNDARY LINE AGREEMENT RECORDED 30 JULY, 2014 AS ENTRY NO. 52400:2014 IN THE OFFICE OF THE UTAH COUNTY RECORDER AT A POINT WHICH IS 357.79 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE AT ENGINEER STATION 141+01.48; THENCE SOUTH 0°33'59" WEST 287.48 FEET ALONG SAID EASTERLY BOUNDARY LINE TO SAID NORTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 78°12'02" WEST 1476.65 FEET; THENCE (2) WESTERLY 1085.62 FEET ALONG THE ARC OF A 5654.70-FOOT RADIUS TANGENT CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 83°42'02" WEST FOR A DISTANCE OF 1083.96 FEET); THENCE (3) SOUTH 89°14'01" WEST 152.04 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

GENERAL NOTES

1. ADDRESS TO PROPERTY VACANT LAND UTAH COUNTY, PROVO, UT 84604
2. FIELD WORK WAS COMPLETED ON: OCTOBER 27, 2022.
3. BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND ARE CONSIDERED TO BEAR S88°53'50"E, MONUMENTED AS SHOWN.
4. THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 49049C0150F, WITH AN EFFECTIVE DATE OF JUNE 19, 2020, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
5. UTILITY NOTE: THE LOCATION OF UTILITIES SHOWN HEREON WAS ESTABLISHED FROM SURFACE EVIDENCE, EXISTING UTILITY MARKERS, AND UTILITY LOCATES. THE EXACT LOCATION OF BURIED UTILITIES IS UNCERTAIN. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHOULD CONTACT THE UTILITY NOTIFICATION CENTER. THE SURVEYOR MAKES NO GUARANTEE EITHER EXPRESSED OR IMPLIED THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION DEPICTED ALTHOUGH THE UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
6. THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.
7. ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
8. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
9. CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
10. THERE WERE NO BUILDINGS IN THE AREA OF INTEREST OBSERVED AT TIME OF SURVEY.
11. THERE WERE NO PARKING SPACES IN THE AREA OF INTEREST OBSERVED AT TIME OF SURVEY.
12. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES DISCOVERED.
13. THERE WAS NO EVIDENCE OF EARTH MOVING WORK AT TIME OF SURVEY.
14. NO CEMETERIES, BURIAL GROUNDS OR ISOLATED GRAVE(S) ON THE PROPERTY OBSERVED DURING FIELD WORK.
15. THE DISTANCE TO THE NEAREST INTERSECTION (N SPRING UN PKWY & HWY 73) IS APPROX. 400 FEET SOUTHEAST OF THE SOUTHEAST CORNER OF PROPERTY.
16. OLD CONSTRUCTION WAIST ON SITE.

AREAS OF CONCERN (A.O.C.)

A.O.C. #1 BUILDING ENCROACHMENT FROM RED CEDAR CORPORATION PARCEL 67-035-0001

A.O.C. #2 TWO TRACKS ON PROPERTY AND CROSSING PROPERTY LINES

SURVEYOR'S CERTIFICATE

TO: ARMSTRONG COMMERCIAL SERVICE LLC A DELAWARE LIMITED LIABILITY COMPANY, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B1), 8, 9, 11(B), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF.

DATE OF SURVEY: OCTOBER 25, 2022

DATE OF PLAT OR MAP: NOVEMBER 20, 2022

LICENSED LAND SURVEYOR
No. 376082
LYLE G. BISSEGGER
11/22/2022
STATE OF UTAH

LYLE G. BISSEGGER
UTAH PROFESSIONAL LAND SURVEYOR NO. 376082
PROJECT NO.: ACD00046.10
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

Galloway
2015 West Grove Pkwy, Suite H
Pleasant Grove, UT 84062
385.248.0460 • GallowayUS.com

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ALTA/NSPS LAND TITLE SURVEY
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN,CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, STATE OF UTAH

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Project No:	ACD00046.10
Drawn By:	GJS
Checked By:	LGB
Date:	11.22.2022

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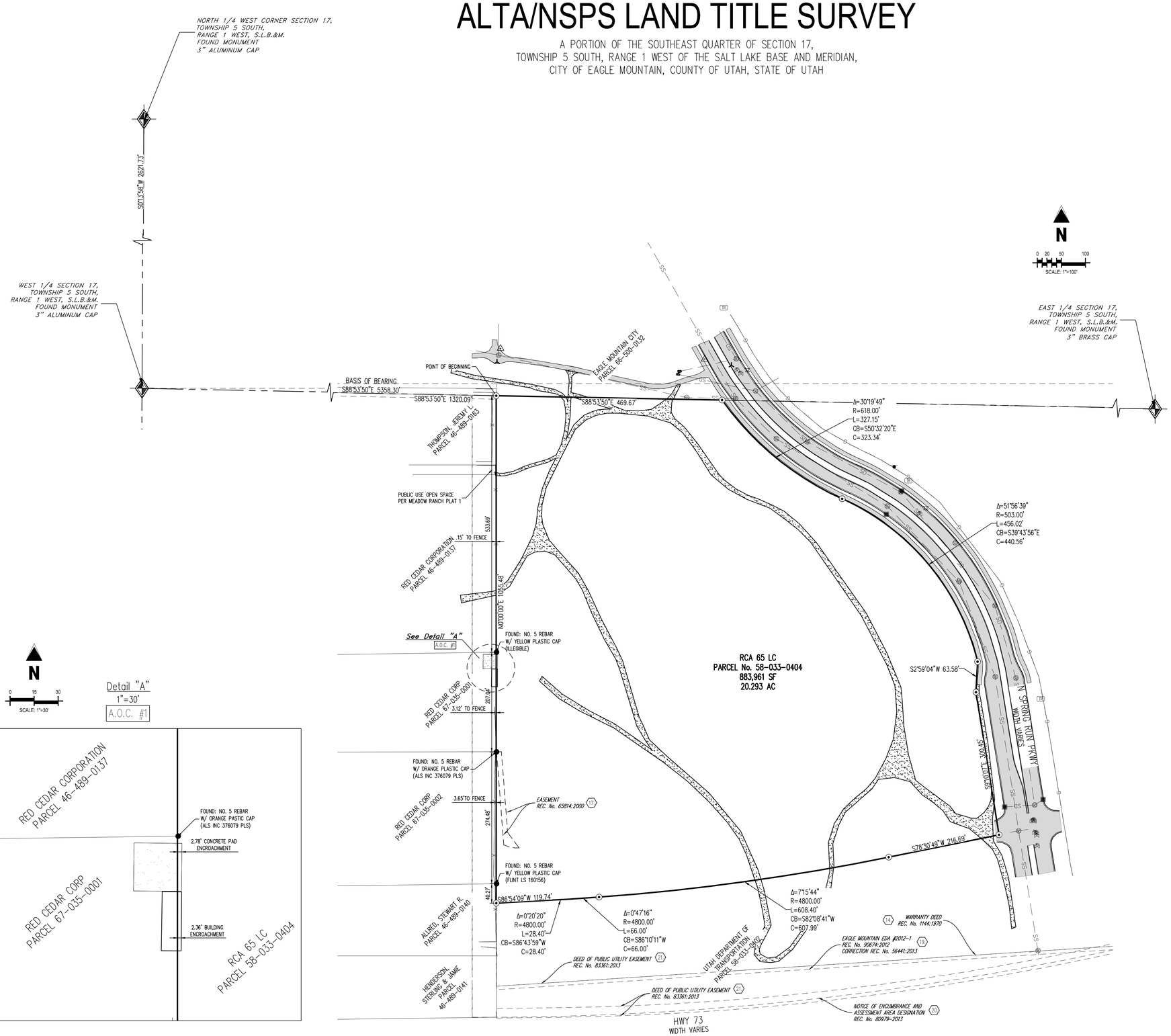
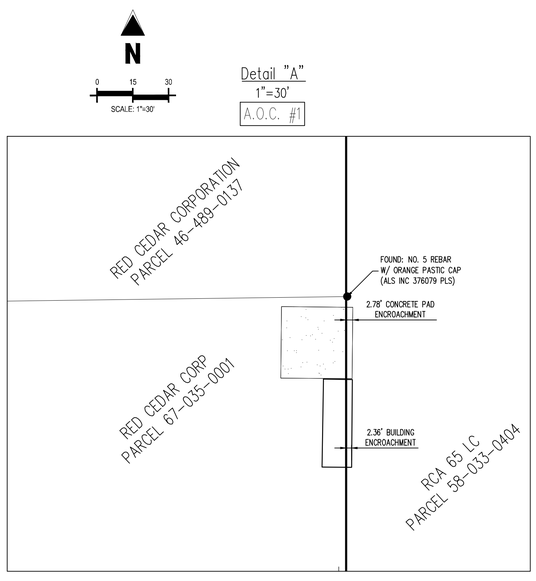
SHEET 1 OF 2

H:\Armstrong Capital Development\UT, Eagle Mountain - ACD000046.10 - 13460 W Spring Run Parkway\0SVY1-CAD\ALTA\ACD00046.10 ALTA.dwg - Greg Shumaker - 11/22/2022

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 5 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN,
CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, STATE OF UTAH





LEGEND

- US PUBLIC LAND SURVEY SECTION CORNER
- TO BE SET #5 REBAR W/ 1 1/4" PLASTIC CAP "GALLOWAY & CO." (UNLESS NOTED)
- MONUMENT CORNER FOUND (UNLESS NOTED)
- WATER VALVE
- FIRE HYDRANT
- WATER MANHOLE
- ELECTRIC LIGHT POLE
- IRRIGATION VALVE
- IRRIGATION MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY STORM MANHOLE
- STORM SEWER INLET
- FIBER OPTIC PULLBOX
- FIBER OPTIC PEDESTAL
- FIBER OPTIC MANHOLE
- ELECTRICAL CABINET
- ELECTRICAL VAULT
- ELECTRIC POWER POLE
- TELEPHONE PEDESTAL
- ELECTRIC SWITCH BOX
- ELECTRIC METER
- GUY WIRE
- TELEPHONE VAULT
- TRANSFORMER
- DECIDUOUS TREE
- TRAFFIC SIGNAL
- CONCRETE SURFACE
- ASPHALT SURFACE
- DIRT TWO TRACK A.O.C. #2
- SECTION LINE
- BOUNDARY LINE
- OVERHEAD POWER LINE
- FENCE
- STORM DRAIN PIPELINE
- SANITARY SEWER
- WATER
- IRRIGATION WATER LINE
- FIBER OPTIC
- EASEMENT AND EXCEPTIONS

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ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, STATE OF UTAH

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Project No:	ACD00046.10
Drawn By:	GJS
Checked By:	LGB
Date:	11.22.2022

LICENSED LAND SURVEYOR No. 376082 LYLE G. BISSEGGER 11/22/2022 STATE OF UTAH

REPORT
GEOTECHNICAL STUDY
PROPOSED EAGLE MOUNTAIN BIG BOX STORE
NORTHWEST OF HIGHWAY 73 AND
SPRING RUN PARKWAY
EAGLE MOUNTAIN, UTAH

Submitted To:

Armstrong Capital Development
4643 South Ulster Street, Suite 240
Denver, Colorado 80237

Submitted By:

GSH Geotechnical, Inc.
473 West 4800 South
Salt Lake City, Utah 84123

December 9, 2022

Job No. 3630-001-22

December 9, 2022
Job No. 3630-001-22

Mr. Josh Katzer and Mr. Caleb Beck
Armstrong Capital Development
4643 South Ulster Street, Suite 240
Denver, Colorado 80237

Mr. Katzer and Mr. Beck:

Re: Report
Geotechnical Study
Proposed Eagle Mountain Big Box Store
Northwest of Highway 73 and Spring Run Parkway
Eagle Mountain, Utah

1. INTRODUCTION

1.1 GENERAL

This report presents the results of our geotechnical study performed at the site of the proposed Big Box Store to be located at northwest of Highway 73 and Spring Run Parkway in Eagle Mountain, Utah. The general location of the site with respect to existing roadways, as of 2022, is presented on Figure 1, Vicinity Map. A more detailed layout of the site showing proposed facilities, existing roadways, and the test pits excavated in conjunction with this study is presented on Figure 2, Site Plan.

1.2 OBJECTIVES AND SCOPE

The objectives and scope of the study were planned in discussions between Mr. Josh Katzer and Mr. Caleb Beck of Armstrong Capital Development and Mr. Robert Gifford of GSH Geotechnical, Inc. (GSH).

In general, the objectives of this study were to:

1. Define and evaluate the subsurface soil and groundwater conditions across the site.

2. Provide appropriate foundation, earthwork, pavement, stormwater percolation, and geoseismic recommendations to be utilized in the design and construction of the proposed facilities.

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In accomplishing these objectives, our scope has included the following:

1. A field program consisting of the excavating, logging, and sampling of 16 exploration test pits, as well as performing a stormwater percolation test.

2. A laboratory testing program.

3. An office program consisting of the correlation of available data, engineering analysis, and the preparation of this summary report.

1.3 AUTHORIZATION

Authorization was provided by returning a signed copy of the Professional Services Agreement No. 22-1047 dated October 29, 2022.

1.4 PROFESSIONAL STATEMENTS

Supporting data upon which our recommendations are based are presented in subsequent sections of this report. Recommendations presented herein are governed by the physical properties of the soils encountered in the exploration test pits, projected groundwater conditions, and the layout and design data discussed in Section 2, Proposed Construction. If subsurface conditions other than those described in this report are encountered and/or if design and layout changes are implemented, GSH must be informed so that our recommendations can be reviewed and amended, if necessary.

Our professional services have been performed, our findings developed, and our recommendations prepared in accordance with generally accepted engineering principles and practices in this area at this time.

2. PROPOSED CONSTRUCTION

The site is proposed to be developed for the construction of an approximately 200,000 square foot, slab-on-grade, retail structure and adjoining pavements. The structure is anticipated to be constructed with tilt-up concrete walls or CMU construction and be supported upon conventional spread and continuous wall foundations.

Maximum real column and wall loads are anticipated to be on the order of up to 220 kips and 5 to 6 kips per lineal foot, respectively. Real loads are defined as the total of all dead plus frequently applied (reduced) live loads.

Paved parking areas, drive lanes, and loading/unloading areas are planned around the structure. Projected traffic in the parking areas and light-duty drive lanes is anticipated to consist of a light volume of automobiles and light trucks, occasional medium-weight trucks, and no heavyweight trucks. Projected traffic in the loading/unloading areas and heavy-duty drive lanes is anticipated

to consist of a moderate volume of automobiles, light trucks, and medium-weight trucks with a light volume of heavyweight trucks.

Site development will require some earthwork in the form of minor cutting and filling. At this time, we anticipate that maximum site grading cuts and fills, excluding utilities, will be on the order of 2 to 5 feet.

3. SITE INVESTIGATIONS

3.1 GENERAL

Subsurface conditions in unexplored locations or at other times may vary from those encountered at specific test pit locations. If such variations are noted during construction or if project development plans are changed, GSH must review the changes and amend our recommendations, if necessary.

Test pit locations were established by estimating distances and angles from site landmarks. If increased accuracy is desired by the client, we recommend that the test pit locations and elevations be surveyed.

3.2 FIELD PROGRAM

To define and evaluate the subsurface soil and groundwater conditions across the site, 16 test pits were excavated within the accessible areas. These test pits were completed to depths ranging from 4.5 to 15.5 feet with a moderate-sized rubber track-mounted excavator. Excavation refusal within very dense granular soils terminated Test Pits TP-6 and TP-10. The approximate locations of the test pits are presented on Figure 2. Additionally, a stormwater percolation test to determine the percolation rate was performed in Test Pit TP-9 at a depth of 5 feet.

The field portion of our study was under the direct control and continual supervision of an experienced member of our geotechnical staff. During the course of the excavation operations, a continuous log of the subsurface conditions encountered was maintained. In addition, samples of the typical soils encountered were obtained for subsequent laboratory testing and examination. The soils were classified in the field based upon visual and textural examination. These classifications were supplemented by subsequent inspection and testing in our laboratory. Graphical representation of the subsurface conditions encountered is presented on Figures 3A through 3P, Test Pit Logs. Soils were classified in accordance with the nomenclature described on Figure 4, Key to Test Pit Log (USCS).

A 2.42-inch inside diameter thin-wall drive sampler was utilized at select locations and depths within the test pit excavations to collect soil samples for further examination and laboratory testing.

Following completion of excavation operations, 1.25-inch diameter slotted PVC pipe was installed in Test Pits TP-2, TP-4, TP-7, TP-8, and TP-10 through TP-13 to provide a means of monitoring the groundwater fluctuations. The test pits were then backfilled. Although an effort was made to

compact the backfill with the excavator, backfill was not placed in uniform lifts and compacted to a specific density. Consequently, settlement of the backfill with time is likely to occur.

3.3 LABORATORY TESTING

3.3.1 General

To provide data necessary for our engineering analysis, a laboratory testing program was performed. This program included moisture, density, partial gradation, Atterberg limits, collapse/consolidation, and chemical tests. The following paragraphs describe the tests and summarize the test data.

3.3.2 Moisture and Density Tests

To provide index parameters and to correlate other test data, moisture and density tests were performed on selected samples. The results of these tests are presented on the test pit logs, Figures 3A through 3P.

3.3.3 Partial Gradation Tests

To aid in classifying the granular soils, partial gradation tests were performed. Results of the tests are tabulated below and presented on the test pit logs, Figures 3A through 3P:

Test Pit No.	Depth (feet)	Percent Passing No. 200 Sieve	Moisture Content Percent	Soil Classification
TP-1	5.0	13.9	10.4	GM
TP-3	8.0	9.6	5.4	SP/SM
TP-4	4.0	28.9	7.5	SM
TP-6	4.0	12.8	5.8	GM
TP-12	10.0	9.2	8.3	SP/SM
TP-13	6.0	2.1	8.2	SP

3.3.4 Atterberg Limits Test

To aid in classifying the soils, an Atterberg limits test was performed on a sample of the fine-grained cohesive soils. Results of the test are tabulated on the following page and presented on the test pit logs, Figures 3A through 3P.

Test Pit No.	Depth (feet)	Liquid Limit (percent)	Plastic Limit (percent)	Plasticity Index (percent)	Soil Classification
TP-8	14.0	29	19	10	CL

3.3.5 Collapse/Consolidation Tests

To provide data necessary for our settlement analysis, collapse/consolidation tests were performed upon a representative sample of natural fine-grained soils obtained at a depth of 4.0 feet.

The collapse portions of the tests were performed as follows:

1. Load sample at in situ moisture content to specific axial pressure.
2. Measure and record axial deflection.
3. Saturate sample.
4. Measure and record resulting collapse.

Test Pit No.	Depth (feet)	Soil Type	Natural Dry Density (pcf)	Natural Moisture Content (percent)	Axial Load When Saturated (psf)	Collapse (percent)
TP-8	4.0	CL	89	10.6	800	0.4

Upon completion of the collapse portion of the tests, standard consolidation test loading was applied. The current results of the tests indicate that some of the soils encountered in the upper 4.5 feet containing pinholes/rootholes exhibit low to moderate pre-consolidation and are moderately to highly compressible, indicative of collapsible soil.

Detailed results of these tests are maintained within our files and can be transmitted to you, upon your request.

3.3.6 Chemical Tests

To determine if the site soils will react detrimentally with concrete, chemical tests were performed on a representative sample of the near-surface soil encountered at the site. The results of the chemical tests are tabulated on the following page.

Test Pit No.	Depth (feet)	Soil Classification	pH	Total Water-Soluble Sulfate (mg/kg-dry)
TP-1	5.0	GM	9.0	32

4. SITE CONDITIONS

4.1 SURFACE

The site is located northwest of Highway 73 and Spring Run Parkway in Eagle Mountain, Utah. The site is currently vacant/undeveloped land intersected by unnamed dirt roads. Fill piles up to approximately 5 feet in height were observed on the surface throughout the site. The topography of the site is relatively flat, grading down to the south with a total relief of approximately 45 to 55 feet. Site vegetation consists of various weeds, brush, and grass.

The site is bounded to the north and east by Spring Run Parkway followed by vacant/undeveloped brush land; to the south by Highway 73 followed by office/retail structures; and to the west by single-family residential structures.

4.2 SUBSURFACE SOIL

The following paragraphs provide generalized descriptions of the subsurface profiles and soil conditions encountered within the test pits conducted during this study. As previously noted, soil conditions may vary in unexplored locations.

The test pits were excavated to depths ranging from 5.5 to 15.5 feet. The soil conditions encountered in each of the test pits, to the depths explored, were generally similar across the test pit locations.

- Approximately 3 inches of topsoil was encountered in each of the test pits. Topsoil thickness is frequently erratic and thicker zones of topsoil should be anticipated.

- Non-engineered fill soils were encountered in Test Pits TP-1, TP-3, TP-4, TP-6, TP-10, and TP-13, to depths ranging from 0.5 to 2.0 feet beneath the existing ground surface. The non-engineered fill soils primarily consisted of clay with varying silt, sand, and gravel content.

- Natural soils were encountered below the non-engineered fill or the ground surface in all test pit locations. The natural soils consisted primarily of clay with varying silt, sand, gravel, cobble, and boulder content, and sand and gravel with varying clay, silt, boulder and cobble content.

- The natural clay soils encountered in Test Pits TP-8, TP-9, TP-10, TP-12, and TP-16 contained trace pinholes to depths of approximately 6 feet below the existing ground

surface. Soils with a pinhole structure are indicative of soils that are moisture sensitive and potentially collapsible. These soils are anticipated to exhibit low to moderate strength and moderate to high compressibility characteristics.

- Materials causing excavation refusal were encountered within the dense natural soils in Test Pits TP-6 and TP-10 at depths ranging from 4.5 feet to 11.0 feet below the existing ground surface.

The natural clay soils were medium stiff to stiff, dry to moist, brown, tan, and white in color, and moderately over-consolidated. The natural clay soils contained trace pinholes. Soils with a pinhole structure are indicative of soils that are moisture sensitive and potentially collapsible. These soils are anticipated to exhibit low to moderate strength and moderate to high compressibility characteristics.

The natural silt, sand, and gravel soils were loose to very dense, slightly moist, and brown, tan, and white in color. The natural granular soils are anticipated to exhibit moderately high strength and moderately low compressibility characteristics under the anticipated load range.

For a more descriptive interpretation of subsurface conditions, please refer to Figures 3A through 3P, Test Pit Logs. The lines designating the interface between soil types on the test pit logs generally represent approximate boundaries. In situ, the transition between soil types may be gradual.

4.3 GROUNDWATER

Groundwater was not encountered to the depths explored in the test pits completed at the site.

Groundwater levels vary with changes in season and rainfall, construction activity, irrigation, snow melt, surface water run-off, and other site-specific factors.

5. DISCUSSIONS AND RECOMMENDATIONS

5.1 SUMMARY OF FINDINGS

The proposed structures may be supported upon conventional spread and continuous wall foundations supported upon suitable natural soils and/or structural fill extending to suitable natural soils.

The most significant geotechnical aspects at the site are:

1. The potentially collapsible soils encountered at the site that extended to depths of up to 6 feet below the existing ground surface. These potentially collapsible soils may be present in unexplored areas of the site and may extend to greater depths.

2. The existing non-engineered fills encountered to depths of up to 2.0 feet below the ground surface and observed on the surface throughout the site.

3. The shallow depth to excavation refusal in Test Pits TP-6 and TP-10.

Potentially collapsible soils were encountered to depths of up to 6.0 feet below the ground surface in the northwest/central portion of the site, as presented on Figure 2. Collapse consolidation tests indicated that some of these clay soils containing trace pinholes were slightly collapsible (collapse of 0.4 percent). Potentially collapsible soils will be sporadic with respect to thickness and lateral extent across the site. Under no circumstances shall foundations, floor slabs, and exterior rigid pavements be established over these collapsible soils. Footings must be placed on the suitable natural granular soils or granular structural fill extending to natural granular soils.

In flexible pavement areas, the in situ, potentially collapsible soils may remain if free of any deleterious materials and if properly prepared, as discussed later in this report. Even with this partial subgrade preparation underlying flexible pavements, some settlement and differential settlement may occur over deep sequences unless the potentially collapsible soils are completely removed. Before the placement of flexible pavements, the subgrade must be properly prepared as discussed later in this report.

Potentially collapsible soils may be present in unexplored areas of the site to varying depths. Therefore, a geotechnical engineer from GSH must observe every foundation and floor slab excavation to identify that all collapsible/unsuitable soils have been removed.

Prior to proceeding with construction, removal of all debris, surface vegetation, root systems, topsoil, non-engineered fill, potentially collapsible soils, and any deleterious materials from beneath an area extending out at least 5 feet from the perimeter of the proposed structure footprints and 3 feet beyond rigid pavements and exterior flatwork areas will be required. All existing utility locations should be reviewed to assess their impact on the proposed construction and abandoned and/or relocated as appropriate.

Due to the developed nature of this site and the surrounding area, additional non-engineered fills may exist in unexplored areas of the site. Based on our experience, non-engineered fills are frequently erratic in composition and consistency. All surficial loose/disturbed soils and non-engineered fills must be removed below all footings, floor slabs, and rigid pavements. The in situ, non-engineered fills may remain below flexible pavements if free of any deleterious materials, of limited thickness, and if properly prepared, as discussed later in this report.

The dense natural soils encountered at the refusal depths may require significant effort to excavate and should be considered in the design and bidding process. However, larger excavation equipment may be utilized to reach required design depths.

Detailed discussions pertaining to earthwork, foundations, pavements, and the geoseismic setting of the site are presented in the following sections.

5.2 EARTHWORK

5.2.1 Site Preparation

Initial site preparation will consist of the removal of all debris, potentially collapsible soils, non-engineered fills, surface vegetation, root systems, topsoil, and any deleterious materials from beneath an area extending out at least 5 feet from the perimeter of the proposed structure footprint and 3 feet beyond rigid pavements and exterior flatwork areas. All existing utility locations should be reviewed to assess their impact on the proposed construction and abandoned and/or relocated as appropriate.

In situ, non-engineered fills may remain below flexible pavements if free of debris and deleterious materials, less than 3 feet in thickness, and if properly prepared. Proper preparation below pavements will consist of the scarification of the upper 12 inches below asphalt concrete (flexible pavement), followed by moisture preparation and re-compaction to the requirements of structural fill. Even with proper preparation, pavements established overlying non-engineered fills may encounter some long-term movements unless the non-engineered fills are completely removed.

Similarly, below exterior flatwork such as sidewalks and driveways, a minimum of 18 inches of potentially collapsible soils must be removed and either replaced with new structural fill or recompacted to the requirements for structural fill. The replacement structural fill must consist of a sand and gravel mixture containing at least 20 percent fines (that is, either silt or clay particles). The purpose of the relatively high percentage of fines is to render the compacted material less permeable; thus, reducing the possibility of deep infiltration of surface water into the underlying potentially collapsible soil sequence. Even with the recommended minimum removal and replacement, some long-term movement of the slabs and pavements overlying deep sequences of potentially collapsible soils may still occur over time. If this is unacceptable, all potentially collapsible soils must be removed and replaced with compacted structural fill.

It must be noted that from a handling and compaction standpoint, soils containing high amounts of fines (silts and clays) are inherently more difficult to rework and are very sensitive to changes in moisture content, requiring very close moisture control during placement and compaction. This will be very difficult, if not impossible, during wet and cold periods of the year. Additionally, the on-site soils are likely above optimum moisture content for compacting at present and would require some drying prior to re-compacting.

Subsequent to stripping and prior to the placement of floor slabs, foundations, structural site grading fills, exterior flatwork, and pavements, the exposed subgrade must be proof rolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice. If excessively soft or otherwise unsuitable soils are encountered beneath footings, they must be completely removed. If removal depth required is greater than 2 feet below footings, GSH must be notified to provide further recommendations. In pavement, floor slab, and outside flatwork areas, unsuitable natural soils shall be removed to a maximum depth of 2 feet and replaced with compacted granular structural fill.

Subgrade preparation as described must be completed prior to placing overlying structural site grading fills.

GSH must be notified prior to the placement of structural site grading fills, floor slabs, footings, and pavements to verify that all potentially collapsible soils, loose/disturbed soils and non-engineered fills have been completely removed and/or properly prepared.

5.2.2 Temporary Excavations

Temporary excavations up to 8 feet deep in fine-grained cohesive soils, above or below the water table, may be constructed with sideslopes no steeper than one-half horizontal to one vertical (0.5H:1.0V). Excavations deeper than 8 feet are not anticipated at the site.

For granular (cohesionless) soils, construction excavations above the water table, not exceeding 4 feet, shall be no steeper than one-half horizontal to one vertical (0.5H:1.0V). For excavations up to 8 feet, in granular soils and above the water table, the slopes shall be no steeper than one horizontal to one vertical (1H:1V). Excavations encountering saturated cohesionless soils (not anticipated) will be very difficult and will require very flat sideslopes and/or shoring, bracing, and dewatering.

Due to the relatively shallow excavation refusal depths, difficult excavation should be anticipated within deeper excavations such as those for construction of utilities or the removal of non-engineered fills. However, larger excavation equipment may be utilized to reach required design depths.

All excavations must be inspected periodically by qualified personnel. If any signs of instability or excessive sloughing are noted, immediate remedial action must be initiated.

5.2.3 Structural Fill

Structural fill is defined as all fill which will ultimately be subjected to structural loadings, such as imposed by footings, floor slabs, pavements, etc. Structural fill will be required as backfill over foundations and utilities, as site grading fill, and as replacement fill below footings. All structural fill must be free of surface vegetation, root systems, rubbish, topsoil, frozen soil, and other deleterious materials.

Structural site grading fill is defined as structural fill placed over relatively large open areas to raise the overall grade. For structural site grading fill, the maximum particle size shall not exceed 4 inches; although, occasional larger particles, not exceeding 8 inches in diameter, may be incorporated if placed randomly in a manner such that “honeycombing” does not occur and the desired degree of compaction can be achieved. The maximum particle size within structural fill placed within confined areas shall be restricted to 2 inches.

On-site soils, including existing non-engineered fills, may be re-utilized as structural site grading fill if they do not contain construction debris or deleterious material and meet the requirements of structural fill. Fine-grained soils will require very close moisture control and may be very difficult, if not impossible, to properly place and compact during wet and cold periods of the year.

Imported structural fill below foundations and floor slabs shall consist of a well graded sand and gravel mixture with less than 30 percent retained on the three-quarter-inch sieve and less than 20 percent passing the No. 200 Sieve (clays and silts).

To stabilize soft subgrade conditions (if encountered) or where structural fill is required to be placed closer than 2.0 feet above the water table at the time of construction, a mixture of coarse angular gravels and cobbles and/or 1.5- to 2.0-inch gravel (stabilizing fill) shall be utilized. It may also help to utilize a stabilization fabric, such as Mirafi 600X or equivalent, placed on the natural ground if 1.5- to 2.0-inch gravel is used as stabilizing fill.

5.2.4 Fill Placement and Compaction

All structural fill shall be placed in lifts not exceeding 8 inches in loose thickness. Structural fills shall be compacted in accordance with the percent of the maximum dry density as determined by the AASHTO[1] T180 (ASTM[2] D1557) compaction criteria in accordance with the following table:

Location	Total Fill Thickness (feet)	Minimum Percentage of Maximum Dry Density
Beneath an area extending at least 5 feet beyond the perimeter of the structure	0 to 10	95
Site grading fills outside area defined above	0 to 5	90
Site grading fills outside area defined above	5 to 10	95
Utility trenches within structural areas	--	96
Road base	--	96

Structural fills greater than 10 feet thick are not anticipated at the site.

Subsequent to stripping and prior to the placement of structural site grading fill, the subgrade shall be prepared as discussed in Section 5.2.1, Site Preparation, of this report. In confined areas, subgrade preparation shall consist of the removal of all loose or disturbed soils.

[1] American Association of State Highway and Transportation Officials
[2] American Society for Testing and Materials

Coarse angular gravel and cobble mixtures (stabilizing fill), if utilized, shall be end dumped, spread to a maximum loose lift thickness of 15 inches, and compacted by dropping a backhoe bucket onto the surface continuously at least twice. As an alternative, the stabilizing fill may be compacted by passing moderately heavy construction equipment or large self-propelled compaction equipment at least twice. Subsequent fill material placed over the coarse gravels and cobbles shall be adequately compacted so that the "fines" are "worked into" the voids in the underlying coarser gravels and cobbles. Where soil fill materials are to be placed directly over more than about 18 inches of clean gravel, a separation geofabric, such as Mirafi 140N or equivalent, is recommended to be placed between the gravel and subsequent soil fills.

Non-structural fill may be placed in lifts not exceeding 12 inches in loose thickness and compacted by passing construction, spreading, or hauling equipment over the surface at least twice.

5.2.5 Utility Trenches

All utility trench backfill material below structurally loaded facilities (footings, floor slabs, flatwork, pavements, etc.) shall be placed at the same density requirements established for structural fill. If the surface of the backfill becomes disturbed during the course of construction, the backfill shall be proof rolled and/or properly compacted prior to the construction of any exterior flatwork over a backfilled trench. Proof rolling shall be performed by passing moderately loaded rubber tire-mounted construction equipment uniformly over the surface at least twice. If excessively loose or soft areas are encountered during proof rolling, they shall be removed to a maximum depth of 2 feet below design finish grade and replaced with structural fill.

Many utility companies and City-County governments are now requiring that Type A-1a or A-1b (AASHTO Designation – granular soils with limited fines) soils be used as backfill over utilities. These organizations are also requiring that in public roadways, the backfill over major utilities be compacted over the full depth of fill to at least 96 percent of the maximum dry density as determined by the AASHTO T180 (ASTM D1557) method of compaction. GSH recommends that as the major utilities continue onto the site that these compaction specifications are followed.

Fine-grained soils, such as silts and clays, are not recommended for utility trench backfill in structural areas.

Due to the relatively shallow excavation refusal depths, difficult excavation should be anticipated within deeper excavations such as those for construction of utilities. However, larger excavation equipment may be utilized to reach required design depths.

5.3 GROUNDWATER

Groundwater was not encountered to the depths explored in the test pits completed at the site and is not anticipated to impact construction operations.

The groundwater measurements presented are conditions at the time of the field exploration and may not be representative of other times or locations. Groundwater levels may vary seasonally and with precipitation, as well as other factors including irrigation. Evaluation of these factors is beyond the scope of this study. Groundwater levels may, therefore, be at shallower or deeper depths than those measured during this study, including during construction and over the life of the structure.

The extent and nature of any dewatering required during construction will be dependent on the actual groundwater conditions prevalent at the time of construction and the effectiveness of construction drainage to prevent run-off into open excavations.

5.3.1 Stormwater Percolation Test

A stormwater percolation test was performed at a depth of approximately 5.0 feet in the representative natural clay soils at Test Pit TP-9. The measured percolation rate was 30 minutes per inch. This design percolation rate should be considered typical for the soils at the site.

5.4 SPREAD AND CONTINUOUS WALL FOUNDATIONS

5.4.1 Design Data

The results of our analysis indicate that the proposed structures may be supported upon conventional spread and continuous wall foundations established upon suitable natural soils and/or structural fill extending to suitable natural soils. Under no circumstances shall foundations be established over non-engineered fills, potentially collapsible soils, loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. For design, the following parameters are provided:

Minimum Recommended Depth of Embedment for Frost Protection	- 30 inches
Minimum Recommended Depth of Embedment for Non-frost Conditions	- 15 inches
Recommended Minimum Width for Continuous Wall Footings	- 18 inches
Minimum Recommended Width for Isolated Spread Footings	- 24 inches
Recommended Net Bearing Capacity for Real Load Conditions	- 2,500 pounds per square foot

Bearing Capacity Increase for Seismic Loading	- 50 percent

The term "net bearing capacity" refers to the allowable pressure imposed by the portion of the structure located above lowest adjacent final grade. Therefore, the weight of the footing and backfill to lowest adjacent final grade need not be considered. Real loads are defined as the total of all dead plus frequently applied live loads. Total load includes all dead and live loads, including seismic and wind.

5.4.2 Installation

Under no circumstances shall the footings be installed upon potentially collapsible soils, non-engineered fills, loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, or other deleterious materials. If unsuitable soils are encountered, they must be removed and replaced with compacted granular fill. If granular soils become loose or disturbed, they must be recompacted prior to pouring the concrete.

The width of structural replacement fill below footings shall be equal to the width of the footing plus one foot for each foot of fill thickness.

5.4.3 Settlements

Based on column loadings, soil bearing capacities, and the foundation recommendations as discussed above, we expect primary total settlement beneath individual foundations to be less than one inch.

The amount of differential settlement is difficult to predict because the subsurface and foundation loading conditions can vary considerably across the site. However, we anticipate differential settlement between adjacent foundations could vary from 0.5 to 0.75 inch. The final deflected shape of the structure will be dependent on actual foundation locations and loading.

5.5 LATERAL RESISTANCE

Lateral loads imposed upon foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footings and the supporting soils. In determining frictional resistance, a coefficient of friction of 0.35 may be utilized for the footing interface with in-situ natural clay soils and 0.40 for footing interface with natural granular soils or granular structural fill. Passive resistance provided by properly placed and compacted granular structural fill above the water table may be considered equivalent to a fluid with a density of 300 pounds per cubic foot. Below the water table, this granular soil shall be considered equivalent to a fluid with a density of 150 pounds per cubic foot.

A combination of passive earth resistance and friction may be utilized provided that the friction component of the total is divided by 1.5.

5.6 LATERAL PRESSURES

Parameters, as presented within this section, are for backfills which will consist of drained soil placed and compacted in accordance with the recommendations presented herein.

The lateral pressures imposed upon subgrade facilities will, therefore, be basically dependent upon the relative rigidity and movement of the backfilled structure. For active walls, such as retaining walls which can move outward (away from the backfill), drained backfill may be considered equivalent to a fluid with a density of 40 pounds per cubic foot in computing lateral pressures. For more rigid subgrade walls that are not more than 10 inches thick, granular backfill may be considered equivalent to a fluid with a density of 50 pounds per cubic foot. For very rigid non-yielding walls, granular backfill shall be considered equivalent to a fluid with a density of at least 60 pounds per cubic foot. The above values assume that the surface of the soils slope behind the wall is horizontal and that the granular fill within 3 feet of the wall will be compacted with hand-operated compacting equipment.

For seismic loading of below-grade walls, the uniform lateral pressures below, in pounds per square foot (psf), shall be added based on wall depth and wall case:

Uniform Lateral Pressures			
Wall Height (Feet)	**Active Pressure Case (psf)**	**Moderately Yielding Case (psf)**	**At Rest/Non-Yielding Case (psf)**
4	20	46	71
6	30	68	107
8	40	91	142
10	50	114	178

5.7 FLOOR SLABS

Floor slabs may be established upon suitable natural subgrade soils or structural fill extending to suitable natural soils. Under no circumstances shall floor slabs be established directly over non-engineered fills, potentially collapsible soils, loose or disturbed soils, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water.

To facilitate curing of the concrete and to provide a capillary moisture break, it is recommended that floor slabs be directly underlain by at least 4 inches of "free-draining" fill, such as "pea" gravel or three-quarters to one inch minus clean gap-graded gravel.

Settlement of lightly loaded floor slabs designed according to previous recommendations (average uniform pressure of 200 pounds per square foot or less) is anticipated to be less than one-quarter of an inch.

5.8 PAVEMENTS

The natural clay soils, non-engineered fills, and potentially collapsible soils will exhibit poor pavement support characteristics when saturated. All pavement areas must be prepared as previously discussed (see Section 5.2.1, Site Preparation). Under no circumstances shall pavements be established over unprepared non-engineered fills, unprepared potentially collapsible soils, loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. With the subgrade soils and the estimated projected traffic as discussed in Section 2, Proposed Construction, the following pavement sections are recommended:

Parking Areas and Light-Duty Drive Lanes

(Light Volume of Automobiles and Light Trucks,
Occasional Medium-Weight Trucks,
and No Heavyweight Trucks)
[5 equivalent 18-kip axle loads per day]

Flexible Pavements:
(Asphalt Concrete)

3.0 inches	Asphalt concrete
8.0 inches	Aggregate base
Over	Properly prepared collapsible soils, fills, natural subgrade soils, and/or structural site grading fill extending to properly prepared collapsible soils, fills, and/or natural subgrade soils

Rigid Pavements:
(Non-reinforced Concrete)

5.0 inches	Portland cement concrete (non-reinforced)
6.0 inches	Aggregate base
Over	Properly prepared natural subgrade soils, and/or structural site grading fill extending to properly prepared natural subgrade soils

Loading/Unloading Areas and Heavy-Duty Drive Lanes

(Moderate Volume of Automobiles, Light Trucks,
and Medium-Weight Trucks,
with a Light Volume of Heavyweight Trucks)
[28 equivalent 18-kip axle loads per day]

Flexible Pavements:
(Asphalt Concrete)

4.0 inches	Asphalt concrete
6.0 inches	Aggregate base
8.0 inches*	Aggregate subbase
Over	Properly prepared collapsible soils, fills, natural subgrade soils, and/or structural site grading fill extending to properly prepared collapsible soils, fills, and/or natural subgrade soils

* Subbase may consist of granular site grading fills with a minimum California Bearing Ratio (CBR) of 30 percent.

Rigid Pavements:
(Non-reinforced Concrete)

6.0 inches	Portland cement concrete (non-reinforced)
6.0 inches	Aggregate base
Over	Properly prepared natural subgrade soils, and/or structural site grading fill extending to properly prepared natural subgrade soils

For dumpster pads, we recommend a pavement section consisting of 8 inches of Portland cement concrete, 12 inches of aggregate base, over properly prepared natural subgrade or site grading structural fills. Dumpster pads shall not be constructed overlying non-engineered fills under any circumstances.

These above rigid pavement sections are for non-reinforced Portland cement concrete. Concrete shall be designed in accordance with the American Concrete Institute (ACI) and joint details shall

conform to the Portland Cement Association (PCA) guidelines. The concrete shall have a minimum 28-day unconfined compressive strength of 4,000 pounds per square inch and contain 6 percent ±1 percent air-entrainment.

The crushed stone shall conform to applicable sections of the current Utah Department of Transportation (UDOT) Standard Specifications. All asphalt material and paving operations shall meet applicable specifications of the Asphalt Institute and UDOT. A GSH technician shall observe placement and perform density testing of the base course material and asphalt.

Please note that the recommended pavement section is based on estimated post-construction traffic loading. If the pavement is to be constructed and utilized by construction traffic, the above pavement section may prove insufficient for heavy truck traffic, such as concrete trucks or tractor-trailers used for construction delivery. Unexpected distress, reduced pavement life, and/or premature failure of the pavement section could result if subjected to heavy construction traffic and the owner should be made aware of this risk. If the estimated traffic loading stated herein is not correct, GSH must review actual pavement loading conditions to determine if revisions to these recommendations are warranted.

5.9 CEMENT TYPES

The laboratory tests indicate that the natural soils tested contain a negligible amount of sulfates. Based on our test results, concrete in contact with the on-site soil will have a low potential for sulfate reaction (ACI 318, Table 4.3.1). Therefore, all concrete which will be in contact with the site soils may be prepared using Type I or IA cement.

5.10 GEOSEISMIC SETTING

5.10.1 General

Utah municipalities have adopted the International Building Code (IBC) 2018. The IBC 2018 code refers to ASCE 7-16 Minimum Design Loads and Associated Criteria for Buildings and Other Structures (ASCE 7-16) determines the seismic hazard for a site based upon mapping of bedrock accelerations prepared by the United States Geologic Survey (USGS) and the soil site class. The USGS values are presented on maps incorporated into the IBC code and are also available based on latitude and longitude coordinates (grid points).

5.10.2 Faulting

Based on our review of available literature, no active faults pass through or immediately adjacent to the site. The nearest active mapped fault consists of the Utah Lake faults, located about 4.9 miles to the southeast of the site.

5.10.3 Soil Class

For dynamic structural analysis, the Site Class D – Default Soil Profile as defined in Chapter 20 of ASCE 7-16 (per Section 1613.3.2, Site Class Definitions, of IBC 2018) can be utilized. If a measured site class is desired based on the project structural engineer's evaluation and recommendations, additional testing and analysis can be completed by GSH to determine the measured site class. Please contact GSH for additional information.

5.10.4 Ground Motions

The IBC 2018 code is based on USGS mapping, which provides values of short and long period accelerations for average bedrock values for the Western United States and must be corrected for local soil conditions. The following table summarizes the peak ground and short and long period accelerations for the MCE event and incorporates the appropriate soil amplification factor for a Site Class D – Default* Soil Profile. Based on the site latitude and longitude (40.3826 degrees north and 111.9768 degrees west, respectively), the values for this site are tabulated below:

Spectral Acceleration Value, T	Bedrock Boundary [mapped values] (% g)	Site Coefficient	Site Class D - Default* [adjusted for site class effects] (% g)	Design Values** (% g)
0.2 Seconds (Short Period Acceleration)	S_S = 88.8	F_a = 1.200	S_{MS} = 106.5	S_{DS} = 71.0
1.0 Second (Long Period Acceleration)	S_1 = 32.2	F_v = 1.978	S_{M1} = 63.7	S_{D1} = 42.5

* If a measured site class in accordance with IBC 2018/ASCE 7-16 is beneficial based on the project structural engineer's review, please contact GSH for additional options for obtaining this measured site class.

**IBC 2018/ASCE 7-16 may require a site-specific study based on the project structural engineer's evaluation and recommendations. If needed, GSH can provide additional information and analysis including a complete site-specific study.

5.10.5 Liquefaction

The site is located in an area that has been identified by the Utah Geological Survey (UGS) as being a "low" liquefaction potential zone. Liquefaction is defined as the condition when saturated, loose, granular soils lose their support capabilities because of excessive pore water pressure, which develops during a seismic event. Clayey soils, even if saturated, will generally not liquefy during a major seismic event.

Due to the density of the granular soils and the lack of groundwater, liquefaction is not anticipated to occur within the soils encountered at this site.

5.11 SITE VISITS

GSH must verify that all topsoil/disturbed soils and any other unsuitable soils have been removed, that non-engineered fills potentially collapsible soils, have been removed and/or properly prepared, and that suitable soils have been encountered prior to placing site grading fills, footings, slabs, and pavements. Additionally, GSH must observe fill placement and verify in-place moisture content and density of fill materials placed at the site.

6. CLOSURE

If you have any questions or would like to discuss these items further, please feel free to contact us at (801) 685-9190.

Respectfully submitted,

GSH Geotechnical, Inc.

Giavanna Lonardo, E.I.T.
Staff Engineer

Reviewed by:

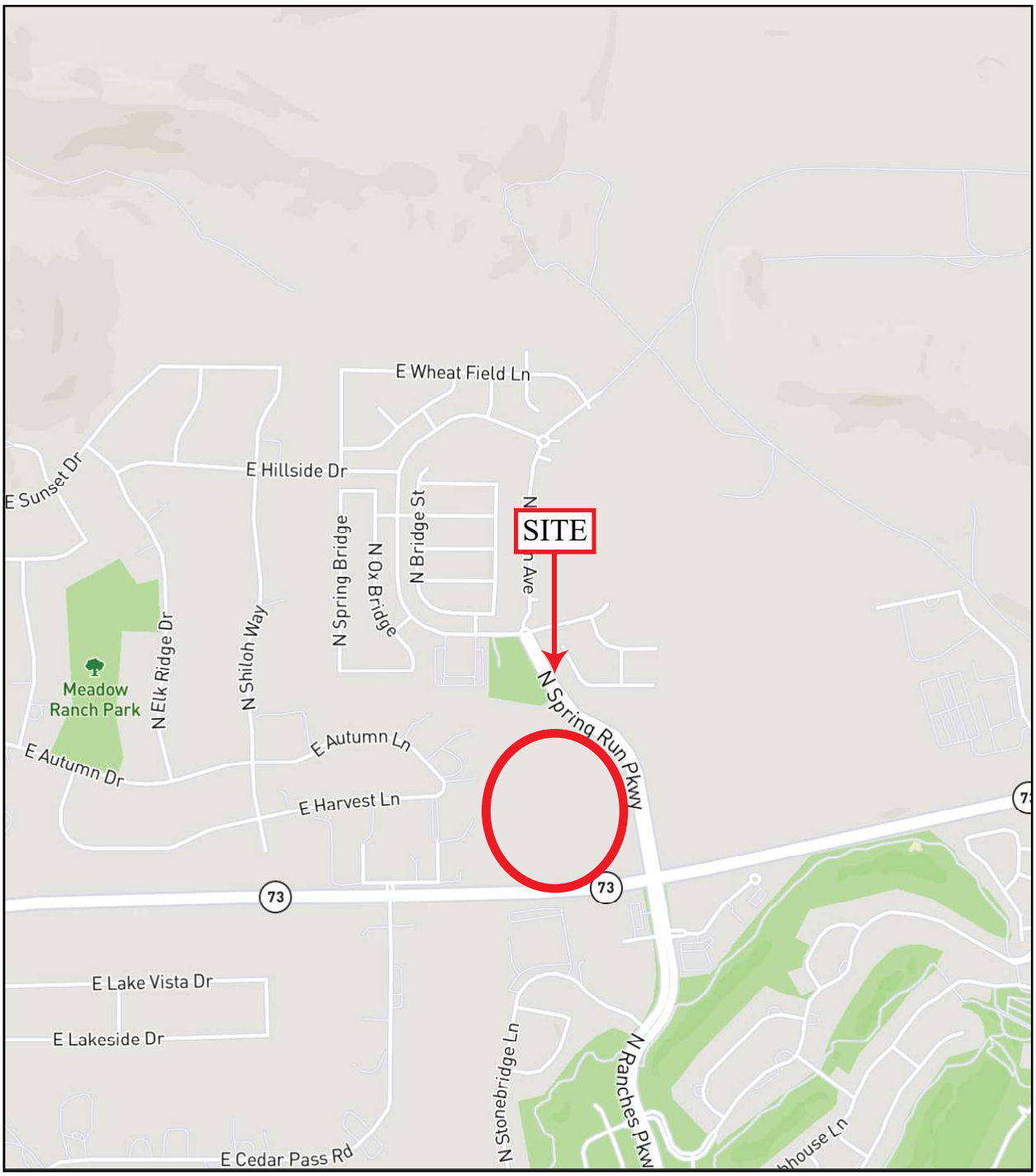
Alan D. Spilker, P.E.
State of Utah No. 334228
President/Senior Geotechnical Engineer

GAL/ADS:jmt

Encl. Figure 1, Vicinity Map
Figure 2, Site Plan
Figures 3A through 3P, Test Pit Logs
Figure 4, Key to Test Pit Log (USCS)

Addressee (email)

ARMSTRONG CAPITAL DEVELOPMENT
JOB NO. 3630-001-22



0.10 0 0 0 0 0 0.1 0.2 0.3 0.4 MI 0.5

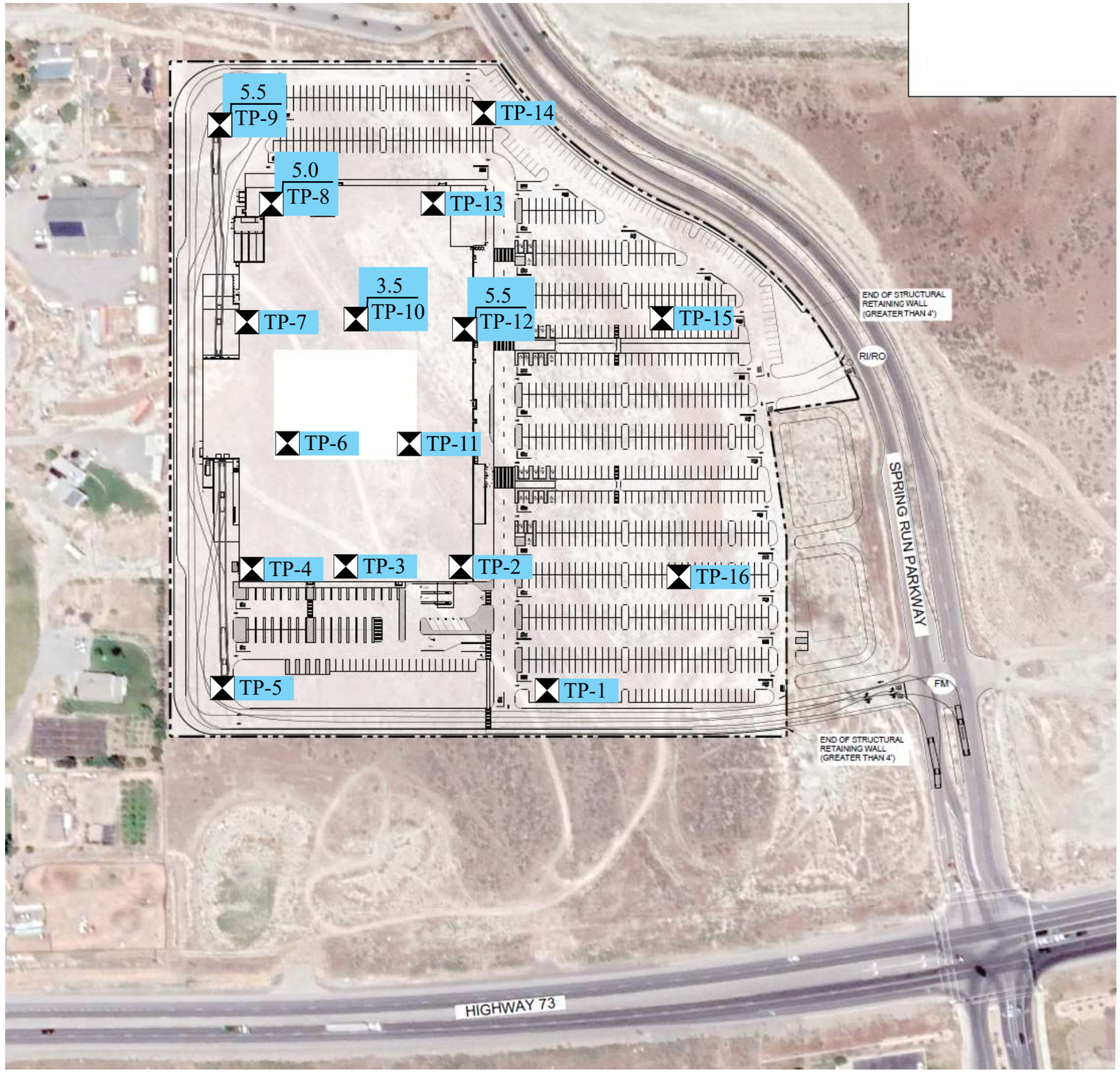
200 0 0 200 400 600 M 800

FIGURE 1
VICINITY MAP

REFERENCE:
ALL TRAILS - NATIONAL GEOGRAPHIC TERRAIN
DATED 2022

GSH

ARMSTRONG CAPITAL DEVELOPMENT
JOB NO. 3630-001-22



KEY:

Potentially Collapsible Soils Depth (feet) / Test Pit No.

APPROXIMATE SCALE IN FEET
80 0 80 160

REFERENCE:
ADAPTED FROM DRAWING ENTITLED "EAGLE MOUNTAIN, UT HIGHWAY 73 & SPRING RUN PARKWAY" BY, GALLOWAY DATED 9/19/2022

FIGURE 2
SITE PLAN

GSH

TEST PIT LOG

TEST PIT: TP-1

CLIENT: Armstrong Capital Development | PROJECT NUMBER: 3630-001-22

PROJECT: Proposed Eagle Mountain Big Box Store | DATE STARTED: 11/7/22 | DATE FINISHED: 11/7/22

LOCATION: Northwest of Highway 73 and Spring Run Parkway, Eagle Mountain, Utah | GSH FIELD REP.: MS

EXCAVATING METHOD/EQUIPMENT: CAT 430D - Backhoe

GROUNDWATER DEPTH: Not Encountered (11/7/22) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface								
	CL FILL	SILTY CLAY, FILL with some fine and coarse gravel; major roots (topsoil) to 3"; brown	0							slightly moist medium stiff
	GM	SILTY FINE AND COARSE GRAVEL with fine to coarse sand; brown								slightly moist medium dense
			5		10.4		13.9			moist
		End of exploration at 5.5'. No significant sidewall caving. No groundwater encountered at time of excavation.								
			10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3A

TEST PIT LOG

TEST PIT: TP-2

CLIENT: Armstrong Capital Development | PROJECT NUMBER: 3630-001-22

PROJECT: Proposed Eagle Mountain Big Box Store | DATE STARTED: 11/7/22 | DATE FINISHED: 11/7/22

LOCATION: Northwest of Highway 73 and Spring Run Parkway, Eagle Mountain, Utah | GSH FIELD REP.: MS

EXCAVATING METHOD/EQUIPMENT: CAT 430D - Backhoe

GROUNDWATER DEPTH: Not Encountered (11/7/22) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface								
	GP/ GM	FINE AND COARSE GRAVEL with silt and fine to coarse sand and cobbbles; major roots (topsoil) to 3"; white	0							slightly moist medium dense
										dense
		grades with cobbles and boulders	5							
	GP	FINE AND COARSE GRAVEL with trace silt, fine to coarse sand, and cobbles; tan								slightly moist dense
			10							very dense
		End of exploration at 10.5'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25" diameter slotted PVC pipe to 10.5'.								
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3B

TEST PIT LOG

TEST PIT: TP-3

CLIENT: Armstrong Capital Development | PROJECT NUMBER: 3630-001-22

PROJECT: Proposed Eagle Mountain Big Box Store | DATE STARTED: 11/7/22 | DATE FINISHED: 11/7/22

LOCATION: Northwest of Highway 73 and Spring Run Parkway, Eagle Mountain, Utah | GSH FIELD REP.: MS

EXCAVATING METHOD/EQUIPMENT: CAT 430D - Backhoe

GROUNDWATER DEPTH: Not Encountered (11/7/22) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface	0							
	CL FILL	SILTY CLAY, FILL with some fine and coarse gravel; major roots (topsoil) to 3"; brown								slightly moist soft
	GP/ GM	FINE AND COARSE GRAVEL with fine to coarse sand, cobbles, and trace boulders; white								slightly moist medium dense
			5							
	SP/ SM	FINE TO COARSE SAND with some silt, fine and coarse gravel, cobbles, and boulders; tan								slightly moist dense
					5.4		9.6			
			10							
	GP/ GM	FINE AND COARSE GRAVEL with some silt, fine to coarse sand, cobbles, and trace boulders; brown								slightly moist medium dense
		End of exploration at 13.5'. No significant sidewall caving. No groundwater encountered at time of excavation.	15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3C

TEST PIT LOG

TEST PIT: TP-4

CLIENT: Armstrong Capital Development | PROJECT NUMBER: 3630-001-22

PROJECT: Proposed Eagle Mountain Big Box Store | DATE STARTED: 11/7/22 | DATE FINISHED: 11/7/22

LOCATION: Northwest of Highway 73 and Spring Run Parkway, Eagle Mountain, Utah | GSH FIELD REP.: MS

EXCAVATING METHOD/EQUIPMENT: CAT 430D - Backhoe

GROUNDWATER DEPTH: Not Encountered (11/7/22) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface								
	CL FILL	SILTY CLAY, FILL with fine and coarse gravel and cobbles; major roots (topsoil) to 3"; brown	0							slightly moist soft
	SM	SILTY FINE TO COARSE SAND with fine and coarse gravel and cobbles; brown								slightly moist medium dense
					7.5		28.9			
			5							
		grades with boulders								
	CL	FINE TO COARSE SANDY CLAY with some fine and coarse gravel and some cobbles; well cemented; brown								slightly moist-moist stiff
			10							
			15							very stiff
		End of exploration at 15.5'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25" diameter slotted PVC pipe to 15.5'.								
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3D

TEST PIT LOG

TEST PIT: TP-5

CLIENT: Armstrong Capital Development | PROJECT NUMBER: 3630-001-22

PROJECT: Proposed Eagle Mountain Big Box Store | DATE STARTED: 11/7/22 | DATE FINISHED: 11/7/22

LOCATION: Northwest of Highway 73 and Spring Run Parkway, Eagle Mountain, Utah | GSH FIELD REP.: MS

EXCAVATING METHOD/EQUIPMENT: CAT 430D - Backhoe

GROUNDWATER DEPTH: Not Encountered (11/7/22) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface								
	SP/ SM	FINE TO COARSE SAND with fine and coarse gravel and silt; major roots (topsoil) to 3"; brown	0							slightly moist medium dense
			5							
		End of exploration at 5.5'. No significant sidewall caving. No groundwater encountered at time of excavation.								
			10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3E

TEST PIT LOG

TEST PIT: TP-6

CLIENT: Armstrong Capital Development | PROJECT NUMBER: 3630-001-22

PROJECT: Proposed Eagle Mountain Big Box Store | DATE STARTED: 11/7/22 | DATE FINISHED: 11/7/22

LOCATION: Northwest of Highway 73 and Spring Run Parkway, Eagle Mountain, Utah | GSH FIELD REP.: MS

EXCAVATING METHOD/EQUIPMENT: CAT 430D - Backhoe

GROUNDWATER DEPTH: Not Encountered (11/7/22) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface								
	CL FILL	SILTY CLAY, FILL with fine and coarse gravel; major roots (topsoil) to 3"; brown	0							slightly moist medium stiff
	GM	SILTY FINE AND COARSE GRAVEL with fine to coarse sand, cobbles, and some boulders; white								slightly moist medium dense
					5.8		12.8			
		Refusal at 4.5' on boulders. No significant sidewall caving. No groundwater encountered at time of excavation.	5							
			10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3F

TEST PIT LOG

TEST PIT: TP-7

CLIENT: Armstrong Capital Development | PROJECT NUMBER: 3630-001-22

PROJECT: Proposed Eagle Mountain Big Box Store | DATE STARTED: 11/7/22 | DATE FINISHED: 11/7/22

LOCATION: Northwest of Highway 73 and Spring Run Parkway, Eagle Mountain, Utah | GSH FIELD REP.: MS

EXCAVATING METHOD/EQUIPMENT: CAT 430D - Backhoe

GROUNDWATER DEPTH: Not Encountered (11/7/22) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface								
	GM	SILTY FINE AND COARSE GRAVEL with trace clay and some fine to coarse sand; major roots (topsoil) to 3"; brown	0							slightly moist medium dense
	ML	FINE TO MEDIUM SANDY SILT with fine and coarse gravel and some cobbles; white								slightly moist medium dense
			5							
	GP/ GM	FINE AND COARSE GRAVEL with fine to coarse sand, some silt, and cobbles; brown								slightly moist dense
			10							
	CL	SILTY CLAY with fine and coarse gravel, fine to coarse sand, cobbles, and trace boulders; brown								slightly moist very stiff
		End of exploration at 12.5'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25" diameter slotted PVC pipe to 12.5'.								
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3G

TEST PIT LOG

TEST PIT: TP-8

CLIENT: Armstrong Capital Development | PROJECT NUMBER: 3630-001-22

PROJECT: Proposed Eagle Mountain Big Box Store | DATE STARTED: 11/7/22 | DATE FINISHED: 11/7/22

LOCATION: Northwest of Highway 73 and Spring Run Parkway, Eagle Mountain, Utah | GSH FIELD REP.: MS

EXCAVATING METHOD/EQUIPMENT: CAT 430D - Backhoe

GROUNDWATER DEPTH: Not Encountered (11/7/22) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface								
	CL	SILTY CLAY with some fine sand and trace fine gravel; major roots (topsoil) to 3"; brown	0							slightly moist medium stiff
		grades with some fine sand, trace fine gravel, and trace pinholes/ rootholes; white/tan								
					10.6	89				
			5							
		grades fine sandy clay with trace fine gravel and cobbles	10							
								29	10	
		End of exploration at 15.0'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25" diameter slotted PVC pipe to 15.0'.	15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3H

TEST PIT LOG

TEST PIT: TP-9

CLIENT: Armstrong Capital Development | PROJECT NUMBER: 3630-001-22

PROJECT: Proposed Eagle Mountain Big Box Store | DATE STARTED: 11/7/22 | DATE FINISHED: 11/7/22

LOCATION: Northwest of Highway 73 and Spring Run Parkway, Eagle Mountain, Utah | GSH FIELD REP.: MS

EXCAVATING METHOD/EQUIPMENT: CAT 430D - Backhoe

GROUNDWATER DEPTH: Not Encountered (11/7/22) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface								
	CL	SILTY CLAY with fine to medium sand, trace fine gravel, pinholes/rootholes; major roots (topsoil) to 3"; white/tan	0							slightly moist very stiff
					8.4	84				
			5							
		End of exploration at 5.5'. No significant sidewall caving. No groundwater encountered at time of excavation.								
			10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3I

TEST PIT LOG

TEST PIT: TP-10

CLIENT: Armstrong Capital Development | PROJECT NUMBER: 3630-001-22

PROJECT: Proposed Eagle Mountain Big Box Store | DATE STARTED: 11/8/22 | DATE FINISHED: 11/8/22

LOCATION: Northwest of Highway 73 and Spring Run Parkway, Eagle Mountain, Utah | GSH FIELD REP.: MS

EXCAVATING METHOD/EQUIPMENT: CAT 430D - Backhoe

GROUNDWATER DEPTH: Not Encountered (11/8/22) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface								
	CL FILL	SILTY CLAY, FILL with some fine and coarse gravel; major roots (topsoil) to 3"; brown	0							slightly moist soft
	CL	SILTY CLAY with some fine sand and some roots/pinholes; brown								dry medium stiff
		grades with trace fine gravel; tan	5		9.3	79				moist
		grades with some fine gravel								
	GM	SILTY FINE AND COARSE GRAVEL with fine to coarse sand, cobbles, and boulders; brown	10							slightly moist dense
		Refusal at 11.0' on boulders. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25" diameter slotted PVC pipe to 11.0'.	15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3J

TEST PIT LOG

TEST PIT: TP-11

CLIENT: Armstrong Capital Development | PROJECT NUMBER: 3630-001-22

PROJECT: Proposed Eagle Mountain Big Box Store | DATE STARTED: 11/8/22 | DATE FINISHED: 11/8/22

LOCATION: Northwest of Highway 73 and Spring Run Parkway, Eagle Mountain, Utah | GSH FIELD REP.: MS

EXCAVATING METHOD/EQUIPMENT: CAT 430D - Backhoe

GROUNDWATER DEPTH: Not Encountered (11/8/22) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface								
	CL	SILTY CLAY with some fine to medium sand and trace fine gravel; major roots (topsoil) to 3"; brown	0							slightly moist medium dense
			5		9.6	76				moist
	GM	SILTY FINE AND COARSE GRAVEL with some clay, some fine to coarse sand, and cobbles; tan								slightly moist dense
			10							
		grades brown	15							
		End of exploration at 15.5'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25" diameter slotted PVC pipe to 15.5'.								
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3K

TEST PIT LOG

TEST PIT: TP-12

CLIENT: Armstrong Capital Development | PROJECT NUMBER: 3630-001-22

PROJECT: Proposed Eagle Mountain Big Box Store | DATE STARTED: 11/8/22 | DATE FINISHED: 11/8/22

LOCATION: Northwest of Highway 73 and Spring Run Parkway, Eagle Mountain, Utah | GSH FIELD REP.: MS

EXCAVATING METHOD/EQUIPMENT: CAT 430D - Backhoe

GROUNDWATER DEPTH: Not Encountered (11/8/22) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface								
	CL	SILTY CLAY with some fine and coarse gravel and trace pinholes; major roots (topsoil) to 3"; brown	0							slightly moist stiff
		grades with trace fine and coarse gravel and some pinholes; white/tan			7.2	83				
			5							
	SM/SC	SILTY FINE TO MEDIUM SAND with some clay, organics (shells), and pinholes; light brown								slightly moist medium dense
	SP/SM	FINE AND COARSE GRAVELLY FINE TO COARSE SAND with some silt and some cobbles; brown								slightly moist loose
			10		8.3		9.2			
	SM	SILTY FINE TO MEDIUM SAND with some fine and coarse gravel and some cobbles; brown								slightly moist loose
			15							
		End of exploration at 15.5'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25" diameter slotted PVC pipe to 15.5'.								
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3L

TEST PIT LOG

TEST PIT: TP-13

CLIENT: Armstrong Capital Development | PROJECT NUMBER: 3630-001-22

PROJECT: Proposed Eagle Mountain Big Box Store | DATE STARTED: 11/8/22 | DATE FINISHED: 11/8/22

LOCATION: Northwest of Highway 73 and Spring Run Parkway, Eagle Mountain, Utah | GSH FIELD REP.: MS

EXCAVATING METHOD/EQUIPMENT: CAT 430D - Backhoe

GROUNDWATER DEPTH: Not Encountered (11/8/22) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface								
	CL FILL	SILTY CLAY, FILL with fine and coarse gravel; major roots (topsoil) to 3"; brown	0							slightly moist medium stiff
	GP/ GM	FINE AND COARSE GRAVEL with fine to coarse sand and some silt; brown								slightly moist medium dense
	SP	FINE AND COARSE GRAVELLY FINE TO COARSE SAND with trace clay; oxidized; brown	5		8.2		2.1			slightly moist loose
	GP	FINE AND COARSE GRAVEL with fine to coarse sand and trace clay; brown	10							slightly moist dense
	CL	SILTY CLAY with trace fine sand; brown								dry-slightly moist stiff
	SM	SILTY FINE TO COARSE SAND with fine and coarse gravel and cobbles; tan	15							slightly moist medium dense
		End of exploration at 15.5'. No significant sidewall caving. No groundwater encountered at time of excavation. Installed 1.25" diameter slotted PVC pipe to 15.5'.	20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3M

TEST PIT LOG

TEST PIT: TP-14

CLIENT: Armstrong Capital Development | PROJECT NUMBER: 3630-001-22

PROJECT: Proposed Eagle Mountain Big Box Store | DATE STARTED: 11/8/22 | DATE FINISHED: 11/8/22

LOCATION: Northwest of Highway 73 and Spring Run Parkway, Eagle Mountain, Utah | GSH FIELD REP.: MS

EXCAVATING METHOD/EQUIPMENT: CAT 430D - Backhoe

GROUNDWATER DEPTH: Not Encountered (11/8/22) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface								
	CL	SILTY CLAY with major roots (topsoil) to 3"; white/tan	0							dry medium stiff
			5							
		End of exploration at 5.5'. No significant sidewall caving. No groundwater encountered at time of excavation.								
			10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3N

TEST PIT LOG

TEST PIT: TP-15

CLIENT: Armstrong Capital Development | PROJECT NUMBER: 3630-001-22

PROJECT: Proposed Eagle Mountain Big Box Store | DATE STARTED: 11/8/22 | DATE FINISHED: 11/8/22

LOCATION: Northwest of Highway 73 and Spring Run Parkway, Eagle Mountain, Utah | GSH FIELD REP.: MS

EXCAVATING METHOD/EQUIPMENT: CAT 430D - Backhoe

GROUNDWATER DEPTH: Not Encountered (11/8/22) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface								
	CL	FINE TO MEDIUM SANDY CLAY with fine and coarse gravel; major roots (topsoil) to 3"; brown	0							slightly moist stiff
			5							
		End of exploration at 5.5'. No significant sidewall caving. No groundwater encountered at time of excavation.								
			10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3O

TEST PIT LOG

TEST PIT: TP-16

CLIENT: Armstrong Capital Development | PROJECT NUMBER: 3630-001-22

PROJECT: Proposed Eagle Mountain Big Box Store | DATE STARTED: 11/8/22 | DATE FINISHED: 11/8/22

LOCATION: Northwest of Highway 73 and Spring Run Parkway, Eagle Mountain, Utah | GSH FIELD REP.: MS

EXCAVATING METHOD/EQUIPMENT: CAT 430D - Backhoe

GROUNDWATER DEPTH: Not Encountered (11/8/22) | ELEVATION: ---

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
		Ground Surface								
	CL	SILTY CLAY with trace fine and coarse gravel and trace pinholes; major roots (topsoil) to 3"; brown	0							dry medium stiff
			5							
		End of exploration at 5.5'. No significant sidewall caving. No groundwater encountered at time of excavation.								
			10							
			15							
			20							
			25							

See Subsurface Conditions section in the report for additional information.

FIGURE 3P

CLIENT: Armstrong Capital Development
PROJECT: Proposed Eagle Mountain Big Box Store
PROJECT NUMBER: 3630-001-22

KEY TO TEST PIT LOG

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪

COLUMN DESCRIPTIONS

① **Water Level:** Depth to measured groundwater table. See symbol below.

② **USCS:** (Unified Soil Classification System) Description of soils encountered; typical symbols are explained below.

③ **Description:** Description of material encountered; may include color, moisture, grain size, density/consistency,

④ **Depth (ft.):** Depth in feet below the ground surface.

⑤ **Sample Symbol:** Type of soil sample collected at depth interval shown; sampler symbols are explained below.

⑥ **Moisture (%):** Water content of soil sample measured in laboratory; expressed as percentage of dryweight of

⑦ **Dry Density (pcf):** The density of a soil measured in laboratory; expressed in pounds per cubic foot.

⑧ **% Passing 200:** Fines content of soils sample passing a No. 200 sieve; expressed as a percentage.

⑨ **Liquid Limit (%):** Water content at which a soil changes from plastic to liquid behavior.

⑩ **Plasticity Index (%):** Range of water content at which a soil exhibits plastic properties.

⑪ **Remarks:** Comments and observations regarding drilling or sampling made by driller or field personnel. May include other field and laboratory test results using the following abbreviations:

CEMENTATION:

Weakly: Crumbles or breaks with handling or slight finger pressure.

Moderately: Crumbles or breaks with considerable finger pressure.

Strongly: Will not crumble or break with finger pressure.

MODIFIERS:

Trace <5%

Some 5-12%

With > 12%

MOISTURE CONTENT (FIELD TEST):

Dry: Absence of moisture, dusty, dry to the touch.

Moist: Damp but no visible water.

Saturated: Visible water, usually soil below water table.

Descriptions and stratum lines are interpretive; field descriptions may have been modified to reflect lab test results. Descriptions on the logs apply only at the specific boring locations and at the time the borings were advanced; they are not warranted to be representative of subsurface conditions at other locations or times.

UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)

MAJOR DIVISIONS			USCS SYMBOLS	TYPICAL DESCRIPTIONS
COARSE-GRAINED SOILS More than 50% of material is larger than No. 200 sieve size.	GRAVELS More than 50% of coarse fraction retained on No. 4 sieve.	CLEAN GRAVELS (little or no fines)	GW	Well-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
			GP	Poorly-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
		GRAVELS WITH FINES (appreciable amount of fines)	GM	Silty Gravels, Gravel-Sand-Silt Mixtures
			GC	Clayey Gravels, Gravel-Sand-Clay Mixtures
	SANDS More than 50% of coarse fraction passing through No. 4 sieve.	CLEAN SANDS (little or no fines)	SW	Well-Graded Sands, Gravelly Sands, Little or No Fines
			SP	Poorly-Graded Sands, Gravelly Sands, Little or No Fines
		SANDS WITH FINES (appreciable amount of fines)	SM	Silty Sands, Sand-Silt Mixtures
			SC	Clayey Sands, Sand-Clay Mixtures
FINE-GRAINED SOILS More than 50% of material is smaller than No. 200 sieve size.	SILTS AND CLAYS Liquid Limit less than 50%		ML	Inorganic Silts and Very Fine Sands, Rock Flour, Silty or Clayey Fine Sands or Clayey Silts with Slight Plasticity
			CL	Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays
			OL	Organic Silts and Organic Silty Clays o f Low Plasticity
	SILTS AND CLAYS Liquid Limit greater than 50%		MH	Inorganic Silts, Micacious or Diatomacious Fine Sand or Silty Soils
			CH	Inorganic Clays of High Plasticity, Fat Clays
			OH	Organic Silts and Organic Clays of Medium to High Plasticity
HIGHLY ORGANIC SOILS			PT	Peat, Humus, Swamp Soils with High Organic Contents

Note: Dual Symbols are used to indicate borderline soil classifications.

STRATIFICATION:

DESCRIPTION	THICKNESS
Seam	up to 1/8"
Layer	1/8" to 12"

Occasional: One or less per 6" of thickness

Numerous; More than one per 6" of thickness

TYPICAL SAMPLER GRAPHIC SYMBOLS

- Bulk/Bag Sample
- Standard Penetration Split Spoon Sampler
- Rock Core
- No Recovery
- 3.25" OD, 2.42" ID D&M Sampler
- 3.0" OD, 2.42" ID D&M Sampler
- California Sampler
- Thin Wall

WATER SYMBOL

- Water Level

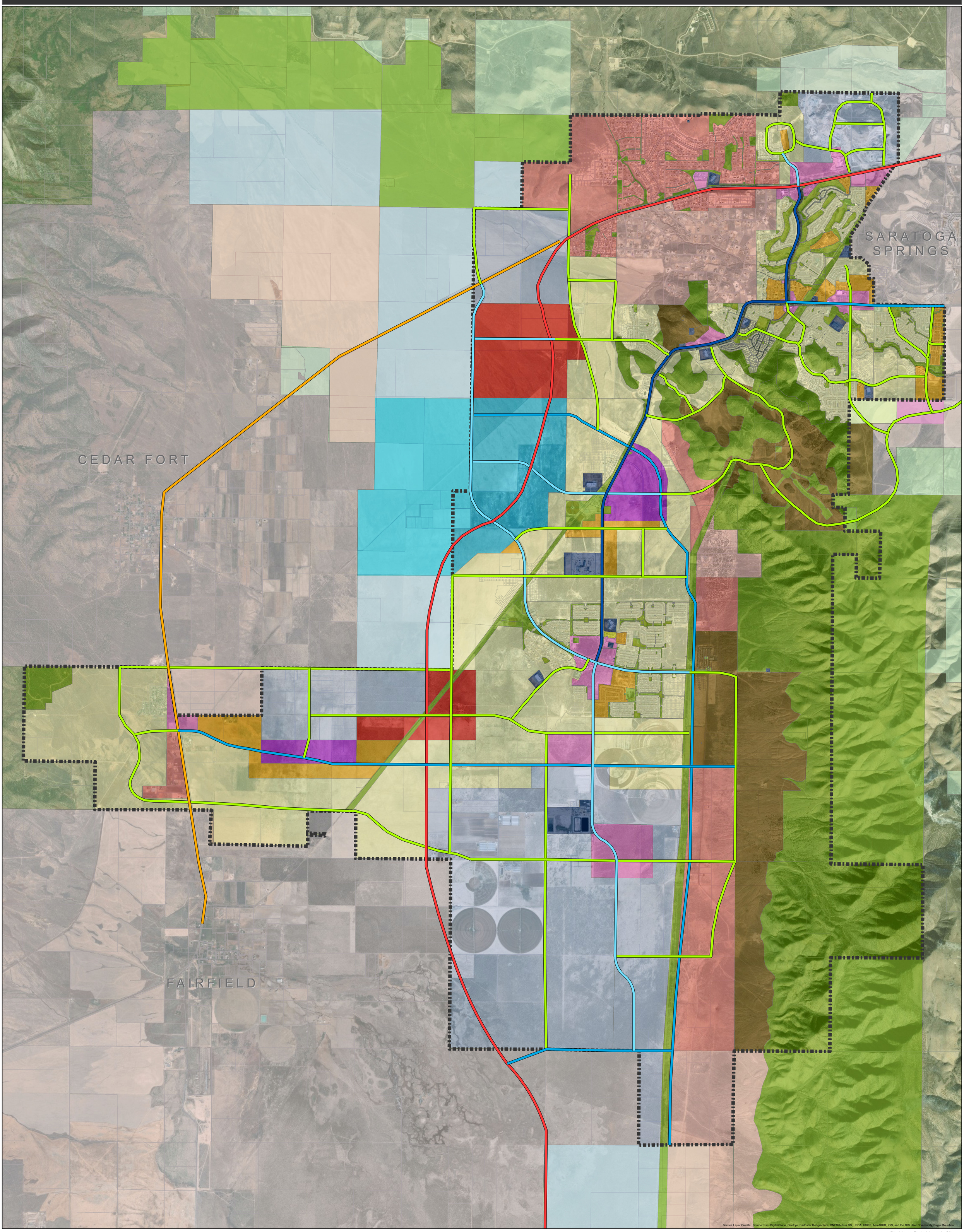
FIGURE 4

GSH

Future Land Use & Transportation

General Plan Map

January 2020



Land Use

- Foothill Residential
- Rural Density One
- Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three
- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center Campus
- Business Park/Light Industry
- Civic Uses and Schools
- Parks and Open Space

Future Transportation

- Freeway
- Highway
- Parkway
- Major Arterial
- Minor Arterial
- Collector

EAGLE MOUNTAIN

N W E S

0 0.5 1 2 Miles

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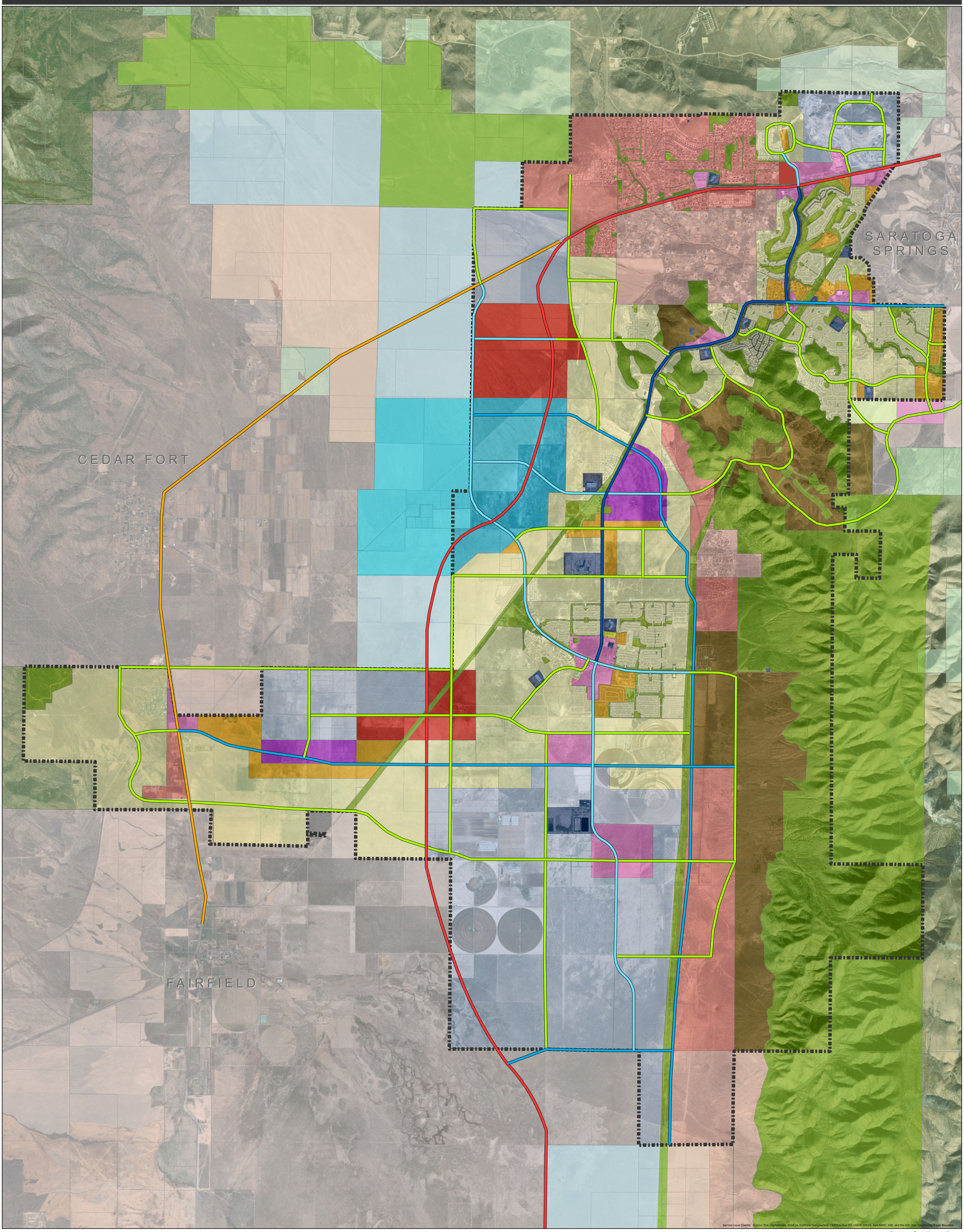
To all interested parties: Under the terms of a 1997 agreement between Eagle Mountain City and property owners Monte Vista Ranches and Eagle Mountain Properties, the undeveloped lands and allowed land uses within the Eagle Mountain Properties Master Development may be changed at any time at the direction of Monte Vista Ranches and Eagle Mountain Properties. Inquiries concerning the Eagle Mountain Properties Master Plan should be directed to Eagle Mountain Planning Office

Future Land Use & Transportation

General Plan Map

Proposed March 2023



Land Use

- Foothill Residential
- Rural Density One
- Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three
- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center Campus
- Business Park/Light Industry
- Civic Uses and Schools
- Parks and Open Space

Future Transportation

- Freeway
- Highway
- Parkway
- Major Arterial
- Minor Arterial
- Collector

EAGLE MOUNTAIN

N W E S

0 0.5 1 2 Miles

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To all interested parties: Under the terms of a 1997 agreement between Eagle Mountain City and property owners Monte Vista Ranches and Eagle Mountain Properties, the undeveloped lands and allowed land uses within the Eagle Mountain Properties Master Development may be changed at any time at the direction of Monte Vista Ranches and Eagle Mountain Properties. Inquiries concerning the Eagle Mountain Properties Master Plan should be directed to Eagle Mountain Planning Office

Add Flexibility/Exception Language to the Zone Transitions

Strict "one-size-fits-all" codes should leave room for some level of flexibility to respond to unique situations. This option provides that flexibility without leaving the door wide open and/or without setting a precedent. See proposed text in red.

17.60.160 Zone transitions.

The zone transition table found in Table 17.60.160(1) below identifies the compatible zones that may be adjacent to each zone. Each column is defined as:

A. Zone. The existing or proposed zone designation for the subject property.

B. Compatible Buffer. The permitted zones for land adjacent to the zone identified in the first column.

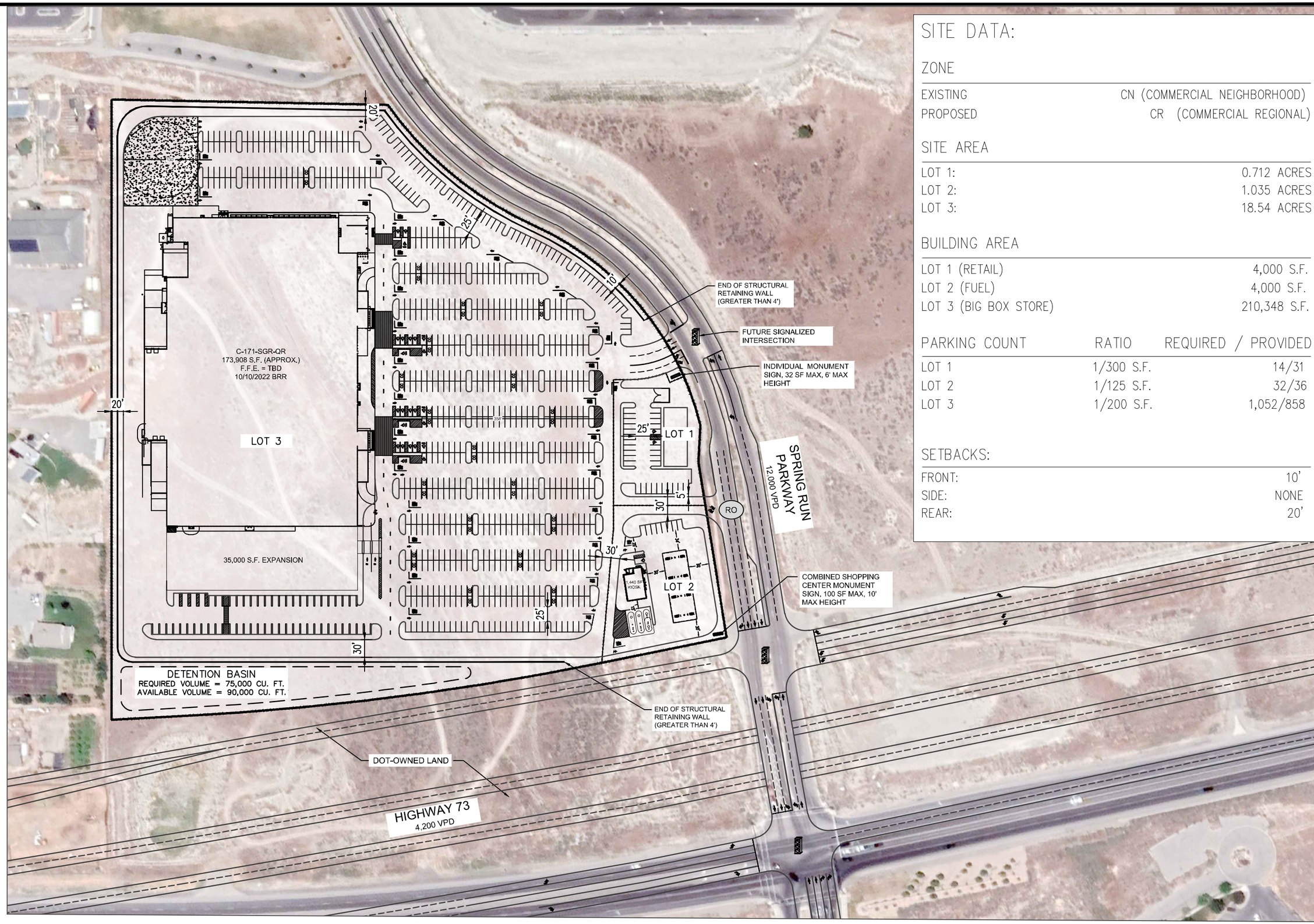
C. General Plan Category Compatibility. The future land use designation in the general plan that the zone identified in the first column may be located within.

The "Zone Legend," "Overlay Zone Legend," and "General Plan Categories" found in Table 17.60.160(2) below are provided for reference. Exceptions to the compatible buffer zones should be rare but may be approved by the City Council in areas where, at the discretion of the Council, the value or benefit to the general public will be significantly higher with an alternative buffer.

Table 17.60.160(1)

ZONE	COMPATIBLE BUFFER	GENERAL PLAN CATEGORY COMPATIBILITY
AG	RA1, RA2, RD1, RD2, FR, MEC, OS-I, OS-N	ARD1, ARD2, FR, OS, PO
RA1	AG, RA2, OS-I, OS-N	ARD1
RA2	AG, RA1, RD1, OS-I, OS-N	ARD1
RD1	AG, RA2, RD2, OS-I, OS-N	ARD2
RD2	AG, RD1, FR, R1, OS-I, OS-N	ARD2
FR	AG, RD2, R1, CN, OS-I, OS-N	FR
R1	RD2, FR, R2, CN, OS-I, OS-N	NR1
R2	R, R3, CN, OS-I, OS-N	NR1
R3	R2, RC, CN, OS-I, OS-N	NR1

Table 17.60.160(1)		
ZONE	**COMPATIBLE BUFFER**	**GENERAL PLAN CATEGORY COMPATIBILITY**
RC	R3, MF1, MF2, CN, CC, OS-I, OS-N	NR2
MF1	RC, MF2, CN, CC, CR, CS, OS-I, OS-N	NR2, CC, CR
MF2	RC, MF1, CN, CC, CR, MEC, OP, CS, OS-I, OS-N	NR3, CC, CR, TCM
CN	FR, R1, R2, R3, RC, MF1, MF2, CC, MEC, OP, OS-I	CC, TCM
CC	RC, MF1, MF2, CN, CR, MEC, OP, LMD, OS-I	CC, ECC, TCM
CR	MF1, MF2, CC, MEC, OP, LMD, CS, OS-I	CR, ECC
MEC	AG, MF2, CN, CC, CR, OP, OS-I	ECC
OP	MF2, CN, CC, CR, MEC, OS-I	TCM, CC, CR, ECC
I	LMD, CS, OS-N	BPLI
LMD	I, CR, CC, CS, OS-N	BPLI
CS	MF1, MF2, CC, CR, I, LMD, OS-N	BPLI
OS-I	AG, RA1, RA2, RD1, RD2, FR, R1, R2, R3, RC, MF1, MF2, CC, CN, CR, MEC, OP, OS-N	PO
OS-N	AG, RA1, RA2, RD1, RD2, FR, R1, R2, R3, RC, MF1, MF2, OP, I, LMD, CS, OS-I	PO



SITE DATA:

ZONE

EXISTING	CN (COMMERCIAL NEIGHBORHOOD)
PROPOSED	CR (COMMERCIAL REGIONAL)

SITE AREA

LOT 1:	0.712 ACRES
LOT 2:	1.035 ACRES
LOT 3:	18.54 ACRES

BUILDING AREA

LOT 1 (RETAIL)	4,000 S.F.
LOT 2 (FUEL)	4,000 S.F.
LOT 3 (BIG BOX STORE)	210,348 S.F.

PARKING COUNT	RATIO	REQUIRED / PROVIDED
LOT 1	1/300 S.F.	14/31
LOT 2	1/125 S.F.	32/36
LOT 3	1/200 S.F.	1,052/858

SETBACKS:

FRONT:	10'
SIDE:	NONE
REAR:	20'

Galloway
172 N. East Promontory, Suite 274
Farmington, UT 84025
801.953.1357
GallowayUS.com

Project No:	
Drawn By:	DJS
Checked By:	CM
Date:	3/16/2023

EAGLE MOUNTAIN
-
HIGHWAY 73 & SPRING RUN PARKWAY
-
ARMSTRONG CAPITAL DEVELOPMENT

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **MARCH 28, 2023**
TITLE:	ACTION ITEM - EAGLE QUEST EAST MDA
ITEM TYPE:	Master Development Agreement
APPLICANT:	Eagle Quest LLC of Utah (Kurt Ostler)

ACTION ITEM:
Yes

PUBLIC HEARING:
No

PREPARED BY:
Steve Mumford, Planning

BACKGROUND:

A rezone and master development plan were approved for the Eagle Quest East project by the City Council on April 5, 2022. A preliminary plat was approved on April 19. These approvals are contingent upon the approval of a master development agreement, as described in EMMC 16.10. This master development agreement was drafted by the City Attorney and negotiated between the parties, and is now presented to the Planning Commission for review and a recommendation to the City Council.

The approved Eagle Quest East master plan includes a total of 401 residential lots with a mix of RD1, RD2, R1, R2, and R3 zoning. It also includes two parks(totaling 8.3 acres).

ITEMS FOR CONSIDERATION:

ITEMS FOR CONSIDERATION

- This agreement was slow in its preparation and negotiation, but mainly due to legal staff turnover and the tragic loss of one of the development partners.
- This master development agreement is fairly simple, as the development of the various areas of the property must simply comply with the City's development standards in relation to each Zoning District.
- The most unique aspects of this project have to do with the dedication and timing of the collector roads and Old Airport Road. These are detailed earlier in the report. The developer will dedicate and build portions of the collector roads and they will dedicate the land for Old Airport Road (with a reimbursement agreement), which the City will build at some point in the future (likely with MAG funding or some other

funding source).

REQUIRED FINDINGS:

The criteria for approval of an MDA are found in EMMC 16.10.080 and are detailed below.

- Development Rights and Responsibilities
  - Vesting granted to the property. Section 4 includes vested rights. Paragraph 4.2 states that the developer may not transfer density within the project and shall not be allowed to transfer density or lots due to a school, church, or other non-residential use.
  - Phasing of the development. Section 5.2 discusses the phasing of the project, which shall generally be in accordance with the phases identified on the master plan (Exhibit B). Minor variations to the phasing plan may be approved by the Planning Director based upon criteria in the agreement, while more significant variations shall be reviewed by the Planning Commission and City Council.
  - Construction and maintenance of public improvements. Section 6 discusses public infrastructure construction.
    - Roads.
      - Internal Roads. The project includes planned collector roads on the north, west, and south. Developer is required to construct a half width of the collector roads (dedicating 38.5'), with a minimum of 24 feet of asphalt. Developer is also providing an extra 12 feet of right-of-way on Aviator Avenue (dedicating 50.5'). The City will enter into a reimbursement agreement for the extra costs to upsize Aviator from a 53' road to a 77' road and for the value of the additional 12' of land. The land value will be based on the agricultural value of the land as of the date of the land dedication.
      - Old Airport Road. Developer shall dedicate 152 feet of ROW for Old Airport Road within 60 days of a request by the City. The City will enter into a reimbursement

agreement for the cost of the land, exempting the land needed for the road crossing between phases 10 and 11.
        - External Access Roads. Prior to constructing any portion of the project, the developer must obtain right-of-way sufficient to construct a minimum of a 24-foot wide asphalt portion of one of the collector roads connecting the project to Pony Express Parkway. Developer anticipates meeting this requirement by building Aviator Avenue. The developer is not allowed to access the project solely through the Sunset Flats development to the south.
    - Utilities. The project will require an offsite sewer line to Pony Express Parkway. City will reimburse for required upsizing to accommodate future nearby growth. Upsizing of water lines will also be necessary.
  - Special conditions relating to lot design, necessary off-site conditions or improvements, open space and parks, location of utilities, physical characteristics of the property. This agreement is fairly simple in relation to the residential development, as it shall be developed in accordance with the approved zoning. Open space and park timing are based upon the escrow language in the agreement. See above for road improvement requirements. Upsizing of utilities may be eligible for impact fee credits or reimbursements. The property has a very gradual slope and the only unique area of the property is the utility corridor, which will be dedicated to the City.
  - Any other conditions or methodologies necessary for the master development's buildout. No other unique conditions.
- Benchmarks
  - A set time limit to apply for the first site plan and/or preliminary plat. Section 7 addresses this benchmark, requiring the first preliminary plat or site plan to be submitted for approval within 24 months of the effective date.

    - A set time limit from the approval of the first site plan and/or preliminary plat to begin site work. Section 7 addresses this benchmark, requiring the site work to be completed within 30 months from the effective date.
    - A set time limit from the approval of the first site plan and/or preliminary plat for all phases of curb, gutter, and road completion. Section 7 addresses this benchmark.
    - A set time limit from the approval of the first site plan and/or preliminary plat for all phases of open space, park, and/or trail completion. The developer shall fully improve the parks prior to recording the first plat, or provide a separate cash escrow of $3,750 per lot to the City to cover the anticipated cost of park improvements (as required by City Code). We anticipate that the developer will improve each park area along with the adjacent plat. This escrow method encourages the developer to improve the parks early in a project's development. Including set time limits for each park could create confusion and difficulty as we've experienced with other master development plans.
- Expiration of the Master Development.
    - Paragraph 3 includes a 6-year expiration from the "effective date" of the agreement. It will also expire upon buildout of the project. Developer acknowledge in the agreement that upon termination of the agreement, any vesting of the zoning or densities in the agreement shall terminate.
- General Plan Compliance.
    - The approved master plan complies with the City's general plan map.
- Amendments and Extensions of Time.
    - Although no amendment or extension language is detailed in the agreement, paragraph 18 indicates that the agreement is complete unless a written amendment is signed by both parties.

RECOMMENDATION:

As required by EMMC 16.10.060 the Planning Commission must review the MDA in a public meeting and provide a recommendation to the City Council who is the final approval authority. We recommend that the Planning Commission make a recommendation

of approval to the City Council of the Eagle Quest East Master Development Agreement as proposed.

ATTACHMENTS:

Eagle Quest East MDA

Eagle Quest East MDA Exhibits

MASTER DEVELOPMENT AGREEMENT
FOR
EAGLE QUEST EAST

This *Master Development Agreement for Eagle Quest East* (this "**Agreement**" or "**MDA**") is entered into as of this _____day of _____, 2023 (the "**Effective Date**") between Eagle Quest LLC of Utah, a Utah limited liability company ("**Developer**") and Eagle Mountain City, a Utah municipal corporation ("**City**" or "**Eagle Mountain**").

RECITALS

A. Developer owns or controls certain real property within the City's boundaries that is legally described in Exhibit A ("**Property**");

B. Developer intends to develop the Property as a master planned community known as Eagle Quest East ("**Project**"), in accordance with the Land Use, Concept Site & Phasing Plan ("**Master Plan**") attached hereto as Exhibit B. On April 5, 2022, the Eagle Mountain City Council approved the rezone of the Property. On April 19, 2022, the Eagle Mountain City Council approved the Master Plan (which serves as the Eagle Quest East Preliminary Plat);

C. The parties intend that Developer vest in certain uses, zoning designations, and densities under the terms of this Agreement as more fully set forth below;

D. The parties desire to enter into this Agreement to specify Developer's rights and responsibilities with regard to development of the Project, and to specify the rights and responsibilities of City to allow and regulate such development pursuant to the requirements of this Agreement.

E. Acting pursuant to its authority under the Utah Municipal Land Use and Development Management Act, Utah Code § 10-9a-101, *et seq.*, the City Council of Eagle Mountain City, in exercising its legislative discretion, has determined that entering into this Agreement generally furthers the purposes of the Utah Municipal Land Development and Management Act, the City's General Plan, and Eagle Mountain City.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

1. DEFINITIONS. As used in this MDA, the words and phrases specified below shall have the following meanings:

1.1. **Act** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 (2021), *et seq*.

1.2. **Applicant** means a person or entity submitting a Development Application.

1.3. **Buildout** means the completion of all of the development on the entire Project.

1.4. **Council** means the elected City Council of Eagle Mountain.

1.5. **Default** means a breach of this MDA as specified herein.

1.6. **Development** means the development of a portion of the Property pursuant to an approved Development Application.

1.7. **Development Application** means an application to Eagle Mountain for development of a portion of the Project or any other permit, certificate or other authorization from Eagle Mountain required for development of the Project.

1.8. **Eagle Mountain** means Eagle Mountain City, a political subdivision of the State of Utah.

1.9. **Eagle Mountain's Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this MDA.

1.10. **Eagle Mountain's Vested Laws** means the ordinances, policies, standards and procedures of Eagle Mountain in effect as of the date of this MDA.

1.11 **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603 (2021), or any successor provision, and approved by Eagle Mountain, effectuating a subdivision of any portion of the Project.

1.12. **Developer** means Eagle Quest LLC of Utah, a Utah limited liability company, and its successors in interest or assignees as permitted by this MDA.

1.13. **MDA** means this Master Development Agreement including all of its Exhibits.

1.14. **Notice** means any notice to or from any Party to this MDA that is either required or permitted to be given to another party.

1.15. **Notice of Decision** means the Rezone and Master Development Plan Notice of Decision and the Preliminary Plat Notice of Decision for Eagle Quest East, which include certain terms and conditions for development of the Project. A copy of the Notices of Decision is attached hereto as Exhibit C.

1.16. **Party/Parties** means, in the singular, Developer or Eagle Mountain; in the plural Developer and Eagle Mountain.

1.17 **Phasing Plan** means the phasing plan included in the Master Plan (Exhibit B).

1.18. **Project** means the Eagle Quest East project to be constructed on the Property pursuant to this MDA with the associated Public Infrastructure and private facilities, and all of the other aspects approved as part of this MDA.

1.19. **Property** means the approximately 163 acres of real property owned by and to be developed by Developer more fully described in Exhibit A.

1.20. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to Eagle Mountain or other public entities as a condition of the approval of a Development Application.

1.21. **Reimbursable Costs** means the cost of upsizing system improvements. Reimbursable Costs are subject to the foregoing: (a) all Reimbursable Costs must be procured through arms-length transactions; (b) Developer, or its principals or affiliates, may not own or have any interest in any of the contractors, engineering firms, or other individuals or entities that provided any services or materials that are included in the Reimbursable Costs; (c) Developer shall provide a notarized certification that all invoices for Reimbursable Costs are true and accurate invoices for the actual cost incurred by Developer; (d) Developer shall provide a notarized certification that Developer has not requested or been provided any kickbacks or reimbursements related to the Reimbursable Costs; (e) the Reimbursable Costs may not include any administrative fees, construction management fees, insurance costs, Developer markups, licensing fees or attorney fees; and (f) Reimbursable Costs may only include the additional cost to construct the upsized improvements, and shall not include a proportionate share of cost that would have been otherwise incurred by Developer, such as mobilization costs.

1.22. **Residential Dwelling Unit** means a structure or portion thereof designed and intended for use as single-family residences as illustrated on the Site Plan / Preliminary Plat.

1.23. **Zoning Map** means the zoning map for the Project approved by the Eagle Mountain Council, which is included in Exhibit B.

2. ZONING. As of the Effective Date, the Property is zoned by the City in accordance with the Land Use, Concept Site, & Phasing Plan, attached hereto as Exhibit B.

3. TERM OF AGREEMENT. In accordance with Section 16.10.080 of Eagle Mountain's Vested Law, this MDA shall expire and terminate six (6) years from the Effective Date unless extended in accordance with Section 16.10.100 of Eagle Mountain's Vested Law. This MDA shall also terminate automatically at Buildout. Notwithstanding the foregoing, any obligations of the Developer, including any obligations for which the Developer has provided a bond or other form of completion assurance, shall survive termination of this MDA. Developer acknowledges and agrees that upon termination of this Agreement, any vesting of the zoning or densities in this Agreement shall terminate, and the City shall be entitled to rezone any undeveloped portion of the Project.

4. VESTED RIGHTS.

4.1. **General Vesting**. The Parties intend that this MDA grants to Developer all rights to develop the Project in fulfillment of this MDA and Eagle Mountain's Vested Laws, except as specifically provided herein. The Parties specifically intend that this MDA grants to Developer the "vested rights" identified herein as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2021).

4.2. **Unit Density**. Developer shall be entitled to develop the Project in accordance with the densities and lot locations as depicted on the Master Plan. Developer may not transfer

density within the Project, and Developer shall not be allowed to transfer density or lots due to a school, church or other non-residential use.

4.3. **Exceptions.** The vested rights set forth in Sections 4.1 and 4.2, and restrictions on the applicability of Eagle Mountain's Future Laws to the Project, are subject to the following exceptions:

4.3.1 Master Developer Agreement. Eagle Mountain's Future Laws or other regulations to which the Developer agrees in writing;

4.3.2. State and Federal Compliance. Eagle Mountain's Future Laws or other regulations which are generally applicable to all properties in Eagle Mountain and which are required to comply with State and Federal laws and regulations affecting the Project;

4.3.3. Codes. Any of Eagle Mountain's Future Laws that are updates or amendments to existing building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

4.3.4 Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by Eagle Mountain to all properties, applications, persons and entities similarly situated;

4.3.5. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within Eagle Mountain (or a portion of Eagle Mountain as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;

4.3.6 Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by Eagle Mountain pursuant to Utah Code Ann. Section 11-36a-101 (2021) *et seq*;

4.3.7. Compelling, Countervailing Interest. Laws, rules or regulations that Eagle Mountain's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i) (2022).

5. DEVELOPMENT OF THE PROJECT.

5.1 **General Development.** Development of the Project shall be in accordance with Eagle Mountain's Vested Laws, Eagle Mountain's Future Laws (to the extent they are applicable as specified in this MDA), and this MDA.

5.2 **Phasing.**

5.2.1 Developer shall develop the Project in accordance with the Master Plan attached hereto as Exhibit B. Unless otherwise shown on Exhibit B, the project's road and infrastructure construction, including the collector roads along the exterior of the project (except for Old Airport Road), shall correspond with adjoining residential development.

5.2.2 Minor variations from the Phasing Plan with respect to the sequence of each phase or the development of property within a phase shall be approved by the City Planning Director, upon consideration of the timing and sequence of infrastructure construction, the development of a variety of housing product types, and economic or other practical considerations that make variances from the Phasing Plan advisable. Variations from the Phasing Plan that, in the opinion of City Planning Director, are not minor variations, shall be approved in accordance with Section 16.10.090 of Eagle Mountain's Vested Laws.

5.3 **Standard for Approval**. All subdivision plats must be approved in accordance with Eagle Mountain City Code and must conform to applicable requirements of Eagle Mountain's Vested Laws, State and Federal Law, and this Agreement.

5.4 **Site Preparation**. Developer shall not commence construction of any Project improvement on the Property until such time as a final subdivision plat or plats have been approved by City in accordance with the terms and conditions of this Agreement.

5.5 **Changes to Project**. No material modifications to approved subdivision plats shall be made after approval by City without City Council's written approval of such modification. Developer may request approval of material modifications to the Master Plan from time to time as Developer may determine necessary or appropriate. For purposes of this Agreement, a material modification shall mean any modification which (i) increases the number of lots in a subdivision plat, or (ii) changes the location of public roads. Modifications to a subdivision plat which do not constitute material modifications may be made with the consent of City Planning Director prior to plat recording.

5.6 **Time of Approval**. Any approval required by this Agreement shall not be unreasonably withheld or delayed and shall be made in accordance with applicable procedures set forth in Eagle Mountain's Vested Laws.

6. INFRASTRUCTURE.

6.1 **Roads**.

6.1.1 Internal Roads. Developer shall be required to construct all roads within the Project and shown on the Master Plan with the exception of Old Airport Road. The Master Plan includes three minor collector roads (Aviator Avenue), unnamed collector road on the west property line, and a collector road on the north property line (Desert Willow Drive), and a major arterial (Old Airport Road). Except as otherwise expressly set forth herein, Developer's responsibility to construct such collector roads shall be limited to the half width of such collector road contiguous to the Project boundary, and a minimum of 24 feet of asphalt. Developer is providing an extra twelve feet (12') of right-of-way on Aviator Avenue. Upon completion of Aviator Avenue, the City shall enter into an Impact Fee Reimbursement Agreement with Developer to reimburse developer for the Reimbursable Costs of the road, which reimbursement

amount shall include the value of the land (as set forth below) under the upsized portion of the road. For example, Aviator Avenue is shown as a 77' road, and the applicant is dedicating 50.5'. Therefore, City would enter into a reimbursement agreement for the Reimbursable Costs to upsize the road from a 53' road to a 77' road and for the value of the additional 12' of land. For the other two collector roads (west and north) Developer shall dedicate a minimum of 38.5 feet to the City and, as required by EMMC 15.10.270, shall improve a half-width of a standard residential road plus an additional 10 feet of asphalt, for a total of 24 feet of asphalt.

6.1.2 Old Airport Road. Developer shall dedicate the Old Airport Road land (152 feet wide) to the City, as shown on Exhibit B within 60 days of a request by the City. City and Developer agree to enter into a reimbursement agreement for the cost (as set forth below) of the land for the Old Airport Road, exempting the land for the road crossing shown on the plan (e.g., the portion of Old Airport Road that is used as an access point between phases 10 and 11 of the Project as depicted on the Phasing Plan).

6.1.3. External Access Roads. The three primary access roads for the Project (Aviator Avenue, Desert Willow Drive, and the "Unnamed Road" contiguous to the west boundary of the Project) all cross property that is currently not owned by the City. Developer acknowledges and agrees that it is the responsibility of Developer to obtain right-of-way sufficient to construct a minimum of a 24-foot wide asphalt portion of one or more of the roads and construct a sufficient portion of one of those roads from Pony Express Parkway to access the property, prior to construction of any portion of the Project. Developer currently anticipates that such requirement shall be met by Developer extending 24 feet of Aviator Avenue west to the intersection of Aviator Avenue and Pony Express Parkway. City owns property that under the current Transportation Master Plan is part of the future Aviator Avenue right-of-way. City commits and agrees to use that land as part of the future Aviator Avenue right-of-way. Developer shall not be allowed to access the Project solely through the Sunset Flats development to the south of the Project. City may, in City's sole discretion, assist Developer in obtaining the road dedications and City may utilize impact fees to construct a portion of the roads.

6.1.4 Developer acknowledges and agrees that the value of the land for any road dedication shall be based on the agricultural (i.e. pre-development) value of the land as of the date of the dedication.

6.2 **Parks and Open Space**.

6.2.1 Developer shall construct parks and open spaces in the locations shown on the Park & Open Space Map, attached as Exhibit D, and Developer shall include the amenities as shown on Exhibit D, allowing for minor modifications to be approved by the City Parks Director. Developer shall receive approval for the specific playground equipment, benches, pavilions, and other equipment by the City Parks Director prior to construction of the parks. The City shall own and maintain the two park areas in the Project.

6.3 **Utilities.**

6.3.1 Offsite Sewer. The sanitary sewer for the project will need to connect to Pony Express Parkway, to the southwest of the project. This is anticipated to extend

within the Aviator Avenue right-of-way. Upsizing of this sewer line will be necessary. The Reimbursable Costs for any upsizing beyond the size required by the development will be reimbursed by the City to Developer through an Impact Fee Reimbursement Agreement.

6.3.2 Offsite Water. Some upsizing of water lines will be required of Developer in accordance with the City's master utilities plans. Developer shall receive approval of utility plans by the City Engineer prior to plat approval. The Reimbursable Costs for any upsizing beyond the size required by the Project itself will be reimbursed by the City to Developer through an Impact Fee Reimbursement Agreement.

6.3.3 Water Rights. Developer agrees that prior to approval of a final plat for any parcel of property that is included in the Project, the owner of the subject parcel shall either dedicate to or purchase water rights from the City sufficient to serve that portion of the Project in accordance with the provisions of applicable law. The City shall not be required to approve each plat until such water requirements for that plat are fully satisfied.

6.4 **Easements**. Developer shall grant to the City, at no cost to the City, all easements necessary for the operation, maintenance, and replacement of all utilities located within the Project as the City determines to be necessary.

6.5 **Agreement to Cooperate**. Developer and the City agree to cooperate in good faith with respect to continued planning of the Project and implementation of such plan(s) consistent with the public interest.

6.6 **Reimbursement for Uncontemplated Upsizing**. City may reasonably request or require Developer to upsize infrastructure facilities not otherwise contemplated in this Agreement in excess of the size needed for the Project. If City requires upsizing not contemplated in this Agreement, including without limitation road widths in excess of the City's current standards for the applicable type of road, City shall enter into an Impact Fee Reimbursement Agreement to compensate Developer for the Reimbursable Costs.

7. <u>BENCHMARKS.</u> As required by Section 16.10.080(B) of Eagle Mountain's Vested Law, the following development benchmarks shall occur.

7.1. **First Preliminary Plat or Site Plan**. Recognizing that Developer must obtain the cooperation of SITLA and its optionee for the anticipated extension of Aviator Avenue to connect with Pony Express Parkway, the first preliminary plat or site plan for the Project shall be submitted for approval within twenty-four (24) months from the Effective Date. The site work for the first final plat or site plan shall occur within thirty (30) months from the Effective Date, including required public infrastructure (including but not limited to curb, gutter, roads) as noted in this MDA, provided that approval of the site plan or final plat has not been unreasonably delayed by the City.

7.2. **Parks and Open Space**. In accordance with 16.35.105(A)(10) of Eagle Mountain's Vested Law, the parks and open spaces shall be fully improved prior to recording of the first plat, or a separate cash escrow of $3,750 per lot/unit must be put in place with the

City with each plat to cover the anticipated cost of park improvements. For example: final plat = 20 lots; cash escrow for final plat = $75,000 ($3,750 x 20). It is anticipated that Developer will improve each park area along with the adjacent plat.

8. DEFAULT.

8.1. **Notice.** If Developer or Eagle Mountain fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Party.

8.2 **Contents of the Notice of Default**. The Notice of Default shall:

8.2.1 Specific Claim. Specify the claimed event of Default;

8.2.2 Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this MDA that is claimed to be in Default; and

8.2.3 Optional Cure. If Eagle Mountain chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) days duration.

8.3 **Mediation.** Upon the issuance of a Notice of Default the parties may engage a mediation or other dispute resolution process. Neither side shall be obligated to mediate if doing so would delay or otherwise prejudice any remedy available at law.

8.4 **Public Meeting.** Before any remedy in Section 10 may be imposed by Eagle Mountain the party allegedly in Default shall be afforded the right to attend a public meeting before the Eagle Mountain City Council and address the Eagle Mountain City Council regarding the claimed Default.

8.5 **Default of Assignee.** A default of any obligations expressly assumed by an assignee shall not be deemed a default of Developer.

9. DEVELOPER'S EXCLUSIVE REMEDY. Developer's sole and exclusive remedy under this Agreement shall be specific performance of the rights granted in this Agreement and Eagle Mountain's obligations under this Agreement. IN NO EVENT SHALL EAGLE MOUNTAIN CITY BE LIABLE TO DEVELOPER, ITS SUCCESSORS OR ASSIGNS, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.

10. EAGLE MOUNTAIN'S REMEDIES UPON DEFAULT. Eagle Mountain shall have the right to withhold all further reviews, approvals, licenses, building permits and other permits for development of the Property in the case of a Default by Developer until the Default has been cured. Eagle Mountain shall further have the right to draw on any security posted or provided in connection with the Property and relating to remedying of the particular Default.

11. <u>ASSIGNABILITY</u>. Developer may assign its obligations hereunder, in whole or in part, to other parties with the consent of Eagle Mountain as provided herein, which consent shall not be unreasonably withheld, conditioned or delayed.

11.1 **Sale of Lots.** Developer's selling or conveying lots to residential purchasers or to unrelated, third-party homebuilders shall not be deemed to be an "assignment" subject to the above-referenced approval by Eagle Mountain unless specifically designated as such an assignment by Developer and approved by Eagle Mountain.

11.2 **Notice.** Developer shall give Notice to Eagle Mountain of any proposed assignment and provide such information regarding the proposed assignee that Eagle Mountain may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing Eagle Mountain with all necessary contact information for the proposed assignee.

11.3. **Partial Assignment.** If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this MDA to which the assignee succeeds.

11.4. **Assignees Bound by MDA.** Except as contemplated in section 11.1, above, Developer's assignees shall be bound by the terms of this MDA.

12. <u>RECORDING OF AGREEMENT</u>. If City approves the Project and all Conditions Precedent have been met, the provisions of this Agreement shall constitute real covenants, contracts and property rights, and equitable servitudes which shall run with all of the land subject to this Agreement. The burdens and benefits hereof shall bind and inure to the benefit of each of the Parties hereto and all successors in interest to the Parties hereto. This Agreement (without exhibits), or a notice concerning this Agreement, shall be recorded as a covenant running with the Property herein described to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.

13. <u>SEVERABILITY</u>. If any provision of this Agreement, or portion thereof, is declared by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement will not be affected and each paragraph of this Agreement will be valid and enforceable to the fullest extent permitted by law.

14. <u>TIME OF PERFORMANCE</u>. Time shall be of the essence with respect to the duties imposed on the parties under this Agreement. Unless a time limit is specified for the performance of such duties each party shall commence and perform its duties in a diligent manner in order to complete the same as soon as reasonably practicable.

15. <u>CONSTRUCTION OF AGREEMENT</u>. This Agreement shall be construed so as to effectuate its public purpose of ensuring the Property is developed as set forth herein to protect health, safety, and welfare of the citizens of City. This Agreement has been reviewed and revised by legal counsel for each of the Parties and no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this

Agreement.

16. **STATE AND FEDERAL LAW.** The parties agree, intend and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of the Agreement shall remain in full force and effect. If City's approval of the Project is held invalid by a court of competent jurisdiction, this agreement shall be null and void.

17. **NO WAIVER.** Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. The provisions may be waived only in writing by the party intended to be benefited by the provisions.

18. **ENTIRE AGREEMENT.** This Agreement shall supersede all prior agreements with respect to the subject matter herein, and all prior agreements and understandings are merged herein. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the parties.

19. **APPLICABLE LAW.** This Agreement and the construction thereof, and the rights, remedies, duties, and obligations of the parties which arise hereunder, are to be construed and enforced in accordance with the laws of the State of Utah.

20. **NOTICES.** Any notices required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been sufficiently given or served for all purposes when presented personally, or four (4) days after being sent by registered or certified mail, properly addressed to the parties as follows:

To the Developer:

Eagle Quest LLC of Utah
6616 West 10760 North
Highland, Utah 84003
Attn: Kurt Ostler

with a copy to:

Eagle Quest LLC of Utah
P.O. Box 532
Farmington, Utah 84025

To the City:

City Recorder
Eagle Mountain City
1650 E. Stagecoach Run

Eagle Mountain, UT 84005

21. EXECUTION OF AGREEMENT. This Agreement may be executed in multiple parts as originals or by facsimile copies of executed originals; provided, however, if executed and evidence of execution is made by facsimile copy, then an original shall be provided to the other party within seven (7) days of receipt of said facsimile copy.

22. HOLD HARMLESS. Developer shall hold City, its officers, agents, employees, consultants, special counsel, and representatives harmless from liability for damages or equitable relief arising out of claims for personal injury or property damage arising from direct or indirect operations of Developer or its contractors, subcontractors, agents, employees or other persons acting on its behalf, in connection with the Project.

23. RELATIONSHIP OF PARTIES. This Agreement is not intended to create any partnership, joint venture or other arrangement between City and Developer. This Agreement is not intended to create any third party beneficiary rights for any person or entity not a party to this Agreement. It is specifically understood by the parties that: (i) all rights of action and enforcement of the terms and conditions of this Agreement shall be reserved to City and Developer, (ii) the Project is a private development; (iii) City has no interest in or responsibilities for or duty to third parties concerning any improvements to the Property; and (iv) Developer shall have the full power and exclusive control of the Property subject to the obligations of Developer set forth in this Agreement.

24. CERTIFICATE OF COMPLIANCE. Upon fifteen (15) business clays prior written request by Developer, the City will execute a certificate of compliance to any third party seeking to purchase all or a portion of the Property or lend funds against the same, certifying that Developer is not in default of the terms of this Agreement.

25. TITLE AND AUTHORITY. Developer expressly warrants and represents to City that it is a limited liability company in good standing and that such company owns or controls all right, title and interest in and to the Property and that no portion of the Property, or any right, title or interest therein has been sold, assigned or otherwise transferred to any other entity or individual. Developer further warrants and represents that no portion of the Property is subject to any lawsuit or pending legal claim of any kind. Developer warrants that the undersigned individual has full power and authority to enter into this Agreement on behalf of Developer. Developer understands that City is relying on such representations and warranties in executing this Agreement.

26. FURTHER ASSURANCES, DOCUMENTS, AND ACTS. Each of the Parties agrees to cooperate in good faith with the other and to execute and deliver such further documents, and to take all further acts reasonably necessary in order to carry out the intent and purposes of this Agreement and the actions contemplated hereby. All provisions and requirements of this Agreement shall be carried out by each party as allowed by law.

27. ELECTRONIC TRANSMISSION AND COUNTERPARTS. Electronic transmission (including email and fax) of a signed copy of this Agreement, any addenda, and any exhibits, and the retransmission of any signed electronic transmission, shall be the same as delivery of an

original. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original but only all of which together shall constitute one instrument and execution.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

DATED this _____ day of _____, 2022.

EAGLE QUEST LLC OF UTAH

By: _____

Print Name: _____

Title: _____

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF _____)

On the _____ day of _____, 2022, personally appeared before me _____, who being by me duly sworn, did say that (s)he is the _____ of **Eagle Quest LLC of Utah**, a Utah limited liability company, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

_____
NOTARY PUBLIC

DATED this _____ day of _____, 2022.

EAGLE MOUNTAIN CITY

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala Kofoed, City Recorder

Approved as to form:

_____
City Attorney

1617670v1/RQN

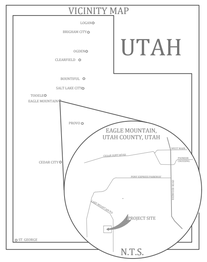
Exhibit List

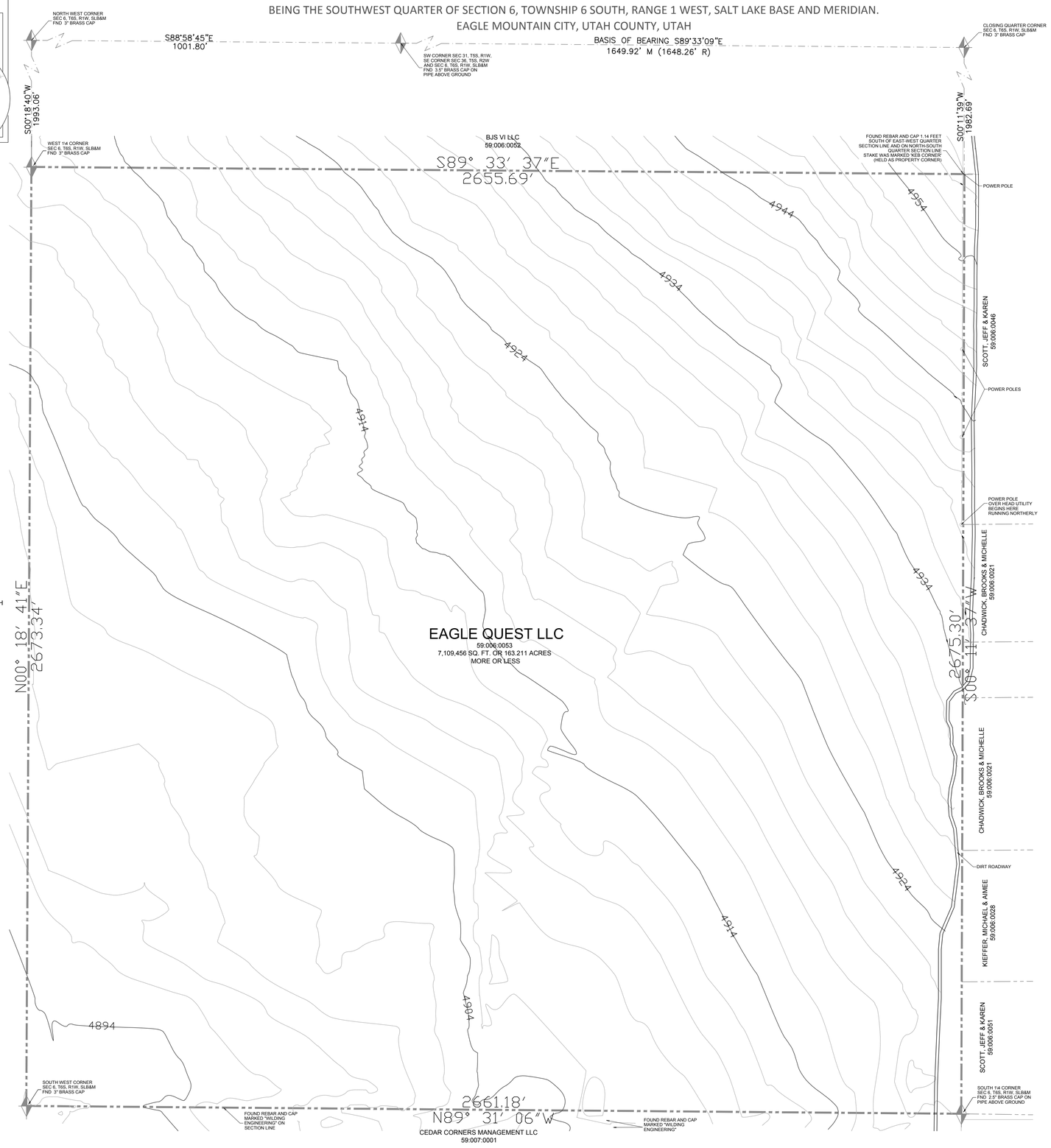
Exhibit A – Legal Description
Exhibit B - Land Use, Concept, and Phasing Plan
Exhibit C - Notices of Decision
Exhibit D - Parks and Open Space Plans

Avenue Project No. 18-162A

BOUNDARY AND TOPOGRAPHY SURVEY

BEING THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH





SURVEYOR'S CERTIFICATE

I, MATTHEW STONES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 7176711 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT UNDER THE AUTHORITY OF THE OWNERS HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND AS DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

11-12-2018
DATE

MATTHEW C STONES, PLS
NO. 7176711

PROFESSIONAL LAND SURVEYOR
LICENSE NO. 7176711
MATT STONES
STATE OF UTAH

ORIGINAL BOUNDARY DESCRIPTION

COMMENCING SOUTH 1972.08 FEET FROM THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE EAST 2640.00 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 6, THENCE SOUTH 2632.08 FEET, THENCE WEST 2640.00 FEET TO THE WEST LINE OF SAID SECTION 6, THENCE NORTH 2632.08 FEET TO THE POINT OF BEGINNING.

AS SURVEYED BOUNDARY DESCRIPTION

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 89°33'37" EAST 2655.69 FEET TO THE SOUTH EAST CORNER OF THE PARCEL KNOWN AS 59:006:0052 IN THE UTAH COUNTY RECORDER OFFICE AND MARKED WITH A REBAR AND CAP MARKED "KEB CORNER"; THENCE SOUTH 00°11'37" WEST 2675.30 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 89°31'06" WEST 2661.18 FEET TO THE SOUTH WEST CORNER OF SAID SECTION 6; THENCE NORTH 00°18'41" EAST WEST 2673.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,109,456 SQ. FT. OR 163.211 ACRES MORE OR LESS.

SURVEYOR NARRATIVE

IT IS THE INTENT OF THIS SURVEY TO OBTAIN TOPOGRAPHICAL AND BOUNDARY INFORMATION FOR CONCEPTUAL DESIGN AND PLANNING. THE BASIS OF BEARING IS SOUTH 89°33'09" EAST ALONG THE NORTH SECTION LINE OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BETWEEN FOUND MONUMENTS REPRESENTING THE SOUTH WEST CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND THE NORTH QUARTER OF CORNER OF SAID SECTION 6. THE BOUNDARY IS DETERMINED BY HOLDING THE FOUND SECTION CORNERS OF SAID SECTION 6. THE NORTH EAST CORNER WAS DETERMINED TO BY A FOUND REBAR AND CAP WITH A LATHE THAT MARKED "KEB CORNER". THE REBAR COINCIDES WITH THE CALL FOR THE CORNER ACCORDING TO SURVEYS ON FILE IN THE UTAH COUNTY SURVEYOR OFFICE.

THE CONTOUR INTERVAL IS 2'

DOCUMENTS USED

SURVEYS AS RECORDED IN THE UTAH COUNTY SURVEYOR OFFICE:
97-207; 98-247; 00-114; 01-427; 02-260; 04-295; 07-420; 07-422; 07-427; 07-433; 07-434; 15-195; 16-128
DEEDS AS RECORDED IN THE UTAH COUNTY RECORDER OFFICE:
ENTRY NUMBER: 1352-2014 A PLAT
ENTRY NUMBER: 131957-2008 RESOLUTION
ENTRY NUMBER: 56210-2004 AFFIDAVIT
ENTRY NUMBER: 101064-2000 AFFIDAVIT OF CORRECTION
ENTRY NUMBER: 101062-2000 WD
ENTRY NUMBER: 96181-2000 WD
ENTRY NUMBER: 70434-2000 SUBORDINATION AGREEMENT
ENTRY NUMBER: 64356-2000 DOR
ENTRY NUMBER: 51699-2000 WD
ENTRY NUMBER: 51698-2000 WD
ENTRY NUMBER: 41630-2017 WD
ENTRY NUMBER: 14631-2016 DOR
ENTRY NUMBER: 141428-2002 WD
ENTRY NUMBER: 1578-2001 WD
ENTRY NUMBER: 66446-2009 SWD
ENTRY NUMBER: 81031-2008 WD
ENTRY NUMBER: 131995-2006 WD
ENTRY NUMBER: 54745-2006 WD
ENTRY NUMBER: 19071-2005 PATENT NO. 19679

LEGEND:
- BOUNDARY
- MAJOR CONTOUR
- OVERHEAD POWER
- ROAD WAYS
- OTHER PROPERTIES
- MONUMENT LINE
- FOUND MONUMENT

N

150 0 150 300
scale 1" = 150' feet

REVISIONS:

EAGLE QUEST, LLC
6616 WEST 10760 NORTH
HIGHLAND, UTAH 84003

avenue CONSULTANTS
Avenue Consultants, Inc
6575 South Redwood Road, Suite 101
Taylorsville, UT 84123
801-207-7660
www.avenueconsultants.com

BOUNDARY AND TOPOGRAPHY

BEING THE SOUTH WEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

Drawn by	MCS
Detailer	CJC
Checker	MCS

SUBSET NO.

SHEET NO.
1 of 1

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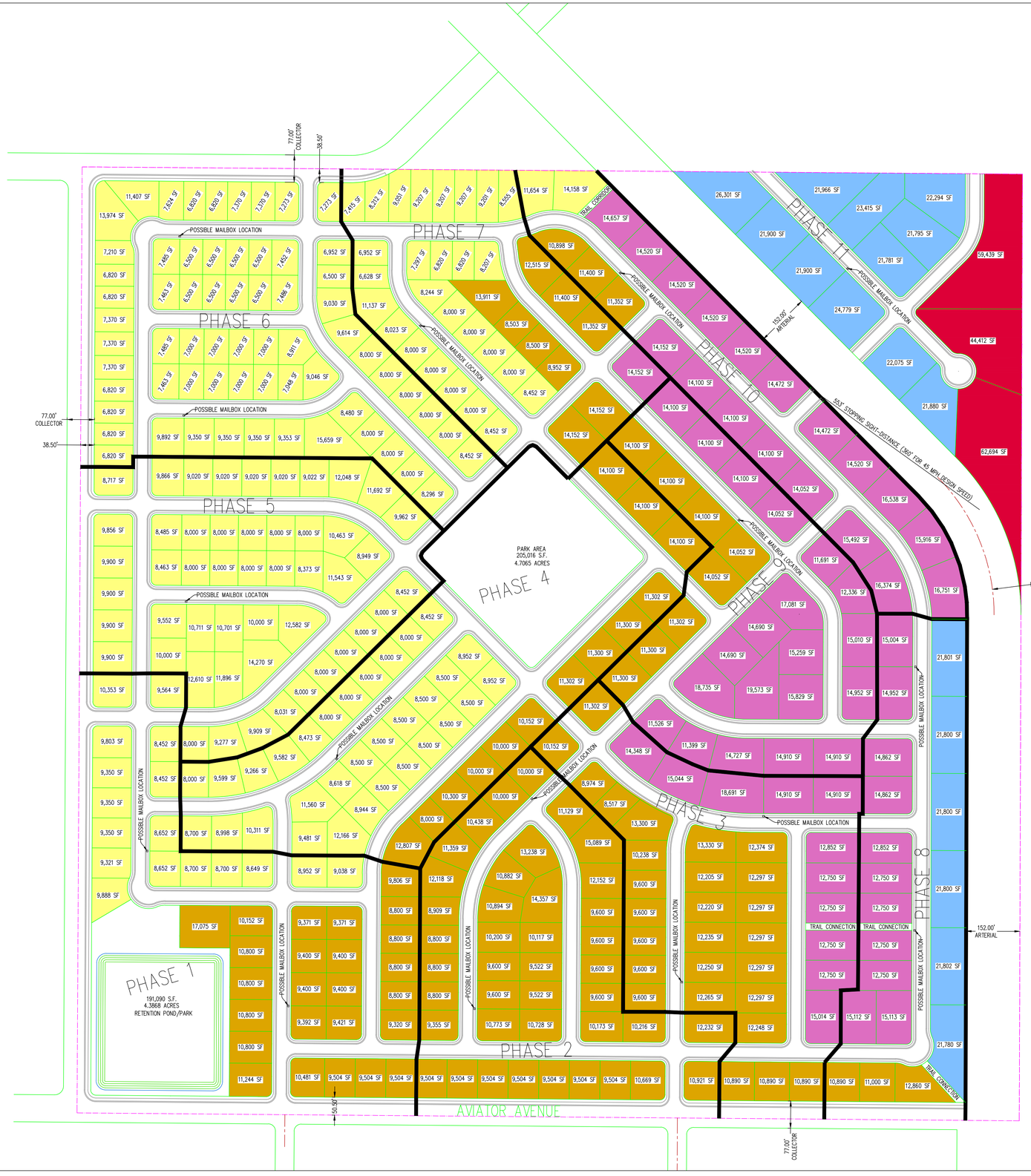


RELIGIOUS MEETINGHOUSE LOCATION NOTE

FUTURE CHURCH BUILDINGS TO BE LOCATED IN R2 OR R3 ZONE ONLY.

TABULATIONS

TOTAL ACREAGE OF OVERALL PROJECT:	163.211 ACRES	=	100%
OPEN SPACE AREA:	9.3564 ACRES	=	5.7%
ROADWAY AREA:	50.8930 ACRES	=	31.2%
RD1 ZONE LOT AREA: (55,505 S.F. LOT AVERAGE)	3.8233 ACRES	=	2.4%
RD2 ZONE LOT AREA: (22,404 S.F. LOT AVERAGE)	8.7435 ACRES	=	5.3%
R1 ZONE LOT AREA: (14,527 S.F. LOT AVERAGE)	20.3425 ACRES	=	12.4%
R2 ZONE LOT AREA: (10,890 S.F. LOT AVERAGE)	32.2521 ACRES	=	19.8%
R3 ZONE LOT AREA: (8,620 S.F. LOT AVERAGE)	37.8002 ACRES	=	23.2%

150 75 0 150 300 450

Scale 1" = 150'

PARK TABULATIONS

17 LOTS (500 S.F./LOT)
61 LOTS (750 S.F./LOT)
129 LOTS (900 S.F./LOT)
191 LOTS (1,000 S.F./LOT)

TOTAL REQUIRED PARK AREA = 361,350 S.F. = 8.2955 ACRES

TOTAL PROVIDED PARK AREA:
SOUTHWEST PARK AREA TOTAL AREA = 191,090 S.F.
SOUTHWEST PARK RETENTION AREA (75%) =
(137,283 S.F.)(0.75) = 102,962.S.F.
SOUTHWEST PARK NET AREA = 156769 S.F.

CENTRAL PARK AREA = 205,016 S.F.

TOTAL PROVIDED PARK AREA = 361,785 S.F. =8.3054 ACRES

LOT NUMBER PER ZONE

RD1 LOTS	=	3
RD2 LOTS	=	17
R1 LOTS	=	61
R2 LOTS	=	129
R3 LOTS	=	191
TOTAL LOTS	=	401

AVERAGE LOT AREA FOR TOTAL PROJECT = 11,185 S.F.

SETBACK NOTE

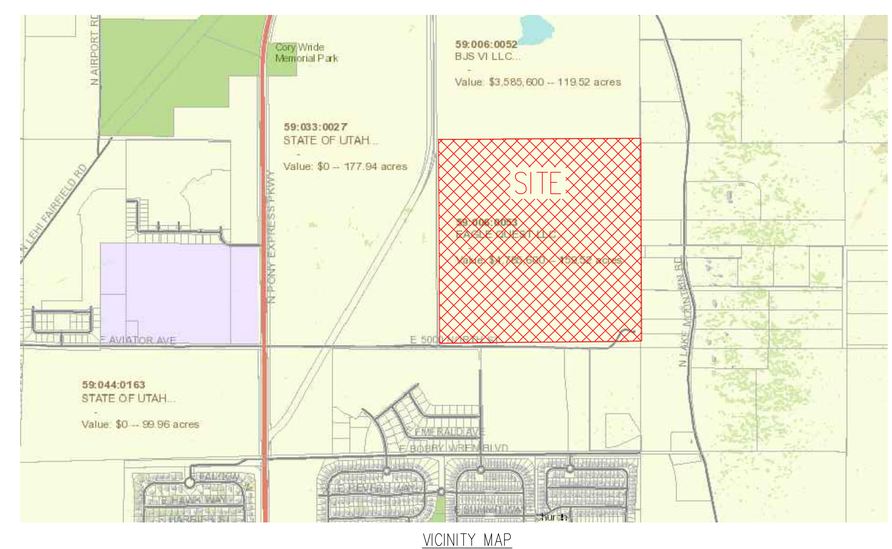
SETBACKS VARY BY LOT SIZE. THE SETBACK EXHIBIT WILL BE PROVIDED AS PART OF THE PRELIMINARY AND FINAL PLAT DESIGN PLANS.

FENCING NOTE

COLLECTOR/ARTERIAL ROAD FENCING IS REQUIRED ON ALL LOTS AROUND THE ENTIRE PERIMETER SINCE THEY ALL BACK AGAINST A COLLECTOR OR ARTERIAL ROAD.

ZONING LEGEND

RD1
RD2
R1
R2
R3



VICINITY MAP

REVISIONS

Rev.	Date	Description
1	11/30/21	REVISED PER DRC REVIEW COMMENTS
2	02/04/22	REVISED PER CITY COUNCIL COMMENTS
3	03/25/22	REVISED PER DRC REVIEW COMMENTS
4	04/07/22	REVISED PER CITY COUNCIL COMMENTS

Developer/Property Owner: KURT OSTLER
Phone: 801-971-2596

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

EAGLE QUEST

EAGLE MOUNTAIN UTAH

LAND USE, CONCEPT SITE & PHASING PLAN

Drawn by: D.W.P.	Scale: 1"=150'
Designed by: D.W.P.	Date: 11/03/21
Checked by: D.W.P.	C1

150 75 0 150 300 450

Scale 1" = 150'

WATER MODELING NOTE:

WITH THE PRELIMINARY PLAN APPLICATION, A WATER MODEL WILL BE PREPARED TO SHOW SUFFICIENT FLOWS AND PRESSURES. THE WATER LINE IS TO BE LOOPED WITH A MINIMUM OF TWO POINTS OF CONNECTION.

UTILITY NOTE:

FIRE HYDRANTS, VALVES, ETC. WILL BE INCLUDED WITH PRELIMINARY PLAN.

STREET LIGHT NOTE:

STREET LIGHTS ARE REQUIRED EVERY 250'-350' ALTERNATING SIDES AND AT EVERY INTERSECTION AND CURVE. STREET LIGHTS WILL BE INCLUDED WITH THE PRELIMINARY PLAN.

REVISIONS

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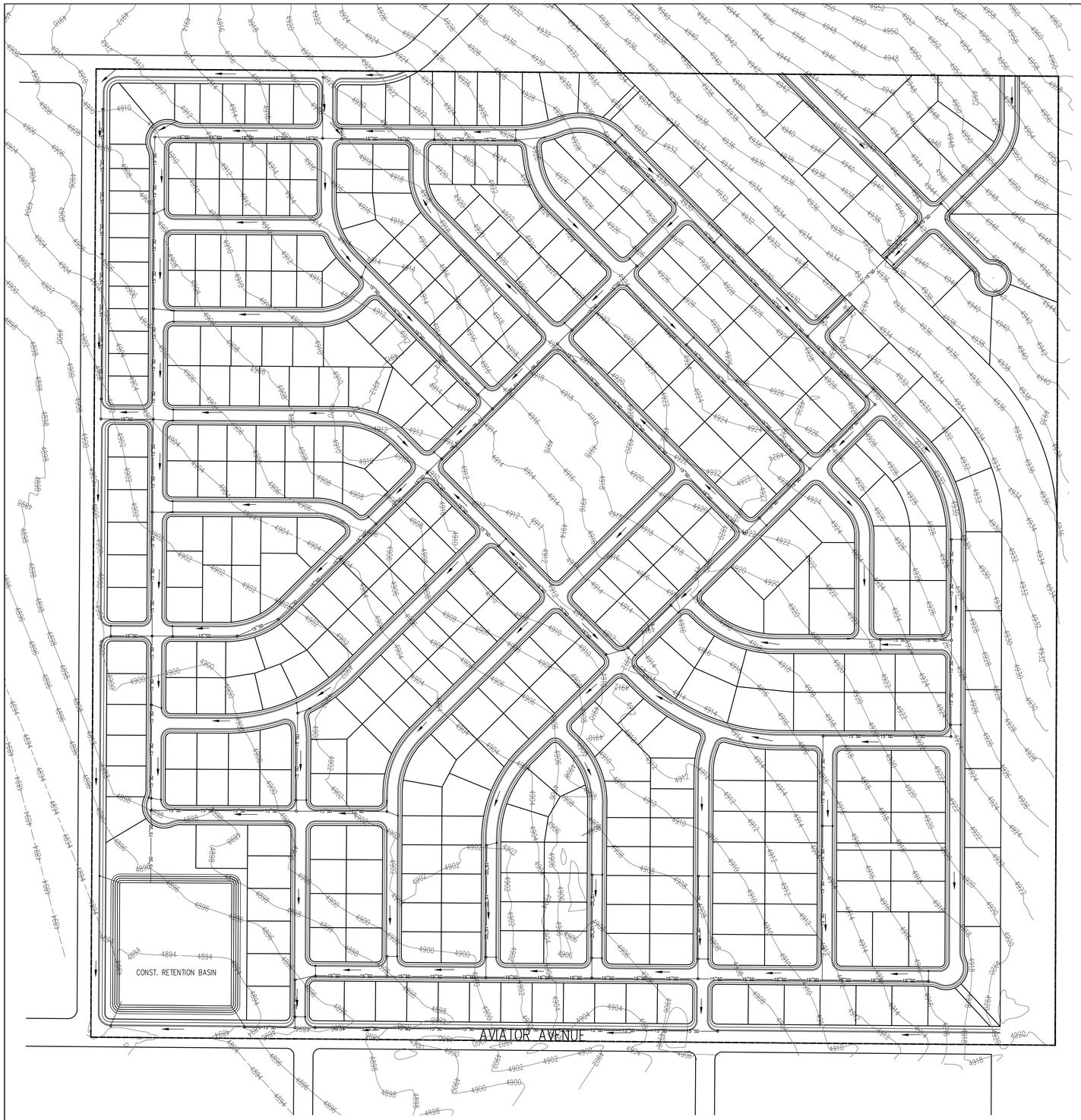
EAGLE QUEST

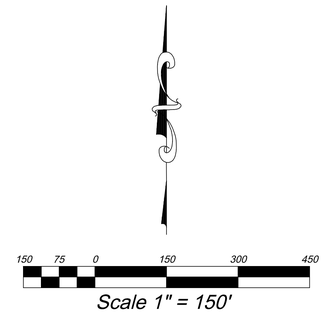
EAGLE MOUNTAIN UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

CONCEPT UTILITY PLAN

Scale: 1"=150'
Date: 11/03/21
C2





EROSION CONTROL NOTES:

1. EACH PHASE OF CONSTRUCTION WILL ADHERE TO THE FOLLOWING EROSION CONTROL PRACTICES
2. CONSTRUCT A SILT FENCE AROUND PERIMETER OF DOWNSTREAM PORTIONS OF EACH PHASE.
3. INSTALL A CONSTRUCTION ENTRANCE FOR EACH PHASE.
4. CONSTRUCT STORM DRAIN FACILITIES AND INSTALL INLET PROTECTION AFTER INSTALLATION.
5. IMPLEMENT DUST CONTROL MEASURES FOR EACH PHASE.
6. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE.

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EAGLE QUEST

EAGLE MOUNTAIN UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

CONCEPT GRADING, DRAINAGE & EROSION PLAN

Scale: 1"=150'
Date: 11/03/21
C3

Rezone &
Master Development Plan
Eagle Quest East

On April5th 2022 the Eagle Mountain City Council approved the **EAGLE QUEST EAST** rezone, and master development plan. with the following Conditions:

1. The two R2 lots located along the north edge of the property shall be zoned R3
2. A 20' wide midblock pedestrian connection, with 8' pedestrian path shall be provided through the R1 block located in the southeast corner of the project.
3. A community mailbox location in compliance with 16.35.150 shall be provided in the first phase of development, and subsequent locations shall be placed so no home is more than 1,320 feet from the nearest community mailbox location.
4. The Master Development Agreement shall include language that prohibits the transfer of density for any acreage included in a school or church site.
5. The East Park shall be replaced with ½ acre RD2 lots
6. The 10 lots adjacent to the Central Park shall be replaced with open space and the bulk of the amenities from the East Park
7. 2 lots north of the Southwest park shall be replaced with open space and additional neighborhood focused/scaled amenities shall be added to this park
8. Approval is conditional on the approval of an MDA
9. Church Sites (if any) shall be located in the R2 or R3 zones.

The City may require specific performance of Developer's obligations and the City may withhold issuance of any further approvals or permits with the project until the Developer has fully complied with these conditions of approval.

In no event shall the City be liable to the Developer, its successors or assigns, for any indirect, special, punitive, incidental or consequential damages, including, without limitation, lost profits, costs of delay, or liabilities to third parties.

EAGLE MOUNTAIN CITY

Recoverable Signature

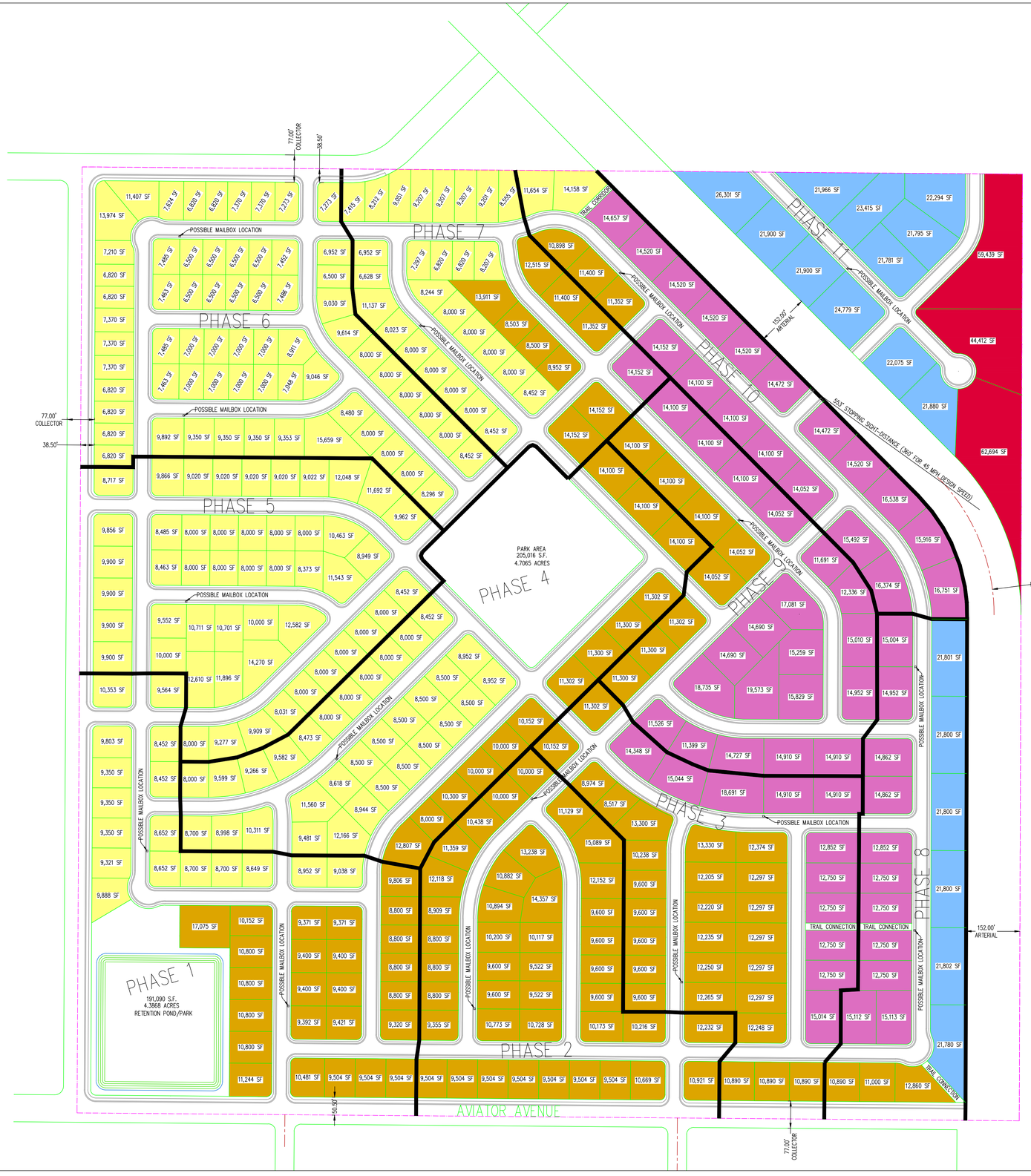
X Tayler Jensen

Signed by: 2107ea5d-429f-47b4-8b27-66a4e3f24ce7

Date: 5/11/2022

Attachments:

1) **Rezone Exhibit**



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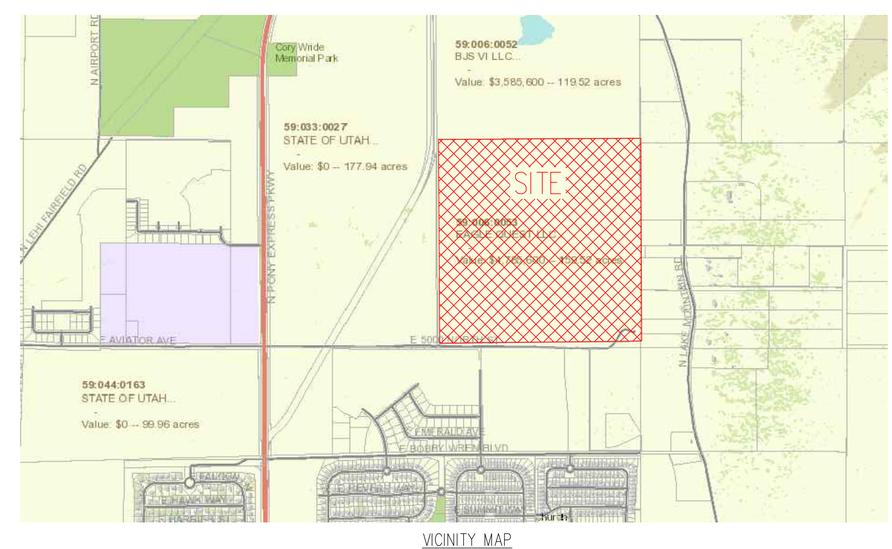
RD2
R1
R2
R3



VICINITY MAP

REVISIONS

Rev.	Date	Description
1	11/30/21	REVISED PER DRC REVIEW COMMENTS
2	02/04/22	REVISED PER CITY COUNCIL COMMENTS
3	03/25/22	REVISED PER DRC REVIEW COMMENTS
4	04/07/22	REVISED PER CITY COUNCIL COMMENTS

Developer/Property Owner: KURT OSTLER
Phone: 801-971-2596

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

EAGLE QUEST

EAGLE MOUNTAIN UTAH

LAND USE, CONCEPT SITE & PHASING PLAN

Drawn by: D.W.P.	Scale: 1"=150'
Designed by: D.W.P.	Date: 11/03/21
Checked by: D.W.P.	C1

150 75 0 150 300 450

Scale 1" = 150'

WATER MODELING NOTE:

WITH THE PRELIMINARY PLAN APPLICATION, A WATER MODEL WILL BE PREPARED TO SHOW SUFFICIENT FLOWS AND PRESSURES. THE WATER LINE IS TO BE LOOPED WITH A MINIMUM OF TWO POINTS OF CONNECTION.

UTILITY NOTE:

FIRE HYDRANTS, VALVES, ETC. WILL BE INCLUDED WITH PRELIMINARY PLAN.

STREET LIGHT NOTE:

STREET LIGHTS ARE REQUIRED EVERY 250'-350' ALTERNATING SIDES AND AT EVERY INTERSECTION AND CURVE. STREET LIGHTS WILL BE INCLUDED WITH THE PRELIMINARY PLAN.

REVISIONS

Rev.	Date	Description
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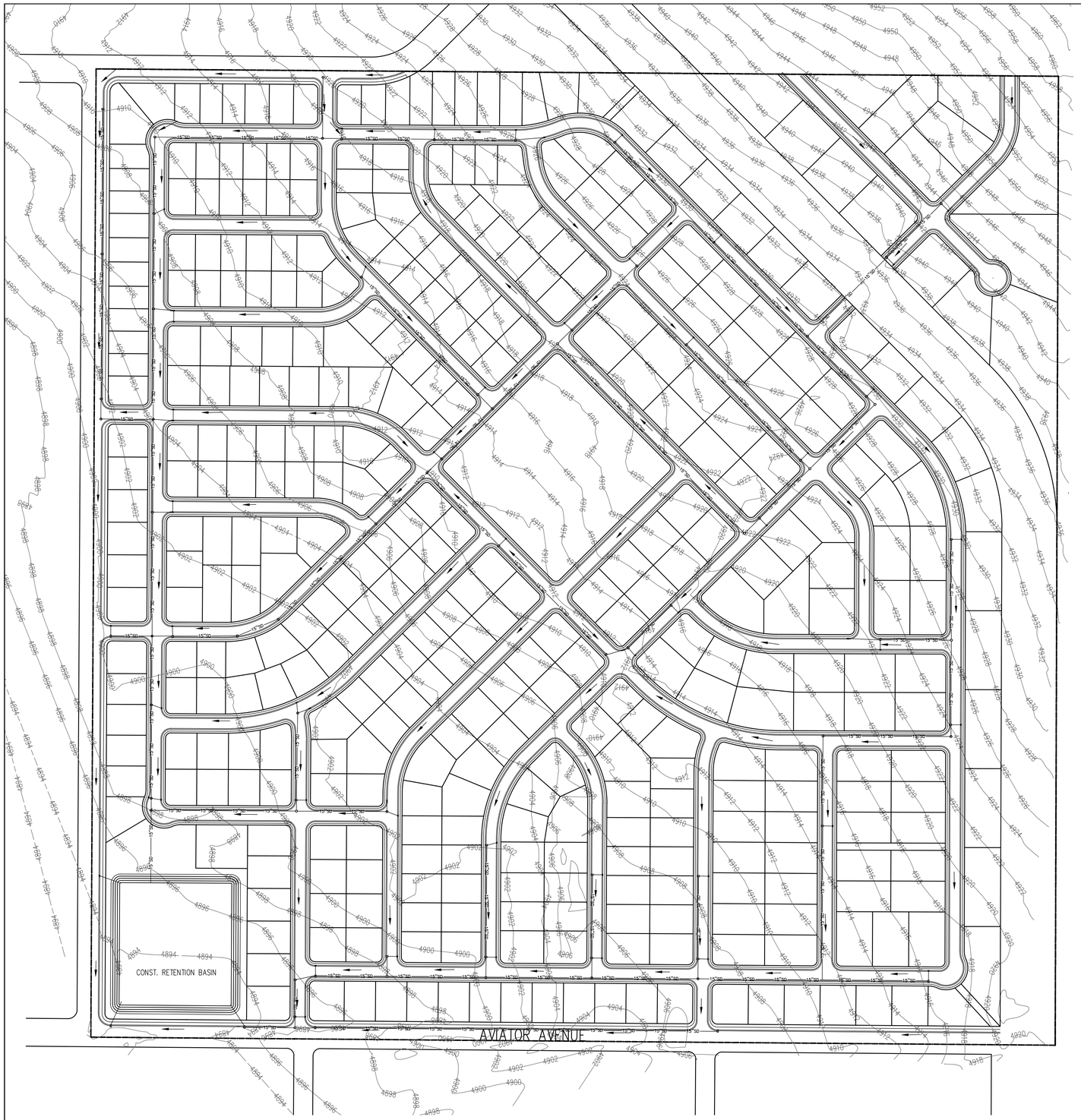
EAGLE QUEST

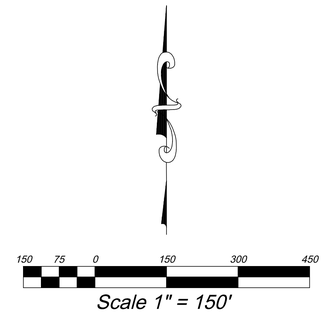
EAGLE MOUNTAIN UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

CONCEPT UTILITY PLAN

Scale: 1"=150'
Date: 11/03/21
C2





EROSION CONTROL NOTES:

1. EACH PHASE OF CONSTRUCTION WILL ADHERE TO THE FOLLOWING EROSION CONTROL PRACTICES
2. CONSTRUCT A SILT FENCE AROUND PERIMETER OF DOWNSTREAM PORTIONS OF EACH PHASE.
3. INSTALL A CONSTRUCTION ENTRANCE FOR EACH PHASE.
4. CONSTRUCT STORM DRAIN FACILITIES AND INSTALL INLET PROTECTION AFTER INSTALLATION.
5. IMPLEMENT DUST CONTROL MEASURES FOR EACH PHASE.
6. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE.

REVISIONS

Rev.	Date	Description
1	11/30/21	REVISED PER DRC REVIEW COMMENTS
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EAGLE QUEST

EAGLE MOUNTAIN UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

CONCEPT GRADING, DRAINAGE & EROSION PLAN

Scale: 1"=150'
Date: 11/03/21
C3

PRELIMINARY PLAT
NOTICE OF DECISION
Eagle Quest East

On April 19th the Eagle Mountain City Council approved the **Eagle Quest East Preliminary Plat**. The project contains seventeen (401) Residential lots on approximately 163 acres located North of Sunset Flats, with no conditions.

NEXT STEPS

Developer may now proceed with the following steps:

1. Submit a complete final plat application to the Planning Department for the development for review by the City Development Review Committee (DRC).
2. Schedule pre-construction meeting.
3. Record Plat
4. Submit building permit application(s).

The City may require specific performance of Developer's obligations and City may withhold issuance of any building permits or further approvals with the Project until Developer has fully complied with these conditions of approval.

In no event shall City be liable to developer, its successors or assigns, for any indirect, special, punitive, incidental or consequential damages, including, without limitation, lost profits, costs of delay, or liabilities to third parties.

This Preliminary Plat will expire two (2) years after approval on April 19th, 2024 if a final plat has not been approved (or under review) by the City Development Review Committee (DRC). An extension of time must be requested in writing and received by the Planning Department prior to the expiration date if an extension is legitimately needed. **The City does not send reminder notices or other notification of the pending expiration date. The action to request an extension is the responsibility of the proponent.**

EAGLE MOUNTAIN CITY

Recoverable Signature

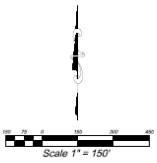
X Tayler Jensen

Tayler Jensen
Senior Planner
Signed by: 2107ea5d-429f-47b4-8b27-66a4e3f24ce7

Date: 05/11/2022

ATTACHMENTS

Exhibit A: Preliminary Plat



WATER MODELING NOTE:

UTILITY NOTE:

STREET LIGHT NOTE:

REVISIONS		

Developer/Property Owner: KUNT OSTLER

Phone: 801-971-2596

EXCEL ENGINEERING

David W. Johnson, P.E. License #176680
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4594, dave@excelcivil.com

EAGLE QUEST

EAGLE MOUNTAIN UT-H

DATE: 1-8-07

DESIGNED: T.M.T.

DRAWN: T.M.T.

CONCEPT UTILITY PLAN

SCALE: 1" = 150'

DRAWING: C2

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5
b. EC (electrical conductivity): < 2.0 mmhos per centimeter
c. SAR (sodium absorption ration): < 3.0
d. % OM (percent organic matter): >1%
e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.
b. Portland Cement (see concrete spec. below for type)
c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

4. TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

G. Apply water directly after laying sod. Rainfall is not acceptable.

H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.

B. Cut weed barrier back to the edge of the plant rootball.

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE NOTES

INSTALLATION

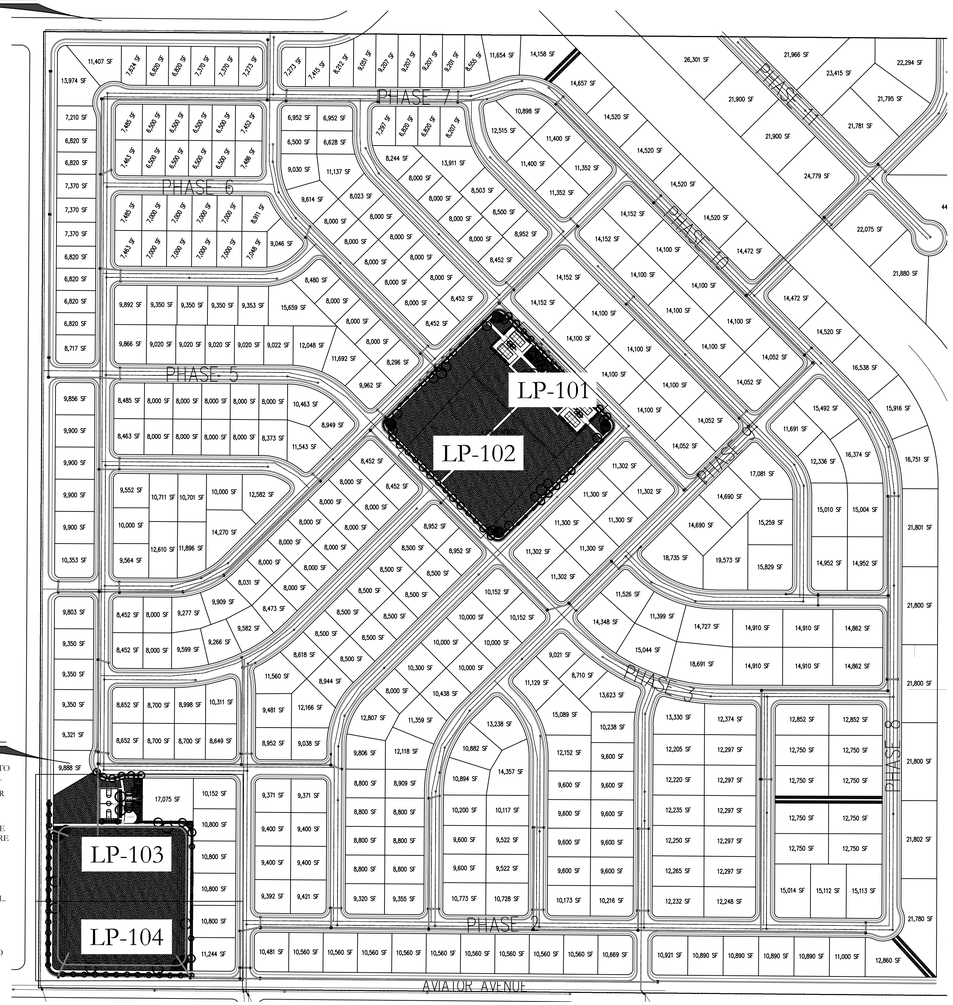
1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 2-3" OF QUALITY COMPOST) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWitt 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER



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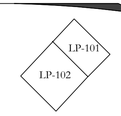

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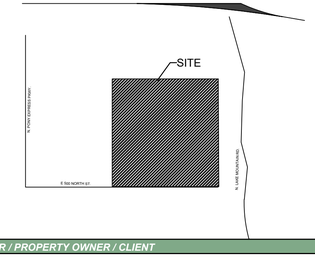
LP-104

VICINITY MAP



PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
Ag'a	Ag'a	6	Amelanchier x grandiflora 'Autumn Brilliance' 'Autumn Brilliance' Serviceberry	B & B	Multi-trunked
Cc'i	Cc'i	14	Crataegus crus-gali inermis Thornless Cockspur Hawthorn	B & B	2"Cal
GB'P	GB'P	18	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Gingko	B & B	2"Cal
Ma'm	Ma'm	4	Maackia amurensis 'JFS-Schiectell' TM MaacNificent Maackia	B & B	2"Cal
M'IS	M'IS	14	Malus x 'JFS KW214MX' TM Ivory Spear Crabapple	B & B	2"Cal
Qr'a	Qr'a	31	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak	B & B	2"Cal
Sr'b	Sr'b	32	Syringa reticulata 'Bailnec' Snowdance Tree Lilac	B & B	2"Cal
Ut'f	Ut'f	6	Ulmus x 'Frontier' Frontier Elm	B & B	2"Cal
Zs'g	Zs'g	17	Zelkova serrata 'Green Vase' Green Vase Zelkova	B & B	2"Cal

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
JC'S	JC'S	36	Juniperus chinensis 'Spartan' Spartan Juniper	6' MIN.	
PA	PA	12	Picea abies Norway Spruce	6' MIN.	

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Cs'm	Cs'm	39	Cytisus scoparius 'Moonlight' Moonlight Broom	5 gal
Ea'c	Ea'c	15	Euonymus alatus 'Compactus' Compact Burning Bush	5 gal
P'gf	P'gf	15	Potentilla fruticosa 'Goldfinger' Goldfinger Potentilla	5 gal
Px'c	Px'c	24	Prunus x cistena Purple Leaf Sand Cherry	5 gal
Rt'a	Rt'a	26	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Cd'e	Cd'e	24	Cotoneaster dammeri 'Coral Beauty' Coral Beauty Cotoneaster	5 gal
Js'd	Js'd	86	Juniperus sabina 'Monard' TM Moor-dense Juniper	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Ca'k	Ca'k	276	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
M'ML	M'ML	30	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	2 gal

SITE MATERIALS LEGEND

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	334,975 sf
1-03	1.5" OQUIRRH GRAVEL OR APPROVED EQUAL. PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	49,112 sf

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-10	PLAYGROUND SURFACE. SOFTFALL ENGINEERED WOOD.	83.47 cy

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
4/12/2022	UT21139		EAGLE QUEST EAGLE MOUNTAIN, UTAH	KURT OSTLER 801-971-2596 KURTOSTLER@YAHOO.COM	PKJ DESIGN GROUP Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JOHN ANSWORTH 6128121-5301 04/12/2022 ELECTRONIC SEAL STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 4/12/2022

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 100' 200' 400' 800'
GRAPHIC SCALE: 1" = 200'

EXCEL ENGINEERING
DAVID W. PETERSON, P.E.
12 West 100 North, SUITE # 201
AMERICAN FORK, UTAH 84003 (801) 756-4504

LANDSCAPE PLAN COVER

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
Ag'a	Ag'a	6	Amelanchier x grandiflora 'Autumn Brilliance' 'Autumn Brilliance' Serviceberry	B & B	Multi-trunked
Cc'i	Cc'i	14	Crataegus crus-gali inermis Thornless Cockspur Hawthorn	B & B	2"Cal
GB'P	GB'P	18	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Gingko	B & B	2"Cal
Ma'm	Ma'm	4	Maackia amurensis 'JFS-Schiecetell' TM MaacNificent Maackia	B & B	2"Cal
M'IS	M'IS	14	Malus x 'JFS KW214MX' TM Ivory Spear Crabapple	B & B	2"Cal
Qr'a	Qr'a	31	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak	B & B	2"Cal
Sr'b	Sr'b	32	Syringa reticulata 'Bailnec' Snowdance Tree Lilac	B & B	2"Cal
Ux't	Ux't	6	Ulmus x 'Frontier' Frontier Elm	B & B	2"Cal
Zs'g	Zs'g	17	Zelkova serrata 'Green Vase' Green Vase Zelkova	B & B	2"Cal

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
JC'S	JC'S	36	Juniperus chinensis 'Spartan' Spartan Juniper	6' MIN.	
PA	PA	12	Picea abies Norway Spruce	6' MIN.	

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Cs'm	Cs'm	39	Cytisus scoparius 'Moonlight' Moonlight Broom	5 gal
Ea'c	Ea'c	15	Euonymus alatus 'Compactus' Compact Burning Bush	5 gal
P'gf	P'gf	15	Potentilla fruticosa 'Goldfinger' Goldfinger Potentilla	5 gal
Px'c	Px'c	24	Prunus x cistena Purple Leaf Sand Cherry	5 gal
Rt'a	Rt'a	26	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Cd'e	Cd'e	24	Cotoneaster dammeri 'Coral Beauty' Coral Beauty Cotoneaster	5 gal
Js'd	Js'd	86	Juniperus sabina 'Monard' TM Moor-dense Juniper	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Ca'k	Ca'k	276	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
M'ML	M'ML	30	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	2 gal

SITE MATERIALS LEGEND

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	334,975 sf
1-03	1.5" OQUIRRH GRAVEL OR APPROVED EQUAL. PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	49,112 sf

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-10	PLAYGROUND SURFACE. SOFTFALL ENGINEERED WOOD.	83.47 cy

ISSUE DATE: 4/12/2022

PROJECT NUMBER: UT21139

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1	XXXX	XX-XX-XX
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PLAN INFORMATION

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

0' 75' 150' 300' 600'
GRAPHIC SCALE: 1" = 150'

PROJECT INFORMATION

EAGLE QUEST
EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

KURT OSTLER
801-971-2596
KURTOSTLER@YAHOO.COM

EXCEL ENGINEERING
DAVID W. PETERSON, P.E.
12 West 100 North, SUITE # 201
AMERICAN FORK, UTAH 84003 (801) 756-4504

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
5128127-5301
04/12/2022
STATE OF UTAH

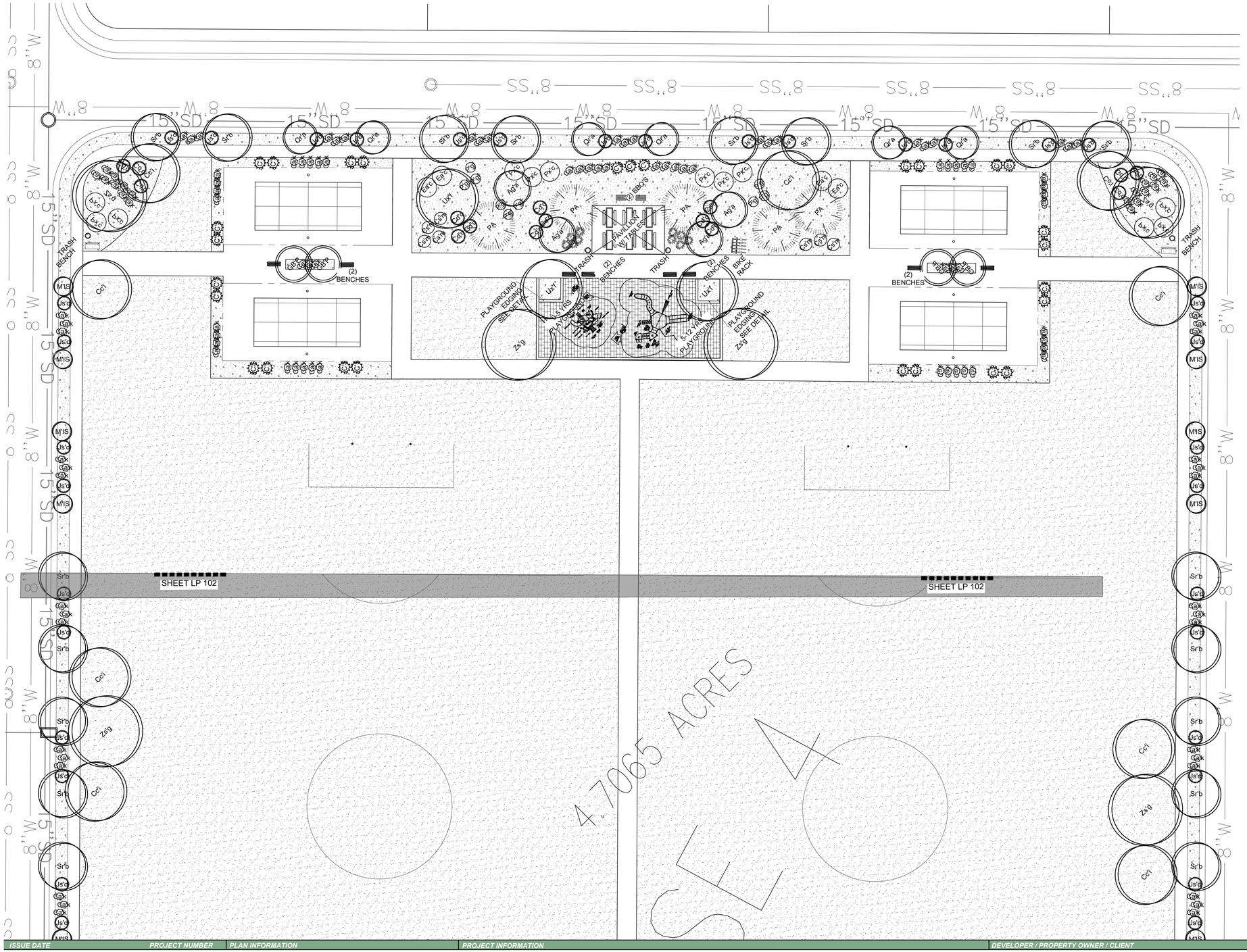
DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	4/12/2022

LANDSCAPE PLAN OVERALL

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-O



PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
Ag'a	Ag'a	6	Amelanchier x grandiflora 'Autumn Brilliance' 'Autumn Brilliance' Serviceberry	B & B	Multi-trunked
Cc'i	Cc'i	14	Crataegus crus-gali inermis Thornless Cockspur Hawthorn	B & B	2"Cal
GB'P	GB'P	18	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Gingko	B & B	2"Cal
Ma'm	Ma'm	4	Maackia amurensis 'JFS-Schiecetell' TM MaacNificent Maackia	B & B	2"Cal
M'IS	M'IS	14	Malus x 'JFS KW214MX' TM Ivory Spear Crabapple	B & B	2"Cal
Qr'a	Qr'a	31	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak	B & B	2"Cal
Sr'b	Sr'b	32	Syringa reticulata 'Bailnec' Snowdance Tree Lilac	B & B	2"Cal
Ux't	Ux't	6	Ulmus x 'Frontier' Frontier Elm	B & B	2"Cal
Zs'g	Zs'g	17	Zelkova serrata 'Green Vase' Green Vase Zelkova	B & B	2"Cal

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
JC'S	JC'S	36	Juniperus chinensis 'Spartan' Spartan Juniper	6' MIN.	
PA	PA	12	Picea abies Norway Spruce	6' MIN.	

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Cs'm	Cs'm	39	Cytisus scoparius 'Moonlight' Moonlight Broom	5 gal
Ea'c	Ea'c	15	Euonymus alatus 'Compactus' Compact Burning Bush	5 gal
P'gf	P'gf	15	Potentilla fruticosa 'Goldfinger' Goldfinger Potentilla	5 gal
Px'c	Px'c	24	Prunus x cistena Purple Leaf Sand Cherry	5 gal
Rt'a	Rt'a	26	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Cd'c	Cd'c	24	Cotoneaster dammeri 'Coral Beauty' Coral Beauty Cotoneaster	5 gal
Js'd	Js'd	86	Juniperus sabina 'Monard' TM Moor-dense Juniper	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Ca'k	Ca'k	276	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
M'ML	M'ML	30	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	2 gal

SITE MATERIALS LEGEND

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
L-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	334,975 sf
L-03	1.5" OQUIRRH GRAVEL OR APPROVED EQUAL. PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	49,112 sf

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
L-10	PLAYGROUND SURFACE. SOFTFALL ENGINEERED WOOD.	83.47 cy

ISSUE DATE: 4/12/2022

PROJECT NUMBER: UT21139

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1	XXXX	XX-XX-XX
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PLAN INFORMATION

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

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

EAGLE QUEST
EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

KURT OSTLER
801-971-2596
KURTOSTLER@YAHOO.COM

EXCEL ENGINEERING
DAVID W. PETERSON, P.E.
12 West 100 North, SUITE # 201
AMERICAN FORK, UTAH 84003 (801) 756-4504

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
04/12/2022
ELECTRONIC SEAL
STATE OF UTAH

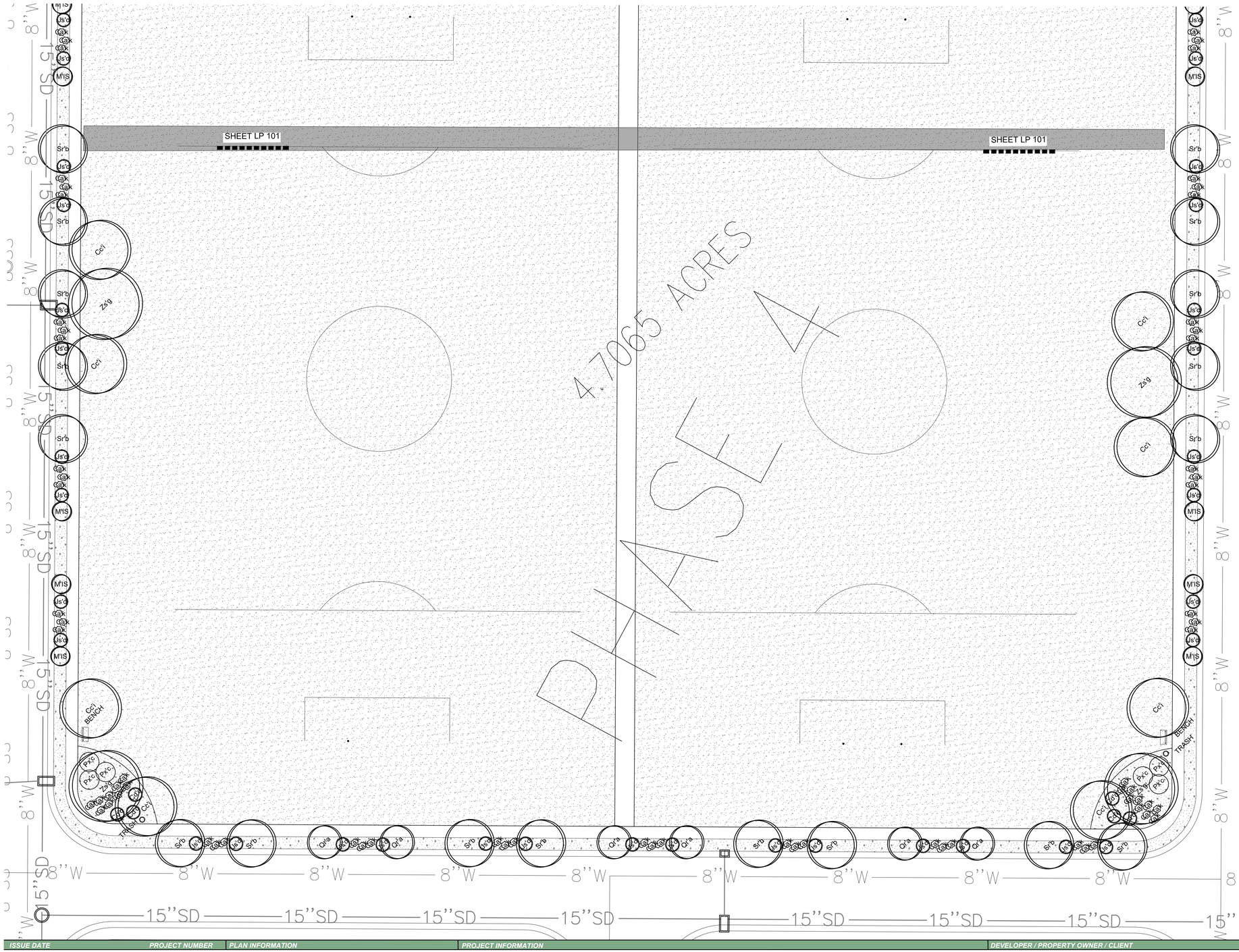
DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 4/12/2022

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-101



PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
Ag'a	Ag'a	6	Amelanchier x grandiflora 'Autumn Brilliance' 'Autumn Brilliance' Serviceberry	B & B	Multi-trunked
Cc'i	Cc'i	14	Crataegus crus-gali inermis Thornless Cockspur Hawthorn	B & B	2"Cal
GB'P	GB'P	18	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Gingko	B & B	2"Cal
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Qr'a	Qr'a	31	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak	B & B	2"Cal
Sr'b	Sr'b	32	Syringa reticulata 'Bailnce' Snowdance Tree Lilac	B & B	2"Cal
Ut'f	Ut'f	6	Ulmus x 'Frontier' Frontier Elm	B & B	2"Cal
Zs'g	Zs'g	17	Zelkova serrata 'Green Vase' Green Vase Zelkova	B & B	2"Cal

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
JC'S	JC'S	36	Juniperus chinensis 'Spartan' Spartan Juniper	6' MIN.	
P'A	P'A	12	Picea abies Norway Spruce	6' MIN.	

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Cs'm	Cs'm	39	Cytisus scoparius 'Moonlight' Moonlight Broom	5 gal
Ea'c	Ea'c	15	Euonymus alatus 'Compactus' Compact Burning Bush	5 gal
P'gf	P'gf	15	Potentilla fruticosa 'Goldfinger' Goldfinger Potentilla	5 gal
Px'c	Px'c	24	Prunus x cistena Purple Leaf Sand Cherry	5 gal
Rt'a	Rt'a	26	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Cd'e	Cd'e	24	Cotoneaster dammeri 'Coral Beauty' Coral Beauty Cotoneaster	5 gal
Js'd	Js'd	86	Juniperus sabina 'Monard' TM Moor-dense Juniper	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Ca'k	Ca'k	276	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
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SITE MATERIALS LEGEND

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
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1-03	1.5" OQUIRRH GRAVEL OR APPROVED EQUAL PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	49,112 sf

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-10	PLAYGROUND SURFACE. SOFTFALL ENGINEERED WOOD.	83.47 cy

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
4/12/2022	UT21139	

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811 BLUE STAKES OF UTAH
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1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

EAGLE QUEST
EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

KURT OSTLER
801-971-2596
KURTOSTLER@YAHOO.COM

EXCEL ENGINEERING
DAVID W. PETERSON, P.E.
12 West 100 North, SUITE # 201
AMERICAN FORK, UTAH 84003 (801) 756-4504

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDWORTH
812801-5301
04/12/2022
ELECTRONIC SEAL
STATE OF UTAH

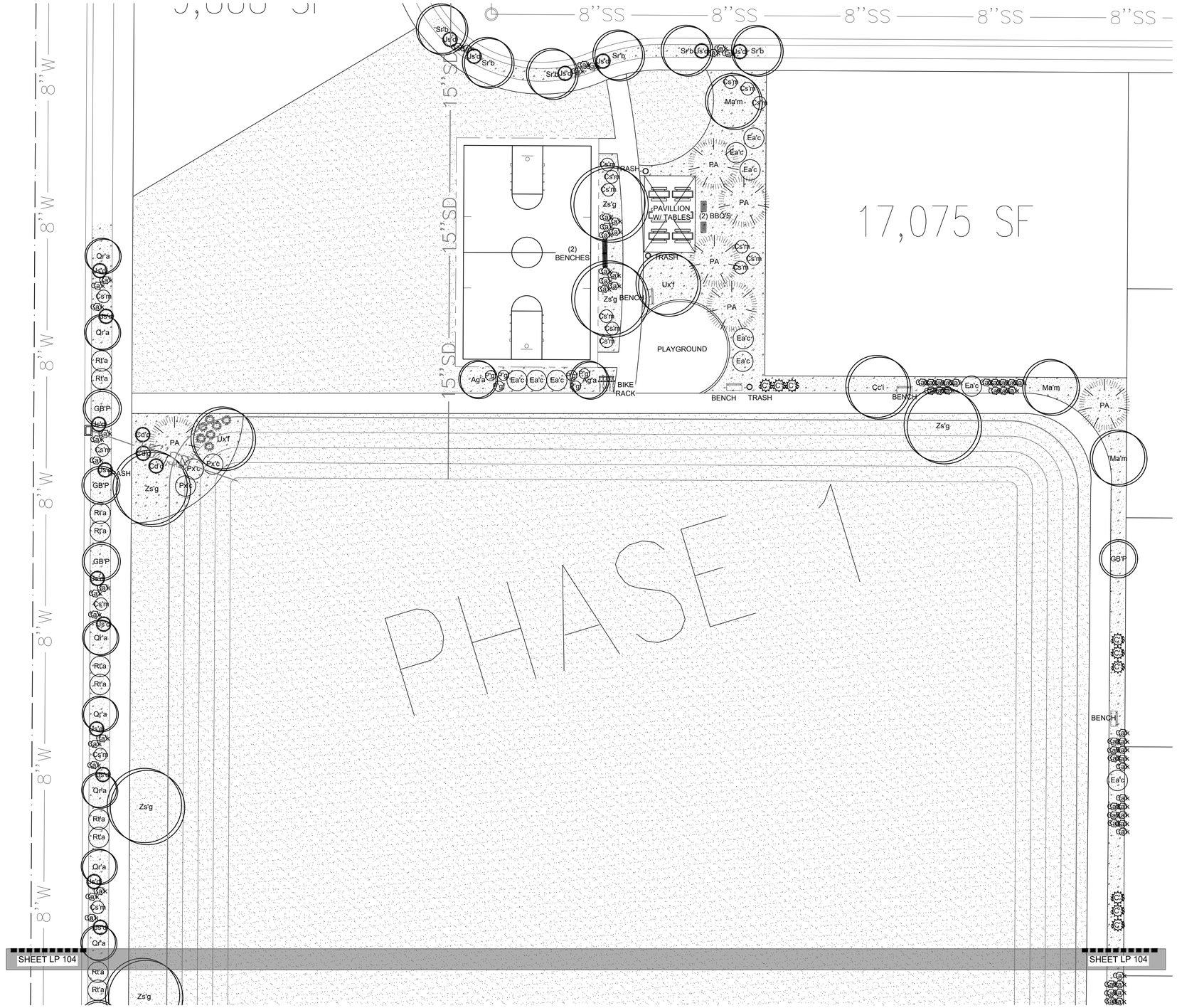
DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	4/12/2022

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-102



PLANT LEGEND

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SITE MATERIALS LEGEND

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
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SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-10	PLAYGROUND SURFACE. SOFTFALL ENGINEERED WOOD.	83.47 cy

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DAVID W. PETERSON, P.E.
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PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

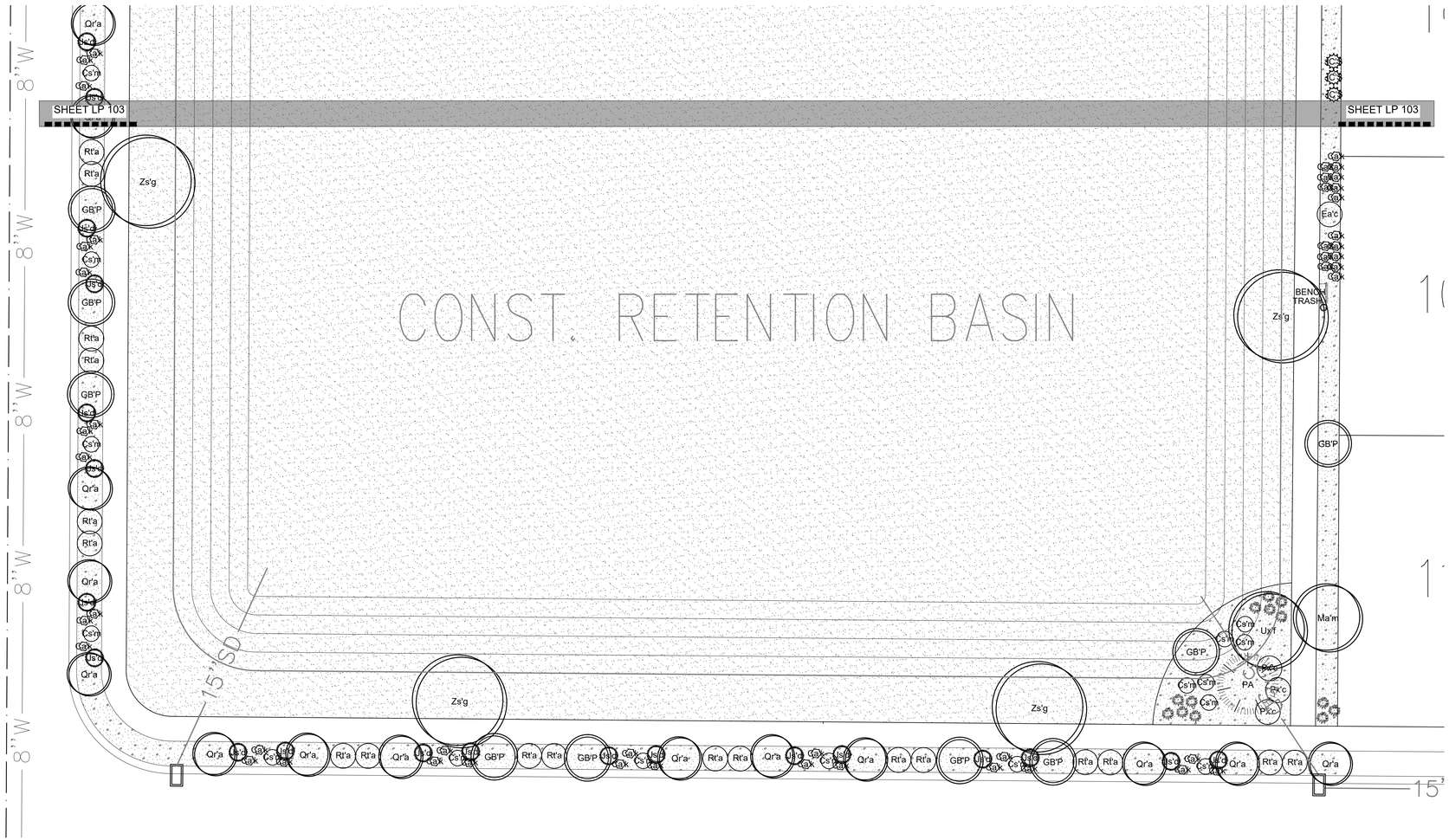
LICENSED LANDSCAPE ARCHITECT
JEREMY ANDWORTH
812812 - 5301
04/12/2022
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	4/12/2022

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-103



PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
Ag'a	Ag'a	6	Amelanchier x grandiflora 'Autumn Brilliance' 'Autumn Brilliance' Serviceberry	B & B	Multi-trunked
Cc'i	Cc'i	14	Crataegus crus-gali inermis Thornless Cockspur Hawthorn	B & B	2"Cal
GB'P	GB'P	18	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Gingko	B & B	2"Cal
Ma'm	Ma'm	4	Maackia amurensis 'JFS-Schiecetell' TM MaacNificent Maackia	B & B	2"Cal
M'IS	M'IS	14	Malus x 'JFS KW214MX' TM Ivory Spear Crabapple	B & B	2"Cal
Qr'a	Qr'a	31	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak	B & B	2"Cal
Sr'b	Sr'b	32	Syringa reticulata 'Bailnec' Snowdance Tree Lilac	B & B	2"Cal
Us't	Us't	6	Ulmus x 'Frontier' Frontier Elm	B & B	2"Cal
Zs'g	Zs'g	17	Zelkova serrata 'Green Vase' Green Vase Zelkova	B & B	2"Cal

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
JC'S	JC'S	36	Juniperus chinensis 'Spartan' Spartan Juniper	6' MIN.	
PA	PA	12	Picea abies Norway Spruce	6' MIN.	

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Cs'm	Cs'm	39	Cytisus scoparius 'Moonlight' Moonlight Broom	5 gal
Ea'c	Ea'c	15	Euonymus alatus 'Compactus' Compact Burning Bush	5 gal
P'gf	P'gf	15	Potentilla fruticosa 'Goldfinger' Goldfinger Potentilla	5 gal
Px'c	Px'c	24	Prunus x cistena Purple Leaf Sand Cherry	5 gal
Rt'a	Rt'a	26	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Cd'c	Cd'c	24	Cotoneaster dammeri 'Coral Beauty' Coral Beauty Cotoneaster	5 gal
Js'd	Js'd	86	Juniperus sabina 'Monard' TM Moor-dense Juniper	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Ca'k	Ca'k	276	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
M'ML	M'ML	30	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	2 gal

SITE MATERIALS LEGEND

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	334,975 sf
1-03	1.5" OQUIRRH GRAVEL OR APPROVED EQUAL. PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	49,112 sf

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-10	PLAYGROUND SURFACE. SOFTFALL ENGINEERED WOOD.	83.47 cy

ISSUE DATE: 4/12/2022

PROJECT NUMBER: UT21139

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

EAGLE QUEST
EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

KURT OSTLER
801-971-2596
KURTOSTLER@YAHOO.COM

EXCEL ENGINEERING
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LANDSCAPE ARCHITECT / PLANNER

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
813917-4301
04/12/2022
ELECTRONIC SEAL
STATE OF UTAH

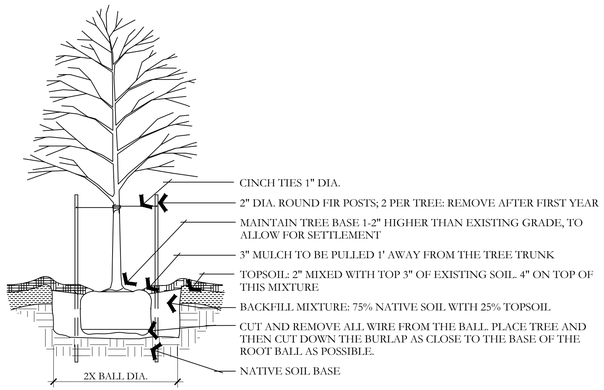
DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	4/12/2022

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

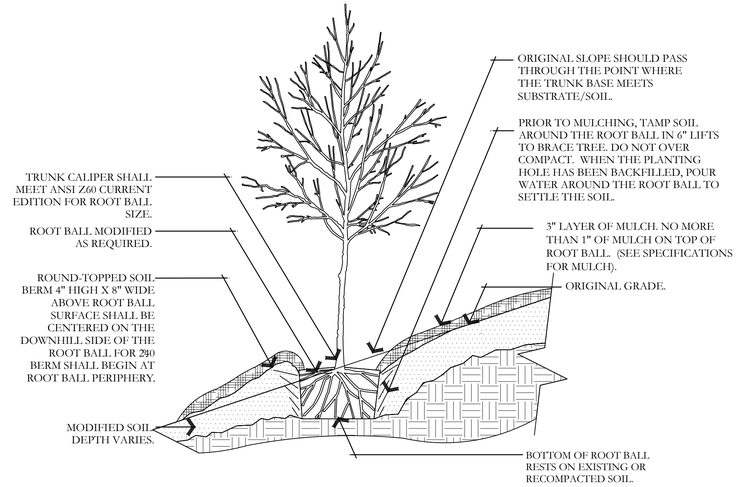
LP-104



A DECIDUOUS TREE PLANTING

NOT TO SCALE

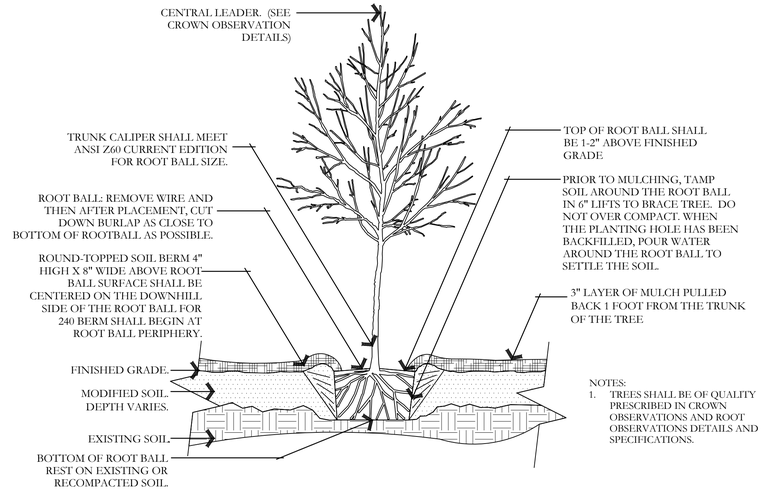
PKJ DESIGN GROUP



B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE

PKJ DESIGN GROUP

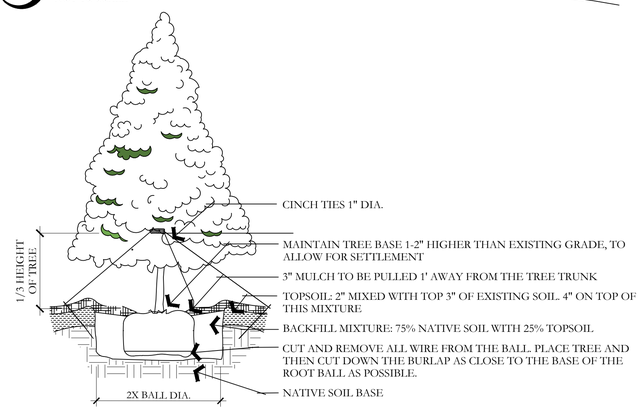


NOTES:
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE

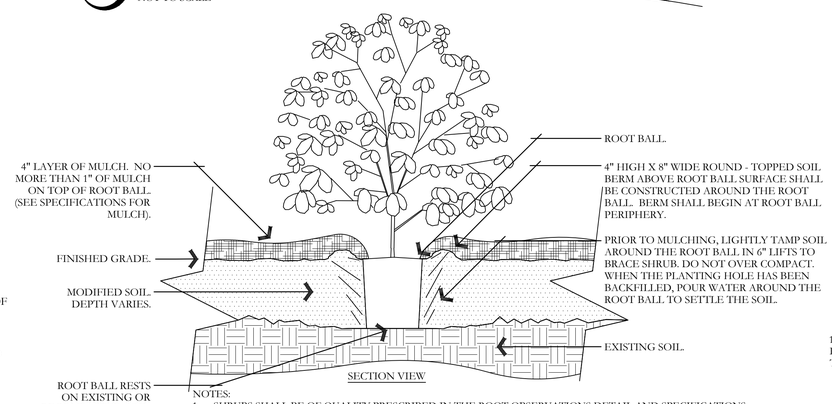
PKJ DESIGN GROUP



D EVERGREEN TREE PLANTING

NOT TO SCALE

PKJ DESIGN GROUP

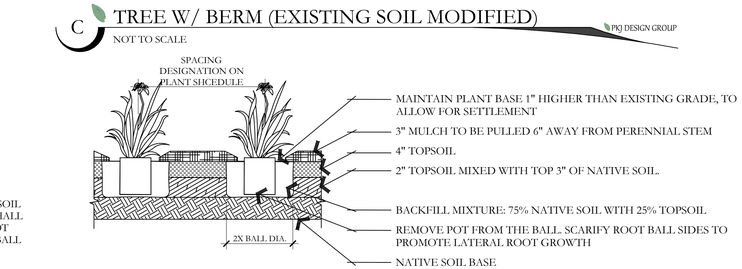


NOTES:
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

E SHRUB - MODIFIED SOIL

NOT TO SCALE

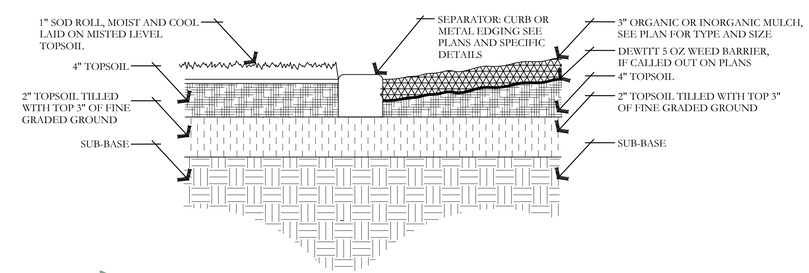
PKJ DESIGN GROUP



F PERENNIAL PLANTING

NOT TO SCALE

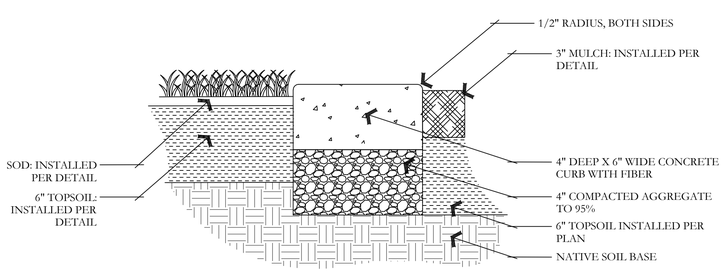
PKJ DESIGN GROUP



I SOD LAYING/MULCH DETAIL

NOT TO SCALE

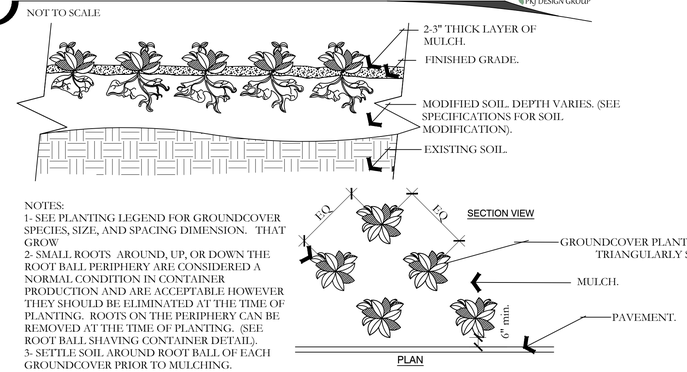
PKJ DESIGN GROUP



G CONCRETE MOWCURB

NOT TO SCALE

PKJ DESIGN GROUP

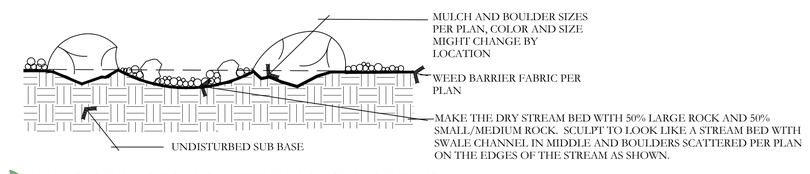


NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION. THAT GROW
2- SMALL ROOTS AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

H PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE

PKJ DESIGN GROUP



J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
4/12/2022	UT21139						

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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EAGLE QUEST
EAGLE MOUNTAIN, UTAH

KURT OSTLER
801-971-2596
KURTOSTLER@YAHOO.COM

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LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

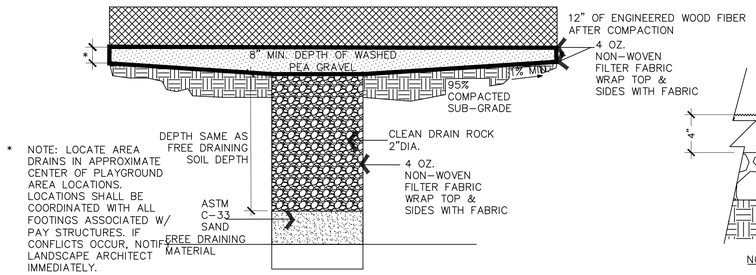
LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128121-5301 04/12/2022 ELECTRONIC SEAL STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	4/12/2022

LANDSCAPE DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

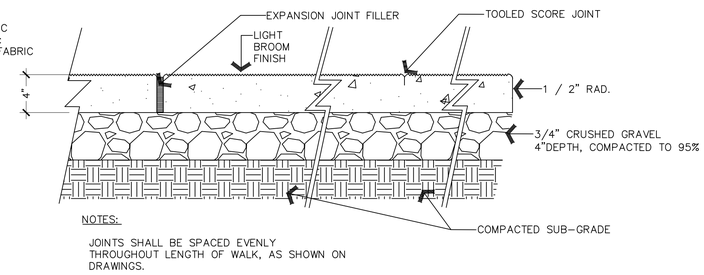
LP-501



O AREA DRAIN DETAIL

NOT TO SCALE

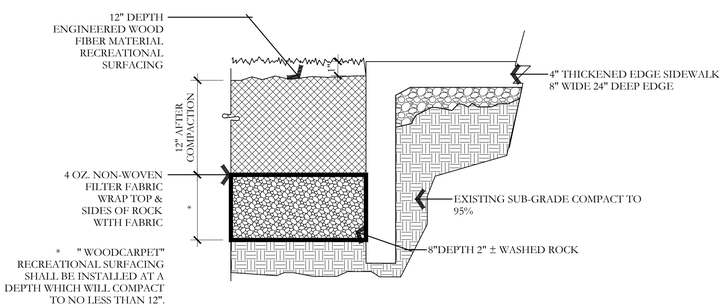
PKJ DESIGN GROUP



P CONCRETE FLATWORK DETAIL

NOT TO SCALE

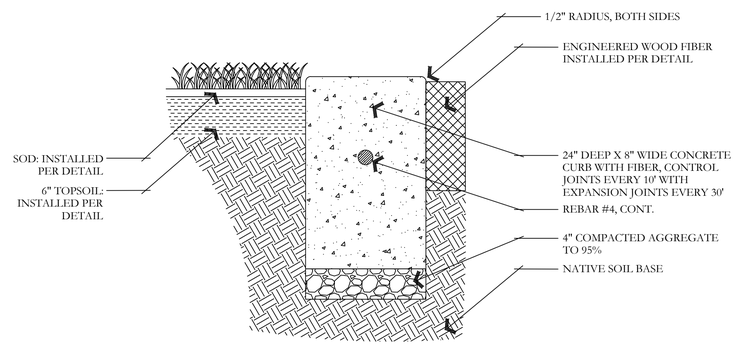
PKJ DESIGN GROUP



N ENGINEERED WOOD FIBER SAFETY SURFACING

NOT TO SCALE

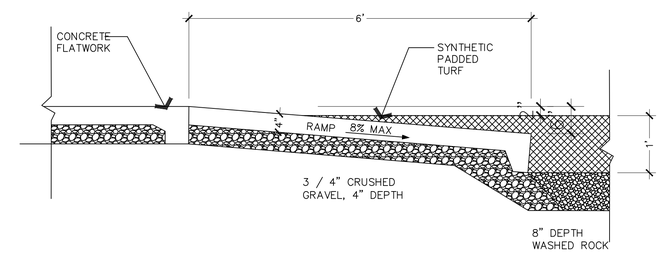
PKJ DESIGN GROUP



N PLAYGROUND EDGING

NOT TO SCALE

PKJ DESIGN GROUP



M ADA RAMP

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE: 4/12/2022

PROJECT NUMBER: UT21139

PLAN INFORMATION

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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1-800-662-4111
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PROJECT INFORMATION

EAGLE QUEST
EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

KURT OSTLER
801-971-2596
KURTOSTLER@YAHOO.COM

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LICENSE STAMP

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JEREMY ANDWORTH
8128121-5301
04/12/2022
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 4/12/2022

LANDSCAPE DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-502

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **MARCH 28, 2023**
TITLE:	DISCUSSION ITEM -- EAGLE MOUNTAIN PET CARE CONCEPT PLAN
ITEM TYPE:	Concept Plan
APPLICANT:	Tucker Nipko (agent) and EM Commercial Development, LLC (owner)

ACTION ITEM:
No

PUBLIC HEARING:
No

PREPARED BY:
Steven Lehmitz, Planning

BACKGROUND:

Eagle Mountain Pet Care is a veterinary clinic proposed at 1495 E. Raven Way. The lot is zoned Community Commercial and is 0.63 acres. The proposed building is 6,000 square feet. City staff has reviewed the proposed concept plan and provided feedback. The applicant is now seeking feedback about the proposal from the Planning Commission.

ITEMS FOR CONSIDERATION:

EMMC 16.15.020 Purpose.
The concept plan review is an optional process (except when making application for a master development plan) that is offered as a means for applicants, developers or property owners to receive input from the planning director, planning commission, and city council on a proposed development prior to incurring the costs associated with further stages of the approval process. A concept plan is a required process prior to making application for a master development plan. A concept plan shall not be presented to the city council unless it has already been presented to the planning commission. [Ord. O-10-2019 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(2) § 3.2)].

EMMC 16.15.030 No vesting with concept plan review.
The concept plan review does not create any vested rights to proceed with development in any particular configuration and developers may anticipate that the planning director, planning commission, and/or city council will raise other issues not addressed at the concept plan stage. [Ord. O-10-2019 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(2) § 3.3)].

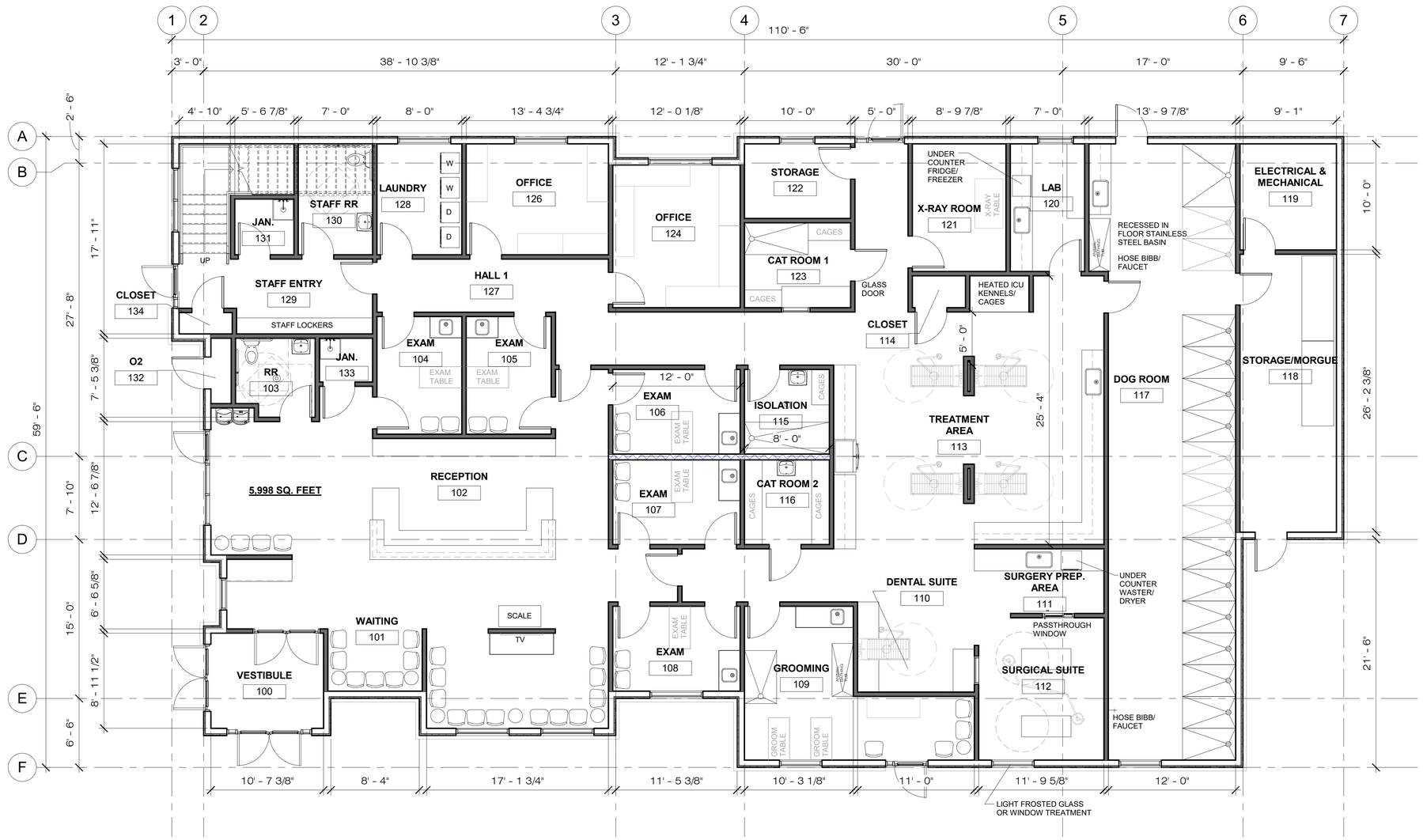
EMMC 16.15.050 Review of concept plans.
The concept plan review shall include an informal conference with the developer and the city's assigned staff, as well as an informal review of the plan by the planning commission and the city council. The developer shall receive comments from the assigned staff and other participants to guide the developer in the preparation of subsequent development applications. The planning commission shall not take any action on the concept plan review. Further, the staff's, the commission's, and the council's comments shall not be binding, but shall only be used for information in the preparation of future development applications. [Ord. O-04-2020 § 2 (Exh. A); Ord. O-10-2019 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(2) § 3.5)].

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:

EM Pet Care Floor Plan and Elevations
EM Pet Care Site Plan
EM Pet Care Vicinity Maps



NORTH

SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UTAH

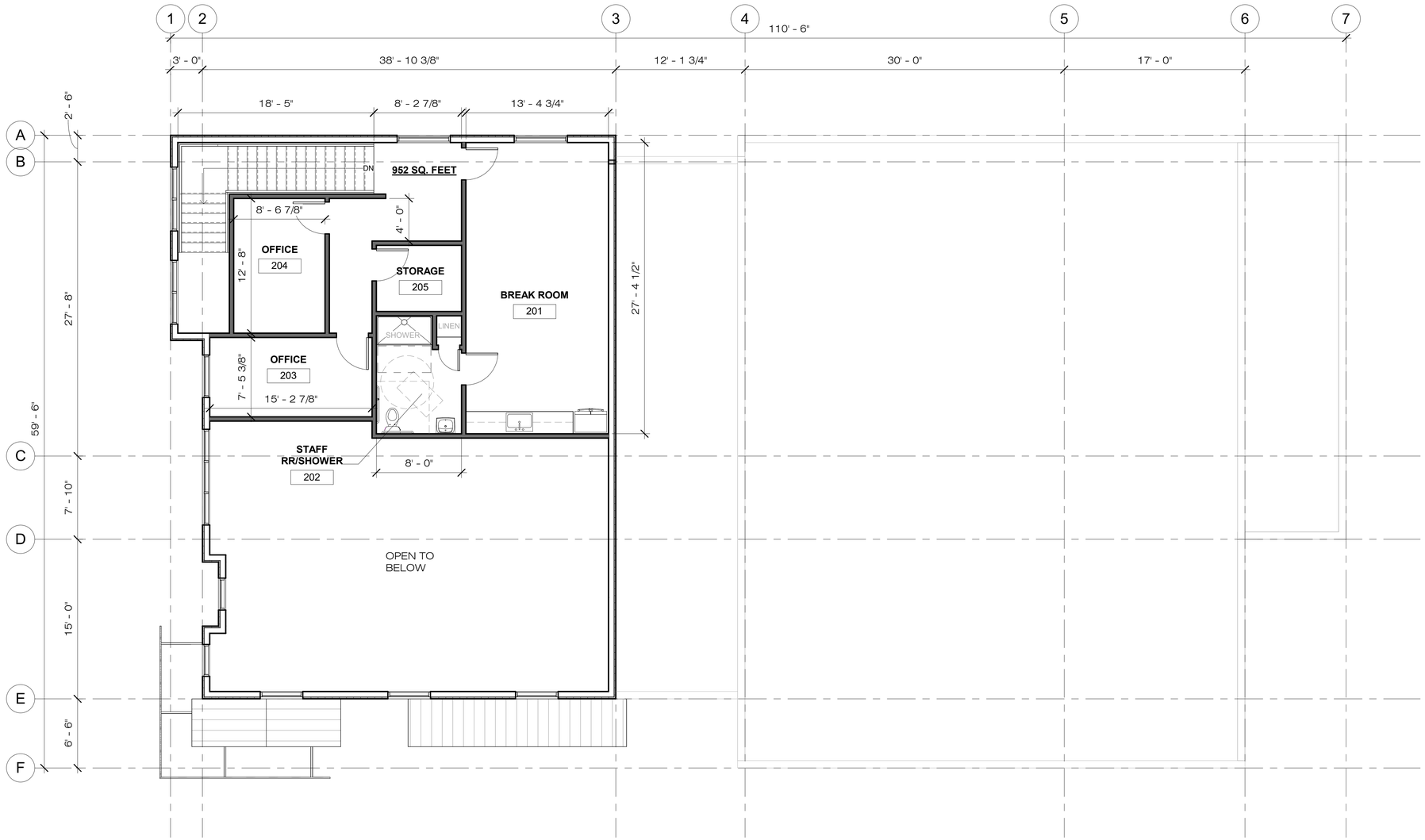
VETERINARY CLINIC

MAIN FLOOR

MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"
MARCH 22, 2023
2386001

A1.1



NORTH

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1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UTAH

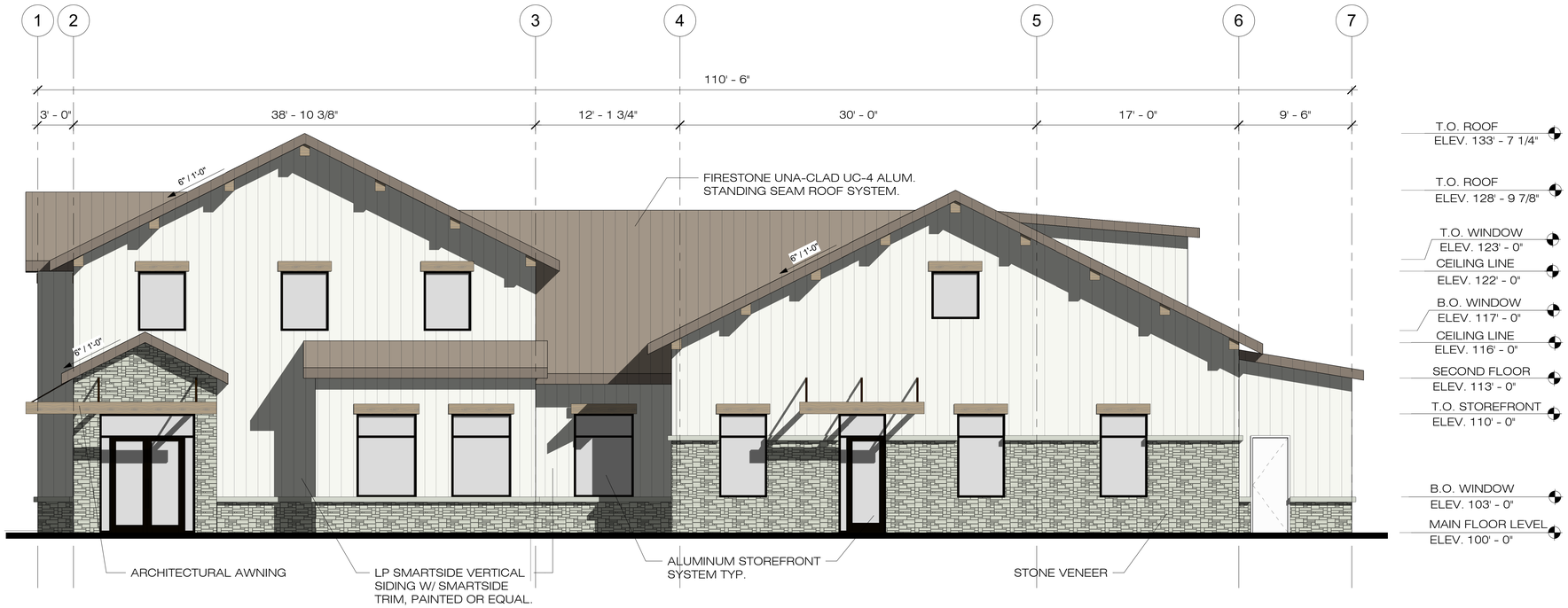
VETERINARY CLINIC

SECOND FLOOR

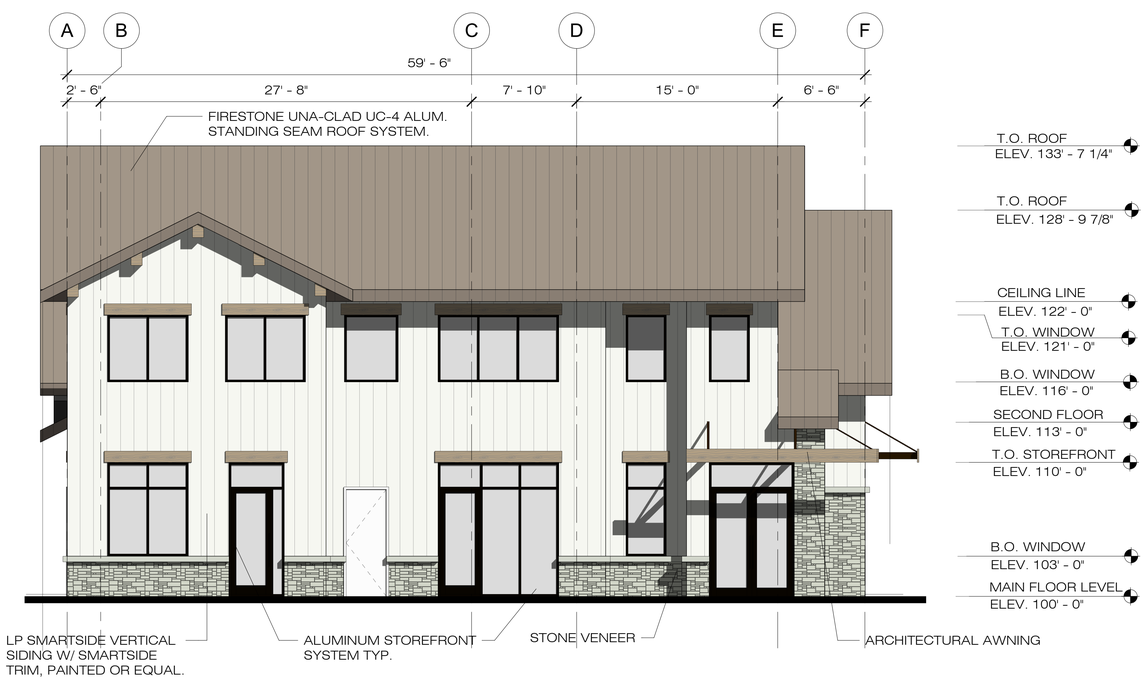
SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"
MARCH 22, 2023
2386001

A1.2



SOUTH ELEVATION



WEST ELEVATION

NOTE:
PROVIDE ADDRESS SIGNAGE TO MEETS 2018 IBC 501.2 REQ'S. OF MIN. 6" HIGH AND MIN. .5" WIDE AND SHALL BE ARABIC NUMBERS OR ALPHABETIC LETTERS AND SHALL BE CONTRASTING COLOR OF THE BACKGROUND.

SAMUEL J. BRADY

ARCHITECTS

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(801) 595-1752
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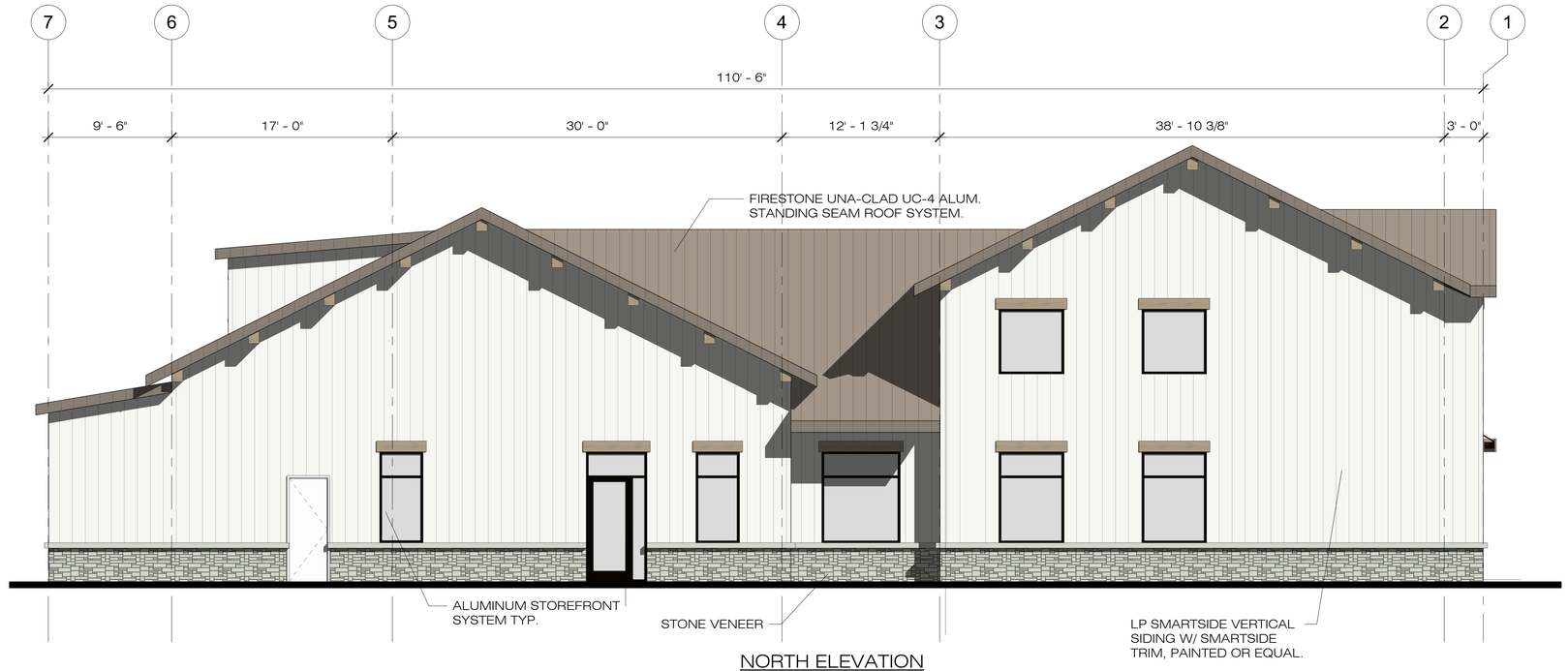
1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UTAH

VETERINARY CLINIC

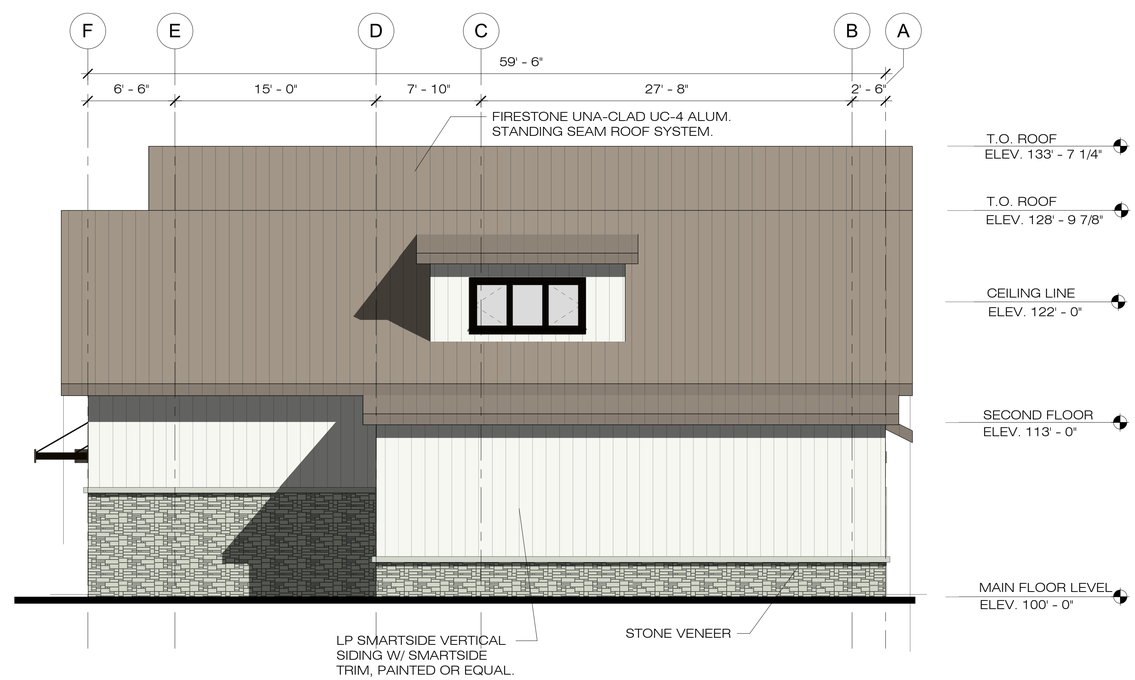
EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"
MARCH 22, 2023
2386001

A3.1



NORTH ELEVATION



EAST ELEVATION

SAMUEL J. BRADY

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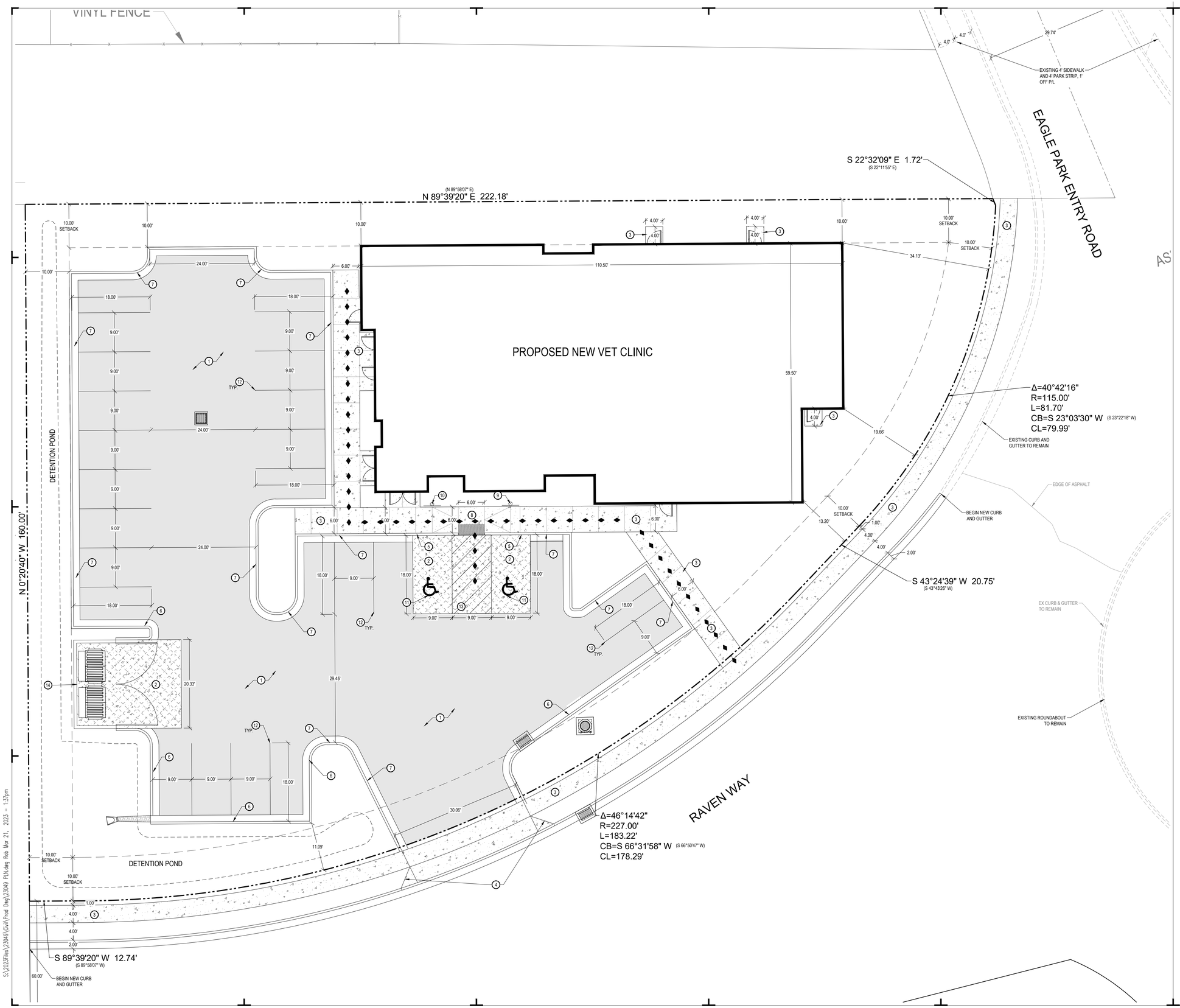
1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UTAH

VETERINARY CLINIC

EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"
MARCH 22, 2023
2386001

A3.2



NORTH

SCALE: 1" = 10'

0 5' 10' 20' 30'

DESCRIPTION	AREA	%
HARDSCAPE	15,455 SQFT	56%
LANDSCAPE	6,072 SQFT	22%
BUILDINGS	5,998 SQFT	22%
TOTAL	27,525 SQFT	100%

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
2. HEAVY DUTY CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
3. CONCRETE SIDEWALK, PER APWA PLAN NO. 231.
4. CONCRETE FLARE DRIVE APPROACH, PER APWA PLAN NO. 221.1.
5. CONCRETE CURB WALL. SEE DETAIL 'C2', SHEET C5.01.
6. 24" CONCRETE CURB AND GUTTER. SEE DETAIL 'D2', SHEET C5.01.
7. 24" CONCRETE RELEASE CURB AND GUTTER. SEE DETAIL 'D3', SHEET C5.01.
8. ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE APWA PLAN NO. 236.3, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
9. ADA PARKING SIGN. SEE DETAIL 'D6', SHEET C5.01.
10. VAN ACCESSIBLE ADA PARKING SIGN. SEE DETAIL 'D6', SHEET C5.01.
11. PAINTED ADA SYMBOL. SEE DETAIL 'D5', SHEET C5.01.
12. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
13. 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
14. DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.

◆ ◆ ◆ ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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PROFESSIONAL ENGINEER
NO. 3754973-2202
ROBERT J. POIRIER
03-20-23
STATE OF UTAH

GODDERIDGE VETERINARY CLINIC

1495 EAST RAVEN WAY
EAGLE MOUNTAIN, UT
SECTION INFORMATION

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	23049
DRAWN BY:	TJO
CHECKED BY:	RJP
DATE:	3-20-2023

CIVIL SITE PLAN

C1.01

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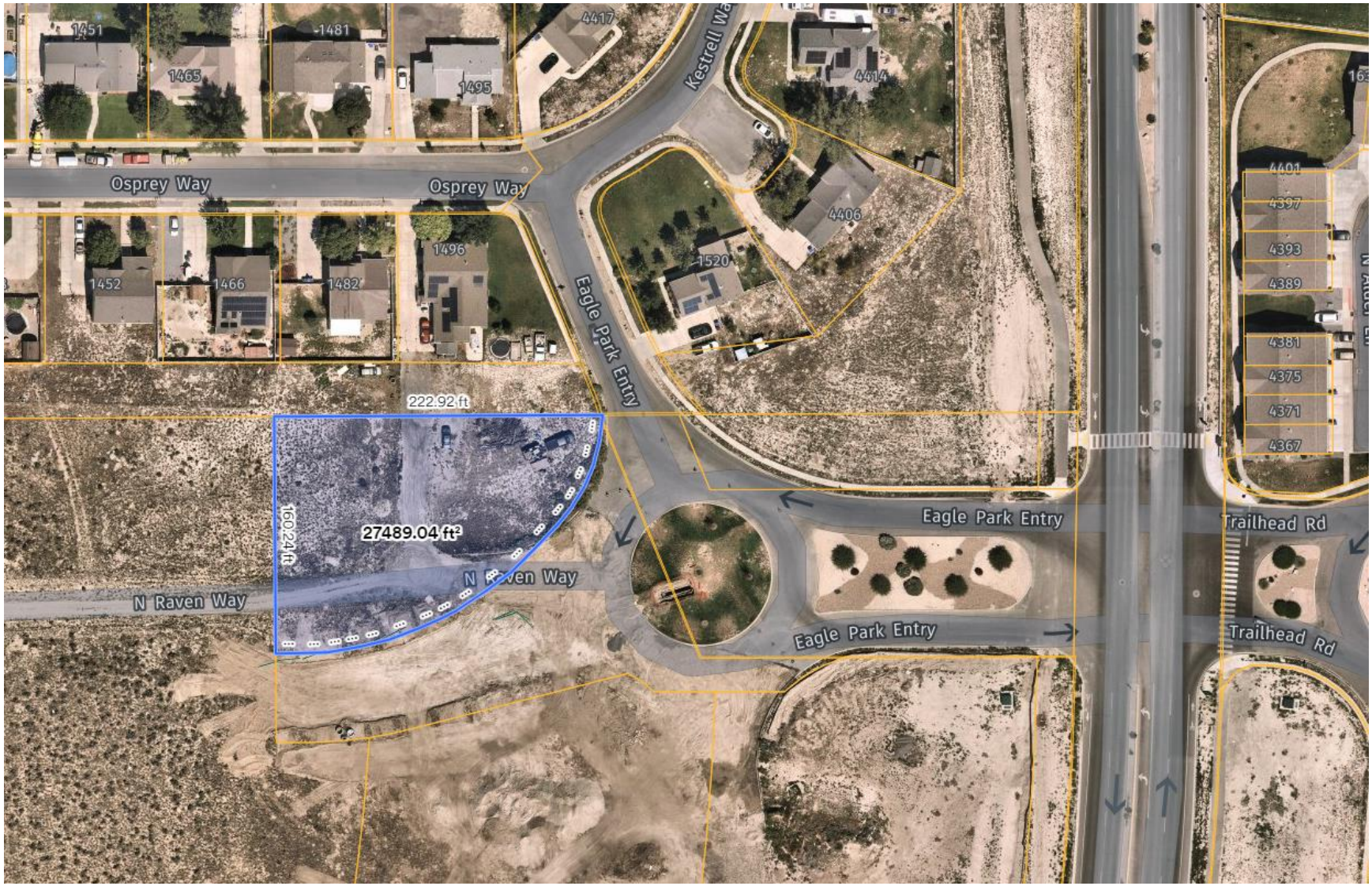
Eagle Mountain Pet Care Vicinity Maps

Eagle Mountain Pet Care Vicinity Maps